



City of Farmington
354 W. Main Street
P.O. Box 150
Farmington, AR 72730
479-267-3865
479-267-3805 (fax)

PLANNING COMMISSION AGENDA

February 26, 2024

**A meeting of the Farmington Planning Commission will be held on
Monday February 26, 2024, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –January 22, 2024
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be limited to three minutes per person.

1. PUBLIC HEARINGS

- A. **Final Plat** – Goose Creek Ph. 4
Property owned by: DR Horton
Property Location: West of Goose Creek Ph. 3
Presented by: Jorgensen & Associates
- B. **Variance** – Domino’s Pizza
Property owned by: A & M Pizza Real Estate
Property Location: AR Hwy 62
Presented by: Bates & Associates
- C. **Large Scale Development** – Domino’s Pizza
Property owned by: A & M Pizza Real Estate
Property Location: AR Hwy 62
Presented by: Bates & Associates

Planning Commission Minutes
January 22, 2024, at 6 PM

1. **ROLL CALL** – The meeting was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chairman
Chad Ball
Gerry Harris
Keith Macedo
Norm Toering
Bobby Wilson
Howard Carter

ABSENT

Judy Horne
City Employees Present: Melissa McCarville, City Business Manager; Jay Moore, City Attorney; Rick Bramall, City Building Inspector; Chris Brackett, City Engineer; Bill Hellard, Fire Chief; Ernie Penn, Mayor

2. **Approval of Minutes:** The December 18, 2023, minutes were approved as written.

3. **Comments from Citizens:**

Phyllis Young - 546 Goose Creek: Ms. Young said that the subdivision is causing flooding on her land. She said that several months ago at one of the city council meetings one of the city council members was talking and she accidentally heard her say that she thought the reason it was flooding was because it was designed for the hundred-year rain. Ms. Young stated, “You know my land has flooded more than twenty-five times in the last two years. I don't think the last two years we have gotten hundred-year rain and if we have it's been one or two, not anything like twenty-five times. My land had never flooded before. My land had runoff when we got a 3 1/2-to-4-inch rain in a very short period before all this started. It never destroyed the land and didn't cause erosion. There was a little stream that ran through my property that I could just step across, now it floods my land from one side to the other and I can't cross it.” If the engineering reports are designed for a hundred-year rain we're not getting hundred-year rains and it's causing flooding on my land. I would like to invite all of you to come out and look at the damage to the land, if it rains all night now it would probably be a good time to do it. As a planning commission I would like to think that you care about the citizens of Farmington, the property that you are approving the stuff for. I have been told in a roundabout way that you can't make the laws more strict than what the Arkansas laws are. There must be some way that you can protect the citizens from their land getting destroyed. I'm hoping when we get the April court date that will take care of it, but I would like you to come and see the damages.

Having no further comments, Chairman Robert Mann closed the floor for public comments.

Public Hearings

1A Rezoning; 9 Locust Street from R-1 to C-2; Presented by Phillip Shepard

Phillip Shepard 562 Rheas Mill: Mr. Shepard said that he and the previous owner, who owns the other part of Locust Street, Keith Marrs, that he had gotten this approved two months ago. Mr. Shepard said he tried to get it through the timeframe of December. The goal for Locust Street is another Farmington struggle with small business zoning so the end goal for Locust Street is to provide small business opportunities for chiropractors, psychologists, and whoever else could rent out potentially. So the idea is not to tear it all down to make a huge complex but to have the opportunity for more small businesses in Farmington.

City Business Manager Melissa McCarville said the Land Use Plan indicates commercial for that area. Mr. Shepard said a few months ago Keith Marrs just rezoned the property immediately adjacent to C-2.

City Attorney Jay Moore stated that Mr. Shepard would have been on the agenda last month except for paperwork issues and it's the same as Mr. Marrs presented just an adjacent piece of property in the same square.

Keith Macedo asked which property Keith Marrs had. Jay Moore said it was the church at the Northwest corner. Mr. Shepard's property will be to the east.

Mr. Sheperd said the building is three stories but can't use the top floor.

There was no public comment. Having no further comments, Chairman Robert Mann called for question, and the request was approved 6-0.

1B Re-Plat Final Plat Subdivision; Presented by Engineering Services, Inc.

Kyle Davin with Engineering Services, Inc. said this item is just a simple replat taking away the middle lot line between two lots. Chairman Robert Mann asked if they were making the lots bigger? City Engineer said making two lots into one. City Business Manager Melissa McCarville said that this would normally be administrative but because it is in a platted subdivision it had to be re-platted. Chairman Robert Mann asked Mr. Davin if he had read Chris Brackett's memo dated January 24, 2024. Chris Brackett stated, "I don't think I gave it to him."

City Engineer Chris Brackett read a memo listing conditions for approval:

"The Re-Plat of the Final Plat for the Bethel Elm Subdivision has been reviewed and it is my opinion that the Planning Commission's approval should be conditional on the following comments."

1. Provide one original and 6 copies of the recorded plat to the city.

Chairman Mann asked if Mr. Davin was ok with the memo and Mr. Davin said yes.

There was no public comment. Having no further comments, Chairman Robert Mann called for question, and the request was approved 6-0.

Chairman Mann said he meant to send out an email today but got sidetracked. The work session was cancelled due to the weather. He had a list of things that were put on last year's agenda that were not addressed. Chairman Mann said he would send out an email and asked for the planning commissioners to send him suggestions for the next work session on Tuesday, February 20th.

Adjournment: Having no further business, Bobby Wilson moved to adjourn, seconded by Howard Carter. Motion was approved, and meeting was adjourned.

Gerry Harris, Vice Chair

Robert Mann, Chair



**CITY OF FARMINGTON
APPLICATION & CHECKLIST
FOR A
FINAL PLAT / REPLAT**

APPLICATION:

Please fill out this form completely, supplying all necessary information and documentation to support your request. ***Your application will not be placed on the Technical Review Committee or the Planning Commission agenda until this information is furnished.***

Date of preliminary plat approval: 7-26-21

Date of grading permit: March 2022

Date of final infrastructure inspection: 01-03-24

Engineering Fees Paid yes no

Development site address or location: West of Goose Creek Ph 3

GENERAL INFORMATION:

Primary Contact Person: Gisela Talbert

Business Name: DR Horton - NW Arkansas

Address: 5502 W Walsh Ln

City: Rogeres State AR Zip Code 72758

Phone: 479-957-1524 Email: ggtalbert@drhorton.com

Check all that apply: **Applicant** **Owner** **Other** _____

Name: Jared S. Inman, PE

Business Name: Jorgensen + Assoc.

Address: 124 W Sunbridge Dr Ste 5

City: Fayetteville State AR Zip Code 72703

Check all that apply: Applicant Owner Other _____


Name: _____

Business Name: _____

Address: _____

City: _____ State _____ Zip Code _____

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief; true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of application. I understand that the City may not approve my application or may set conditions on approval.

 Date: 01/23/24

PROPERTY OWNER/AUTHORIZED AGENT: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his/her behalf)


Scott Partlow (Jan 23, 2024 09:45 CST)

Date: 01/23/2024

LSD/Subdivision Application Checklist:

Yes No N/A, why?

1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.		X	This will be a residential subdivision.
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	X		
5. List of adjacent property owners and copy of notification letter sent. *		X	Provided on plat. Notification letter to be provided at a later date when PC date is known.
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	Provided at a later date.
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).		X	Provided at a later date.
The Following Shall Appear on the Site Plan:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
10. Status of regulatory permits:			
a. NPDES Storm water Permit		X	
b. 404 Permit		X	
c. Other		X	Will provide prior to construction if needed.
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	X		

abutment, etc.	X		
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.		X	No structures onsite
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:	X		
a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.			X
17. Preliminary grading plan.	X		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems	X		
a. Provide pipe locations, sizes and types.	X		
b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site		X	None known.
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			N/A
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.		X	Obtaining info from City of Fayetteville
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the		X	No instances

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
Proposed and Existing Streets, Rights-of-way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
Site Specific Information			
1. Provide a note describing any off site improvements.	X		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		X	None known.
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		X	None known.
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)		X	None known.
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.			N/A
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			N/A
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			N/A
8. The location and size of existing and proposed signs, if any.		X	None proposed.
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			N/A
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			N/A
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			N/A
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.			N/A
14. Indicate location and type of garbage service (Large Scale			N/A

Developments only.) Dimension turnaround area at dumpster location.			N/A
15. A description of commonly held areas, if applicable.		X	None known.
16. Draft of covenants, conditions and restrictions, if any.		X	Owner has not drafted.
17. Draft POA agreements, if any.		X	Owner has not drafted.
18. A written description of requested variances and waivers from any city requirements.		X	None requested at this time.
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.			N/A
20. Preliminary drainage plan as required by the consulting engineer.	X		

**All applicants submitting preliminary plats and Large Scale Developments before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special meeting to the owners of all real property adjacent to the project. The notice shall include the name and address of the applicant, location of the project, and the time and place of the scheduled meeting. Notices shall be sent by certified mail, return receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's Office. (A sample notification and affidavit is attached.) Applicants must submit a verified affidavit attesting to the delivery of the notice to all owners of real property adjacent to the project, a copy of the notice to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to above must be submitted seven (7) days prior to the regular or special meeting of the planning commission.*

LeAnn Tolleson

From: Melissa McCarville
Sent: Wednesday, February 7, 2024 2:14 PM
To: LeAnn Tolleson
Subject: FW: Goose Creek Ph 3 Final Plat

From: Jared Inman <jared@jorgensenassoc.com>
Sent: Wednesday, February 7, 2024 1:58 PM
To: Anna Hernandez <ahernandez@rivervalleydemocratgazette.com>; legalads@nwaonline.com
Cc: Melissa McCarville <melissamccarville@cityoffarmington-ar.gov>
Subject: RE: Goose Creek Ph 3 Final Plat

Looks good. Thank you!

Jared S. Inman, P.E.
Jorgensen + Associates
Ph: 479-442-9127

From: Anna Hernandez <ahernandez@rivervalleydemocratgazette.com>
Sent: Wednesday, February 7, 2024 1:54 PM
To: Jared Inman <jared@jorgensenassoc.com>; legalads@nwaonline.com
Cc: 'Melissa McCarville' <melissamccarville@cityoffarmington-ar.gov>
Subject: RE: Goose Creek Ph 3 Final Plat

Cost to run on Sunday Feb. 11 is \$223.44, proof below.



Account #: NWC3935558
Company: JORGENSEN & ASSOCIATES
124 W SUNBRIDGE 5
FAYETTEVILLE, AR 72703
Ad number #: 373833
PO #:
Matter of: Goose Creek Ph 3 Final Plat

AFFIDAVIT • STATE OF ARKANSAS

I, Carla Gardner, do solemnly swear that I am the Finance Director of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

Goose Creek Ph 3 Final Plat

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$223.44.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 02/11/24; NWA nwaonline.com 02/11/24

Finance Director

State of ARKANSAS, County of WASHINGTON, Subscribed and sworn to before me on this 12th day of February, 2024

NOTARY PUBLIC



A petition for Final Plat for the property as described below was filed with the City of Farmington on the 23rd day of January, 2024.

A PART OF THE SW1/4 OF THE SE1/4 AND A PART OF THE SE1/4 OF THE SW1/4 OF SECTION 15, T16N, R31W IN WASHINGTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE NW1/4, SE1/4, THENCE N88°21'31"W 102.99 FEET, THENCE S03°56'50"W 361.86 FEET, THENCE S86°03'10"E 45.00 FEET, THENCE S03°56'50"W 185.00 FEET, THENCE S86°03'10"E 75.00 FEET, THENCE S03°56'50"W 135.00 FEET, THENCE S86°03'10"E 205.73 FEET, THENCE S62°26'03"E 53.70 FEET, THENCE S41°03'10"E 135.00 FEET, THENCE S48°56'50"W 230.05 FEET, THENCE S69°42'08"E 171.27 FEET, THENCE ALONG A NON TANGENT CURVE TO THE LEFT 35.67 FEET, SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD BEARING AND DISTANCE OF S12°07'21"W 35.55 FEET, THENCE S03°56'50"W 11.95 FEET, THENCE N86°03'10"W 135.00 FEET, THENCE S03°56'50"W 105.00 FEET, THENCE N86°03'10"W 300.00 FEET, THENCE S88°39'58"W 106.37 FEET, THENCE S61°43'00"W 127.99 FEET, THENCE S48°56'50"W 525.00 FEET TO THE POINT OF BEGINNING, THENCE S41°03'10"E 135.00 FEET, THENCE S48°58'16"W 40.62 FEET, THENCE S41°01'44"E 140.02 FEET, THENCE N48°58'16"E 135.00 FEET, THENCE S41°01'44"E 44.87 FEET, THENCE N48°58'16"E 185.00 FEET, THENCE S41°01'44"E 200.40 FEET, THENCE S03°56'50"W 5.16 FEET, THENCE S86°03'10"E 185.00 FEET, THENCE N03°56'50"E 30.00 FEET, THENCE S86°03'10"E 135.00 FEET, THENCE S03°56'50"W 410.16 FEET, THENCE S86°03'10"E 139.95 FEET, THENCE S03°56'50"W 38.70 FEET, THENCE S30°33'17"E 103.66 FEET, THENCE S59°17'31"E 58.19 FEET, THENCE S36°14'23"E 141.28 FEET, THENCE N48°56'50"E 102.53 FEET, THENCE N41°03'10"W 140.34 FEET, THENCE N48°56'50"E 151.10 FEET, THENCE N48°56'50"E 76.10 FEET, THENCE ALONG A CURVE TO THE LEFT 43.24 FEET, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF N36°33'31"E 42.91 FEET, THENCE S87°09'21"E 152.20 FEET, THENCE S04°25'16"W 249.85 FEET, THENCE S68°31'04"W 148.40 FEET, THENCE S01°42'04"W 192.97 FEET, THENCE N87°52'27"W 294.95 FEET, THENCE N01°47'29"E 145.61 FEET, THENCE N87°51'00"W 591.17 FEET, THENCE S00°55'50"W 143.16 FEET, THENCE N41°01'38"W 427.21 FEET, THENCE N31°58'53"E 1.97 FEET, THENCE N41°04'47"W 730.87 FEET, THENCE S13°59'31"W 1.48 FEET, THENCE N41°01'38"W 28.55 FEET, THENCE N03°25'37"W 115.11 FEET, THENCE N48°56'50"E 119.76 FEET, THENCE N61°27'36"E 154.90 FEET, THENCE S48°13'00"E 154.28 FEET TO THE POINT OF BEGINNING; CONTAINING 21.44 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND

RIGHT OF WAY OF RECORD.

A public hearing to consider this Final Plat will be held on the 26th day of February, 2024, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. This meeting can be attended in person. All interested persons are invited to attend.

Feb. 11, 2024 373833

9589 0710 5270 0573 8931 50

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- Adult Signature Restricted Delivery \$

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PURIFOY, JOHN & AMY
611 N DOUBLE SPRINGS RD
FARMINGTON, AR 72730



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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PRUETT, GARY; PRUETT FAMILY TR;
PRUETT, KEVIN; PRUETT, STEPHEN;
438 RIVER PARK DR
REDDING, CA 96003



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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HERNANDEZ, MARICRUZ & RODRIGUEZ
PABLO
424 GAGGLE RD
FARMINGTON AR 72730



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YOUNG, PHYLLIS ANN
546 GOOSE CREEK RD
FARMINGTON, AR 72730-8506



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- Certified Mail Restricted Delivery \$
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- Adult Signature Restricted Delivery \$

Postage \$0.68

WHORTON, DANIELLE & MALLIE
485 W BRANTA ST
FARMINGTON AR 72730-3182



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- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$0.68

LYNCH, REED & STEPHANIE
522 GOOSE CREEK RD
FARMINGTON, AR 72730



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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Postage \$0.68
MCCRATIC, DOUGLAS W & KAREN S
434 GOOSE CREEK RD
FARMINGTON, AR 72730

9589 0710 5270 0573 8932 28

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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WILLIAMS, DOUGLAS L REVOCABLE TRUST
P O BOX 1797
FARMINGTON, AR 72730

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Postage \$0.68
MALONEY-STEINER, CALEB JAY & KELSEY CAROLIN MARY
453 N GOOSE XING
FARMINGTON AR 72730

9589 0710 5270 0573 8931 43

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postmark Here



Postage \$0.68
GOOSE CREEK PROPERTIES LLC
496 DOUBLE SPRINGS RD
FAYETTEVILLE, AR 72702

9589 0710 5270 0573 8931 29

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Postage \$0.68
DANIELS, CONCIETTA
449 N GOOSE XING
FARMINGTON AR 72730

9589 0710 5270 0573 8931 67

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Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postmark Here



Postage \$0.68
MAHAN, DAVID D & PATRICIA A
412 GOOSE CREEK RD
FARMINGTON, AR 72730

9589 0710 5270 0573 8931 36

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FARMINGTON AR 72730

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

THOMAS, MAX R
445 N GOOSE XING
FARMINGTON AR 72730-6020



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0573 8930 66

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FARMINGTON AR 72730

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

BOXMAN, KENNETH & MARTHA
509 W BRANTA ST
FARMINGTON AR 72730



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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ROGERS AR 72758

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

D R HORTON - NW ARKANSAS LLC
5502 W WALSH LN
ROGERS AR 72758



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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FARMINGTON AR 72730

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

THOMPSON, COLE MARUICE
534 W BRANTA ST.
FARMINGTON, AR 72730



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0573 8930 37

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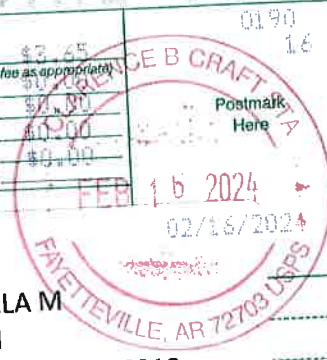
FARMINGTON AR 72730

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

HORSFALL, KARLA M
446 N YONA LN
FARMINGTON AR 72730-5010



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9589 0710 5270 0573 8931 05

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Farmington, AR 72730

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Extra Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

HAYDEN, ALICIA
 457 N GOOSE XING
 FARMINGTON AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 0573 8932 04

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Farmington, AR 72730

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

MOUNTAIN TOWN COUNSELING LLC
 297 N DOUBLE SPRINGS RD
 FARMINGTON, AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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Farmington, AR 72730

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

SOUTHAVILAY, MARIE
 497 W BRANTA ST
 FARMINGTON AR 72730-3182

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: DR Horton – NW Arkansas

Date: February 6, 2024

Project Name: Goose Creek Village Phases 4 Final Plat

Engineer/Architect: Jorgensen & Associates, Inc.

Following are **recommendations** from the Technical Plat Review Committee which **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12:00 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A **narrative** addressing each comment must be submitted along with the revised plat.

Representing: KMS Engineering/Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-engr.com.
3. The right-of-way for half of Double Springs Road will have to be dedicated with this plat. Double Springs Road is a Minor Arterial Street on the Farmington Master Transportation Plan with a 72' right-of-way.
4. Any items not completed at the time for signatures on the Final Plat shall require one of the following: Currency, Bond or Letter of Credit in the amount of 150% on the improvements not installed. The Engineer shall submit a cost estimate for approval prior to submitting one of the previously listed alternatives.

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Jorgenson & Associates
Project Name: Goose Creek Village, Phase IV, Final Plat

Date: 2/6/2024

Engineer/Architect: Jorgenson & Associates

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineering fees monthly. We will need a mailing address or email address to send the invoice to.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. If variances are required, they can be advertised with the development. The type of variance must be in the ad. Proof of publication must be provided when it is available. Advertisements can be in the Democrat-Gazette or The Washington County Enterprise Leader. The Washington County Enterprise Leader is published on Wednesday. **To meet the deadline, the ad has to be in the paper by Sunday, February 11, 2024.**
5. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. **Plans must be folded** with all sheets included in one set. Please also submit a PDF version that can be distributed to the public and added to Facebook and our website.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
7. Planning Commission meeting will be **Monday February 26, 2024, at 6:00 pm.**

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Jorgensen & Associates

Date: 2/6/2024

Project Name: Goose Creek Village Ph. IV

Engineer/Architect: Jorgensen & Associates

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.** The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: City of Fayetteville Name: Josh Boccaccio

1. A walk through for the water and sewer infrastructure must be completed by Jorgensen & Associates and the contractor. Once the punch list generated by that walk through is complete, a final walk through with the City of Fayetteville must be completed and any additional punch list items addressed.
2. Final closeout documents must be submitted to the City of Fayetteville for review and approval.
3. The grading permit for the water and sewer infrastructure must be completed.

Received By: _____



Fire Department
City of Farmington, AR
 372 W. Main St.
 Farmington, AR 72730
 479-267-3338



Date: 1/29/23

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

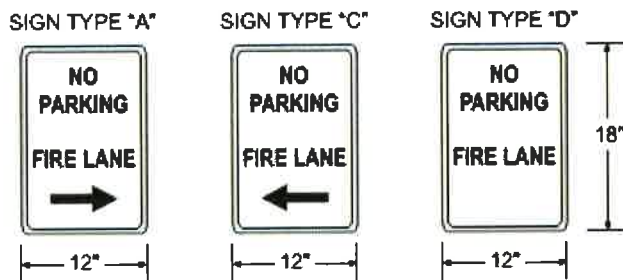
Subject: Goose Creek Phase 4

Fire Lane Signage

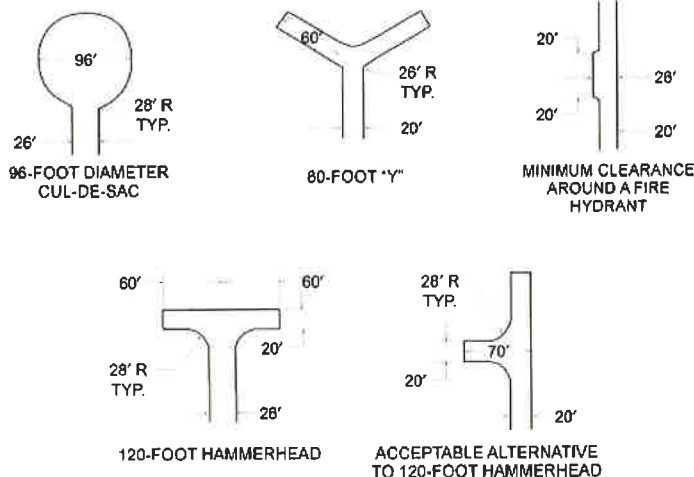
Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads More Than 26 Feet in Width

Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).



Fire Access Roads





Aaron Burks
Utility Construction Planner
Aaron.Burks@blackhillscorp.com

1811 E Borick Dr
Fayetteville, AR, 72701
P: 479-305-8207

Farmington Tech Plat review 2-6-24

Goose Creek ph IV – No Comment

Domino's LSD civil plan-No Comment

Sincerely,
Aaron Burks

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Jorgensen & Associates

Date: 2/6/2024

Project Name: Goose Creek Village Ph. IV

Engineer/Architect: Jorgensen & Associates

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: Ozark Name: Wes Mahaffey
Wes Mahaffey

All Looks Good

Received By: Wes Mahaffey



Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: Goose Creek Village Ph IV Final Plat

EDA project #: 2535_F

Letter creation: February 6, 2024

Tech Plat Review meeting: February 6, 2024

Mrs. McCarville,

We have reviewed the Final Plat submitted by Jorgensen + Associates for the project known as Goose Creek Village Ph IV Final Plat received by EDA on January 24, 2024. The date of 1.17.24 is within the title block. Based on our plan review for the City’s landscape and park dedication code, we offer the following comments:

Generally:

1. Lot 23 (230 (Pond/Open Space lot) is partially a detention pond, floodplain, and is steeply sloped; these features are listed as “undesirable qualities” in parkland per 14.04.25, l, 3, (specifically under k & m) of the code. If the Owner’s intent is to dedicate this land to meet the required parkland requirement, a Variance application shall be submitted to the City and the Planning Commission will vote on the request.
2. If the Planning Commission determines that fee-in-lieu of will be required instead of parkland dedication, per the Parkland Dedication code (14.04.25), the required Fee Payment in Lieu of Land Conveyance will be as below:

“In lieu of land dedication, developer shall contribute to the Farmington’s Parkland Fund \$900 for each single-family dwelling unit...”

59 single family units =	\$900/unit=	\$53,100.00
		\$53,100.00 TOTAL fee payment required

3. *Per 14.04.25, K, 1, b: “The fee-in-lieu shall be paid prior to the City’s signature and release of the Final Plat or development plan.”*
4. If a landscaped entryway will be installed with this subdivision, resubmit showing it on the plans for review.

If you have any questions, please do not hesitate to contact EDA.

Please note that this review was for general compliance and does not warrant the work or documents submitted by the applicant and engineer; nor does it relieve the owner from any items discovered during design or construction which are deemed necessary to comply with City ordinances and criteria.

Sincerely,

A handwritten signature in cursive script that reads "Sarah Geurtz".

Sarah Geurtz, PLA

City of Farmington, Arkansas Application for Variance/Waiver



Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission/Board of Adjustment until all information is furnished.

Applicant: Bates and Associates Day phone: 479-442-9350
Address: 7230 S Pleasant Ridge Dr Fax: _____
Representative: Jake Chavis Day phone: 479-442-9350
Address: 7230 S Pleasant Ridge Dr Fax: _____
Property Owner: A and M Pizza real Estate Day phone: 417-353-1726
Address: 4042 W Republic Rd Fax: _____
Battlefield, MO

Indicate where the correspondence shall be sent (circle one): Applicant Representative Owner

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property description: Dominos Pizza
Site address: AR HWY 62
Current zoning: C-2

Attach legal description and site plan (a scaled drawing of the property showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.) Attach photos if they are helpful in describing your request.

Type of variance requested and reason for request:

we are requesting a waiver from ode section 14.0420 and 14.04.22 requiring a
landscape buffer for the northwestern property side since it abuts residentially
zoned property. we are also requesting a variance from section 14.04.21,
providing landscaping between the building and the parking area for both sides
of the building.

Responsibilities of the Applicant:

1. Complete application and pay a \$25.00 application fee.
2. Provide a copy of the deed for the property. If the property is rented, provide written permission from the owner that the variance is allowable.
3. Written authorization from the property owner if someone other than the owners will be representing the request.
4. Publish the following notice in a newspaper of general circulation in the City no later than 7 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 3 days before the meeting:

NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the 13 day of Feb, 2024.

PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

A public meeting to consider this request for variance at the above described property will be held on 26 th day of Feb, 2024, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Applicant/Representative: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.



Date 2.13.24

Applicant Signature

Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating the agent is authorized to act on their behalf.)



Date 2.13.24

Owner/Agent Signature



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S. Pleasant Ridge Drive / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

February 13, 2024

Planning Commission
City of Farmington
354 W. Main Street
Farmington, AR 72730

RE: Dominos –Variance Letter

Dear Planning Commission,

The Applicant, A and M Pizza real estate, is proposing variances from landscaping requirements. Our client requests a variance from section 14.04.20 and section 14.04.22 perimeter landscaping requirements. Our client has indicated to us that they intend to develop the north portion of the property during phase 2 and any landscaping planted now will inevitably be destroyed when redevelopment happens.

Our client also requests a variance from section 14.04.21, landscaping requirements immediately adjacent to the building frontage. Due to the nature of the business and the franchise restrictions adding landscaping between the building and the sidewalk along the frontage is difficult, especially when considering the driveway that wraps around the building. The existing building is not meeting this requirement. In the past, and in other cities that require this, we have provided the amount of landscaping that we typically would provide for foundation landscaping on another portion of the site. In other words, if code dictated that we were to landscape 50 sq ft near the building for foundation landscaping requirement, we would propose to landscape 50 sq ft somewhere else on site instead such as the parking lot islands. Our clients have indicated that they are open to this option.

Please feel free to reach out with any comments or concerns.

Sincerely

Bates & Associates, Inc

Jake Chavis



CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10508581-5938
DATE	02/13/2024 12:23 PM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK# 20977 DEV. FEES VARIANCE DOMINO'S

1 × Development Fee	\$25.00
Subtotal	\$25.00

TOTAL	\$25.00
-------	----------------

Receipt sent via SwipeSimple, powered by CardFlight

© CardFlight, Inc. 2024

**City of Farmington
Application and Checklist
Large Scale Development**

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Technical Plat Review or Planning Commission until all information is furnished.

A and M pizza enterprises,
 Applicant: LLC Day Phone: 417-353-1726
 Address: 4042 W Republic Rd battlefield, MO 65619 Fax: _____

Representative: **Bates and Associates, Inc.** Day Phone: 479-442-9350
 Address: 7230 S. Pleasant Ridge Dr Fayetteville, AR 72704 Fax: _____

Property Owner: **A and M pizza enterprises,**
 LLC Day Phone: 417-353-1726
 Address: 4042 W Republic Rd battlefield, MO 65619 Fax: _____

Indicate where correspondence should be sent (circle one): Applicant Representative Owner

Fee: A non-refundable review fee of **\$500** is required at the time the application is accepted. *In the event engineering review fees and costs exceed \$500, the owners and/or developers shall reimburse the City of Farmington for all additional expenses incurred prior to review by the Farmington Planning Commission. In the event the Farmington Planning Commission requires modifications to the large scale development and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the large scale development is resubmitted to the Farmington Planning Commission.*

For office use only:

Fee paid \$	Date	Receipt #

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property Description
 Site Address -- HWY 62 and W kelli Ave
 Current Zoning -- C-2
 Attach legal description

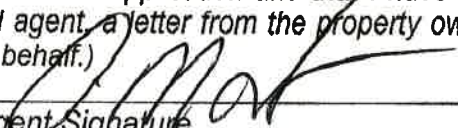
Financial Interests

The following entities or people have a financial interest in this project:

Applicant/Representative: *I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.*

 Date 10-23-23
 Applicant Signature

Property Owner/Authorized Agent: *I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)*

 Date 1/23/2024
 Owner/Agent Signature

LSD/Subdivision Application Checklist:

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.			
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	X		
5. List of adjacent property owners and copy of notification letter sent. *	X		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	Have not mailed yet
7. Proof of publication of public hearing notice, should be published a minimum of 15 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).		X	Have not mailed yet
The Following Shall Appear on the Site Plan:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property. *	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		No floodplain on site
10. Status of regulatory permits:			
a. NPDES Storm water Permit		X	Under 5 acres disturbed
b. 404 Permit		X	No applicable
c. Other		X	
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	X		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:	X		
a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.	X		
17. Preliminary grading plan.	X		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.	X		
b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site		X	not aware of any
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.		X	connecting to city sewer
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.		X	flow test requested
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the	X		

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
Proposed and Existing Streets, Rights-of –way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all exiting and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
Site Specific Information			
1. Provide a note describing any off site improvements.	X		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		X	not aware of any
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		X	not aware of any
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)	X		none apparent
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	X		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.		X	
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)	X		
8. The location and size of existing and proposed signs, if any.	X		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	X		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	X		
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.	X		
14. Indicate location and type of garbage service (Large Scale	X		

Developments only.) Dimension turnaround area at dumpster location.	X		
15. A description of commonly held areas, if applicable.		X	not applicable
16. Draft of covenants, conditions and restrictions, if any.		X	not applicable
17. Draft POA agreements, if any.		X	not applicable
18. A written description of requested variances and waivers from any city requirements.		X	not aware of any at this time
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	X		
20. Preliminary drainage plan as required by the consulting engineer.	X		

**All applicants submitting preliminary plats and Large Scale Developments before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special meeting to the owners of all real property adjacent to the project. The notice shall include the name and address of the applicant, location of the project, and the time and place of the scheduled meeting. Notices shall be sent by certified mail, return receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's Office. (A sample notification and affidavit is attached.) Applicants must submit a verified affidavit attesting to the delivery of the notice to all owners of real property adjacent to the project, a copy of the notice to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to above must be submitted seven (7) days prior to the regular or special meeting of the planning commission.*



Account #: NWC5361662

Company: BATES & ASSOCIATES
7230 S PLEASANT RIDGE DR
FAYETTEVILLE, AR 72704-5453

Ad number #: 373951

PO #:

Matter of: Meeting Dominos Pizza Farmington

AFFIDAVIT • STATE OF ARKANSAS

I, Carla Gardner, do solemnly swear that I am the Finance Director of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

Meeting Dominos Pizza Farmington

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$117.04.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 02/11/24; NWA nwaonline.com 02/11/24

Finance Director

State of ARKANSAS, County of WASHINGTON, Subscribed
and sworn to before me on this 12th day of February, 2024

NOTARY PUBLIC



NOTICE OF PUBLIC MEETING

An application for LARGE SCALE DEVELOPMENT AND VARIANCES at the property described below has been filed with the City of Farmington on the 22nd day of January, 2024.

SURVEY DESCRIPTION:

OVERALL PARCEL

#760-01618-000:

A PART OF THE WEST HALF OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS N02°04'07"E 163.76' AND S84°42'32"W 140.29' FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27 AND RUNNING THENCE S59°18'32"W 114.27' TO AN EXISTING REBAR, THENCE S30°41'20"E 197.61' TO NORTH RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY #62, THENCE ALONG SAID RIGHT-OF-WAY S58°30'20"W 136.89' TO THE EASTERN LINE OF RED BIRD ESTATES, THENCE ALONG SAID EASTERN LINE THE FOLLOWING: N34°39'27"W 224.73', N87°22'40"W 35.32' TO A CONCRETE MONUMENT, N01°57'12"E 202.86' TO AN EXISTING FENCE CORNER POST, THENCE LEAVING SAID EASTERN LINE S87°59'12"E 273.04' TO AN EXISTING REBAR, THENCE S01°50'25"W 79.88' TO THE POINT OF BEGINNING, CONTAINING 1.67 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

320 W Main St. FARMINGTON, AR 72730

A public meeting to consider this request for development at the above-described property will be held on the 26th day of February, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested people are invited to attend.

Feb. 11, 2024 373951

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Bates & Associates

Date: 2/6/2024

Project Name: Domino's Pizza

Engineer/Architect: Bates & Associates

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.** The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: City of Fayetteville Name: Josh Boccaccio

1. Water and sewer services must be coordinated with the City of Fayetteville water and sewer division. Please reach out to Ann Talley at 479-575-8387 to set up taps when needed.

Received By: _____



Fire Department
City of Farmington, AR
372 W. Main St.
Farmington, AR 72730
479-267-3338



Date: 1/29/23

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

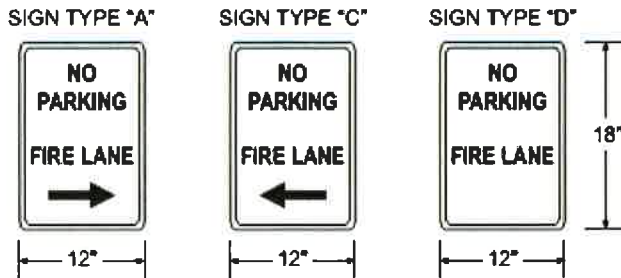
Subject: Dominoes

Fire Lane Signage

Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads More Than 26 Feet in Width

Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).



Knox Box

Knox Box will be required at the entrance of the building.

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Bates & Associates
Project Name: Domino's Pizza

Date: 2/6/2024

Engineer/Architect: Bates & Associates

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineering fees monthly. We will need a mailing address or email address to send the invoice to.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. If variances are required, they can be advertised with the development. The type of variance must be in the ad. Proof of publication must be provided when it is available. Advertisements can be in the Democrat-Gazette or The Washington County Enterprise Leader. The Washington County Enterprise Leader is published on Wednesday. **To meet the deadline, the ad has to be in the paper by Sunday, February 11, 2024.**
5. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. **Plans must be folded** with all sheets included in one set. Please also submit a PDF version that can be distributed to the public and added to Facebook and our website.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
7. Planning Commission meeting will be **Monday February 26, 2024, at 6:00 pm.**

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: A and M Pizza Enterprises, LLC

Date: February 6, 2024

Project Name: Domino's Pizza LSD

Engineer/Architect: Bates & Associates, Inc.

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: KMS Engineering/Farmington

Name: Christopher Brackett, P.E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-engr.com.
3. The proposed sidewalk appears to encroach into the detention pond. Show the proposed regrading needed to provide the design volume.
4. Provide an as-built survey of the detention pond to verify that it has the volume included in the drainage report.
5. Drainage Report: No Comment.



Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

CONSTRUCTION REVIEW LETTER

Project: Domino's Pizza LSD

EDA project #: 2536_F

Letter creation: February 6, 2024

Tech Plat Review meeting: February 6, 2024

Mrs. McCarville,

We have reviewed the LSD plans submittal by Bates & Associates for the project known as Domino's Pizza LSD received by EDA on 1.24.24. The date in the landscape plan sheet's title block is 1/23/24. EDA only reviewed the landscape sheet in this plan set; the other sheets are reviewed by other entities. Based on our review, we offer the following comments:

Sheet 06:

1. **All below items shall be addressed on the plans and a narrative letter describing how said items have been addressed must be submitted with the resubmittal. Submit a copy to the City and to Sarah Geurtz at sdg@eda-pa.com.**
2. **With resubmittal, provide information showing that a landscape company or a licensed landscape architect prepared this landscape plan. You will find this requirement under Article 2, Sec. 14.04.17, "A scaled Landscape Plan prepared by a landscape company or a licensed landscape architect" ...is required.**
3. Include the following note required per code 14.04.17, 13: *"Developer's performance bond shall guarantee all plant material shall be planted in accordance with this ordinance and that survival shall be warranted for 24 months from date of installation; and if any plant materials fail to survive during that 24-month period, they shall be replaced within the time period required in this ordinance."*
4. Show all proposed utilities on this sheet for confirmation that there is no conflict with the proposed landscaping. Show any existing utilities that will be remaining (the landscape sheet only shows the sewer line). Upon resubmittal with this information shown, we will be able to properly review.
5. Show the southwestern property line off W Kelli Ave.
6. Landscape Requirements box: Please label "street frontage buffer" to read as "Main Street Frontage Buffer".
7. The note beneath the Plant List box – please remove or update to eliminate possible confusion: City approval shall be acquired for all plant substitutions.
8. Street Frontage Buffer Landscaping:
 - a. W. Main St/Hwy 62: This is considered major street frontage and therefore 5 shrubs per 30' are required (*the Landscape Requirements note references 3 shrubs per 35 feet*).

- i. In the drawing, please dimension the street frontage. If needed, update the street frontage width number of 116.73' in the Landscape Requirements Box. After the dimensions and southwestern property line have been added, confirmation of the required trees and shrubs will be made.
 - b. W. Kelli Ave frontage:
 - i. In the drawing, please dimension the street frontage. If needed, update the street frontage width numbers in the Landscape Requirements box. After the dimensions and southwestern property line have been added, confirmation of the required trees and shrubs will be made.
9. Perimeter Side and Back Buffers:
 - a. Provide code section 14.04.20's and 14.04.22's required side landscaping buffer for the northwestern property side since this side faces residential land use. Trees and shrubs are required.
10. If a detention pond will be constructed in the northwestern property corner, the code's Detention Pond and Water Quality Pond Landscaping requirements (14.04.23 (a)).
11. Trash and mechanical screening requirements of code 14.04.23 (b) and (c): Mechanical Equipment: Show where the mechanical equipment will be located and how it will be screened.
12. Per code 14.04.21, provide the required landscaping between the building and parking area-for both of the building sides facing the streets.
13. All lighting must be shielded to project the light downward to meet "Dark Sky" standards.

If you have any questions, please do not hesitate to contact EDA.

Please note that this review was for general compliance and does not warrant the work or documents submitted by the applicant and engineer; nor does it relieve the owner from any items discovered during design or construction which are deemed necessary to comply with City ordinances and criteria.

Sincerely,



Sarah Geurtz, PLA



Aaron Burks
Utility Construction Planner
Aaron.Burks@blackhillscorp.com

1811 E Borick Dr
Fayetteville, AR, 72701
P: 479-305-8207

Farmington Tech Plat review 2-6-24

Goose Creek ph IV – No Comment

Domino's LSD civil plan-No Comment

Sincerely,
Aaron Burks

NOTICE OF PUBLIC MEETING

An application for LARGE SCALE DEVELOPMENT AND VARIANCES at the property described below has been filed with the City of Farmington on the 22nd day of August 2023.

SURVEY DESCRIPTION:

OVERALL PARCEL

#760-01618-000:

A PART OF THE WEST HALF OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS N02°04'07"E 163.76' AND S84°42'32"W 140.29' FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27 AND RUNNING THENCE S59°18'32"W 114.27' TO AN EXISTING REBAR, THENCE S30°41'20"E 197.61' TO NORTH RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY #62, THENCE ALONG SAID RIGHT-OF-WAY S58°30'20"W 136.89' TO THE EASTERN LINE OF RED BIRD ESTATES, THENCE ALONG SAID EASTERN LINE THE FOLLOWING: N34°39'27"W 224.73', N87°22'40"W 35.32' TO A CONCRETE MONUMENT, N01°57'12"E 202.86' TO AN EXISTING FENCE CORNER POST, THENCE LEAVING SAID EASTERN LINE S87°59'12"E 273.04' TO AN EXISTING REBAR, THENCE S01°50'25"W 79.88' TO THE POINT OF BEGINNING, CONTAINING 1.67 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

320 W Main St. FARMINGTON, AR 72730

A public meeting to consider this request for development at the above-described property



Anna Hernandez

Classified Specialist

ahernandez@rivervalleydemocratgazette.com | 479-571-6400

River Valley Democrat-Gazette www.rivervalleydemocratgazette.com

Our community. Our paper.

5 Court Street | Fort Smith, AR 72901

From: jake@batesnwa.com <jake@batesnwa.com>

Sent: Wednesday, February 7, 2024 3:30 PM

To: mhlopez@rivervalleydemocratgazette.com

Cc: 'Anna Hernandez' <ahernandez@rivervalleydemocratgazette.com>

Subject: Newspaper notification

Can we get this posted on Sunday in Farmington?

Thanks,



BATES
Engineers · Surveyors

Jake Chavis

VP of Engineering

Phone: 479-442-9350

Email: jake@batesnwa.com

7230 S Pleasant Ridge Drive
Fayetteville, AR 72704



Virus-free. www.avast.com