



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

PLANNING COMMISSION AGENDA

March 22, 2021

**A meeting of the Farmington Planning Commission will be held on
Monday, March 22, 2021 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - February 22nd and the March 1st special meeting
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 taken under advisement.
4. **PUBLIC HEARINGS**

A. Variance – Street Improvement

Property owned by: Melissa Sims

Property Location: 12291 Little Elm and 12293 Little Elm

Presented by: Bates & Associates, PA

B. Preliminary Plat – Mrs. Jack McClure Subdivision

Property owned by: Melissa Sims

Property Location: 12291 Little Elm and 12293 Little Elm

Parcel 001-12416-002, 001-12416-003, 001-12416-004

Presented by: Blew & Associates, PA

C. Large Scale Development – Farmington Hills Subdivision

Property owned by: Lots 102 Holdings, Inc.

Property Location: 16.59 Acres at the end of E. Wilson St.

Presented by: Blew & Associates, PA

D. Conceptual Subdivision Layout Plan – Geoff Bates

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: Blew & Associates, PA Day phone: 479-443-4506
Address: 5104 Pinnacle Hills Pkwy, Suite 1C, Rogers, AR Fax: _____
Representative: Jorge Du Quesnes Day phone: 479-443-4506
Address: 5104 Pinnacle Hills Pkwy, Suite 1C, Rogers, AR Fax: _____
Property Owner: Multiple Owners See attached Sheet Day phone: 479-799-5240 / 479-445-2571
Address: _____ Fax: _____

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

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

Property description: Parcels 001-12416-002, 001-12416-003, 001-12416-004
Site address: * See attached sheet
Current zoning: _____

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:

Street Improvements Variance

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:

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

February 16, 2021

Farmington Planning Department

SUBJECT: Owners of Property for Preliminary Plat Application Little Elm/Jack McClure Rd. (WC Rd. 625)

To Whom It May Concern:

Please use this additional sheet clarifying the owners on preliminary plat application for subdivision on Little Elm and Jack McClure Rd (WC Rd. 625). Melissa Sims is owner and will be signing on behalf of 102 Holdings LLC and Trademark Custom homes. An additional signature is below for the owner of Aspen Construction LLC.

Owners:

102 Holdings LLC, parcel 001-12416-002, located at 12291 Little Elm and 12293 Little Elm, Farmington, AR, Phone:


479-799-5240

Trademark Custom Homes LLC, parcel 001-12416-004, located at 13331 Bethel Blacktop Rd and 13303 Bethel Blacktop Rd, Farmington, AR, Phone: 479-799-5240

Aspen Construction LLC, parcel 001-12416-003, located at Jack McClure Rd (WC 625), Farmington, AR, Phone: 479-445-2571



102 Holdings LLC & Trademark Custom Homes LLC, Owner Signature



Aspen Construction LLC, Owner Signature

Best Regards,

Jorge Du Quesne, PE
Blew & Associates, PA

3825 NORTH SHILOH DRIVE • FAYETTEVILLE / ARKANSAS • 72703
P H O N E : 4 7 9 - 4 4 3 - 4 5 0 6 • F A X : 4 7 9 - 5 8 2 - 1 8 8 3

NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the _____ day of _____, 20____.

* Variance notice was sent in combination with preliminary plat notice. See attached notice

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 _____ day of _____, 20____, 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 _____
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 _____
Owner/Agent Signature

NOTICE OF PUBLIC HEARING

A petition for Preliminary Plat and an Application for a Variance for Street Improvements for the property described below has been filed with the City of Farmington on the 16th Day of February, 2021.

PARCEL 001-12416-002

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S02°26'06"W 523.98' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE S02°26'06"W 493.85' ALONG THE EAST LINE OF SAID FORTY ACRE TRACT TO A POINT, FROM WHICH A SET NAIL BEARS N87°29'24"W 26.39', THENCE LEAVING SAID EAST LINE N87°29'24"W 399.80' TO A FOUND IRON PIN, THENCE N02°29'09"E 494.01' TO A FOUND IRON PIN, THENCE S87°28'02"E 399.36' TO THE POINT OF BEGINNING, FROM WHICH A FOUND IRON PIN BEARS N87°28'02"W 24.56'. CONTAINING 4.53 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL 001-12416-003

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE S02°26'06"W 523.98', THENCE N87°28'02"W 399.36', THENCE N87°29'21"W 301.05' TO A FOUND IRON PIN FOR THE POINT OF BEGINNING, THENCE S02°27'10"W 798.07' TO THE SOUTH LINE OF SAID FORTY ACRE TRACT, THENCE N87°30'48"W 327.43' ALONG SAID SOUTH LINE TO A POINT, FROM WHICH A FOUND IRON PIN BEARS N02°27'54"E 15.21', THENCE LEAVING SAID SOUTH LINE N02°27'54"E 798.33' TO A FOUND IRON PIN, THENCE S87°28'05"E 327.26' TO THE POINT OF BEGINNING. CONTAINING 6.00 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL 001-12416-004

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND IRON PIN WHICH IS S02°26'06"W 523.98' AND N87°28'02"W 399.36' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE S02°29'09"W 494.01' TO A FOUND IRON PIN, THENCE S87°29'24"E 69.56' TO A SET IRON PIN, THENCE S02°26'45"W 303.91' TO THE SOUTH LINE OF SAID FORTY ACRE TRACT, THENCE N87°30'48"W 370.36' ALONG THE SOUTH LINE OF SAID FORTY ACRE TRACT, THENCE LEAVING SAID SOUTH LINE N02°27'10"E 798.07' TO A FOUND IRON PIN, THENCE S87°29'21"E 301.05' TO THE POINT OF BEGINNING. CONTAINING 6.00 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

A public hearing to consider this Preliminary Plat and the Street Improvement Variance Application will be held on the 22nd day of March, 2021, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

*** No in person attendance is allowed at the Planning Commission meetings at this time.

Please see our Facebook page (City of Farmington, Arkansas) or our city website (www.cityoffarmingtonar.com) for the Zoom meeting information.

City of Farmington
Application and Checklist
Preliminary Plat

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.

Applicant: Blew & Associates, PA Day Phone: 479-443-4506
 Address: 5104 Pinnacle Hills Parkway, Ste 1-C, Rogers, AR 72758 Fax: _____
 Representative: Jorge Du Quesne Day Phone: 479-443-4506
 Address: 5104 Pinnacle Hills Parkway, Ste 1-C, Rogers, AR 72758 Fax: _____
 Property Owner: *Multiple Owners see attached sheet Day Phone: 479-799-5240 / 479-445-2571
 Address: _____ Fax: _____

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

Fee: A non-refundable review fee of **\$2,000** is required at the time the application is accepted. *In the event engineering review fees and costs exceed \$2,000, 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 subdivision plat and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the plat is resubmitted to the Farmington Planning Commission.*

For office use only:

Fee paid \$	Date	Receipt #
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Describe Proposed Property In Detail (Attach additional pages if necessary)


Property Description

Site Address -- *See additional Page
 Current Zoning -- MF-1
 Attach legal description

Financial Interests

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

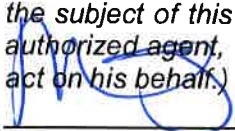
Applicant/Representative: *I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect 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 2-18-21

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 2-18-21

Owner/Agent Signature

NOTICE OF PUBLIC HEARING

A petition for Large Scale Development for the property as described below has been filed with the City of Farmington on the 16th day of February, 20 21

PARCEL 001-12416-002

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S02°26'06"W 523.98' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE S02°26'06"W 493.85' ALONG THE EAST LINE OF SAID FORTY ACRE TRACT TO A POINT, FROM WHICH A SET NAIL BEARS N87°29'24"W 26.39', THENCE LEAVING SAID EAST LINE N87°29'24"W 399.80' TO A FOUND IRON PIN, THENCE N02°29'09"E 494.01' TO A FOUND IRON PIN, THENCE S87°28'02"E 399.36' TO THE POINT OF BEGINNING, FROM WHICH A FOUND IRON PIN BEARS N87°28'02"W 24.56'. CONTAINING 4.53 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL 001-12416-003

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE S02°26'06"W 523.98', THENCE N87°28'02"W 399.36', THENCE N87°29'21"W 301.05' TO A FOUND IRON PIN FOR THE POINT OF BEGINNING, THENCE S02°27'10"W 798.07' TO THE SOUTH LINE OF SAID FORTY ACRE TRACT, THENCE N87°30'48"W 327.43' ALONG SAID SOUTH LINE TO A POINT, FROM WHICH A FOUND IRON PIN BEARS N02°27'54"E 15.21', THENCE LEAVING SAID SOUTH LINE N02°27'54"E 798.33' TO A FOUND IRON PIN, THENCE S87°28'05"E 327.26' TO THE POINT OF BEGINNING. CONTAINING 6.00 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL 001-12416-004

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A public hearing to consider this Large Scale Development will be held on the 22nd day of March, 20 21, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

*** No in person attendance is allowed at the Planning Commission meetings at this time. Please see our Facebook page (City of Farmington, Arkansas) or our city website (www.cityoffarmingtonar.com) for the Zoom meeting information.

NORTHWEST ARKANSAS Democrat Gazette

P.O. BOX 1607 FARMINGTON, AR 72702 • 479-742-1700 • FAX 479-695-1100 • WWW.NWADG.COM

AFFIDAVIT OF PUBLICATION

I, Brittany Smith, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of: Notice 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.

Blew & Associates
PH City of Farmington

Was inserted in the Regular Edition on:
March 7, 2021

Publication Charges: \$238.64

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 9 day of Mar, 2021.

Cathy Wiles
Notary Public
My Commission Expires: 2/20/24

****NOTE**** Please do not pay from Affidavit
Invoice will be sent.

Cathy Wiles
Benton COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires 02-20-2024
Commission No. 12397118

NOTICE OF PUBLIC HEARING
A petition for Preliminary Plat and an Application for a Variance for Street Improvements for the property as described below has been filed with the City of Farmington on the 16th Day of February, 2021.
PARCEL 001-12416-002
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S02° 26'06"W 523.98' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE S02°26'06"W 493.85' ALONG THE EAST LINE OF SAID FORTY ACRE TRACT TO A POINT, FROM WHICH A SET NAIL BEARS N87°29'24"W 26.39', THENCE LEAVING SAID EAST LINE N87°29'24"W 399.80' TO A FOUND IRON PIN, THENCE N02°29'09"E 494.01' TO A FOUND IRON PIN, THENCE S87°28'02"E 399.36' TO THE POINT OF BEGINNING, FROM WHICH A FOUND IRON PIN BEARS N87°28'02"W 24.56', CONTAINING 4.53 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
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A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE S02°26'06"W 523.98', THENCE N87°28'02"W 399.36', THENCE N87°29'21"W 301.05' TO A FOUND IRON PIN FOR THE POINT OF BEGINNING, THENCE S02°27'10"W 798.07' TO THE SOUTH LINE OF SAID FORTY ACRE TRACT, THENCE N87°30'48"W 327.43' ALONG SAID SOUTH LINE TO A POINT, FROM WHICH A FOUND IRON PIN BEARS N02°27'54"E 15.21', THENCE LEAVING SAID SOUTH LINE N02°27'54"E 798.33' TO A FOUND IRON PIN, THENCE S87°28'05"E 327.26' TO THE POINT OF BEGINNING. CONTAINING 6.00 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL 001-12416-004
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CONTAINING 6.00 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
A public hearing to consider this Preliminary Plat and the Street Improvement Variance Application will be held on the 22nd day of March, 2021, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.
*** No in person attendance is allowed at the Planning Commission meetings at this time.
Please see our Facebook page (City of Farmington, Arkansas) or our city website (www.cityoffarmingtonar.com) for the Zoom meeting information.
75387846 Mar 7, 2021

**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION FOR PRELIMINARY PLAT**

To All Owners of land lying adjacent to the property at:

12291 & 12293, Farmington, AR; 13331 & 13303 Bethel Blacktop Rd, Farmington, AR; Jack McClure Rd, Farmington, AR

Location

102 Holdings LLC; Trademark Custom Homes LLC; Aspen Construction LLC

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for PRELIMINARY PLAT of the above property .

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on March 22, 2021 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place; or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main, 479-267-3865.

***** No in person attendance is allowed at the Planning Commission meetings at this time . Please see our Facebook page (City of Farmington, Arkansas) or the city website (www.cityoffarmingtonar.com) for the Zoom meeting information .**

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

City of Farmington
354 W. Main
P.O. Box 150
Farmington, AR 72730

February 16, 2021

SUBJECT: MRS Jack McClure Subdivision
Jack McClure Road & Little Elm Road
Washington County, Arkansas 72730
Within the Farmington City Planning Area for the County

Developer: MRS Enterprises
Melissa Sims
P.O. Box 397
Farmington, Aransas 72730

Representative: Blew & Associates, P.A.
Jorge Du Quesne Jr., P.E.
5104 S. Pinnacle Hills Pkwy, Ste. 1C
Rogers, Arkansas 72758

To Whom It May Concern:

On behalf of MRS Enterprises, c/o Mrs. Melissa Sims, please find included with this project narrative the Application for MRS Jack McClure Subdivision, application fee, & Preliminary Plat.

The proposed subdivision consists of (7) single-family residential lots of varying in size from 1-acre to 3-acres with a total project size of 16.53 acres. The project will be located Northwest of the intersection of Jack McClure Road and Little Elm Road, abutting the existing Little Elm Baptist Church. The property is an existing residence with some out-structures, a barn and pasture for animals as shown on the survey. Right-of-way easement dedication will occur on this plat for both Jack McClure Road and Little Elm road. Per conversations with Washington County and City of Farmington staff, there are no right-of-way improvements required for this project. Each lot will be responsible for obtaining individual drive permits for the (4) new drives to connect to Jack McClure road and (2) new drives to connect to Little Elm road. The current zoning is AG/SF RES-1 and will not require special use permits for residences due to the size of the proposed lots. The lots will utilize the newly installed waterline along Jack McClure road and Little Elm road for services. The developer will add 2 hydrants at proper spacing to service the project area as required by Washington Water Authority. Each lot will have septic systems for sanitary treatment.

Sincerely,



Jorge Du Quesne
Blew & Associates, PA

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

February 16, 2021

Farmington Planning Department

SUBJECT: Owners of Property for Preliminary Plat Application Little Elm/Jack McClure Rd. (WC Rd. 625)

To Whom It May Concern:

Please use this additional sheet clarifying the owners on preliminary plat application for subdivision on Little Elm and Jack McClure Rd (WC Rd. 625). Melissa Sims is owner and will be signing on behalf of 102 Holdings LLC and Trademark Custom homes. An additional signature is below for the owner of Aspen Construction LLC.

Owners:

102 Holdings LLC, parcel 001-12416-002, located at 12291 Little Elm and 12293 Little Elm, Farmington, AR, Phone:

Trademark Custom Homes LLC, parcel 001-12416-004, located at 13331 Bethel Blacktop Rd and 13303 Bethel Blacktop Rd, Farmington, AR, Phone:

Aspen Construction LLC, parcel 001-12416-003, located at Jack McClure Rd (WC 625), Farmington, AR, Phone:



102 Holdings LLC & Trademark Custom Homes LLC, Owner Signature



Aspen Construction LLC, Owner Signature

Best Regards,

Jorge Du Quesne, PE
Blew & Associates, PA

Type: REAL ESTATE
Kind: WARRANTY DEED
Recorded: 5/19/2020 12:19:13 PM
Fee Amt: \$25.00 Page 1 of 3
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2020-00015842

After recording please return to:
Waco Title Company
2592 S. 48th St.
Springdale, AR 72762

**WARRANTY DEED
(LLC)**

File #: 2004560-131

KNOW ALL MEN BY THESE PRESENTS:

That, **Silva Properties LLC**, an Arkansas limited liability company, hereinafter called GRANTOR(S), for and in consideration of the sum of ---ONE AND 00/100--- DOLLAR---(\$1.00)---and other good and valuable consideration, in hand paid by **Aspen Construction, LLC**, an Arkansas limited liability company, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Aspen Construction, LLC**, an Arkansas limited liability company, hereinafter called GRANTEE(S), and unto its successors and assigns forever, the following described lands lying in Washington County, Arkansas to-wit:

A part of the NE 1/4 of the NE 1/4 of Section 32, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at an iron pin at the Southwest corner of said NE 1/4 of the NE 1/4; thence S87°30'12"E 284.34 feet along the South line of said NE 1/4 of the NE 1/4 for the Point of Beginning; thence N02°27'18"E 798.41 feet to a 1/2 inch rebar; thence S87°28'41"E 327.40 feet to a 1/2 inch rebar; thence S02°27'18"W 798.27 feet to a point on said South line; thence N87°30'12"W 327.40 feet to the Point of Beginning, Containing 6.00 acres, more or less.

**Subject to easements, rights-of-way, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases.**

TO HAVE AND TO HOLD the same unto the said Grantee(s) and unto its successors and assigns forever, with all appurtenances thereunto belonging. And the Grantor(s) hereby covenants with said Grantee(s) that it will forever warrant and defend the title to the said lands against all claims whatsoever.

Prepared under the supervision of
Brian Blackman, Attorney
2592 S. 48th St.
Springdale, AR. 72762

IN TESTIMONY WHEREOF, the name of the grantor and its seal are hereunto affixed by its duly authorized Member(s)/Manager(s), this 15th day of May, 2020.

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

Silva Properties LLC

GRANTEE OR AGENT:

Waco Title as Agent

GRANTEE'S ADDRESS:

PO Box 397

Mark Silva

By: Mark Silva, Member

Farmington, AR 72730

ACKNOWLEDGMENT

STATE OF Arkansas)
COUNTY OF Washington) SS.

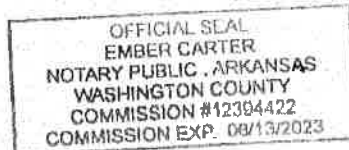
On this day before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Mark Silva, Member/President** to me personally known or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who stated that he is the authorized Member of **Silva Properties LLC**, an Arkansas limited liability company, and is duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that he had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 15th day of May, 2020.

EMC
Notary Public

My commission expires:

6.13.23





STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 2004560-131

Grantee: ASPEN CONSTRUCTION, LLC
Mailing Address: PO BOX 397
FARMINGTON AR 727300000

Grantor: SILVA PROPERTIES LLC
Mailing Address: 12198 LITTLE ELM RD
FARMINGTON AR 727300000

Property Purchase Price: \$132,000.00
Tax Amount: \$435.60

County: WASHINGTON
Date Issued: 05/19/2020
Stamp ID: 2065149952

Washington County, AR
I certify this instrument was filed on
5/19/2020 12:19:13 PM
and recorded in REAL ESTATE

File# 2020-00015842
Kvle Svlvester - Circuit Clerk

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Aspen Construction, LLC

Grantee or Agent Name (signature): By Waco Title as agent Date: 5-19-2020

Address: _____

City/State/Zip: _____

File# 2020-00035505

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, **S & A Arena, LLC, an Arkansas limited liability company, GRANTOR**, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid by **Trademark Custom Homes, LLC, an Arkansas limited liability company, GRANTEE**, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee and unto Grantee's successors and assigns forever, the following described land situated in the County of Washington and State of Arkansas, to-wit:

A PART OF THE NE ¼ OF THE NE ¼ OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN AT THE SOUTHWEST CORNER OF SAID NE ¼ OF THE NE ¼; THENCE S 87°30'12" E 611.74 FEET TO THE POINT OF BEGINNING; THENCE N 02°27'18" E 798.27 FEET TO A ½" REBAR; THENCE S 87°28'41" E 301.04 FEET TO A ½" REBAR; THENCE S 02°29'48" W 494.13 FEET TO A ½" REBAR; THENCE S 87°30'12" E 69.63 FEET; THENCE S 02°26'45" W 304.00 FEET TO THE SAID SOUTH LINE; THENCE N 87°30'12" W 370.36 FEET TO THE POINT OF BEGINNING, CONTAINING 6.00 ACRES, MORE OR LESS.


Subject to any and all assessments, easements, right-of-ways and other restrictions, if any.

TO HAVE AND TO HOLD the above described lands unto the Grantee and unto Grantee's successors and assigns forever, will all tenements, appurtenances, and hereditaments thereunto belonging.

And Grantor hereby covenants with said Grantee that it will forever warrant and defend the title to the above described lands against all lawful claims whatsoever.

IN TESTIMONY WHEREOF, the name of the Grantor is hereunto affixed by its duly authorized and acting Manager and its seal affixed this 21 day of September, 2020.

S & A Arena, LLC – GRANTOR

By: 

Melissa Sims, Manager

I certify under penalty of false swearing that Documentary stamps or a documentary symbol in the legally correct amount has been placed on This Instrument. Shown if exempt or if no Consideration paid.

Grantee: Trademark Custom Homes, LLC
Grantee's Address: P.O. Box 1496
Farmington, AR 72730

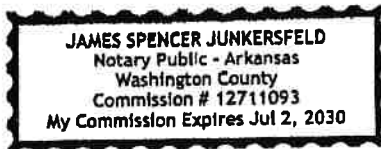
ACKNOWLEDGMENT

State of Arkansas, County of Washington) ss.

BE IT REMEMBERED that on this 21 day of September, 2020, came before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, Melissa Sims, to me personally well known (or satisfactorily proven to be), who stated that she was duly authorized and acting in her capacity as Manager of S & A Arena, LLC, an Arkansas limited liability company, and acknowledged that she executed the foregoing instrument for and in the name and on behalf of said entity for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this the _____ day of September, 2020.

My Commission Expires:




Notary Public



STATE OF ARKANSAS
 DEPARTMENT OF FINANCE AND ADMINISTRATION
 MISCELLANEOUS TAX SECTION
 P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Affidavit of Compliance



Grantee: TRADEMARK CUSTOM HOMES, LLC
Mailing Address: P.O. BOX 1496
 FARMINGTON AR 727300000

Grantor: S & A ARENA, LLC
Mailing Address: P.O. BOX 397
 FARMINGTON AR 727300000

Property Purchase Price: \$0.00
Tax Amount: \$0.00

County: WASHINGTON
Date Issued: 10/01/2020
Affidavit ID: 2060011520

The grantee/grantor claims the following exemption to the Real Estate Transfer Tax:

An instrument conveying land between corporations, partnerships, limited liability companies, or other business entities or between a business entity and its shareholder, partner, or member incident to the organization, reorganization, merger, consolidation, capitalization, asset distribution, or liquidation of a corporation, partnership, limited liability company, or other business entity.

Washington County, AR
 I certify this instrument was filed on
 10/1/2020 3:26:28 PM
 and recorded in REAL ESTATE

File# 2020-00035505
 Kyla Sylvester - Circuit Clerk

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Ed Young, Agent
Grantee or Agent Name (signature): [Signature] **Date:** 10-1-2020
Address: P.O. BOX 1496
City/State/Zip: FARMINGTON, AR 72730

File# 2019-00007245



3049 W Martin Luther King Boulevard, Suite 11
Fayetteville, AR 72704
Phone: 479-770-6742
Fax: 479-770-1052

State of Arkansas)
County of Washington)

AFFIDAVIT OF AFFIXATION
OF
MANUFACTURED HOME TO LAND


Personally appeared before me, the undersigned authority, in and for said state and county, Melissa Sims, Member of Wt3 102 Holdings, LLC who are known to me and being by me first duly sworn, did depose and say as follows:

1. My/our name(s) is/are Melissa Sims* and _____
* Member of Wt3 102 Holdings, LLC
2. I/we are the owners of real property more particularly described as follows or otherwise, if so referred, more particularly described in Exhibit "A" attached hereto and made a part hereof as if fully spread out at length; to wit:

Part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 32, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at an iron pin at the Northeast corner of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence S02°26'45"W 523.80 feet along the East line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ for the POINT OF BEGINNING; thence S02°26'45"W 493.96 feet along said East line; thence N87°30'12"W 399.63 feet to a 1/2" rebar; thence N02°29'48"E 494.13 feet to a 1/2" rebar; thence S87°28'41"E 399.19 feet to the POINT OF BEGINNING, containing 4.53 acres, more or less.

3. I/we acquired title to the hereinabove described real property by virtue of that certain deed recorded in the real property records of Washington County, Arkansas at Volume 2019 Page 00007240.
4. There is a manufactured home situated upon the hereinabove described land. The manufactured home is more particularly described as a 1997 (model year) PCH1 (manufacturer) _____ (model) and is comprised of _____ section(s). The serial number of each section is 10153E.
5. The street address for the real property and manufactured home is 12291 & 12293 Little Elm, Farmington, Arkansas 72730.

6. By executing this affidavit, I/we declare my/our intent that the manufactured home as hereinabove described in paragraph four (4) be considered part of the land on which it is situated and which is more particularly described in paragraph two (2) above.
7. The manufactured home, and each section thereof, has been assessed in the Office of the Tax Assessor of Washington County, Arkansas as real property.
8. The wheels and axles have been removed from each section of the manufactured home and each section has been anchored to the ground in compliance with all state, county, and/or local building codes and regulations.
9. All temporary utility service to the home has been eliminated and the manufactured home is now permanently connected to utilities and sewer/septic system.
10. I/we are familiar with the boundary lines of the land described in paragraph two (2) above. The manufactured home (if applicable, each section of the manufactured home) is situated within the boundaries of said land and does not encroach onto land belonging to others. The manufactured home, or each section thereof, is situated completely within the boundaries of the land described in paragraph (2) above.
11. I/we understand that this affidavit is being given to induce United Bank 2600 South Thompson Springdale, AR 72764 to make a loan original principal amount of \$215,500.00 to me/us which is to be secured by the land and the manufactured home as hereinabove described and to induce Chicago/Ticor/Security Union (chose only one) Title Insurance Company to issue its loan policy of title insurance and to insure that the manufactured home described in paragraph four (s) is part of the land more particularly described in paragraph two (2).
12. I/we give this affidavit of my/our own personal knowledge.

(x) 

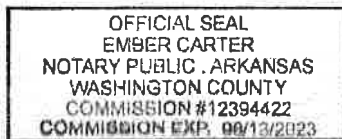
TYPE NAME OF AFFIANT

SWORN TO AND SUBSCRIBED before me on this, the 26 day of Feb, 2019.

(x) 


NOTARY PUBLIC

My commission expires: 11/13/23



Washington County, AR
I certify this instrument was filed on
3/19/2019 10:26:58 AM
and recorded in REAL ESTATE

File# 2019-00007245
Kvle Sylvester - Circuit Clerk





Boudreaux Blvd

Pugh Ln

Little Elm Rd

Little Elm Rd & Jack McClure Rd

Shetland Rd

©2021 Google

19

62

3638

Google Earth

Imagery Date: 3/4/2020

36°01'45.12" N 94°17'24.52" W elev 0 ft eye alt 3281 ft

3:17 PM

NOTICE OF PUBLIC HEARING

A petition for Preliminary Plat for the property as described below has been filed with the City of Farmington on the 16th day of February, 2021.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this Preliminary Plat will be held on the 22nd day of March, 2021, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Proof of publication of public hearing notice, must be published a minimum of 10 days prior to the Planning Commission meeting (proof must be provided at least 7 days prior to the meeting).

S & A Arena, LLC	PO Box 397	Farmington	AR	72730	454-00001-003	13452 Jack McClure Rd., Farmington, AR 72730
Newman, Dennis	13403 Jack McClure Rd	Farmington	AR	72730	001-12421-005	13403 Jack McClure Rd, Farmington, AR, 72730
Davis, Misty & Aaron	13385 Jack McClure Rd	Farmington	AR	72730	001-12421-002	13385 Jack McClure Rd, Farmington, AR 72730
Edwards, Warren L.	13353 Jack McClure Rd	Farmington	AR	72730	001-12421-003	13353 Jack McClure Rd, Farmington, AR 72730
Starr, Dale Sylvester	13337 Jack McClure Rd	Farmington	AR	72730	001-12424-000	13337 Jack McClure Rd, Farmington, AR 72730
Broyles Trust, Larry and Terri	PO Box 275	Farmington	AR	72730	001-12423-000	12039 Little Elm, Farmington, AR 72730
Silva Properties, LLC	12198 Little Elm Rd.	Farmington	AR	72730	001-12508-001	12156 Little Elm Rd, Farmington, AR, 72730
Silva, Mark W. and Debra D.	12198 Little Elm Rd.	Farmington	AR	72730	001-12506-004	12157 Little Elm Rd, Farmington, AR, 72730
Burr, James M	12220 Little Elm Rd	Farmington	AR	72730	001-12506-001	12220 Little Elm Rd, Farmington, AR 72730
Bemish, Roger D. and Debbie K	11199 Shumate Crossing	Farmington	AR	72730	001-12506-003	12252 Little Elm Rd, Farmington, AR 72730
Johnson, David G.	16381 W. Battlefield Rd	Prarie Grove	AR	72753	001-12506-002	PT NW NW 25.00 A 33-16-31
Little Elm Baptist Church	12221 Little Elm Rd	Farmington	AR	72730	001-12417-000	12221 Little Elm Rd, Farmington, AR, 72730
Little Elm Missionary Baptist	12221 Little Elm Rd	Farmington	AR	72730	001-12416-001	12221 Little Elm Rd, Farmington, AR, 72730
Aspen Construction	PO Box 397	Farmington	AR	72730	001-12416-003	Jack McClure WC 625 Rd, Farmington, AR 72730
Silva Properties, LLC	12198 Little Elm Rd.	Farmington	AR	72730	001-12416-000	33351 Bethel Blacktop WC 62 Rd, Farmington, AR 72730
Lots 102 Holdings, LLC	PO Box 1496	Farmington	AR	72730	001-12416-002	12291 Little Elm Rd., Farmington, AR 72730

40
7020 2450 0002 2217 13

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Farmington, AR 72730

OFFICIAL USE	
Certified Mail Fee	\$3.60
Postage	\$0.55
Total Postage and Fees	\$7.00
Newman, Dennis 13403 Jack McClure Rd Farmington, AR 72730	

57
7020 2450 0002 2217 13

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Farmington, AR 72730

OFFICIAL USE	
Certified Mail Fee	\$3.60
Postage	\$0.55
Total Postage and Fees	\$7.00
Starr, Dale Sylvester 13337 Jack McClure Rd Farmington, AR 72730	

7020 2450 0002 2217 1364

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Farmington, AR 72730

OFFICIAL USE	
Certified Mail Fee	\$3.60
Postage	\$0.55
Total Postage and Fees	\$7.00
Silva, Mark W. and Deborah D. 12198 Little Elm Rd. Farmington, AR 72730	

7020 2450 0002 2217 1371

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Prarie Grove, AR 72753

OFFICIAL USE	
Certified Mail Fee	\$3.60
Postage	\$0.55
Total Postage and Fees	\$7.00
Johnson, David G. 16381 W. Battlefield Rd Prarie Grove, AR 72753	

7020 2450 0002 2217 1388

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Farmington, AR 72730

OFFICIAL USE	
Certified Mail Fee	\$3.60
Postage	\$0.55
Total Postage and Fees	\$7.00
Aspen Construction PO Box 397 Farmington, AR 72730	

7020 2450 0002 2217 1395

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Farmington, AR 72730

OFFICIAL USE	
Certified Mail Fee	\$3.60
Postage	\$0.55
Total Postage and Fees	\$7.00
Davis, Misty & Arson 13385 Jack McClure Rd Farmington, AR 72730	

7020 2450 0002 2217 12

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Farmington, AR 72730

OFFICIAL USE	
Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<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	\$0.55
Total Postage and	\$7.00
Sent To	S & A Arena, LLC
Street and Apt. No.	PO Box 397
City, State, ZIP+4®	Farmington, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Farmington, AR 72730

OFFICIAL USE	
Certified Mail Fee	\$3.60
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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	\$0.55
Total Postage and	\$7.00
Sent To	Edwards, Warren L.
Street and Apt. No.	13353 Jack McClure Rd
City, State, ZIP+4®	Farmington, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 2450 0002 2217 1302

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Farmington, AR 72730

OFFICIAL USE	
Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<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	\$0.55
Total Postage and	\$7.00
Sent To	Silva Properties, LLC
Street and Apt. No.	12198 Little Elm Rd.
City, State, ZIP+4®	Farmington, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 2450 0002 2217 1319

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Farmington, AR 72730

OFFICIAL USE	
Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.00
Total Postage and	\$7.00
Sent To	Benish, Roger D. and Deborah
Street and Apt. No.	1199 Shumate Crossing
City, State, ZIP+4®	Farmington, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Farmington, AR 72730

OFFICIAL USE	
Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and	\$7.00
Sent To	Little Elm Missionary Baptist
Street and Apt. No.	12221 Little Elm Rd
City, State, ZIP+4®	Farmington, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Farmington, AR 72730

OFFICIAL USE	
Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and	\$7.00
Sent To	Lots 102 Holdings, LLC
Street and Apt. No.	PO Box 1496
City, State, ZIP+4®	Farmington, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 2450 0002 2217 14

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Farmington, AR 72730

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<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

0745
05

Postmark
Here

Postage \$0.55
Total Postage and \$7.00

03/03/2021

Broyles Trust, Larry and Terri

PO Box 275

Farmington, AR 72730

Sent To
Street and Apt. No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 2450 0002 2217 14

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Farmington, AR 72730

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<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

0745
05

Postmark
Here

Postage \$0.55
Total Postage and \$7.00

03/03/2021

Silva Properties

12198 Little Elm Rd.
Farmington, AR 72730

Sent To
Street and Apt. No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 2450 0002 2217 1425

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Farmington, AR 72730

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<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

0745
05

Postmark
Here

Postage \$0.55
Total Postage and \$7.00

03/03/2021

Little Elm Baptist Church

12221 Little Elm Rd
Farmington, AR 72730

Sent To
Street and Apt. No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 2450 0002 2217 1418

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Farmington, AR 72730

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<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

0745
05

Postmark
Here

Postage \$0.55
Total Postage and \$7.00

03/03/2021

Burr, James M

12220 Little Elm Rd
Farmington, AR 72730

Sent To
Street and Apt. No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

RECEIPT

DATE: 5/9/2021

No. 269846

RECEIVED FROM Mrs. L. Thompson
Amount for + 1/2 year

\$ 75.00

DOLLARS

- FOR RENT
- FOR

ACCOUNT	
PAYMENT	25.00
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____

BY William J. Brown

Mrs. Jack McClure Subd.



Date: 2/24/2021

City: Farmington

Subdivision Name: Mrs. Jack McClure Subd.

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
2. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
3. All off site easements that are needed for Ozarks to extend electrical service to the subdivision property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. All conduits placed for the road crossings will be installed by the developer and must be 4 inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 Pipes)
5. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat. All conduits for road crossings and specific widths of U.E., Lot size, St. Light location and address to Lots must be shown on final plat before Ozarks Electric will sign the final plat.
6. Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, re-sodding , etc.
9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
10. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If developer decide to go with their own contact Cooperative representative below.
11. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.

Wes Mahaffey At (479)263-2167 or wmahaffey@ozarksecc.com

Additional Comments:

City of Farmington - Planning Department
354 W. Main, Farmington, AR 72730

SUBJECT: MRS Jack McClure Subdivision Tech Plat Comments

Utility Comments

- 1) Fire Hydrants to be paid for by the developer, Contact the WWA Office for pricing details. Water service will not be established until FHs are paid in full.
 - a. Noted – Developer will reach out to WWA
- 2) Lots 4 and 5, the existing 20' U/E overlaps the Proposed Side B.S.B. Please have the B.S.B. math the U/E in these locations.
 - a. Preliminary Plat has been Updated.
- 3) Lots 5, 6, and 7; please make the Front B.S.B. double as a U/E, similar to Lots 1, 2, 3, and 4.
 - a. Preliminary Plat has been Updated.

City of Farmington

- 1) If a small neighborhood park is not a part of this subdivision then developer will be required to pay \$600 x 7 buildable lots or \$4,200 to the Farmington City Parks & Development Fund.
 - a. Noted and to be Paid

City of Farmington – Engineering

- 1) Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
 - a. Noted
- 2) Drainage Report: The Report shows an increase in peak flows for all design storms for both basins. The report must show that increase will not cause increase in flood stages downstream of this development or one of the following must be provided: (1) Onsite Storage (2) Offsite storage or (3) improve the downstream drainage system.
 - a. Onsite Pond to be Proposed
- 3) Little Elm is a Minor Arterial as per the Farmington Master Street Plan that requires a 72' right-of-way and 49' road back to back of curb. Jack McClure is a local street that requires a minimum of 50' right-of-way and 27' road back of curb to back of curb. Show the improvements on your half of these roads.
 - a. Requesting a Variance
- 4) Add Street Lights at 300' spacing
 - a. Added at ROW and Lot Line Intersections as Shown
- 5) Provide Preliminary Grading Plan for the Improvements
 - a. Grading added to sheet.

Sincerely,



Catey Atchley – Blew & Associates, P.A.

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: MRS Enterprises

Date: March 2, 2021

Project Name: MRC Jack McClure Subdivision – Preliminary Plat

Engineer/Architect: Blew & Associates, PA

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: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Drainage Report: The report shows an increase in peak flows for all design storms for both basins. The report must show that increase will not cause increase flood stages downstream of this development or one of the following must be provided: (1) Onsite storage (2) offsite storage or (3) improve the downstream drainage system.
3. Little Elm is a Minor Arterials as per the Farmington Master Street Plan that require a 72' right-of-way and 49' road back of curb to back of curb. Jack McClure is a Local Street that requires a minimum 50' right-of-way and 27' road back of curb to back of curb. Show the improvements on your half of these roads.
4. Add Street Lights at 300' spacing.
5. Provide a Preliminary Grading Plan for the subdivision improvements.

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

Applicant: Blew & Associates, PA

Date: 03-02-21

Project Name: MRS Jack McClure Subdivision

Engineer/Architect: Blew & Associates, PA

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, AR

Name: Judy Horne, Planning Commission
479-267-1022 jhorne923@gmail.com

1. If a small neighborhood park is not a part of this subdivision then developer will be required to pay \$600 X 7 buildable lots or \$4,200 to the Farmington City Parks & Development Fund.

See XII. Dedication and Landscaping of Neighborhood Parks.

- E. Timetable for cash dedication.** Intention for cash payment shall be included in the development agreement and paid prior to the City's signature of, and release of, the final plat. For subdivisions that do not require a development agreement, the cash dedication shall be paid before the City releases the signed approval of the subdivision for recording.

Received By: _____

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

Applicant: MRS Enterprise

Date: 03/02/2021

Project Name: MRS Jack McClure Subdivision

Engineer/Architect: Blew & 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 engineer or the developer monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is through Zoom and no one will be allowed in City Hall in person.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication that the meeting is through Zoom and no one will be allowed in City Hall in person. **With this in mind, the ad must be in Sunday, March 7, 2021 to meet the deadline.**
4. The revised plan must be submitted by next Tuesday, March 9th by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan. Plans must be folded with all sheets included in one set.
5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office.
6. Planning Commission meeting will be **Monday, March 22, 2021 at 6:00 pm**. We are currently doing our meetings virtual. Please provide me with email addresses for whoever wants to participate in that meeting. My email is melissamccarville@cityoffarmington-ar.gov. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.

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

Applicant: MRS Enterprises

Date: 03/02/2021

Project Name: MRS Jack McClure Subdivision

Engineer/Architect: Blew & 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: WWA Name: Zak Johnston, P.E.

General Note: The following represents a preliminary review of the proposed project for general design guidance in relation to the Farmington Planning Commission process. If approved, a set of construction grade plans and specifications shall be submitted to the WWA office for review and approval before being submitted to the Arkansas Department of Health.

1) Fire Hydrants to be paid for by the developer. Contact the WWA Office for pricing details. Water service will not be established until FHs are paid in full.

2) Lots 4 and 5, the existing 20' U/E overlaps the proposed Side B.S.B. Please have the B.S.B. match the U/E in these locations.

3) Lots 5, 6, and 7; please make the Front B.S.B. double as a U/E, similar to Lots 1, 2, 3, and 4.

Received By: _____

**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.

Applicant: Blew & Associates, PA Day Phone: 479-443-4506

Address: 5104 S. Pinnacle PKWY, Suite 1C, Rogers, AR 72758 Fax: _____

Representative: Blew & Associates, PA Day Phone: 479-443-4506

Address: 5104 S. Pinnacle PKWY, Suite 1C, Rogers, AR 72758 Fax: _____

Property Owner: Lots 102 Holdings LLC Day Phone: 479-445-2571

Address: PO Box 1527, Farmington, AR 72730 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 -- 16.59 Acres at the end of E. Wilson St, Farmington, AR 72730


Current Zoning -- MF-1

Attach legal description

Financial Interests

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

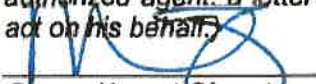
Applicant/Representative: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect 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.



Applicant Signature

Date 2-16-21

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.)



Owner/Agent Signature

Date 2-16-21

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.			
2. Payment of application fee.			
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 ".			
5. List of adjacent property owners and copy of notification letter sent. *			
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).			
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).			
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.			
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.*			
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.			
4. Complete and accurate legend.			
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.			
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.			
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)			
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.			
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.			
10. Status of regulatory permits:			
a. NPDES Storm water Permit			
b. 404 Permit			
c. Other			
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			

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.			
13. A general vicinity map of the project at a scale of 1" = 2000'			
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.			
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.			
16. Existing topographic information with source of the information noted. Show:			
a. Two foot contour for ground slope between level and ten percent.			
b. Four foot contour interval for ground slope exceeding 10%.			
17. Preliminary grading plan.			
Existing Utilities and Drainage Improvements (Copy of the <u>Drainage Criteria Manual</u> 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.			
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.			
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.			
b. Provide pipe types and sizes.			
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.			
b. Manhole locations.			
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.			
b. Note the static pressure and flow of the nearest hydrant.			
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.			
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.			
b. Locations of all lines above and below ground.			
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			

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.			
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.			
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.			
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.)			
Site Specific Information			
1. Provide a note describing any off site improvements.			
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			
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.)			
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.)			
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.			
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			
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.)			
8. The location and size of existing and proposed signs, if any.			
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			
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.)			
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			
12. Location of existing and purposed sidewalks.			
13. Finished floor elevation of existing and purposed structures.			
14. Indicate location and type of garbage service (Large Scale			

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.			
16. Draft of covenants, conditions and restrictions, if any.			
17. Draft POA agreements, if any.			
18. A written description of requested variances and waivers from any city requirements.			
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.			
20. Preliminary drainage plan as required by the consulting engineer.			

**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.*

**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION FOR LARGE SCALE DEVELOPMENT**

To All Owners of land lying adjacent to the property at:

16.59 Acres- E. Wilson St, Farmington, AR

Location

LOTS 102 Holdings LLC

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for LARGE SCALE DEVELOPMENT of the above property .

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on March 22, 2021 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place; or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main, 479-267-3865.

***** No in person attendance is allowed at the Planning Commission meetings at this time. Please see our Facebook page (City of Farmington, Arkansas) or the city website (www.cityoffarmingtonar.com) for the Zoom meeting information.**

NOTICE OF PUBLIC HEARING

A petition for Large Scale Development for the property as described below has been filed with the City of Farmington on the 16th day of February, 2021

PT SW NE 16.59 AC

FURTHER DESCRIBED FROM 2020-36500 AS:

Part of the Southwest Quarter of the Northeast Quarter and a part of the Southeast Quarter of the Northwest Quarter of Section 23, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows, to-wit: Beginning at a found

aluminum monument for the NW corner of the said SW of the NE of said Section 23, and running thence S87°44'18"E 663.71 feet along the North line of said 40 acre tract to a found iron pin; thence

S02°19'09"W 528.00 feet to a found iron pin; thence S87°44' 18"E 5.40 feet to a found T-post; thence S02°15'52"W 500.87 feet to a found iron pin; thence N87°41'17"W, 579.51 feet to a found iron pin; thence S02°12'53"W, 299.97 feet to a point, from which a found iron pin bears N02°12'53"E 30.09 feet; thence N87°39'06"W, 92.82 feet to a found iron pin for the SW corner of said 40 acre tract; thence N01°50'56"E, 20.02 feet to a found iron pin; thence N87°56'14"W, 27.89 feet to a found iron pin; thence N02°13'29"E, 198.02 feet to a found iron pin; thence S87°56'09"E, 28.60 feet to a point on the West line of the said SW of the NE, from which a found iron pin bears N87°56'09"W 0.60 feet; thence N02°25'17"E 1110.16 feet to the Point of Beginning, containing 16.52 acres, more or less.

A public hearing to consider this Large Scale Development will be held on the 22nd day of March, 2021, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Proof of publication of public hearing notice, must be published a minimum of 10 days prior to the Planning Commission meeting (proof must be provided at least 7 days prior to the meeting).

***** No in person attendance is allowed at the Planning Commission meetings at this time. Please see our Facebook page (City of Farmington, Arkansas) or our city website (www.cityoffarmingtonar.com) for the Zoom meeting information.**

NORTHWEST ARKANSAS Democrat Gazette

P.O. BOX 1607, FAYETTEVILLE, AR. 72702 • 479-442-1700 • FAX: 479-695-1118 • WWW.NWADG.COM

AFFIDAVIT OF PUBLICATION

I, Brittany Smith, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of: Notice 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.

Blew & Associates
PH City of Farmington

Was inserted in the Regular Edition on:
March 7, 2021

Publication Charges: \$135.28

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 9 day of Mar, 2021.

Cathy Wiles
Notary Public
My Commission Expires: 2/20/24

Cathy Wiles
Benton COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires 02-20-2024
Commission No. 12397118

****NOTE****
Please do not pay from Affidavit.
Invoice will be sent.

NOTICE OF PUBLIC HEARING
A petition for Large Scale Development for the property as described below has been filed with the City of Farmington on the 16th day of February, 2021
PT SWNE 16.59 AC
FURTHER DESCRIBED FROM 2020-36500 AS:
Part of the Southwest Quarter of the Northeast Quarter and a part of the Southeast Quarter of the Northwest Quarter of Section 23, Township 16 N9th, Range 31 West, Washington County, Arkansas, more particularly described as follows, to-wit: Beginning at a found aluminum monument for the NW corner of the said SW of the NE of said Section 23, and running thence S87°44'18"E 663.71 feet along the North line of said 40 acre tract to a found iron pin; thence S02°19'09"W 528.00 feet to a found iron pin; thence S87°44' 18"E 5.40 feet to a found T-post; thence S02°15'52"W 500.87 feet to a found iron pin; thence 1.1°87°41'17"W, 579.51 feet to a found iron pin; thence S02°12'53"W, 299.97 feet to a point, from which a found iron pin bears N02°12'53"E 30.09 feet; thence N87°39'06"W, 92.82 feet to a found iron pin for the SW corner of said 40 acre tract; thence N01°05'56"E, 20.02 feet to a found iron pin; thence N87°56'14"W, 27.89 feet to a found iron pin; thence N02°13'29"E, 198.02 feet to a found iron pin; thence S87°56'09"E, 28.60 feet to a point on the West line of the said SW of the NE, from which a found iron pin bears N87°56'09"W 0.60 feet; thence N02°25'17"E 1110.16 feet to the Point of Beginning, containing 16.52 acres, more or less.
A public hearing to consider this Large Scale Development will be held on the 22nd day of March, 2021, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.
*** No in person attendance is allowed at the Planning Commission meetings at this time. Please see our Facebook page (City of Farmington, Arkansas) or our city website (www.cityoffarmingtonar.com) for the Zoom meeting information.
75387858 Mar 7, 2021

Type: REAL ESTATE
Kind: WARRANTY DEED
Recorded: 10/8/2020 3:15:10 PM
Fee Amt: \$25.00 Page 1 of 3
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2020-00036500

After recording please return to:
Waco Title Company
2592 S. 48th St.
Springdale, AR 72762

**WARRANTY DEED
(LLC)**

File #: 2014682-131

KNOW ALL MEN BY THESE PRESENTS:

That, **S H Holdings, LLC**, an Arkansas limited liability company, hereinafter called GRANTOR(S), for and in consideration of the sum of ---ONE AND 00/100--- DOLLAR---(\$1.00)---and other good and valuable consideration, in hand paid by **Lots 102 Holdings, LLC, an Arkansas Limited Liability Company**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Lots 102 Holdings, LLC, an Arkansas Limited Liability Company**, hereinafter called GRANTEE(S), and unto its successors and assigns forever, the following described lands lying in Washington County, Arkansas to-wit:

A part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and a part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 23, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows, to-wit: Beginning at a found aluminum monument for the NW corner of the said SW1/4 of the NE1/4 of said Section 23, and running thence S87°44'18"E 663.71 feet along the North line of said 40 acre tract to a found iron pin; thence S02°19'09"W 528.00 feet to a found iron pin; thence S87°44'18"E 5.40 feet to a found T-post; thence S02°15'52"W 500.87 feet to a found iron pin; thence N87°41'17"W, 579.51 feet to a found iron pin; thence S02°12'53"W, 299.97 feet to a point, from which a found iron pin bears N02°12'53"E 30.09 feet; thence N87°39'06"W, 92.82 feet to a found iron pin for the SW corner of said 40 acre tract; thence N01°50'56"E, 20.02 feet to a found iron pin; thence N87°56'14"W, 27.89 feet to a found iron pin; thence N02°13'29"E, 198.02 feet to a found iron pin; thence S87°56'09"E, 28.60 feet to a point on the West line of the said SW1/4 of the NE1/4, from which a found iron pin bears N87°56'09"W 0.60 feet; thence N02°25'17"E, 1110.16 feet to the Point of Beginning, containing 16.52 acres, more or less.

**Subject to easements, rights-of-way, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases.**

TO HAVE AND TO HOLD the same unto the said Grantee(s) and unto its successors and assigns forever, with all appurtenances thereunto belonging. And the Grantor(s) hereby covenants with said Grantee(s) that it will forever warrant and defend the title to the said lands against all claims whatsoever.

Prepared under the supervision of
Brian Blackman, Attorney
2592 S. 48th St.
Springdale, AR. 72762



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp
Proof of Tax Paid



File Number: 2014682-131

Grantee: LOTS 102 HOLDINGS, LLC
Mailing Address: PO BOX 1527
FARMINGTON AR 727300000

Grantor: S H HOLDINGS, LLC
Mailing Address: PO BOX 53
FAYETTEVILLE AR 727020000

Property Purchase Price: \$389,500.00
Tax Amount: \$1,287.00

County: WASHINGTON
Date Issued: 10/08/2020
Stamp ID: 923617280

Washington County, AR
I certify this instrument was filed on
10/8/2020 3:15:10 PM
and recorded in REAL ESTATE

File# 2020-00036500
Kvle Svlvester - Circuit Clerk

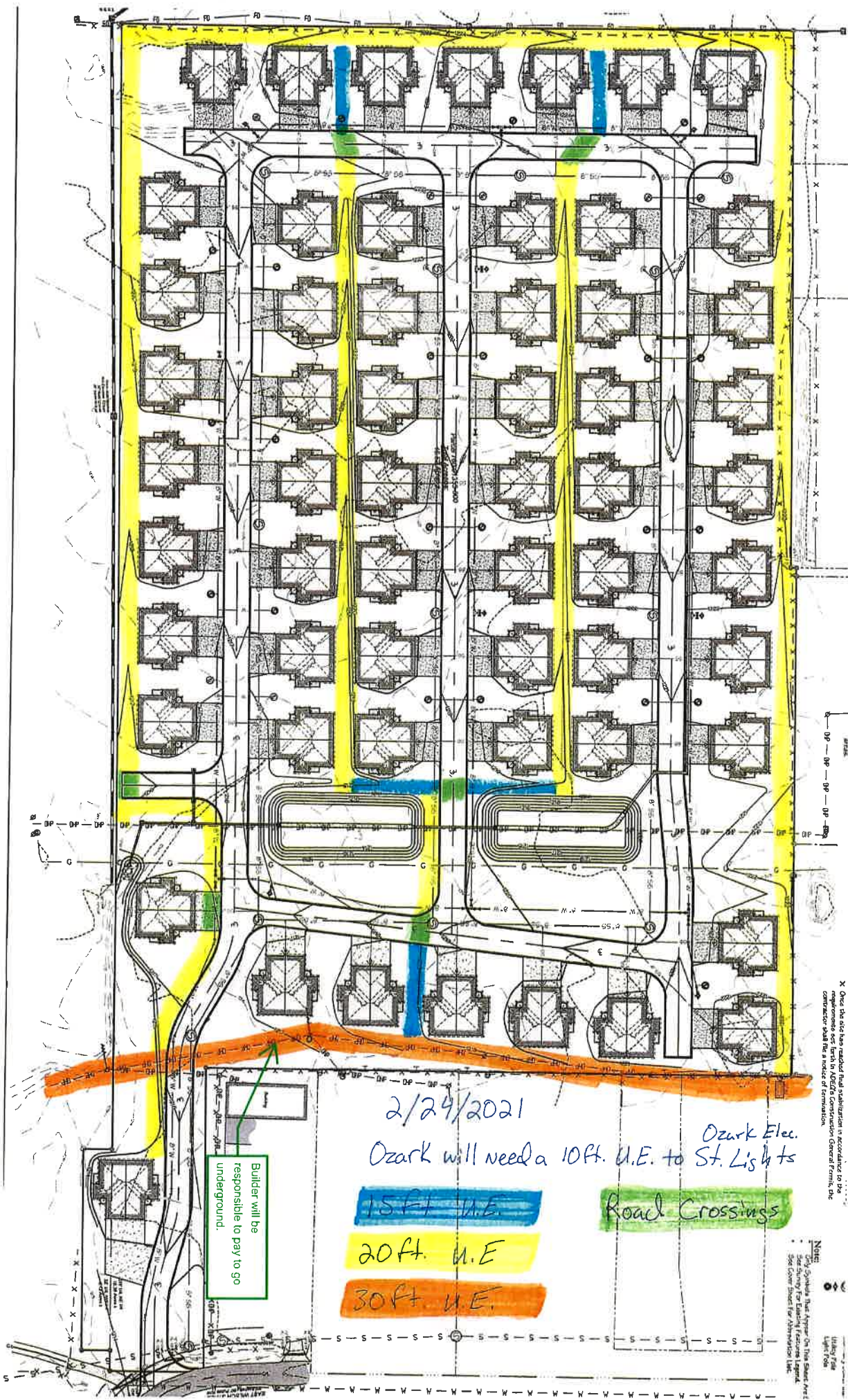
I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Lots 102 Holdings, LLC

Grantee or Agent Name (signature): WACO Title as Agent Date: OCT 08 2020

Address: _____

City/State/Zip: _____



2/24/2021

Ozark will need a 10ft. U.E. to St. Lishts

15ft U.E.

20ft U.E.

30ft U.E.

Road Crossings

Builder will be responsible to pay to go underground.

X Over the site has random final stabilization in accordance to the requirements set forth in AEC's Construction General Form, the contractor shall be in notice of completion.

Note:
 Only Symbols that Appear On This Sheet are to be Used for Locating Features Legend.
 See Cover Sheet for Abbreviation List.



Google Earth

Imagery Date: 3/4/2020 36°03'06.30" N 94°14'00.79" W elev 0 ft eye alt 67.4 ft

649

648

N 54th Ave

E Wilson St

Alberta St

Samuel Pl

Keisey Ln

Broyes St

Lark Ln

Christy Ln

N Broyes St

E Saxony St

E Spokanet St

E Marvel St

James St

N Hunter St

Watson Ln

Mr Sweetgum Ln

Mr Cottage Ln

Cozy Loop

Cherry Way

Maple St

S Holland Dr

N Hayne St

N Holland Dr

Barbara St

Griffin Ave

Merch

62

© 2021 Google



Surrounding Property Owners Mailing List

Owner Name	Street Address	City	State	Zip	PID	Property Address
DRP Holdings LLC	2790 S. Thompson, Suite 102	Springdale	AR	72764	760-01006-000	Lot 1 Block 1 FMSD2 107, Farmington, AR
DRP Holdings LLC	2790 S. Thompson, Suite 102	Springdale	AR	72764	760-01007-000	Lot 2 Block 1 FMSD2 108, Farmington, AR
CHC Heger Investments 1 LLC	4728 Parsons Rd	Springdale	AR	72764	760-01679-000	194 N Hunter St, Farmington, AR
Dunk, Jonathon Clark	11 E. Wilson St	Farmington	AR	72730	760-01680-000	11 E. Wilson St, Farmington, AR 72730
Benham, Jason P & Pamela A	1455 N. Canterbury Rd	Fayetteville	AR	72701	760-01681-000	19 E. Wilson St, Farmington, AR 72730
Tuck, Carol A	25 E. Wilson St.	Farmington	AR	72730	760-01682-000	25 E. Wilson St., Farmington, AR 72730
Gilbert, Joannie D & Douglas E	31 E. Wilson ST	Farmington	AR	72730	760-01683-000	31 E. Wilson ST
McNeil, Michelle	37 E Wilson St	Farmington	AR	72730	760-01684-000	37 E Wilson St, Farmington, AR
Richardson, Kelly	43 E. Wilson St	Farmington	AR	72730	760-01685-000	43 E. Wilson St, Farmington, AR 72730-3027
DRP Holdings LLC	2790 S. Thompson St, Suite 102	Springdale	AR	72764	760-01013-000	Lot 2 Block FMSD2 114, Farmington, AR 72730
DRP Holdings LLC	2790 S. Thompson St, Suite 102	Springdale	AR	72764	760-01012-000	Lot 1 Block 2 FMSD1 113, Farmington, AR
Wooton, Michelle	182 N Hunter St	Farmington	AR	72730	760-01678-000	182 N Hunter St, Farmington, AR 72730
Rodriguez Vaca Jaime, Martinez	14 E. Rob St.	Farmington	AR	72730	760-01769-000	14 E Rob St, Farmington, AR 72730
Metcalif, Melissa Dawn	18 E. Rob St.	Farmington	AR	72730	760-01770-000	18 E. Rob St, Farmington, AR 72730
Burton, Lashon Maria	24 E. Rob St	Farmington	AR	72730	760-01771-000	24 E. Rob St, Farmington, AR 72730
DRP Holdings LLC	2790 S. Thompson St, Suite 102	Springdale	AR	72764	760-01368-000	2 E. Wilson St, Farmington, AR 72730
Lots 102 Holdings	PO Box 1527	Farmington	AR	72730	760-02400-000	E/2 NE NW 20.00 Ac- 23-16-31
Hampton Holdings LLC	PO Box 1120	Tontitown	AR	72770	760-02400-200	941 S. Broyles Ave, Farmington, AR 72730
NCWA Storage 1 LLC	74 Halbach Court	Fond du Lac	WI	54937	760-01367-000	267 N Broyles St, Farmington, AR 72730
NCWA Storage 1 LLC	74 Halbach Court	Fond du Lac	WI	54937	760-01366-000	267 N Broyles St, Farmington, AR 72730
NCWA Storage 1 LLC	74 Halbach Court	Fond du Lac	WI	54937	760-01365-000	267 N Broyles St, Farmington, AR 72730
Southwestern Electric Power Co	PO Box 16428	Columbus	OH	43216	760-01361-000	N Broyles St, Farmington, AR 72730
Grimes, Walter V Testamentary Trust, C/O Ryan LLC	PO Box 460329, Dept 909	Houston	TX	77056	760-01354-001	229 N Broyles St, Farmington, AR 72730
Hammons, Lana J Revocable Trust	12377 W Ervan Beeks Rd	Farmington	AR	72730	760-01359-000	76 E. Wilson St, Farmington, AR 72730
Barker, Joshua James	68 E. Wilson St	Farmington	AR	72730	760-01358-000	68 E. Wilson St, Farmington, AR 72730
Pershall, Robin Lynn	60 E. Wilson ST	Farmington	AR	72730	760-01355-000	60 E. Wilson St, Farmington, AR 72730
12:34 NWA Property Holdings LLC	PO Box 1865	Farmington	AR	72730	760-01364-000	52 E. Wilson St, Farmington, AR 72730
Huffman, Diane	4168 Osprey	Springdale	AR	72762	760-01363-000	46 E. Wilson St, Farmington, AR 72730
Huffman, Diane	4168 Osprey	Springdale	AR	72762	760-01363-001	E Wilson St, Farmington, AR 72730
Dearing, Danny & Betty	32 E. Wilson St	Farmington	AR	72730-3026	760-01356-000	32 E. Wilson St, Farmington, AR 72730
Meadowview Townhouses LLC	1063 N Valley View Dr	Fayetteville	AR	72701-1629	760-01357-000	20 E. Wilson St, Farmington, AR 72730
Guess, Eddie and Beverly	16224 Pinto Cir,	Fayetteville	AR	72704	760-01362-000	10 E Wilson St, Farmington, AR 72730
Pershall, Rick & Robin	PO Box 11	Prairie Grove	AR	72753	760-01354-000	PT SW NE .468, 23-16-31 Farmington Outlots

Owner Name	Street Address	City	State	Certified Tracking Number	Certified Mailing Status per USPS
12:34 NWA Property Holdings LLC	PO Box 1865	Farmington	AR	7020 2450 0002 2217 1449	available for pickup
Barker, Joshua James	68 E. Wilson St	Farmington	AR	7020 2450 0002 2217 1456	out for delivery
Benham, Jason P & Pamela A	1455 N. Canterbury Rd	Fayetteville	AR	7020 2450 0002 2217 1463	Delivered
Burton, Lashon Maria	24 E. Rob St	Farmington	AR	7020 2450 0002 2217 1470	Delivered
CHC Hager Investments 1 LLC	4728 Patsons Rd	Springdale	AR	7020 2450 0002 2217 1487	Delivered
Dearing, Danny & Betty	32 E. Wilson St	Farmington	AR	7020 2450 0002 2217 1494	out for delivery
DRP Holdings LLC	2790 S. Thompson, Suite 102	Springdale	AR	7020 2450 0002 2217 1500	Delivered
Dunk, Jonathon Clark	11 E. Wilson St	Farmington	AR	7020 2450 0002 2217 1517	delivery attempt
Gilbert, Joannie D & Douglas E	31 E. Wilson ST	Farmington	AR	7020 2450 0002 2217 1524	Delivered
Grimes, Walter V Testamentary Trust, C/O Ryan LLC	PO Box 460329, Dept 909	Houston	TX	7020 2450 0002 2217 1531	in-transit
Guess, Eddie and Beverly	16224 Pinto Cir,	Fayetteville	AR	7020 2450 0002 2217 1548	delivered
Hammons, Lana J Revocable Trust	12377 W Ervan Beeks Rd	Farmington	AR	7020 2450 0002 2217 1555	Delivered
Hampton Holdings LLC	PO Box 1120	Tontitown	AR	7020 2450 0002 2217 1562	available for pickup
Huffman, Diane	4168 Osprey	Springdale	AR	7020 2450 0002 2217 1579	forwarded
Lots 102 Holdings	PO Box 1527	Farmington	AR	7020 2450 0002 2217 1586	delivered
McFall, Michelle	37 E Wilson St	Farmington	AR	7020 2450 0002 2217 1593	delivery attempt
Meadowview Townhouses LLC	1063 N Valley View Dr	Fayetteville	AR	7020 2450 0002 2217 1609	forwarded
Metcalf, Melissa Dawn	18 E. Rob St.	Farmington	AR	7020 2450 0002 2217 1616	Delivered
NCWA Storage 1 LLC	74 Halbach Court	Fond du Lac	WI	7020 2450 0002 2217 1623	in-transit
Perishall, Rick & Robin	PO Box 11	Prairie Grove	AR	7020 2450 0002 2217 1630	Delivered
Perishall, Robin Lynn	60 E. Wilson ST	Farmington	AR	7020 2450 0002 2217 1647	in-transit
Richardson, Kelly	43 E. Wilson St	Farmington	AR	7020 2450 0002 2217 1654	delivery attempt
Rodriguez Vaca-Jaimis, Martinez	14 E. Rob St	Farmington	AR	7020 2450 0002 2217 1661	delivered
Southwestern Electric Power Co	PO Box 16428	Columbus	OH	7020 2450 0002 2217 1678	in-transit
Tuck, Carol A	25 E. Wilson St	Farmington	AR	7020 2450 0002 2217 1685	delivery attempt
Wooton, Michelle	182 N Hunter St	Farmington	AR	7020 0090 0001 2322 3795	forwarded

7020 0090 0001 2322 3795

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Certified Mail Fee	\$3.60	0745
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	05
<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	\$0.55	
Total Postage and Fees	\$7.00	

Postmark Here
03/03/2021

Sent To
Michelle Wooten
Street and Apt. No., or PO Box No.
182 N. Hunter St.
City, State, ZIP+4®
Farmington, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 2450 0002 2217 1449

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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	
Postage	\$0.55	
Total Postage	\$7.00	

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PO Box 1865
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	
Postage	\$0.55	
Total Postage	\$7.00	

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Sent To
Barker, Joshua James
68 E. Wilson St
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	
Postage	\$0.55	
Total Postage	\$7.00	

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Sent To
Benham, Jason P & Pamela A
1455 N. Canterbury Rd
Fayetteville, AR 72701

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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	
Postage	\$0.55	
Total Postage	\$7.00	

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Sent To
CHC Hager Investments I LLC
4728 Parsons Rd
Springdale, AR 72764

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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	
Postage	\$0.55	
Total Postage	\$7.00	

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Sent To
Burton, Lashon Maria
24 E. Rob St
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	

Postage \$0.55

Total Postage and \$7.00

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Sent To Metcalf, Melissa Dawn
 18 E. Rob St.
 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	

Postage \$0.55

Total Postage and \$7.00

03/03/2021

Sent To NCWA Storage 1 LLC
 74 Halbach Court
 Fond du Lac, WI 54937

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Extra Services & Fees (check box, add fee as appropriate)	\$2.85	05
<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 \$0.55

Total Postage and \$7.00

03/03/2021

Sent To Pershall, Rick & Robin
 PO Box 11
 Prairie Grove, AR 72753

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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	

Postage \$0.55

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Sent To Pershall, Robin Lynn
 60 E. Wilson ST
 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	

Postage \$0.55

Total Postage and \$7.00

03/03/2021

Sent To Rodriguez Vaca Jaime, Martinez
 14 E. Rob St.
 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	

Postage \$0.55

Total Postage and \$7.00

03/03/2021

Sent To Richardson, Kelly
 43 E. Wilson St
 Farmington, AR 72730

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Certified Mail Fee	\$3.60	0745
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$7.00	

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03/03/2021

Sent To: **Hammons, Lana J Revocable Trust**
 12377 W Ervan Beeks Rd
 Farmington, AR 72730

Street and Apt. No.
 City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

595 295 217 2000 2217 0202

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Tontitown, AR 72770

OFFICIAL USE

Certified Mail Fee	\$3.60	0745
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	05
<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	\$0.55	
Total Postage and Fees	\$7.00	

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03/03/2021

Sent To: **Hampton Holdings LLC**
 PO Box 1120
 Tontitown, AR 72770

Street and Apt. No.
 City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Farmington, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.60	0745
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$7.00	

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03/03/2021

Sent To: **Lots 102 Holdings**
 PO Box 1527
 Farmington, AR 72730

Street and Apt. No.
 City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

7020 2450 0002 2217 1579

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Springdale, AR 72762

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$7.00	

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03/03/2021

Sent To: **Huffman, Diane**
 4168 Osprey
 Springdale, AR 72762

Street and Apt. No.
 City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

7020 2450 0002 2217 1609

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Extra Services & Fees (check box, add fee as appropriate)	\$2.85	05
<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	\$0.55	
Total Postage and Fees	\$7.00	

Postmark Here

03/03/2021

Sent To: **Meadowview Townhouses LLC**
 1063 N Valley View Dr
 Fayetteville, AR 72701-1629

Street and Apt. No.
 City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

120 2450 0002 2217 1571

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Farmington, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.60	0745
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	05
<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	\$0.55	
Total Postage and Fees	\$7.00	

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03/03/2021

Sent To: **Mcfail, Michelle**
 37 E Wilson St
 Farmington, AR 72730

Street and Apt. No.
 City, State, ZIP+4

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Farmington, AR 72730

Certified Mail Fee	\$3.60	0745
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	05
<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 \$0.55
 Total Postage and Fees \$7.00

Sent To: Dearing, Danny & Betty
 32 E. Wilson St
 Farmington, AR 72730-3026

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Springdale, AR 72764

Certified Mail Fee	\$3.60	0745
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	05
<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 \$0.55
 Total Postage and Fees \$7.00

Sent To: DRP Holdings LLC
 2790 S. Thompson, Suite 102
 Springdale, AR 72764

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Farmington, AR 72730

Certified Mail Fee	\$3.60	0745
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	05
<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 \$0.55
 Total Postage and Fees \$7.00

Sent To: Gilbert, Joannie D & Douglas E
 31 E. Wilson ST
 Farmington, AR 72730

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Farmington, AR 72730

Certified Mail Fee	\$3.60	0745
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	05
<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 \$0.55
 Total Postage and Fees \$7.00

Sent To: Dunk, Jonathon Clark
 11 E. Wilson St
 Farmington, AR 72730

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Fayetteville, AR 72704

Certified Mail Fee	\$3.60	0745
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	05
<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 \$0.55
 Total Postage and Fees \$7.00

Sent To: Guess, Eddie and Beverly
 16224 Pinto Cir,
 Fayetteville, AR 72704

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Houston, TX 77056

Certified Mail Fee	\$3.60	0745
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	05
<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 \$0.55
 Total Postage and Fees \$7.00

Sent To: Grimes, Walter V. Tolson
 TRUST, C/O Ryan LLC
 PO Box 460329, Dept 909
 Houston, TX 77056

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Columbus, OH 43216

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<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 \$0.55

Total Postage \$7.06

0745
05

Postmark
Here

03/03/2021

Southwestern Electric Power Co
 PO Box 16428
 Columbus, OH 43216

Sent To
 Street and Apt. #
 City, State, ZIP+

7020 2450 0002 2217 1678

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Farmington, AR 72730

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Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<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 \$0.55

Total Postage \$7.00

0745
05

Postmark
Here

03/03/2021

Tuck, Carol A
 25 E. Wilson St.
 Farmington, AR 72730

Sent To
 Street and Apt. #
 City, State, ZIP+

7020 2450 0002 2217 1685



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



Date: 3/2/21

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Farmington Hills Subdivision

Section D107 of the International Fire Code states an additional fire access road is required for the plans submitted. If all occupancies had approved residential sprinkler systems installed, one fire access road may be approved by the AHJ.

Additional hydrant added on main access road as discussed.

William Hellard

Fire Chief

479-684-9799

williamhellard@cityoffarmington-ar.gov

Farmington Hill Comm.



Date: 2/24/2021

City: Farmington

Subdivision Name: Farmington Hill Comm.

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
2. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
3. All off site easements that are needed for Ozarks to extend electrical service to the subdivision property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. All conduits placed for the road crossings will be installed by the developer and must be 4 inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 Pipes)
5. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat. All conduits for road crossings and specific widths of U.E., Lot size, St. Light location and address to Lots must be shown on final plat before Ozarks Electric will sign the final plat.
6. Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, re-sodding , etc.
9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
10. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If developer decide to go with their own contact Cooperative representative below.
11. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.

Wes Mahaffey At (479)263-2167 or wmahaffey@ozarksecc.com

Additional Comments:

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

Applicant: Lots 102 Holding Date: 03/02/2021

Project Name: Farmington Hills Community

Engineer/Architect: Blew & 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 engineer or the developer monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is through Zoom and no one will be allowed in City Hall in person.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication that the meeting is through Zoom and no one will be allowed in City Hall in person. **With this in mind, the ad must be in Sunday, March 7, 2021 to meet the deadline.**
4. The revised plan must be submitted by next Tuesday, March 9th by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan. Plans must be folded with all sheets included in one set.
5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office.
6. Planning Commission meeting will be **Monday, March 22, 2021 at 6:00 pm**. We are currently doing our meetings virtual. Please provide me with email addresses for whoever wants to participate in that meeting. My email is melissamccarville@cityoffarmington-ar.gov. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.



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

**Technical Plat Review Agenda
March 2, 2021, at 2:00 p.m.**

Technical Plat Review will be held: Tuesday, March 2, 2021 at 2:00 p.m. at City Hall located at 354 W. Main Street, Farmington, Arkansas.

1. Preliminary Plat –Wagon Wheel East Subdivision
2. Preliminary Plat –Mrs. Jack McClure Subdivision
3. Large Scale Development – Farmington Hills Community – *Need to change rear setback requirement from 10' to 20'*

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

Applicant: Blew & Associates, PA

Date: 2/19/2021

Project Name: Farmington Hills Community

Engineer/Architect: Blew & Associates, PA

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: PGTelco / Zing Broadband

Name: Shane Bell

Phone: 479-841-0980

Email: sbell@pgtc.com

- Please see the attached site plan highlighted with requested Utility Easements
- Once approved, I would like an electronic PDF copy and an AutoCAD copy of the subdivision emailed to the above address.

Thanks

Received By: _____

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

Applicant: Lots 102 Holdings, LLC

Date: March 2, 2021

Project Name: Farmington Hills Community LSD

Engineer/Architect: Blew & Associates, PA

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: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Show the improvements to Wilson Street. The plans for these improvements can be obtained from Jorgensen and Associates. The entrance drive may need to be adjusted depending on what it will look like with the Wilson Street improvements.
3. Verify that all the streets shown are privately maintained.
4. Show all easements on the all site plans.
5. Does the existing gas line have its own easement?
6. Why is the power easement shown as apparent?
7. Do the other overhead utility lines have easements?
8. We will need written approval for the detention ponds within the existing power easement.
9. Show easements for all improvements, including drainage improvements, sanitary sewer and water.
10. Access to the site is a concern with the City. A meeting with the owner, City and engineers to discuss the best way forward for this project is recommended as soon as possible to avoid any delays with the Planning Process.
11. Drainage Report:
 - a. The drainage area map labels do not match the hydrograph areas.
 - b. The detention ponds should be calculated in series, but it appears that they are treated as one pond.
 - c. Show the flow paths on the Post Development Drainage Area Map. I could not check the Tc calculations since the flow paths were not shown.
 - d. Consider changing the labeling to help make it more understandable.

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

Applicant: Blew & Associates, PA

Date: 03-02-2021

Project Name: Farmington Hills Community

Engineer/Architect: Blew & Associates, PA

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, AR

Name: Judy Horne, Planning Commission
479-267-1022 jhorne923@gmail.com

1. Landscape Plan plant icons are tiny, so can't tell whether Dwarf Hamlen Fountain Grass or Button Bush is shown at detention pond and other areas. If Button Bush, it may be inappropriate choice Note that if the detention ponds will be dry most of the time, Button Bush "requires full sun to partial shade in moist to wet soils; thrives in low-lying areas that may not dry out until late in the season, such as bioswales or bogs, or pond and stream banks. Supplemental watering will be necessary for full sun locations that may dry out because buttonbush cannot tolerate drought."

2. Seeing no dedicated park land, developer must pay a fee of \$300 for each MF unit (\$300 X 116 Units = \$34,800)

XII. Dedication and Landscaping of Neighborhood Parks

- B. **Ratios for Dedication.** Developers of residential developments shall dedicate, in perpetuity, to the City of Farmington land area, exclusive of streets, for a park and/or trails within the development. Land shall be dedicated at a ratio of .02 acre (870 sq. ft.) of land for each single-family dwelling unit and .01 acre (435 sq. ft.) of land for each multi-family dwelling unit.
- C. **Fee Payment In Lieu of Land Conveyance.** In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund \$600.00 for each single-family unit and \$300.00 for each multi-family unit. The City shall review the designated fees every two (2) years and make adjustment suggestions to the City Council.
- E. **Timetable for cash dedication.** Intention for cash payment shall be included in the development agreement and paid prior to the City's signature of, and release of, the final plat. For subdivisions that do not require a development agreement, the cash dedication shall be paid before the City releases the signed approval of the subdivision for recording.

Received By: _____

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

March 9, 2021

City of Farmington
354 W. Main
Farmington, AR 72730

SUBJECT: Farmington Hills Community

To Whom It May Concern:

The following are the responses to the comments received on March 2nd, 2021 at the Tech Plat Review Meeting:

Farmington Fire Department:

- o Section D107 of the International Fire Code states an additional fire access road is required for the plans submitted. If all occupancies had approved residential sprinkler systems installed, one fire access road may be approved by the AHJ.

Per the Meeting on March 8th, 2021, a stub out to the north has been provided. We are working to make a connection to Farmington Heights.

- o Additional hydrant added on main access road as discussed.

Added.

City of Farmington:

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.

Noted.

2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is through Zoom and no one will be allowed in City Hall in person.

Noted and done.

3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication that the meeting is through Zoom and no one will be allowed in City Hall in person. With this in mind, the ad must be in Sunday, March 7th, 2021 to meet the deadline.

Noted and completed per the instructions.

4. The revised plan must be submitted by next Tuesday, March 9th by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan. Plans must be folded with all Sheets included in one set.

Noted.

5. A revised copy of the plan and drainage plan should be delivered to Chris Brackett at his office.

Noted.

6. Planning Commission meeting will be Monday, March 22, 2021 at 6:00 pm. We are currently doing our meetings virtual. Please provide me with email addresses for whoever wants to participate in that meeting. My e-mail is melissamccarville@cityoffarmingtonar.gov. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.

Noted.

PGTelco / Zing Broadband

- o Please see the attached site plan highlighted with required Utility Easements

Plan has been updated with requested Utility Easements.

- o Once approved, I would like an electronic PDF copy and an AutoCAD copy of the subdivision emailed to the above address.

Noted.

City of Farmington / Christopher Brackett, P.E.

1. Note that the instructions above say that the technical plat comments must be addresses prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.

Noted.

2. Show the improvements to Wilson Street. The plans for these improvements can be obtained from Jorgensen and Associates. The entrance drive may need to be adjusted depending on what it will look like with the Wilson Street improvements.

I was unable to get the requested information for Jorgensen and Associates. They had previously provided an overall site plan with the right-of-way shown. I created the intersection based on that information and using the Collector Section.

3. Verify that all the streets shown are privately maintained.

The word PRIVATE has been added to all the streets to indicate privately maintained.

4. Show all easements on the site plans.

Easements now shown.

5. Does the existing gas line have its own easement?

Easements shown are what the survey indicated.

6. Why is the power easement shown as apparent?

Trying to work this out with the surveyor.

7. Do the other overhead utility lines have easements?

Will find out from title company and surveyor. I have shown a 20' Utility Easement centered on the lines.

8. We will need written approval for the detention ponds within the existing power easement.

We are working on obtaining this from the Power Company.

9. Show easements for all improvements, including drainage improvements, sanitary sewer and water.

Now shown.

10. Access to the site is a concern with the City. A meeting with the owner, City and engineers to discuss the best way forward for this project is recommended as soon as possible to avoid any delays with the Planning Process.

Meeting was held on March 8th, 2021.

11. Drainage Report:

- a. The drainage area map labels do not match the hydrograph areas.

This has been corrected. Now the Titles and Subtitles match the drainage maps.

- b. The detention ponds should be calculated in series, but it appears that they are treated as one pond.

They were calculated in series. Hydrographs allows two ponds to be calculated in the routing calculation which allows the program to balance the equation including tailwater and backwater results. However, in the interest of time, the pond routing calculations were split into two separate detention ponds.

- c. Show the flow paths on the Post Development Drainage Area Map. I could not check the Tc calculations since the flow paths were not shown.

Flow paths are now shown and the Time of Concentration numbers have been updated.

- d. Consider changing the labeling to help make it more understandable.

Did not have enough time to change this. I will reconfigure during Engineering Review.

City of Farmington / Judy Horne

1. Landscape Plan plant icons are tiny, so can't tell whether Dwarf Hamlen Fountain Grass or Button Bush is shown at detention pond and other areas. If Button Bush, it may be inappropriate choice Note that if the detention ponds will be dry most of the time, Button Bush "requires full sun to partial shade in moist to wet soils; thrives in low-lying areas that may not dry out until late in the season, such as bioswales or bogs, or pond and stream banks. Supplemental water will be necessary for full sun locations that may dry out because buttonbush cannot tolerate drought."

Button Bush has been changed to a more appropriate shrub.

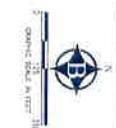
2. Seeing to dedicated park land, developer must pay a fee of \$300 for each MF unit (\$300 x 116 Units = \$34,800).

Park Fees to be paid.

Sincerely,



Jorge Du Quesne
Blew & Associates, PA



01

Bates & Associates, Inc.
 www.batesinc.com
 Civil Engineering & Surveying
 7230 N. Pleasant Ridge Blvd Phone: 479.642.9350 Fax: 479.637.6350
 Fayetteville, Arkansas 72714

APPLYBE ROAD
 CONCEPT PLAN
 FARMINGTON, ARKANSAS

REV	DESCRIPTION	DATE

01 of 01
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF ARKANSAS
 No. 12612
 EXPIRES 12/31/2020
 BATES & ASSOCIATES, INC.
 7230 N. PLEASANT RIDGE BLVD
 FAYETTEVILLE, AR 72714
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