



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 27, 2017***

**A meeting of the Farmington Planning Commission will be held on  
Monday, March 27, 2017 at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - February 27, 2017
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 HEARING**
  - A. **Replat** : Tract 1A Twins Falls Addition, Phase 1  
**Property owned by:** Twin Falls Development, LLC.  
**Property Location:** Commercial Lot at Front of Twins Falls on Hwy. 62  
**Presented by:** Keith Marrs
  - B. **Rezone Request:** Tract 1D and 1E Twin Falls Addition from C-2 to R-1  
**Property owned by:** Twin Falls Development, LLC.  
**Property Location:** Commercial Lot at Front of Twins Falls on Hwy. 62  
**Presented by:** Keith Marrs
  - C. **Variance Request:** requesting variance for curb and gutter on Jim Brooks Rd.  
**Property owned by:** Twin Falls Development, LLC.  
**Property Location:** Commercial Lot at Front of Twins Falls on Hwy. 62  
**Presented by:** Keith Marrs
  - D. **Rezone Request:** Tract 2 behind 197 E. Main St. from C-2 to MF-2  
**Property owned by:** Mel Collier  
**Property Location:** Tract 2 behind 197 E. Main  
**Presented by:** Brad Smith
  - E. **Preliminary Plat:** Farmington Heights Subdivision  
**Property owned by:** Lots 101, LLC.  
**Property Location:** W. Sellers Road.  
**Presented by:** Civil Design Engineers, Inc.

**F. Large Scale Development:** Everett Law Office

**Property owned by:** Twin Falls Development, LLC.

**Property Location:** NE of intersection of Hwy. 62 and Twin Falls Dr.

**Presented by:** Bates & Associates, Inc.

**Planning Commission Minutes**  
**February 27, 2017**

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

**PRESENT**

Jay Moore  
Howard Carter  
Matt Hutcherson  
Robert Mann, Chair  
Gerry Harris  
Judy Horne  
Bobby Wilson

**ABSENT**

Toni Bahn

**City Employees Present:** Melissa McCarville, City Business Manager; Rick Bramall, City Inspector; Steve Tennant, City Attorney; Chris Brackett, City Engineer

**2. Approval of Minutes:** January 23, 2017 minutes were approved as written.

**3. Comments from Citizens:** No comments.

**4A. Rezoning Request: 12268 W. Hwy 62 from R-1 to C-2 by Jim & Rebecca Ayers – for Warehouse**

Randy Ritchey presented request which would allow Ayers to build a basic warehouse for business expansion. All paperwork was in order and City Engineer Chris Brackett had no questions or issues with project. There were no questions from Planning Commission. Chairman Robert Mann opened floor for comments, and there were none.

Chairman Mann called for question to rezone the land at 12268 W. Hwy 62 from R-1 to C-2 for construction of a warehouse. Unanimously approved by a vote of 6-0.

**5A. Preliminary Plat for Farmington Heights Subdivision located on W. Sellers Road - owned by Lots 101 LLC**

Ferdinand Fourie of Civil Design Engineers, Inc. was present to discuss the subdivision plat. He explained that this subdivision had been started about ten years ago but was abandoned. This plat shows 125 lots that would be about one-fourth acre size.

The City had no comments.

City Engineer Brackett presented a memo recommending approval with certain conditions:

1. The fire hydrant locations shown on plat and the utility plans must be reviewed and approved by the Fire Department.
2. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to any further construction activities.
3. Any enforcement due to possible unlawful grading on the site must be completely resolved prior to approval of the construction plans.
4. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The

owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.

5. After a final review set of plans and drainage report has been approved by McGoodwin, Williams & Yates, the applicant should submit to the City three (3) sets of full size plans and two (2) sets of half size plans, and two (2) more copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

Ferdinand Fourie agreed to the terms of the City Engineer's memo.

Citizens attending the meeting were given the opportunity to speak regarding the subdivision.

Ashley Swaffar lives just east of the proposed 125 lot subdivision and said she was speaking for eight other neighbors. Although not opposed to the subdivision, she had concern about: increased traffic on Sellers Road which she described as deteriorating and narrow; water runoff because even without more development the nearby creek is at capacity when it rains. She had photos to show water runoff after a rain this day. Also she was afraid the subdivision may decrease her property value and thinks the plan should be evaluated for environmental concerns.

She mentioned that the owners of the land are dirt mining and thought that would have a negative environmental impact on the area. Rick Bramall, City Inspector, had sent a letter to the owners, asking them to stop moving dirt.

City Attorney Steve Tennant said the City Engineer Chris Brackett coordinates a detailed process for review of large-scale developments to ensure everything meets all city, state and federal guidelines.

Karen Inman lives west of the proposed subdivision and expressed concern about subdivision fencing protection so small children would not get into the field with her cows. Mr. Fourie thought there would be fencing. Mr. Tennant suggested that she put up "No Trespassing" signs on her property.

Howard Lester lives just north of Sellers Road and is in Fayetteville. He stated that the partial drain system set up previously goes by his fence, down the fence, and drains into Goose Creek. He was concerned that nothing would be done now to correct the drainage issues. He also verified that the land owner is "hauling dirt out every day."

Mr. Fourie said he had not looked at the drainage on-site.

City Engineer Brackett said the same drainage plan done by a previous City Engineer (Rick Cowdrey) ten years ago appears to still be applicable now; also, there haven't been changes to City drainage requirements since then. This caused considerable discussion by Commissioners. They were concerned that factors on this site may have changed from ten years ago.

Jay Moore asked why there was no detention pond in the plan. City Engineer stated that in a heavy rain, the pond would eventually overflow all at once into the already full creek and this would actually make the water control situation worse than if normal runoff from the land was allowed.

Bobby Wilson asked if this current dirt mining could cause new runoff issues different from ten years ago.

Matt Hutcherson asked if all the new asphalt, concrete driveways, and coverage of soil by houses would increase groundwater rate of flow.

To another question, it was explained that Lot A will be a dedicated park, based upon the Landscape Ordinance requirement that a subdivision either provide a park or pay a fee-per-lot in lieu of a park.

City ordinance requires builder to improve their side of Sellers Road with 18' to centerline of road.

City Attorney Tennant stated that subdivision covenants where houses are more than 1800 square feet like these has to be reviewed and approved by him. He also told the concerned citizens that developers' construction is always monitored. Finally, he asked the City Engineer to talk with the developer about the fencing and send him the information so he can review it.

Having no further discussion, Chairman Mann called for question to approve Preliminary Plat for Farmington Heights Subdivision located on W. Sellers Road - owned by Lots 101 LLC. Voting "Aye": Moore, Carter. Voting "No": Hutcherson, Harris, Horne, Wilson. With 2 "Ayes" and 4 "Nos", the motion failed.

Melissa McCarville asked the project engineer Fourie to visit with her regarding some needed clarifications.

He agreed to do so.

### **5B. Large Scale Development – City of Farmington Public Works Building to be located in Creekside Park – Bates & Associates, Geoff Bates**

City Engineer Brackett had the following conditions regarding approval:

1. Any water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to any construction activities.
2. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
3. After a final review set of plans and drainage report has been approved by McGoodwin, Williams & Yates, the applicant should submit to the City three (3) sets of full size plans and one (1) set of half size plans, and two (2) more copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

The City did not have additional comments regarding this proposal that would use about 2 acres of the park land and would include a 9,000 square foot building with entire area surrounded by a 6' high chain link fence with woven slats.

The floor was opened for public comment with numerous people who live on streets surrounding this area of the park expressing great displeasure with the proposed site. In a head-count, it was determined that 28 people were present in opposition of this proposal.

**Laurie Adkins, 74 Sable**, felt the project idea was “harebrained.” She did not want to see park land used for anything but park activities and questioned environmental damage from oil and chemicals flowing down into the creek; she asked if it could be placed in another location such as east of Broyles. It was explained that the land east of Broyles has drainage issues; also, the City has been looking for a long time for reasonably priced land. She asked whatever happened to the park plan that was created several years ago which showed new playground areas, small orchard, and a place for music venues. In conclusion, she said the city was “shooting itself in the foot.”

**Richard West, Sable Street**, overlooks Creekside Park. He said it does not make economic or environmental sense to put the building in that location. He cited an American Planning Association study on value of parks.

- 1) Green space is economically valuable to a city. People want to move to cities with trails and parks.
- 2) Real property values are higher in cities with lots of greenspace. Thus cities will benefit from more tax dollars with which to further improve the city
- 3) Affluent people are attracted and retained.
- 4) Knowledge workers are particularly in favor of having access to many beautiful parks and trails.
- 5) Home buyers want to buy homes in park areas.

He was concerned about environmental pollution from the operation’s runoff; he also felt there would be unsightly piles of chat, sand, old Christmas decorations, and equipment like he saw in another area of the city. He closed by mentioning some of the things people had wanted when the park plan was done a few years ago, and he asked the Planning Commission to deny the City’s request.

**Gary McCullough, corner of Rob & Broyles**, said he had same concerns as previous speakers. He wondered how much of his sunroom view of the park would be blocked. He asked for a privacy screen on the north edge of park and also the west edge. He also mentioned that lots and lots of children cut through the park right there from Williams Elementary School on Broyles.

**Michael Compton, 43 Spokane**, was concerned about noise from the equipment and children’s safety. He thought that a small orchard was going to be planted in that area and wondered why nothing had been done to improve the park.

**William Mace, 73 Rob**, said he was a first-time home owner and would not have bought his house if he had known what was going to be put in the north part of the park. He works with heavy equipment and he knows it is going to be noisy.

**Tracie Quade, 109 Sable**, was concerned about water drainage from the facility and asphalt parking lot onto Marvel Street, which drains onto James Street where there is already a flooding issue occasionally.

**Addison West, Sable Street**, a young girl, presented a petition with numerous names of citizens who live in the area surrounding the park and who are opposed to the city building.

**Devis Fruchtl, 74 Sable**, asked about a dotted line shown in the south portion of the Park. It was explained that it was a proposed road, but that the City will not build a road there. She wondered

what had happened to the plans for the park that were done several years ago. She loves the park and is afraid this will downgrade the park and numerous homes around the park will become rentals.

With no other speakers, Chairman Mann closed Public Comment.

Mr. Floyd Shelley, Director of Public Works, answered some questions people had: The work hours are 7:30 AM – 4:30 PM. Their main functions are to keep Farmington parks' landscape clean and mowed, minor road repairs, and clear street drainage to prevent flooding. There are no water and sewer services or sanitation hauling involved. The City has 4 riding lawn mowers, 1 dump truck, 3 pickup trucks, 1 one-ton truck and small implements. There will be no gasoline tanks and no salt for ice prep; lime is used instead. Also, there will be a drain trap built in inside the building to catch any fluids that drain into it, but some of the vehicle maintenance is done by businesses elsewhere.

He explained they keep lots of equipment sitting outside causing faster depreciation, plus current storage areas at the ball park and beside the high school causes occasional blockage by parked vehicles. So in an emergency, they would not be able to get their equipment out.

Mayor Ernie Penn said they had looked for a location for 5 years. The property near Williams Elementary would cost about \$22,000 an acre, and city would have to buy all 20 acres, which City can't afford. When placement on East side of Broyles was considered, the residents were very opposed to placement there as well. Land available by the City Fire Station would cost \$350,000.

Architect James Key talked again about the fencing with slats and how the large amount of landscaping would screen the operation from public view.

Judy Horne suggested that the landscaping on the west side be moved much closer to the building to screen it and to muffle noise more effectively. This was agreed to by other Commissioners.

Chairman Mann called for question to approve the City of Farmington Large Scale Development plan, subject to the conditions listed in City Engineer Chris Brackett's memo, and with the understanding that there would be changes in the landscaping to provide better screening. Upon vote, the following Commissioners voted "Aye": Moore, Carter, Harris, Horne, and Wilson. Voting "No": Hutcherson. Motion carried 5 – 1.

## **6. Election of Officers**

The following officers were elected: Robert Mann, Chair; Gerry Harris, Vice Chair; Judy Horne, Secretary.

**7. Adjournment:** Having no further business, Bobby Wilson moved to adjourn, seconded by Jay Moore; passed unanimously.

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Judy Horne - Secretary

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Robert Mann - Chair

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: Kennt Matis Day Phone: 479-841-3586  
 Address: PO Box 605 Farmington Fax: \_\_\_\_\_  
 Representative: \_\_\_\_\_ Day Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Property Owner: Twin Falls DOW LLC Day Phone: 479-841-3586  
 Address: PO Box 605 Farmington 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 #

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

Property Description

Site Address -- Noert Commercial Lot Front of Twin Falls  
 Current Zoning -- \_\_\_\_\_  
 Attach legal description

Financial Interests

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

Twin Falls DOW LLC Kennt Matis & Rick Moody

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.

[Signature] Date 2/21/17  
 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.)

[Signature] Date 2/21/17  
 Owner/Agent Signature



## LSD/Subdivision Application Checklist:

Yes No N/A, why?

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

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

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
<b>Proposed and Existing Streets, Rights-of-way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.			N/A
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			N/A
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.)			N/A
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.)			N/A
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	X		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			N/A Not LSD
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			N/A Not LSD
8. The location and size of existing and proposed signs, if any.	X		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	X		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	X		
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.			N/A Unknown
14. Indicate location and type of garbage service (Large Scale			N/A Not LSD

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.	x		
16. Draft of covenants, conditions and restrictions, if any.			Applicant
17. Draft POA agreements, if any.			Applicant
18. A written description of requested variances and waivers from any city requirements.			N/A
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.			N/A
20. Preliminary drainage plan as required by the consulting engineer.			N/A No Improvement Proposed

*\*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.*

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

Applicant: Keith Marrs  
Project Name: Replat Tract 1A, Twin Falls Addition, Phase I  
Engineer/Architect: Hawking-Weir Engineers, Inc.

Date: March 7, 2017

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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.

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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. Provide the soil testing results to verify that the soil conditions can support the lots shown.
3. Show the water service for the proposed lots.
4. Revise the Certificate of Acceptance signature block. Remove the Water System line and revise the City's Engineering Consultant line from Streets and Drainage to Public Infrastructure.



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

Applicant: Keith Marrs

Date: 3-7-17

Project Name: Re-plat Tract 1A, Twin Falls Addition, Phase 1

Engineer/Architect: Hawkins Weir Engineers, Inc.

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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.

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Representing: Washington Water Authority Name: Josh Moore

1) Need 911 ADDRESS ON EACH LOT FOR FINAL PLAT

2) ADD 10' to UE on east side of lot 1E AND NORTH THROUGH OTHER LOT TO ALLOW FOR LINE extension to North property.

3) Developer to pay for WATER TAPS TO be installed

Received By: \_\_\_\_\_

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

Applicant: Keith Marrs

Date: 3-7-17

Project Name: Re-plat Tract 1A, Twin Falls Addition, Phase 1

Engineer/Architect: Hawkins Weir Engineers, Inc.

---

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

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Representing: Ozarks Name: Wes Mahaffey

1. easement shown look good
2. Refer to Policy 45 given
3. No trees in U.E.

Received By: \_\_\_\_\_

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Date: 2-29-2017

City: Farmington

Subdivision Name: Hawkins Weir

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 6 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 3 Pipes Designated to Ozark Electric)
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. 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, 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. 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](mailto:wmahaffey@ozarksecc.com)

Additional Comments:

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

Applicant: Keith Marrs  
Project Name: Replat Tract 1A, Twin Falls Addition, Phase I  
Engineer/Architect: Hawking-Weir Engineers, Inc.

Date: March 7, 2017

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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.

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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. Provide the soil testing results to verify that the soil conditions can support the lots shown.
3. Show the water service for the proposed lots.
4. Revise the Certificate of Acceptance signature block. Remove the Water System line and revise the City's Engineering Consultant line from Streets and Drainage to Public Infrastructure.



March 10, 2017

Ms. Melissa McCarville, Business Manager  
City of Farmington  
354 W. Main  
Farmington, Arkansas 72730

Re: Twin Falls Addition, Re-plat Tract 1A  
Farmington, Arkansas  
HWEI Project No. 2016089

Dear Ms. McCarville:

This letter will transmit fifteen (15) copies of the revised Re-plat Tract 1A, Twin Falls Addition Phase I for the March 27, 2017 Planning Commission Agenda. Below are the responses to the Technical Plat Review comments.

Christopher B. Brackett, P.E., Representing the City of Farmington

1. We acknowledge comments from the Technical Plat review must be addressed and resubmitted by March 14, 2017.
2. Septic System Soil testing information will be provided by the Designated Representative that performed the soils testing.
3. Water meter locations have been added to the revised plat.
4. The Certificate of Acceptance signature blocks have been revised as noted.

Melissa McCarville, City of Farmington

1. The applicant, Mr. Keith Marrs, will notify the adjacent property owners prior to the Planning Commission meeting. Receipts will be provided by the applicant one (1) week prior to the meeting.
2. Acknowledged, the advertisement will be placed in the paper ten (10) days prior to the meeting and proof of publication will be provided.
3. Acknowledged, engineering fees will be paid prior to signing of final plat.

Josh Moore, Washington Water Authority

1. The application for addressing has been submitted to Mr. Daryl Pemberton. Addresses will be added to the plat once they are assigned.
2. Acknowledged, the easements have been added to the plat.
3. Acknowledged, the developer will pay for water taps.



Ms. Melissa McCarville  
Business Manager  
Page 2  
March 10, 2017

If you need any additional information, please feel free to contact me.

Sincerely,

HAWKINS-WEIR ENGINEERS, INC.

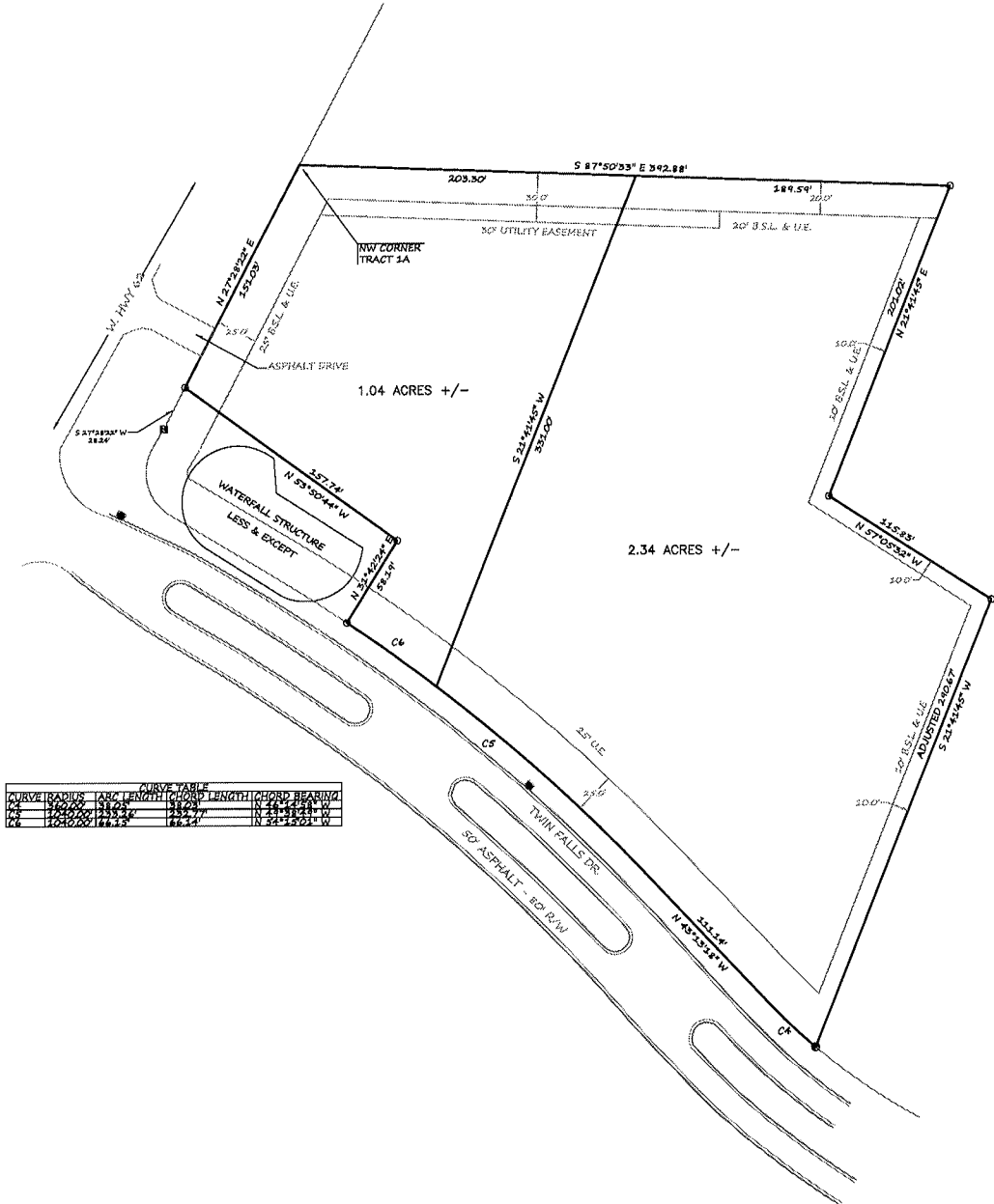
A handwritten signature in black ink, appearing to read 'L. Yancey'. The signature is fluid and cursive, with a large initial 'L' and a stylized 'Y'.

Larry E. Yancey, P.E.

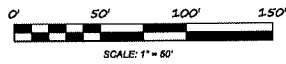
LEY/lhc

Enclosures: Fifteen (15) copies of the Preliminary and Final Plats  
Copy of the Technical Plat Review Comments

cc: Mr. Keith Marrs with copies of the plats



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	100.00'	15.71'	31.42'	N 34° 32' 01" W
C2	100.00'	15.71'	31.42'	N 34° 32' 01" W
C3	100.00'	15.71'	31.42'	N 34° 32' 01" W



**TRACT SPLIT**

FOR USE OF:  
**KEITH MARRS**

LOCATION: W. HWY 62  
WASHINGTON COUNTY, ARKANSAS  
SEC 27, T-16-N, R-31-W

CRW CLIENT: TW DRAWN BY: NM  
PLAT No. 16-023 DATE: 02/15/2016



**ATLAS**  
PROFESSIONAL LAND SURVEYING

P.O. BOX 1026  
51 MAIN STREET  
WREST FORK, AR. 72774  
PH. 479-994-6177

PB #1756  
COA #2875

- LEGEND**
- SET #4 REBAR
  - GAS METER
  - ⊕ LIGHT POLE
  - ⊖ WATER VALVE
  - ⊕ ELECTRIC BOX
  - YARD HYDRANT
  - STORM GRATE
  - EXISTING #4 REBAR
  - ⊖ ALUMINUM MONUMENT
  - ⊖ TELEPHONE PEDESTAL
  - SANITARY SEWER MANHOLE
  - ELECTRIC METER
  - ..... ASPHALT/CONCRETE
  - ..... PREVIOUS LOT LINE
  - ..... BUILDING SETBACK LINE
  - ..... UTILITY EASEMENT
  - ..... BOUNDARY LINE
  - ..... RIGHT OF WAY

**NOTES**

OTHER PROFESSIONAL LAND SURVEYING, LLC COPYRIGHT 2016

ALL GOVERNMENTAL MUNICIPALITIES/AGENCIES INCLUDING DE DEPARTMENT ARE EXEMPT FROM LIABILITY. THIS PLAT IS COPYRIGHT MATERIAL AND HAS BEEN PROVIDED FOR THE USE OF THE PERSONS NAMED ON THIS PLAT. NO ONE INCLUDING THE PERSONS NAMED ON THIS PLAT MAY COPY OR REPRODUCE ANY PART OF THIS PLAT FOR ANY OTHER PURPOSE. ORIGINAL COPIES OF THIS PLAT MAY BE USED IN THE FIELD ON THIS PLAT IF NOT RED IN COLOR AND SIGNED BY BLUE INK. IT IS NOT AN ORIGINAL PLAT AND CONSIDERED AN UNAUTHORIZED COPY.

**LAND USE/LAND INSTRUCTIONS**

EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THIS SURVEY DOES NOT REFLECT ANY EASEMENTS (OTHER THAN APPARENT EASEMENTS OBSERVED IN THE FIELD AT THE TIME OF THIS SURVEY), BUILDING SETBACK LINES, RESTRICTIONS, COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, LAND-USE REGULATIONS, OR FACTS IN WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY INCLUDE.

**UTILITIES**

EXCEPT AS SHOWN HEREON, NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTING, ASSE, DEPT, CONDUIT, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC FACILITY. CONTACT ALL UTILITY PROVIDERS FOR THIS INFORMATION.

**FLOOD INFORMATION**

ANY INFORMATION (TEXT, LINES, SYMBOLS, HATCHES, ETC) ON THIS PLAT THAT MAKE REFERENCE TO FLOOD ZONES ARE DERIVED FROM A FLOOD INSURANCE RATE MAP (FIRM) BY AN OFFICIAL PLATTING ONLY AND DOES NOT REPRESENT THE SURVEYOR'S OPINION ON THE PROBABILITY OF FLOODING.

# Water & Environmental Testing of NWA

4170 Tara Street  
Springdale, AR 72762  
[479-466-6117](tel:479-466-6117)

Twin Falls Development  
Lots 135 and 136 Proposed  
Farmington, Arkansas

February 1, 2017

To Whom It May Concern,

Upon inspection of the property named above in Washington County, Two pits were dug on the proposed lot split to determine soil morphology. Lot 135 pit yielded a Moderate Seasonal Water table at 30" for a Loading Rate of 0.75gpd/sqft. A four bedroom house will require 300 Linear feet of Lateral Lines. The Lot 136 pit yielded an Adjusted Moderate SWT at 28". This is a Loading Rate of 0.73gpd/sqft and a four bedroom would require 308 linear feet.

The placement of the septic will have to be away from the natural drainage area on the property. Septic lines CANNOT be in areas of fill or disturbed soil.

If you have any further questions, please call me at [479-466-6117](tel:479-466-6117).

Sincerely,

Linda Mayo Tillery, Designated Representative  
Water Operator D-IV, T-I  
Wastewater Operator III  
CMP Inspector

Linda Mayo Tillery, R.S.  
Designated Representative #[1451570](#)









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powered by:



**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:

North Commercial Lot on Extension of Twin Falls Subdivision  
Location

Twin Falls Dev 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 27 2017 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.

**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 20 day of Feb, 2017.

*PLACE LEGAL DESCRIPTION OF PROPERTY HERE*

A public hearing to consider this Preliminary Plat will be held on the 27<sup>th</sup> day of MARCH, 2017, 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).*

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Farmington Commercial LLC  
 771 Tyler Rd  
 Farmington AR 72730



9590 9402 2525 6306 7542 78

Article Number (Transfer from service label)

7016 1370 0000 1316 3979

Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Paul Phillips*  
 B. Received by (Printed Name)  
 Paul Phillips

- Agent
- Address

C. Date of Delivery  
2-23-17

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Endemac Homes  
 PO Box 1527  
 Farmington AR 72730



9590 9402 2525 6306 7542 61

Article Number (Transfer from service label)

7016 1370 0000 1316 3979

Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Concace Frymire*  
 B. Received by (Printed Name)  
 Concace Frymire

- Agent
- Address

C. Date of Delivery  
2-23-17

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Aspell Construction  
 PO Box 397  
 Farmington AR 72730



9590 9402 2525 6306 7542 54

2. Article Number (Transfer from service label)

7016 1370 0000 1316 3948

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Concace Frymire*  
 B. Received by (Printed Name)  
 Concace Frymire

- Agent
- Address

C. Date of Delivery  
2-23-17

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

2. Article Number (Transfer from service label)

9590 9402 2525 6306 7542 85



PO Box 1346  
 Fayetteville AR 72702  
 Grosecreek Properties LLC

1. Article Addressed to:

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**SENDER: COMPLETE THIS SECTION**

**COMPLETE THIS SECTION ON DELIVERY**

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

A. Signature

X *Paul Phillips*  
 B. Received by (Printed Name)  
 Paul Phillips

C. Date of Delivery  
2-24-17

7016 1370 0000 1316 3948

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Domestic Mail Only

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**FARMINGTON, AR 72730**

OFFICIAL USE

Certified Mail Fee \$3.35

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

Return Receipt (hardcopy) \$2.75

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$6.59

Sent To **Trade Mark Homes**  
Street and Apt. No., or PO Box No. **PO Box 1527**  
City, State, ZIP+4® **Farmington AR 72730**

Postmark Here **FEB 21 2017**

USPS 02/21/2017

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

7016 1370 0000 1316 3948

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**FARMINGTON, AR 72730**

OFFICIAL USE

Certified Mail Fee \$3.35

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

Return Receipt (hardcopy) \$2.75

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$6.59

Sent To **Aspen Construction**  
Street and Apt. No., or PO Box No. **PO Box 397**  
City, State, ZIP+4® **Farmington AR 72730**

Postmark Here **FEB 21 2017**

USPS 02/21/2017

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

7016 1370 0000 1316 3948

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**FAYETTEVILLE, AR 72702**

OFFICIAL USE

Certified Mail Fee \$3.35

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

Return Receipt (hardcopy) \$2.75

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$6.59

Sent To **Goosecreek Properties LLC**  
Street and Apt. No., or PO Box No. **PO Box 1346**  
City, State, ZIP+4® **Fayetteville, AR 72702**

Postmark Here **FEB 21 2017**

USPS 02/21/2017

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

7016 1370 0000 1316 3948

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**FAYETTEVILLE, AR 72702**

OFFICIAL USE

Certified Mail Fee \$3.35

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

Return Receipt (hardcopy) \$2.75

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$6.59

Sent To **Farmington Commercial LLC**  
Street and Apt. No., or PO Box No. **1277 Tyler Rd**  
City, State, ZIP+4® **Farmington AR 72730**

Postmark Here **FEB 21 2017**

USPS 02/21/2017

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







# Washington County Report

Property Owner		Property Information	
<b>Name:</b>	FARMINGTON COMMERCIAL LLC	<b>Physical Address:</b>	12655 ORCHID RD
<b>Mailing Address:</b>	12771 TYLER RD FARMINGTON, AR 72730	<b>Subdivision:</b>	27-16-31 FARMINGTON OUTLOTS
<b>Type:</b>	(A1) - Agri Improved	<b>Block / Lot:</b>	-- / --
<b>Tax Dist:</b>	(061) - FARMINGTON SCH, FARM	<b>S-T-R:</b>	27-16-31
<b>Millage Rate:</b>	53.60	<b>Size (in Acres):</b>	159.530

**Legal:** ANNEXED TO CITY OF FARMINGTON FOR 2007 & FOLLOWING YEARS PER ANNEXATION OR. 2007-03 PT N/2 SE 60.00A SE SE 40.00A E/2 SW SE 20.00A PT NE SW 39.53A FURTHER DESCRIBED FROM 2014-21135 AS: Part of the SE 1/4 of Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows: Beginning at the Northeast corner of the NE 1/4, SE 1/4; thence S02°16'51" W along the east line of said NE 1/4, SE 1/4, 1324.17' to the southeast corner of said NE 1/4, SE 1/4; thence S02°11'24"W along the east line of the SE 1/4, SE/4, 1324.17' to the southeast corner of said SE 1/4, SE 1/4; thence N87°51'27"W along the south line of the SE 1/4, SE 1/4, 1322.60' to the southwest corner of said SE 1/4, SE 1/4; thence N87°56'06"W along the south line of the SW 1/4, SE 1/4, 661.84'; thence N02°04'41"E 1807.25'; thence S87°44'20"E 715.54'; thence N02°15'40"E 824.12'; thence N87°49'41"W 48.08' to the west line of the NE 1/4, SE 1/4, Sec. 27; thence N87°50'14"W 670.07'; thence N02°04'41 "E 20.00' to the north line of the NW 1/4, SE 1/4; thence S87°50'14"E along the north line of said NW 1/4, SE 1/4, 670.16' to the northeast corner of said NW 1/4, SE 1/4; thence S87°49'41 "E along the north line of said NE 1/4, SE 1/4, 1321.56' to the Point of Beginning. ALSO: Part of the NW 1/4, SE 1/4 and part of the NE 1/4, SW 1/4 of the Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows: Beginning as the Southwest corner of said NE 1/4, SW 1/4; thence N02°14'54"E along the west line of said NE 1/4, SW 1/4, 301.32' to the southeasterly right-of-way line of Arkansas Highway 62; thence along said southeasterly right-of-way line the next (4) courses: N39°30'01"E 622.66'; N46°49'27"E 242.07'; N50°15'39"E 534.64'; N51°30'58"E 1.66' to the north line of the NE 1/4, SW 1/4; thence S87°42'08"E along said north line of the NE 1/4, SW 1/4, 375.96' to the northeast corner of said NE 1/4, SW 1/4; thence S87°50'14"E along the north line of the NW 1/4, SE 1/4, 657.24'; thence S02°04'41 "W 20.00; thence N87°50'14"W 75.33'; thence S02°15'40"W 822.76'; thence S87°44'20"E 77.96'; thence S02°04'41"W 484.62' to the south line of said NW 1/4, SE 1/4; thence N8r 43'31 "W along said south line of the NW 1/4, SE 1/4, 663.64' to the southwest corner of said NW 1/4, SE 1/4; thence N87°49'12"W along the south line of the NE 1/4, SW 1/4, 1318.96' to the Point of Beginning, containing 48.77 acres more or less. LESS & EXCEPT: Part of the NE 1/4, SE 1/4, Section 27, Township 16 North, Range 31 West, described as: Commencing a the northwest corner of said NE 1/4, SE 1/4; thence S02°19'27"W 349.06'; thence S87°40'33"E 48.47' to the Point of Beginning; thence S87°44'20"E 467.00'; thence S02°15'40"W 467.00'; thence N87°44'20"W 467.00'; thence N02°15'40"E 467.00' to the Point of Beginning, containing 5.00 acres more or less.

2024-01-01 10:00 AM

Washington County, Arkansas

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
<b>Land</b>	\$60,150	\$12,030	\$12,030
<b>Building</b>	\$191,450	\$38,290	\$38,290
<b>Total</b>	\$251,600	\$50,320	\$50,320

**Homestead Credit:** 0.00 **Note:** Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

2024-01-01

Washington County, Arkansas

Land Use	Size	Units
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# Washington County Report

### Property Owner

### Property Information

<b>Name:</b>	GOOSE CREEK PROPERTIES LLC	<b>Physical Address:</b>	
<b>Mailing Address:</b>	PO BOX 1346 FAYETTEVILLE, AR 72702	<b>Subdivision:</b>	27-16-31 FARMINGTON OUTLOTS 2008 ANNEX
<b>Type:</b>	(AV) - Agri Use/Vacant	<b>Block / Lot:</b>	-- / --
<b>Tax Dist:</b>	(061) - FARMINGTON SCH, FARM	<b>S-T-R:</b>	27-16-31
<b>Millage Rate:</b>	53.60	<b>Size (in Acres):</b>	6.960
<b>Legal:</b>	ANNEXED TO CITY OF FARMINGTON FOR 2008 & FOLLOWING YEARS PER OR NO. 2007-18 PT N/2 SW SW 6.96 A.		

### Estimated Market Value

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
<b>Land</b>	\$1,300	\$260	\$260
<b>Building</b>	\$0	\$0	\$0
<b>Total</b>	\$1,300	\$260	\$260

**Homestead Credit:** 0.00 **Note:** Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

### Land Use

Land Use	Size	Units
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### Document Images

Document Images brought to you by your County Circuit Clerk, Kyle Sylvester

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
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## City of Farmington Application for Rezoning

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 until all information is furnished.

Applicant: <u>Twin Falls Dev LLC</u>	Day Phone: <u>479-841-3586</u>
Address: <u>PO Box 605</u>	Fax: _____
Representative: <u>Kevin Maers</u>	Day Phone: <u>Same</u>
Address: <u>Same</u>	Fax: _____
Property Owner: <u>Same</u>	Day Phone: <u>Same</u>
Address: <u>Same</u>	Fax: _____

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

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

Property Description

Site Address -- Twin Falls Front Entrance TRACT 1-D 1-E  
 Current Zoning -- C-2 Proposed Zoning -- R-1

Attach legal description and site plan (a scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.)

Type of zoning requested and reason for request:

R-1 For Single Homes

Responsibilities of the Applicant:

1. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit (see attached), that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the City of Farmington has accepted the application and the date of the public hearing has been confirmed. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy

of notice) shall be filed with the City of Farmington no later than seven (7) days prior to the meeting date. A sample notice is attached.

2. Pay a \$25.00 application fee
3. Provide a copy of the deed of the property.
4. Written authorization from the property owner if someone other than the owner will be representing the request.
5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

**NOTICE OF PUBLIC HEARING**

A petition to rezone the property as described below has been filed with the City of Farmington on the 21 day of FEB, 2017.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE  
*Twin Falls Commercial TRACT 1-A LOCATED ON NORTH SIDE OF TWIN FALLS ENTRANCE*

A public hearing to consider this request to rezone the above described property from C-2 to R-1 will be held on the 27 day of MARCH, 2017, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

The City will post a sign on the property at a location visible to the public, notifying the public of the intent to rezone the property.

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.*

*[Signature]* Date 2/21/17  
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.)*

*[Signature]* Date 2/21/17  
Owner/Agent Signature

# RECEIPT

DATE 2-21-17

No. 564504

RECEIVED FROM

Twain Falls Development

\$25.00

DOLLARS

FOR RENT  
FOR Debris

ACCOUNT

PAYMENT

BAL. DUE

25.00

CASH

CHECK

MONEY ORDER

CREDIT CARD

FROM

TO

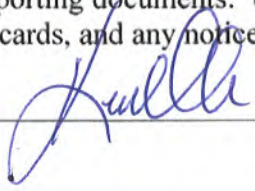
BY

D. Calerman

**AFFIDAVIT**

I hereby certify that I Two Falls Dev LLC (Kent Morris)  
Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copy of the notice, mailing receipts, list of property owners of record, return cards, and any notices that were undeliverable.

Signature:  Date: 2-21-17

✓

**NOTICE OF PUBLIC HEARING BEFORE  
THE FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION TO REZONE PROPERTY**

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

Twin Falls Entrance TRACTS 1-D AND 1-E  
Location

Twin Falls Dev LLC  
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from C-2 to R-1.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on March 27 2017 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.

# AFFIDAVIT OF PUBLICATION

I, Karen Caler, solemnly swear that I am the Legal Advertising Clerk for the Northwest Arkansas Newspapers, LLC, and I do solemnly swear that the attached advertisement

LEGEND REALTY  
Notice of Public Hearing

was published in the following weekly paper(s):

  x   Washington County Enterprise Leader

Of general and bona fide circulation in Washington County, Arkansas

Date(s) of Publication March 8, 2017

Publication Charges: \$22.75

Karen Caler  
Karen Caler

Subscribed and sworn to before me  
This 13 day of March, 2017.

Cathy Wiles  
Notary Public  
My Commission Expires: 2/20/2024

CATHY WILES  
Arkansas - Benton County  
Notary Public - General 12307118  
My Commission Expires Feb 20, 2024

**\*\*NOTE\*\***

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

**NOTICE OF PUBLIC HEARING**  
A petition to rezone the property as described below has been filed with the City of Farmington on the 21st day of February, 2017.  
Twin Falls commercial tract  
1-A located on north side of  
Twin Falls entrance.  
A public hearing to consider this request to rezone the above described property from C-2 to R-1 will be held on the 27th day of March, 2017, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.  
74047162 March 8, 2017



5921 9TCT 1370 0000 1316 1241

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
 FAYETTEVILLE, AR 72702

**OFFICIAL USE**

Certified Mail Fee	\$3.35	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	02
<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	\$0.49	
Total Postage and Fees	\$6.59	02/28/2017

Sent To: Goose Creek Properties  
 Street and Apt. No., or PO Box No. PO Box 1346  
 City, State, ZIP+4® Fayetteville AR 72702

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

5921 9TCT 1370 0000 1316 1272

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
 FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.35	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	02
<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	\$0.49	
Total Postage and Fees	\$6.59	02/28/2017

Sent To: Aspen Construction  
 Street and Apt. No., or PO Box No. PO Box 397  
 City, State, ZIP+4® Farmington AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9147 See Reverse for Instructions

5921 9TCT 1370 0000 1316 1241

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
 FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.35	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	02
<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	\$0.49	
Total Postage and Fees	\$6.59	02/28/2017

Sent To: Farmington Commercial  
 Street and Apt. No., or PO Box No. 12771 Tyler Rd  
 City, State, ZIP+4® Farmington AR 72730

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

5921 9TCT 1370 0000 1316 1252

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
 FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.35	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	02
<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	\$0.49	
Total Postage and Fees	\$6.59	02/28/2017

Sent To: Trasensak Henry  
 Street and Apt. No., or PO Box No. PO Box 1527  
 City, State, ZIP+4® Farmington AR 72730

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

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
Farmington Commercial  
12771 Tyler Rd  
Farmington AR 72730



9590 9402 2624 6336 3006 36

2. Article Number (Transfer from service label)  
7016 1370 0000 1316 1241

**COMPLETE THIS SECTION ON DELIVERY**


A. Signature  
 Paul Phillips  Agent  
 Addressee


B. Received by (Printed Name) PAUL PHILLIPS


C. Date of Delivery 3-6-17

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®              | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Restricted Delivery                     |   |

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)  <i>Candace Fyrmire</i></p> <p>C. Date of Delivery  <i>3/2/17</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p><i>Trasemark Homes  PO Box 1507  Farmingdon AR 72730</i></p>  <p>9590 9402 2624 6336 3006 12</p>	<p>3. Service Type</p> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Restricted Delivery
<p>2. Article Number (Transfer from service label)</p> <p>7016 1370 0000 1316 1258</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)  <i>Candace Fyrmire</i></p> <p>C. Date of Delivery  <i>3/2/17</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p><i>Aspen Construction  PO Box 397  Farmingdon AR 72730</i></p>  <p>9590 9402 2624 6336 3006 43</p>	<p>3. Service Type</p> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery
<p>2. Article Number (Transfer from service label)</p> <p>7016 1370 0000 1316 1272</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)  <i>Cody Taylor</i></p> <p>C. Date of Delivery  <i>3-1-17</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p><i>Goosecreek Properties LLC  PO Box 1346  Fayetteville AR 72702</i></p>  <p>9590 9402 2624 6336 3006 29</p>	<p>3. Service Type</p> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery
<p>2. Article Number (Transfer from service label)</p> <p>7016 1370 0000 1316 1265</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

# City of Farmington Application for Variance



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: Twin Falls Dev LLC Day Phone: 479-841-3586

Address: PO Box 605 Farmington Fax: \_\_\_\_\_

Representative: Kevin Macos Day Phone: SAME

Address: SAME Fax: \_\_\_\_\_

Property Owner: Twin Falls Dev LLC Day Phone: SAME

Address: SAME Fax: \_\_\_\_\_

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

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

### Property Description

Site Address - \_\_\_\_\_

Current Zoning -- A-Z u

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:

Rezone to u for Curb and gutter on Jim Brink Rd

### Responsibilities of the Applicant:

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

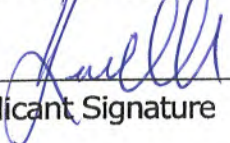
**NOTICE OF PUBLIC MEETING**

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

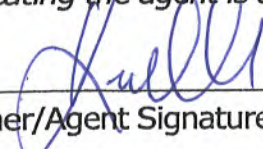
**PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE**

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 7/21/17  
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 7/21/17  
Owner/Agent Signature

## City of Farmington Application for Rezoning

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 until all information is furnished.

Applicant: BRAD SMITH Day Phone: 479-601-1757

Address: 13996 COVE CREEK Fax: \_\_\_\_\_  
PRAIRIE GROVE, AR 72753

Representative: KATH PURIFOY Day Phone: 479-841-5717

Address: PO BOX 236 FARMINGTON, Fax: \_\_\_\_\_  
72730

Property Owner: C MEL COLLIER Day Phone: 479-442-6262

Address: 100 W DICKSON ST Fax: \_\_\_\_\_

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

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

Property Description

Site Address -- 17 E MAIN STREET  
 Current Zoning -- C-2 Proposed Zoning -- MULTI-FAMILY  
COMMERCIAL CMF-2

Attach legal description and site plan (a scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.)

Type of zoning requested and reason for request:

MULTI-FAMILY RESIDENTIAL - TO BUILD TRIPLEX

Responsibilities of the Applicant:

1. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit (see attached), that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the City of Farmington has accepted the application and the date of the public hearing has been confirmed. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy

of notice) shall be filed with the City of Farmington no later than seven (7) days prior to the meeting date. A sample notice is attached.

- 2. Pay a \$25.00 application fee
- 3. Provide a copy of the deed of the property.
- 4. Written authorization from the property owner if someone other than the owner will be representing the request.
- 5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

### NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

#### PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from \_\_\_\_\_ to \_\_\_\_\_ will be held on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

The City will post a sign on the property at a location visible to the public, notifying the public of the intent to rezone the property.

*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 2/2/17

*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.)*

C. H. [Signature]  
Owner/Agent Signature Date 2/2/17

**RECEIPT**

DATE

2-~~8~~<sup>13</sup>-17

No.

564503

RECEIVED FROM

Cedar Mt. Properties

\$ 2500

Twenty five + no/100

DOLLARS

FOR RENT

FOR

Re-zone 197 E. Main

ACCOUNT	
PAYMENT	2500
BAL. DUE	

CASH

CHECK

MONEY

ORDER

CREDIT

CARD

FROM

TO

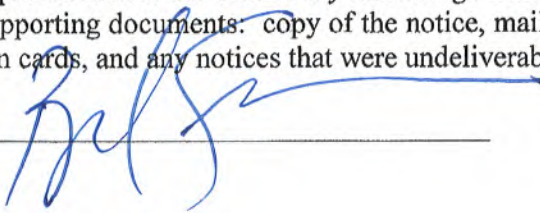
BY

B. Coleman

**AFFIDAVIT**

I hereby certify that I Brad Smith  
Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copy of the notice, mailing receipts, list of property owners of record, return cards, and any notices that were undeliverable.

Signature:  Date: 2/2/17



**AGENT AUTHORIZATION**

I (We), MEL COLLIER, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), BRAD SMITH, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.



\_\_\_\_\_  
Property Owner – Signature

C. MEL COLLIER

\_\_\_\_\_  
Property Owner - Print

\_\_\_\_\_  
Property Owner – Signature

\_\_\_\_\_  
Property Owner - Print

B1

Doc ID: 014571230003 Type: REL  
Kind: WARRANTY DEED  
Recorded: 05/02/2012 at 03:45:44 PM  
Fee Amt: \$25.00 Page 1 of 3  
Washington County, AR  
Bette Stamps Circuit Clerk  
File **2012-00012509**

WARRANTY DEED  
LIMITED LIABILITY COMPANY

KNOW ALL MEN BY THESE PRESENTS:

That **Collier Landholdings, LLC, an Arkansas limited liability company**, hereinafter called Grantor, duly authorized by proper operating agreement of its members, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to it in hand paid by **Collier Diversification Specialties, LLC, an Arkansas limited liability company**, hereinafter called Grantee, do hereby grant, bargain and sell unto the said Grantee and Grantee's successor and assigns forever, the following described land situate in Washington County, Arkansas, to-wit:


20246-11

Description being the same as shown on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successor and/or assigns, forever. And the said Grantor hereby covenants that it is lawfully seized of said land and premises, that the same is unencumbered, and that it will forever warrant and defend the title of said lands against all legal claims whatsoever.

IN TESTIMONY WHEREOF the name of the Grantor is hereby affixed this 2 day of May, 2012

**Collier Landholdings, LLC, an  
Arkansas limited liability company**

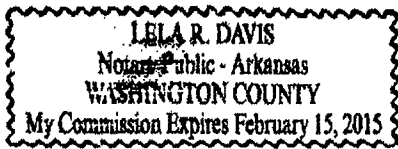
By:   
Managing member

ACKNOWLEDGMENT

STATE OF ARKANSAS )  
COUNTY OF Washington ) ss.

On this 2<sup>nd</sup> day of April, 2012, before me a notary public, personally appeared C. Mel Collier, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged that he had executed the same in his capacities for the purposes and considerations therein set forth.

In witness whereof I hereunto set my hand and official seal.



Lela R. Davis  
Notary Public

notary statement to: Collier Diversification Specialties, LLC  
100 W. Dickson  
Fayetteville, AR 72701  
I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument.  
Grantee Blumen Abstract Agent  
Address 330 First Street Ste 5  
Fayetteville, AR

EXHIBIT "A"

Lot 2 of Willow Creek Addition, Phase 1 to the City of Johnson as per the final plat recorded on survey plat record 23A-16 in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas. Subject to easements and rights-of-way of record.

ALSO

Part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 21, Township 17 North, Range 30 West, of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows: Commencing at the Northwest corner of said Section 21, thence along the North line of Section 21, South 87 degrees 29 minutes 50 seconds East -2174.50 feet, thence South 7 degrees 31 minutes 01 seconds West-233.68 feet to the point of beginning, said point being on the East right of way line of Willow Creek Drive, thence South 86 degrees 49 minutes 41 seconds East-223.05 feet; thence South 3 degrees 10 minutes 19 seconds West -10.00 feet to a point on the North line of Lot 7, Phase 3, Willow Creek Addition; thence along said North line North 86 degrees 49 minutes 41 seconds West 223.81 feet to a point on the East right of way line of Willow Creek Drive; thence along said East right of way line North 7 degrees 31 minutes 01 seconds East -10.03 feet to the point of beginning, containing 0.05 acres, more or less. Subject to easements, rights-of-ways, and protective covenants of record.

ALSO

A part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 21, Township 17 North, Range 30 West, as described in Warranty Deed Recorded as Land Document No. 99-46708 and shown on survey plat record 23A-16 (replat of Tract 1 of Plat 2000-5738) in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, being more particularly described as follows: Beginning at the SW corner of Lot 2 Willow Creek Addition, Phase 1 as shown on survey plat record 23A-16, thence South 86 degrees 49 minutes 41 seconds East along the South line of said Lot 2 a distance of 200.01 feet to the SE corner of said Lot 2; thence North 3 degrees 10 minutes 19 seconds East along the East line of said Lot 2 a distance of 150.00 feet to the NE corner of said Lot 2, said point being on the South right of way of Great House Springs Road; thence South 86 degrees 49 minutes 53 seconds East along said South right of way line a distance of 20.00 feet; thence South 3 degrees 10 minutes 19 seconds East 190.00 feet; thence North 86 degrees 49 minutes 41 seconds West 223.05 feet to a point on the East right of way line of Willow Creek Drive; thence North 7 degrees 31 minutes 01 seconds East along said East right of way line a distance of 40.11 feet to the point of beginning, containing 0.27 acres, more or less. Subject to easements and right-of-way of record.

ALSO

Part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 23, Township 16 North, Range 31 West, being more particularly described as follows, to-wit: Beginning at a point which is North 25.00 feet from the Southeast corner of said Section 23, and running thence West 264.00 feet, thence North 283.61 feet to the South right-of-way of U.S. Highway 62 and running thence along said right of way North 50 degrees 16 minutes 16 seconds East 206.74 feet; thence South 280.00 feet; thence East 105.00 feet; thence South 135.75 feet to the point of beginning, containing 69,853.44 sq. ft. or 1.60 acres, more or less. Subject to easements, rights-of-way, and protective covenants of record.

**SURVEYING NOTES**

**STATE RECORDING NUMBER:**  
500-16N-31W-0-23-220-72-1532

**COMPLETED FIELD WORK:**  
OCTOBER 21, 2009

**BASIS OF BEARING:**  
EAST LINE OF SECTION 23 TOWNSHIP 16 NORTH  
RANGE 31 WEST BEING NORTH

**REFERENCE DOCUMENTS:**  
1. WARRANTY DEED FILED IN DEED BOOK 1172 AT  
PAGE 343.

**FLOOD CERTIFICATION:**  
NO PORTION OF THIS PROPERTY IS LOCATED  
WITHIN FLOOD ZONE "A" OR "AE" AS  
DETERMINED BY THE NATIONAL FLOOD  
INSURANCE PROGRAM FLOOD INSURANCE RATE  
MAP FOR WASHINGTON COUNTY, ARKANSAS.  
(FIRM PANEL #05143C0215F DATED 05/16/2008)

LEAF REALTY, INC.  
186 EAST MAIN STREET  
FARMINGTON, AR 72701  
PARCEL #780-011000

FIN REAL PROPERTY, LLC  
186 EAST MAIN STREET  
FARMINGTON, AR 72701  
PARCEL #780-011000

FIN REAL PROPERTY, LLC  
186 EAST MAIN STREET  
FARMINGTON, AR 72701  
PARCEL #780-011000

COLLIER DRUG FARMINGTON, LLC  
186 EAST MAIN STREET  
FARMINGTON, AR 72701  
PARCEL #780-011000

CONLEY, WYNN & LORETTA  
186 EAST MAIN STREET  
FARMINGTON, AR 72701  
PARCEL #780-011000

CAMPBELL, BERRY &  
186 EAST MAIN STREET  
FARMINGTON, AR 72701  
PARCEL #780-011000

STEPHENS, JACQUELINE LEE  
186 EAST MAIN STREET  
FARMINGTON, AR 72701  
PARCEL #780-011000

DEWITT, WALTER L. MARK  
186 EAST MAIN STREET  
FARMINGTON, AR 72701  
PARCEL #780-011000

DEWITT, WALTER L. MARK  
186 EAST MAIN STREET  
FARMINGTON, AR 72701  
PARCEL #780-011000

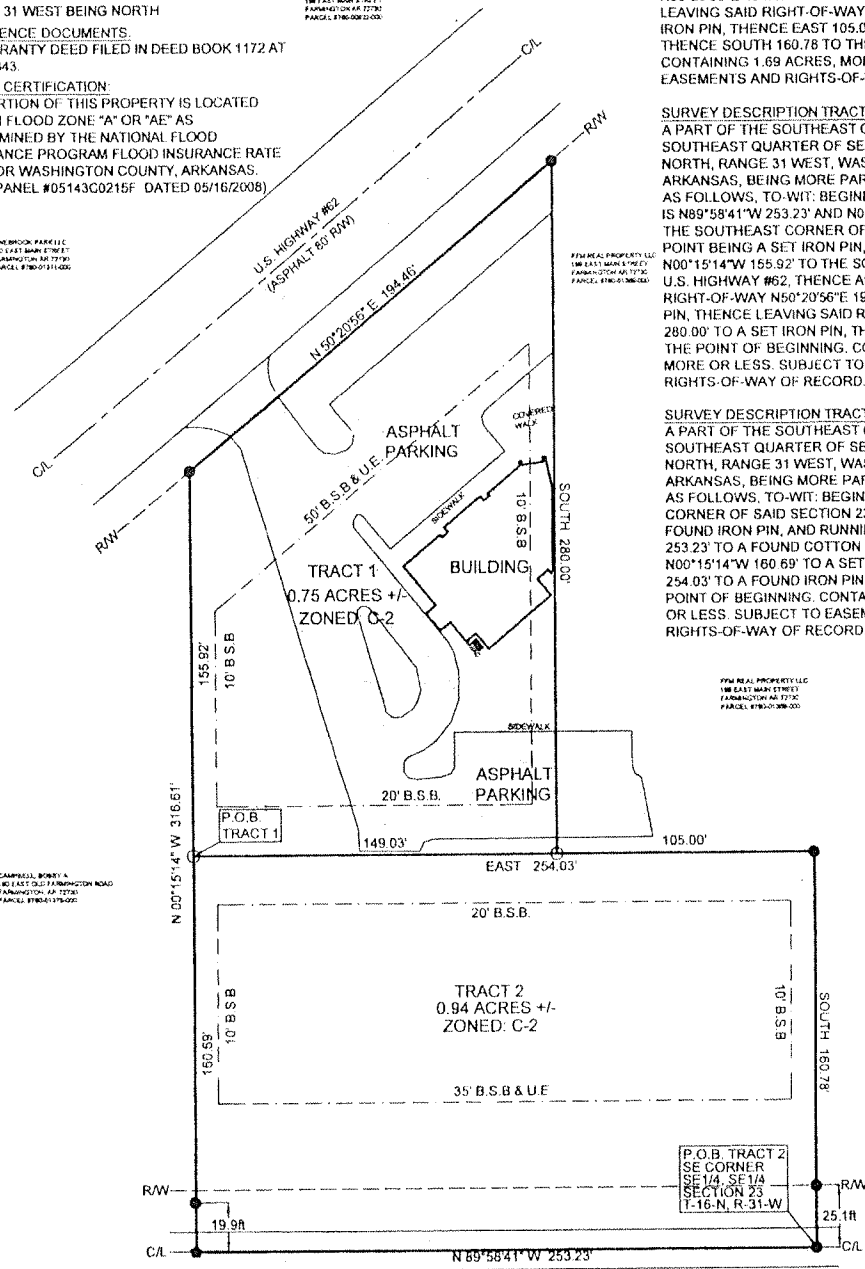
DEWITT, WALTER L. MARK  
186 EAST MAIN STREET  
FARMINGTON, AR 72701  
PARCEL #780-011000

OUTPARK, BRUCE L. & DREW L.  
208 EAST MAIN STREET  
FARMINGTON, AR 72701  
PARCEL #780-011000

**SURVEY DESCRIPTION PARENT TRACT:**  
A PART OF THE SOUTHEAST QUARTER OF THE  
SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 16  
NORTH, RANGE 31 WEST, WASHINGTON COUNTY,  
ARKANSAS, BEING MORE PARTICULARLY DESCRIBED  
AS FOLLOWS, TO-WIT: BEGINNING THE SOUTHEAST  
CORNER OF SAID SECTION 23, SAID POINT BEING A  
FOUND IRON PIN, AND RUNNING THENCE N89°58'41"W  
253.23' TO A COTTON SPINDLE, THENCE N00°15'14"W  
316.61' TO THE SOUTH RIGHT-OF-WAY OF U.S.  
HIGHWAY #62, THENCE ALONG SAID RIGHT-OF-WAY,  
N50°20'56"E 194.46' TO A FOUND IRON PIN, THENCE  
LEAVING SAID RIGHT-OF-WAY SOUTH 280.00' TO A SET  
IRON PIN, THENCE EAST 105.00' TO A FOUND IRON PIN,  
THENCE SOUTH 160.78' TO THE POINT OF BEGINNING,  
CONTAINING 1.69 ACRES, MORE OR LESS, SUBJECT TO  
EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

**SURVEY DESCRIPTION TRACT 1:**  
A PART OF THE SOUTHEAST QUARTER OF THE  
SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 16  
NORTH, RANGE 31 WEST, WASHINGTON COUNTY,  
ARKANSAS, BEING MORE PARTICULARLY DESCRIBED  
AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH  
IS N89°58'41"W 253.23' AND N00°15'14"W 160.69' FROM  
THE SOUTHEAST CORNER OF SAID SECTION 23, SAID  
POINT BEING A SET IRON PIN, AND RUNNING THENCE  
N00°15'14"W 155.92' TO THE SOUTH RIGHT-OF-WAY OF  
U.S. HIGHWAY #62, THENCE ALONG SAID  
RIGHT-OF-WAY N50°20'56"E 194.46' TO A FOUND IRON  
PIN, THENCE LEAVING SAID RIGHT-OF-WAY SOUTH  
280.00' TO A SET IRON PIN, THENCE WEST 149.03' TO  
THE POINT OF BEGINNING, CONTAINING 0.75 ACRES,  
MORE OR LESS, SUBJECT TO EASEMENTS AND  
RIGHTS-OF-WAY OF RECORD.

**SURVEY DESCRIPTION TRACT 2:**  
A PART OF THE SOUTHEAST QUARTER OF THE  
SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 16  
NORTH, RANGE 31 WEST, WASHINGTON COUNTY,  
ARKANSAS, BEING MORE PARTICULARLY DESCRIBED  
AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST  
CORNER OF SAID SECTION 23, SAID POINT BEING A  
FOUND IRON PIN, AND RUNNING THENCE N89°58'41"W  
253.23' TO A FOUND COTTON SPINDLE, THENCE  
N00°15'14"W 160.69' TO A SET IRON PIN, THENCE EAST  
254.03' TO A FOUND IRON PIN, THENCE SOUTH 160.78'  
POINT OF BEGINNING, CONTAINING 0.94 ACRES, MORE  
OR LESS, SUBJECT TO EASEMENTS AND  
RIGHTS-OF-WAY OF RECORD.



HEREBY CERTIFY THIS TO BE TRUE AND CORRECT  
TO THE BEST OF MY KNOWLEDGE AND BELIEF  
ON THIS THE 28TH DAY OF OCTOBER, 2009.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

**STANDARD LEGEND**

---	BOUNDARY LINE
----	FORTY LINE
----	CENTERLINE OF ROAD
----	RIGHT-OF-WAY
----	FENCE
----	OVERHEAD POWER LINE
----	INGRESS & EGRESS EASEMENT
----	BUILDING SET BACK
----	UTILITY EASEMENT
○	SET/FOUND 5/8" REBAR
●	SET/FOUND COTTON SPINDLE
(M)	FIELD MEASUREMENT
(R)	RECORDED MEASUREMENT



1 inch = 50 feet



**BLEW & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
524 W. SYCAMORE ST, SUITE 4  
FAYETTEVILLE, AR 72703  
PH. (479) 443-4506 FAX (479) 582-1883  
http://www.blewinc.com

FOR THE USE AND BENEFIT OF	
COLLIER DRUG	
JOB # 09-373	DRAWN BY PAS
LOCATION	SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST
COUNTY/STATE	WASHINGTON COUNTY, ARKANSAS
SURVEYED BY BDB	
DATE: 10/28/2009	

SURVEY DESCRIPTION TRACT 2:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 23, SAID POINT BEING A FOUND IRON PIN, AND RUNNING THENCE N89°58'41"W 253.23' TO A FOUND COTTON SPINDLE, THENCE N00°15'14"W 160.69' TO A SET IRON PIN, THENCE EAST 254.03' TO A FOUND IRON PIN, THENCE SOUTH 160.78' POINT OF BEGINNING. CONTAINING 0.94 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

# NORTHWEST ARKANSAS Democrat Gazette

115 E. POLK • 273 S. MAIN • FARMINGTON, ARKANSAS 72801 • PHONE: 501-772-2111 • FAX: 501-772-2112 • WWW.DGONLINE.COM


## AFFIDAVIT OF PUBLICATION

I Karen Caler, do solemnly swear that I am the Legal Clerk of the Northwest Arkansas Democrat-Gazette, printed and published in Washington County and Benton County, Arkansas, and of bona fide circulation, that from my own personal knowledge and reference to the files of said publication, the advertisement of:

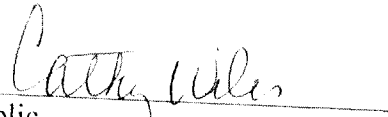
ANGELA BAUMANN  
Notice of Public Hearing

Was inserted in the Regular Edition on:  
March 4, 2017

Publication Charges: \$ 32.50

  
Karen Caler

Subscribed and sworn to before me  
This 10 day of Mar, 2017.

  
Notary Public  
My Commission Expires: 2/20/2024

NOTARY PUBLIC  
Cathy Wilcox  
My Commission Expires: 2/20/2024

**\*\*NOTE\*\***

Please do not pay from Affidavit.  
Voice will be sent.

**NOTICE OF PUBLIC HEARING**  
A petition to rezone the property as described below has been filed with the City of Farmington on the 23rd day of February, 2017.  
Lot Split - back 94 ac of 197 E. Main Street Farmington  
A public hearing to consider this request to rezone the above described property from Commercial to Multi-Residential will be held on the 27th day of March, 2017, at 6:00pm at the Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.  
74051119 March 4, 2017



Get Easy Tracking Updates,  
Sign up for My USPS.

Tracking Number: 7016197000082187672



Delivered

### Product & Tracking Information

Postal Product: First-Class Mail®  
Features: Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
March 3, 2017, 1:57 pm	Delivered Left with Individual	FARMINGTON, AR 72730

Your item was delivered to an individual at the address at 1:57 pm on March 3, 2017 in FARMINGTON, AR 72730

March 3, 2017, 1:57 am	Departed USPS Facility	FAYETTEVILLE AR 72701
March 2, 2017, 5:53 am	In Transit to Destination	
February 28, 2017, 10:53 pm	Arrived at USPS Facility	FAYETTEVILLE AR 72701
February 28, 2017, 5:31 pm	Departed Post Office	FAYETTEVILLE AR 72701
February 28, 2017, 1:50 pm	Acceptance	FAYETTEVILLE AR 72701

### Track Another Package

Tracking (or receipt) number

Track It

### Available Actions

Text Updates

Email Updates

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
FARMINGTON, AR 72730

Certified Mail Fee \$3.35  
 Extra Services & Fees (check box, add fee):  
 Return Receipt (hardcopy) \$1.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
 Postage \$0.49  
 Total Postage and Fees \$3.84

0202  
07  
FAYETTEVILLE MAIN POST OFFICE  
Postmark Here  
FEB 28 2017  
72701 AR 655

Sent To: ARLON STEPHENS  
 Street/Apt. No. or PO Box No.: 181 EAST OGD FARMINGTON  
 City, State, Zip+4: FARMINGTON, AR 72730  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

### Manage Incoming Packages

Track all your packages from a dashboard  
No tracking numbers necessary.  
Sign up for My USPS,









Get Easy Tracking Updates,  
Sign up for My USPS.

Tracking Number: 70161970000082187627

Delivered

## Product & Tracking Information

Postal Product: First-Class Mail®  
Features: Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
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March 3, 2017, 1:48 pm	Delivered, Left with Individual	FARMINGTON, AR 72730
------------------------	---------------------------------	----------------------

Your item was delivered to an individual at the address at 1:48 pm on March 3, 2017 in FARMINGTON, AR 72730

March 3, 2017, 1:52 am	Departed USPS Facility	FAYETTEVILLE, AR 72701
March 2, 2017, 5:55 am	In Transit to Destination	
February 28, 2017, 10:55 pm	Arrived at USPS Facility	FAYETTEVILLE, AR 72701
February 28, 2017, 5:31 pm	Departed Post Office	FAYETTEVILLE, AR 72701
February 28, 2017, 1:50 pm	Acceptance	FAYETTEVILLE, AR 72701

## Track Another Package

Tracking (or receipt) number

Track It

## Available Actions

Text Updates

Email Updates

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

FARMINGTON, AR 72730

OPTICAL USE

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee to postage)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.84

Postmaster Here

0202 017

FEB 28 2017

FAYETTEVILLE MAIN POST OFFICE

Send To: Nelson & Loretta Combs

Street and Apt. No., or PO Box No. 410 EAST OLD FARMERS RD

City, State ZIP+4® FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7559-02-000-9047 See Reverse for Instructions

## Manage Incoming Packages

Track all your packages from a dashboard  
No tracking numbers necessary

Sign up for My USPS



Tracking Number: 70161970000082187658



Delivered

### Product & Tracking Information

Postal Product: First-Class Mail®  
Features: Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
March 3, 2017, 1:54 pm	Delivered, Left with Individual	FARMINGTON, AR 72730

Your item was delivered to an individual at the address at 1:54 pm on March 3, 2017 in FARMINGTON, AR 72730

March 3, 2017, 1:57 am	Departed USPS Facility	FAYETTEVILLE AR 72701
March 2, 2017, 5:56 am	In Transit to Destination	
February 28, 2017, 10:56 pm	Arrived at USPS Facility	FAYETTEVILLE AR 72701
February 28, 2017, 5:31 pm	Departed Post Office	FAYETTEVILLE AR 72701
February 28, 2017, 1:50 pm	Acceptance	FAYETTEVILLE AR 72701

### Track Another Package

Tracking (or receipt) number

Track It

### Available Actions

Text Updates

Email Updates

### U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

7016 1970 0000 8218 7658

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

FARMINGTON, AR 72730

Certified Mail Fee \$3.35

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

Return Receipt (hardcopy) \$10.00

Return Receipt (electronic) \$4.00

Certified Mail Restricted Delivery \$10.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$10.00

Postage \$10.49

Total Postage and Fees \$13.84

0202

Postmark Here FEB 28 2017

02/28/2017

STREET & Mrs. KYLE PATRICK  
180 EAST OLD FARMINGTON RD  
City, State, ZIP+4 FARMINGTON, AR 72730

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

### Manage Incoming Packages

Track all your packages from a dashboard. No tracking numbers necessary.

Sign up for My USPS,





Get Easy Tracking Updates,  
Sign up for My USPS.

Tracking Number: 70161970000082187702

Delivered

## Product & Tracking Information

Postal Product: First-Class Mail®  
Features: Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
-------------	----------------	----------

March 6, 2017, 10:48 am Delivered FARMINGTON, AR 72730

Your item was delivered at 10:48 am on March 6, 2017 in FARMINGTON, AR 72730.

March 3, 2017, 1:59 pm	Notice Left (No Authorized Recipient Available)	FARMINGTON, AR 72730
March 3, 2017, 1:57 am	Departed USPS Facility	FAYETTEVILLE, AR 72701
March 2, 2017, 5:40 am	In Transit to Destination	
February 28, 2017, 10:40 pm	Arrived at USPS Facility	FAYETTEVILLE, AR 72701
February 28, 2017, 5:31 pm	Departed Post Office	FAYETTEVILLE, AR 72701
February 28, 2017, 1:50 pm	Acceptance	FAYETTEVILLE, AR 72701

## Track Another Package

Tracking (or receipt) number

Track It

Available Actions

Text Updates

Email Updates

### U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®

FARMINGTON, AR 72730

7702 8218 0000 1970 2016

Certified Mail Fee \$3.35

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

Return Receipt (hardcopy) \$10.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$40.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$10.00

Postage \$10.49

Total Postage and Fees \$3.84

0202 07

FAYETTEVILLE, AR 72701

02/28/2017

72701-1USPS

Sent To: BOBBY CAMPBELL

Street and Apt. No., # PO Box No. 180 EAST OLD FARMINGTON RD

City, State, ZIP+4® FARMINGTON, AR 72730

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

## Manage Incoming Packages

Track all your packages from a dashboard  
No tracking numbers necessary

Sign up for My USPS,



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: Lots 101, LLC Day Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Representative: Ferdi Fourie, P.E. Day Phone: 479-381-1066  
 Address: 4847 Kaylee Avenue Fax: \_\_\_\_\_  
 Property Owner: Lots 101, LLC. Day Phone: 479-207-9900  
 Address: 6301 Cliff Drive PO Box 1527 Farmington AR 72903 Fax: \_\_\_\_\_  
 Fort Smith, AR 72903 AR 72903

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 \$ \$2,000.00 Date 11-15-16 Receipt # 519489

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

Property Description  
 Site Address -- W. Sellers Road (Farmington Heights)  
 Current Zoning -- \_\_\_\_\_  
 Attach legal description

Financial Interests

The following entities or people have a financial interest in this project:  
Lots 101, LLC.

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 \_\_\_\_\_

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.)

[Signature] Date 11-16-2016  
 Owner/Agent Signature

# Development Checklist:

Yes No N/A, why?

1. Completed application form.	X		
2. Payment of application fee.	X		
3. One AutoCAD drawing – 1"=100' or larger, using layer, symbols and line types as required by City Engineer.	X		
4. Fifteen (15) copies of the plat <b>folded</b> to a size of no greater than 10" X 10 ½".	X		
<b>The Following Shall Appear on the Plat:</b>			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addressed and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)			
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.			
9. Curve data for any street which forms a project boundary.	X		
10. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
11. Status of regulatory permits:			
a. NPDES Storm water Permit		X	Will apply for at Constr
b. 404 Permit		X	No Req.
c. Other			
12. Provide a benchmark, clearly defined with a precision of 1/100 <sup>th</sup> 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.			
13. Spot elevations at grade breaks along the flow line of drainage swales.	x		
14. A general vicinity map of the project at a scale of 1" = 2000' taken from the City of Farmington Street Base Map (1" = 2000').	X		From web maps for readability
15. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
16. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
17. Existing topographic information with source of the information noted. Show:	X		

a. Two foot contour for ground slope between level and ten percent.	X		1' Contours provided
b. Four foot contour interval for ground slope exceeding 10%.	X		
18. Preliminary grading plan.	X		
<b>Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)</b>			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.		X	Existing offsite drainage easement to be obtained
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.	X		
b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site		X	N/A
4. If a septic system is to be utilized, not that on the plat. Show the location and test data for all percolation tests.		X	N/A
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.		X	Will obtain from City of Fayetteville
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.		X	Design of gas/ electric/telephone to be completed as part of construction dwgs
b. Locations of all lines above and below ground.		X	
c. A note shall be placed where streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street.		X	
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
<b>Proposed and Existing Streets, Rights-of-way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all exiting and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and		X	Street names to be provided

all curb return radii. Private streets shall be clearly identified and named.	X		
2. A Layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
<b>Easement Plat – LSD Only</b>			
1. A final easement plat (in the same form as a final plat) must be submitted and recorded before the issuance of a building permit.			
<b>Subdivision of Land</b>			
1. The lot layout, the dimensions of each lot and total area in square footage or acreage to the nearest on-hundredth (1/100 <sup>th</sup> ) acre of each lot. Lots shall be numbered consecutively for all phases. The total number of lots shall be indicated on the plat.	X		
2. The designation of all “outlots” and anticipated uses, if known.	X		
3. For phased development, a plat showing all phases is required.		X	Single phase
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.		X	N/A
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		X	N/A
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		X	
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)		X	No known features
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	X		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			N/A
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			N/A
8. The location and size of existing and proposed signs, if any.			N/A
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			N/A
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			N/A : Adjacent residential /agriculture
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.			N/A
14. Indicate location and type of garbage service (Large Scale			N/A



Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.			N/A
16. Draft of covenants, conditions and restrictions, if any.			N/A - will provide
17. Draft POA agreements, if any.			when available
18. A written description of requested variances and waivers from any city requirements.		X	No know req.
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	X		
20. Preliminary drainage plan as required by the consulting engineer.	X		
<b>Data on Diskette</b>			
1. Magnetic Media or CD with all information in AutoCAD or a similar format must be submitted with application. Questions concerning this requirement may be directed to Building Inspection.			City not required at this time.

*\*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.*

# RECEIPT

DATE 11-18-76 NO. 010605

RECEIVED FROM James P. P. P. P. P. \$1,000.00

DOLLARS

FOR RENT

FOR payment of 1st quarter rent for

ACCOUNT	
PAYMENT	<u>1000.00</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_  
BY B. C. P.

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

Applicant: Lots 101, LLC  
Project Name: Farmington Heights Subdivision – Preliminary Plat  
Engineer/Architect: Civil Design Engineers, Inc.

Date: January 3, 2017

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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. Sellers Road is a collector street on the Master Street Plan and requires 36' back to back of curbs. Show widening 18' from centerline to the back of the curb with drainage.



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

Applicant: Lots 101, LLC

Date: 1-3-17

Project Name: Farmington Heights Subdivision-- Preliminary Plat

Engineer/Architect: Civil Design Engineers, Inc.

---

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

---

Representing: City of Fayetteville

<p><b>Reviewed by Corey Granderson</b> Engineering Division <i>cgranderson@fayetteville-ar.gov</i> 479-444-3415</p>
---

The plans as submitted do not show where this subdivision ties in with the city of Fayetteville water system. This must be shown clearly for review. Note that city specifications require that the subdivision tie into the water system in two locations to provide a looped feed. A single feed east to 54th street from this subdivision will not provide the required loop. Propose a second connection.

No portions of the installed water or sewer systems were ever accepted by the city of Fayetteville as public infrastructure. In these instances we can only accept infrastructure that passes all current testing requirements and specifications. For example, sewer would need to be video inspected, mandrel tested, manholes vacuumed, etc. Detailed information about materials and construction techniques must be provided for review - this may require exposing portions of water and sewer lines. Any repairs would need to be performed as necessary to bring the water and sewer system up to current code.

Any new water or sewer mains, including the sewer lift station and force-main will need to be designed, reviewed, installed, inspected, and certified per city of Fayetteville standard specifications. Detailed review has not occurred at this time. Please submit a Grading Permit application (utility only).

Received By: \_\_\_\_\_

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

Applicant: Lots 101, LLC

Date: 1-3-17

Project Name: Farmington Heights Subdivision– Preliminary Plat

Engineer/Architect: Civil Design Engineers, Inc.

---

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

---

Representing: City of Farmington Name: Rick Bromall

1. Utility plans refer to the City of Centerton for design standards - Needs to be city of Fayetteville

2.

Received By: \_\_\_\_\_

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CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Landscape + Park  
Requirements

Applicant: Lots 101, LLC

Date: 1-3-17

Project Name: Farmington Heights Subdivision- Preliminary Plat

Engineer/Architect: Civil Design Engineers, Inc.

---

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

---

Representing: City - Planning Commission Name: Judy Horne, Commissioner

① Article V I. (1) - Landscaping Ordinance

"As is practical, do not remove healthy, disease-free vegetation & environmentally sensitive, or significant, natural areas such as woodlands, prairie & wetlands on the development site."

② Article IV. Landscape Site Plan Requirements

(5) "Trees preserved & trees requested to be removed shall be clearly indicated."

If there are any large trees with DBH (Diameter at Breast Height) of 8" or greater, we encourage you to preserve them if at all possible.

③ please refer to Article XII - Dedication & Landscaping of Neighborhood Parks attached to determine whether neighborhood park will be incorporated into the plan or instead Fee Payment in Lieu of Land Conveyance. (Article XII B. through E.) shall be made to City of Farmington.

Received By: \_\_\_\_\_



January 10, 2017

Melisa McCarville  
City Business Manager  
City of Farmington  
354 W. Main Street  
Farmington, AR 72730  
Phone : (479) 267-3865

Ferdinand Fourie, P.E.  
Project Manager  
4847 Kaylee Avenue-Suite A  
Springdale, Arkansas 72762  
479.381.1066 Telephone  
479.872.7118 Facsimile

**Re: Comment Response  
Farmington Heights Subdivision  
Farmington, AR  
CDE Project No. 1091**

Dear Ms. McCarville:

The following is in response to the first review comments dated January 3, 2016. There were no comments on the Drainage Report so the initial submitted report still applies under this resubmittal.

Engineering Comments – Chris Brackett:

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.

*Noted.*

2. Sellers Road is a collector street on the Master Street Plan and requires 36' back to back of curbs. Show widening 18' from centerline to the back of curb with drainage.

*Revised to widen Sellers Road.*

Planning Comments – Melissa McCarville:

1. Adjacent property owners need to be notified – need receipts prior to P.C meeting – 7 days prior.  
*Will be completed this week and the receipts forwarded by 01/16*
2. Return resubmission to city and Chris Brackett  
*Ok.*
3. Engineering fees must be paid prior to signatures on Final Plat.  
*Ok.*

Water and Sewer Utilities – City of Fayetteville – Corey Granderson:

1. The plans as submitted do not show where this subdivision ties in with the City of Fayetteville water system. This must be shown clearly for review. Note that city specifications require that the subdivision tie into the water system in two locations to provide a looped feed. A single feed east to 54<sup>th</sup> street from this subdivision will not provide the required loop. Proposed a second connection.

*It is not clear at this point whether a tap has already been made along Sellers, however in verifying the existing infrastructure a determination of this will be made. We will also add a second connection with a waterline extended from Street 3 to the east to S. 54<sup>th</sup> Street parallel to the proposed forcemain and on the other side of a future street that will connect to S. 54 street.*

2. No portions of the installed water or sewer system were ever accepted by the City of Fayetteville as public infrastructure. In these instances we can only accept infrastructure that passes all current testing requirements and specifications. For example, sewer would need to be video inspected, mandrel tested, manholes vacuumed, etc. Detailed information about materials and construction techniques must be provided for review – this may require exposing portions of water and sewer lines. Any repairs would need to be performed as necessary to bring the water and sewer system up to current code.

*A contractor will begin to verify existing water, sewer and storm water infrastructure following Preliminary Plat approval and concurrently with the construction level review.*

3. Any new water or sewer mains, including the sewer lift station and force-main will need to be designed, reviewed, installed, inspected, and certified per City of Fayetteville standard specifications. Detailed review has not occurred at this time. Please submit Grading Permit application (utility only).

*Grading Permit for utilities only will be submitted following Preliminary Plat approval at the City of Farmington.*

Telephone – PG Telco – Shane Bell:

1. PG Telco serves the southern half of the development from the center of Street 3 south Ok.
2. West side of Lot 32 – make UE as well as BSB  
Revised to add UE.
3. East side Lot 39 – make US as well as BSB  
Revised to add UE.
4. 20' UE between Lots 35 and 36  
Revised to add UE.

5. 20' UE along south end of all southern lots (Lots 32 – 39)  
Revised to add UE.
6. 20' UE between lots 96-109 and 95-82  
Revised to add UE.

City of Farmington Fire Department – Mark Cunningham:

1. 8" Water Lines  
*All water lines are supposed to be 8". Will be verified as part of the water and sewer investigation with the city of Fayetteville.*
2. Hydrants no further than 500' apart  
*All hydrants appear to be within 500' of each other. Two additional hydrants are added on the east and west edge along Street 4.*

City of Farmington – Rick Bromall:

1. Utility Plan refers to City of Centerton for design standards. Needs to be City of Fayetteville.  
Notes revised.

City of Farmington Planning – Judy Horne:

1. Article V (1) : Landscaping Ordinance : "As is practical, do not remove healthy disease free vegetation + environmentally sensitive or significant natural areas such as woodlands, prairie, wetlands on development site"  
There does not appear to be significant landscaping on the site. This project has already been partially constructed.
2. Article IV : Landscape Site plan Requirements  
"Trees preserved + trees requested to be removed shall be clearly indicated" If there are any large trees with DBH (Diameter at breast height) of 8" or greater, we encourage you to preserve them if at all possible.  
*Trees with 8" diameter and larger will be attempted to be saved. Most appear to be located along the west property border outside the boundary of disturbance for this project.*

Document Response  
Farmington Heights Services, Inc.  
Farmington, Arkansas  
January 10, 2017  
Page 4 of 4

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3. Refer to Article XII dedication + Landscaping of Neighborhood parks attached to determine whether neighborhood park will be incorporated into the plan or instead fee payment in lieu of land conveyance shall be made to City of Farmington.  
*A 1.06 acre public park area is included as Lot A*

Please let me know if you have any questions.


Thank you,



Ferdi Fourie, P.E.  
Project Manager  
FF/FF





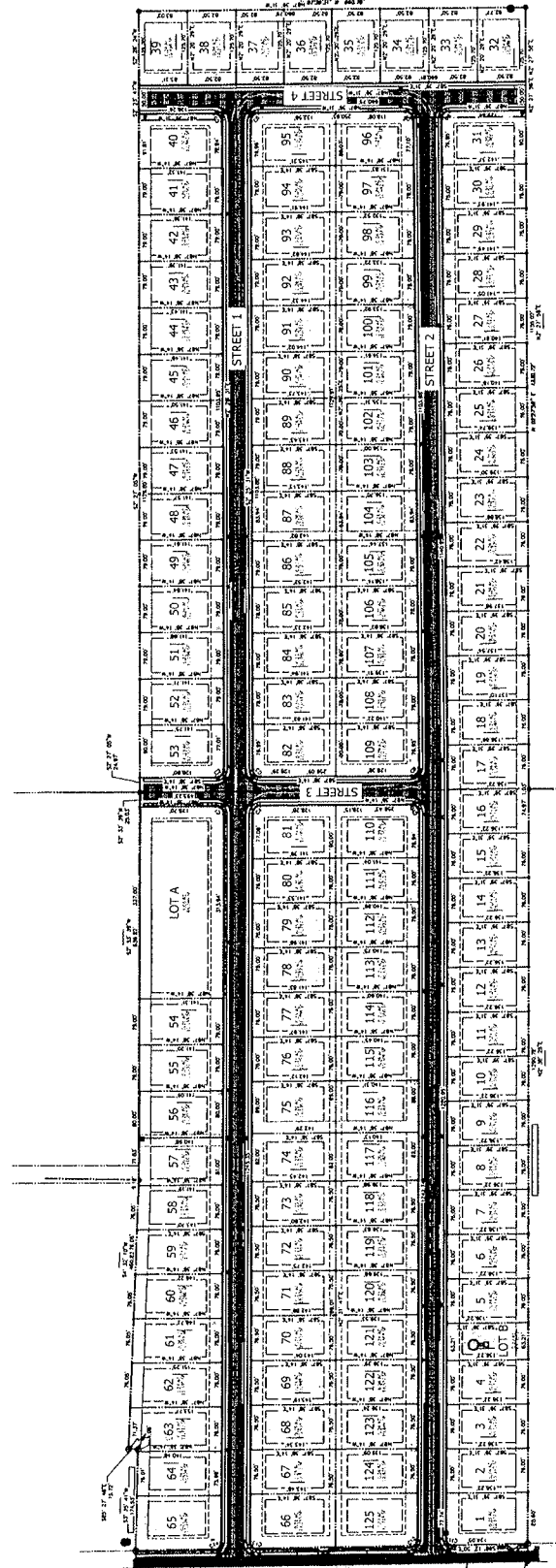
**To:** Farmington Planning Commission  
**From:** Christopher B. Brackett, P.E.   
**Date:** 2/27/2017  
**Re:** Preliminary Plat for the Farmington Heights Subdivision

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The Preliminary Plat for the Farmington Heights Subdivision has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The fire hydrant locations shown on the plat and the utility plans must be reviewed and approved by the Fire Department.
2. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to any further construction activities.
3. Any enforcement due to possible unlawful grading on the site must be completely resolved prior to approval of the construction plans.
4. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
5. After a final review set of plans and drainage report has been approved by MWY, the applicant should submit to the City three (3) sets of full size plans and two (2) sets of half size plans, and two (2) more copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

# PRELIMINARY PLAT OF FARMINGTON HEIGHTS SUBDIVISION WASHINGTON COUNTY, ARKANSAS CITY OF FARMINGTON



Parcel Area Table	Parcel #	AREA (SQ FT)	AREA (ACRES)
1	1	10,331.024	0.24
2	2	10,331.024	0.24
3	3	10,331.024	0.24
4	4	10,331.024	0.24
5	5	10,331.024	0.24
6	6	10,331.024	0.24
7	7	10,331.024	0.24
8	8	10,331.024	0.24
9	9	10,331.024	0.24
10	10	10,331.024	0.24
11	11	10,331.024	0.24
12	12	10,331.024	0.24
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27	27	10,331.024	0.24
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99	99	10,331.024	0.24
100	100	10,331.024	0.24

Parcel Area Table	Parcel #	AREA (SQ FT)	AREA (ACRES)
101	101	10,331.024	0.24
102	102	10,331.024	0.24
103	103	10,331.024	0.24
104	104	10,331.024	0.24
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106	106	10,331.024	0.24
107	107	10,331.024	0.24
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150	150	10,331.024	0.24

Parcel Area Table	Parcel #	AREA (SQ FT)	AREA (ACRES)
151	151	10,331.024	0.24
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199	199	10,331.024	0.24
200	200	10,331.024	0.24

STREET NAME	STREET WIDTH (FEET)	STREET LENGTH (FEET)	STREET AREA (SQ FT)	STREET AREA (ACRES)
STREET 1	30	1000	30,000	0.69
STREET 2	30	1000	30,000	0.69
STREET 3	30	1000	30,000	0.69
STREET 4	30	1000	30,000	0.69

NOTES:  
1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.  
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FARMINGTON AND WASHINGTON COUNTY, ARKANSAS.  
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ALL SURVEYS, RECORDS, AND RECORDATION.  
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ALL LEGAL FEES AND COSTS OF THIS PLAT.  
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ALL RECORDATION AND RECORDING FEES.  
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ALL RECORDATION AND RECORDING FEES.  
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10. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ALL RECORDATION AND RECORDING FEES.



LEGEND  
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 LOT 177 (SE

## **NOTIFICATION OF PUBLIC HEARING**

Dear Adjacent Property Owner,

You have received this notification to inform you that Lots 101, LLC. is proposing a Single-Family Residential Subdivision along the south side of West Sellers Road (Parcel No.'s 760-02349-100, 760-02349-200, 760-02400-100).

Building/Land Use:           Single-Family Residential  
Existing Zoning:             R-1  
Size of Property:            39.86 Acres

### Public Hearings:

Planning Commission:  
City of Farmington  
**March 27, 2017 at 6:00 PM** at  
City Hall  
354 W. Main  
Farmington , AR 72730

If you have any questions about this project please contact Civil Design Engineers or the City of Farmington at the following contact information:

Civil Design Engineers, Inc.       :                   (479) 381-1066 (Ferdie Fourie)

City of Farmington Planning       :                   (479) 267-3865 (Melissa McCarville)

### Review Location:

The project information is available for public review at the City of Farmington Planning Department, 354 W. Main, Farmington, AR 72730



## ADJACENT PROPERTY OWNERS

765-16224-401  
Karen Sue Inman  
PO Box 1080  
Farmington, AR 72730

765-16227-700  
Karen Sue Shreve Inman  
PO Box 1080  
Farmington, AR 72730

760-02349-200  
Lots 101 LLC  
PO Box 10210  
Fort Smith, AR 72917

760-01368-000  
Eldest Pitts Trust  
2790 S Thompson St  
Fayetteville, AR 72764-6354

765-16224-300  
Daniel V Rainey  
5844 W Sellers Rd  
Fayetteville, AR 72703

765-16223-700  
Damaris H Rainwater Trust  
2727 East Cedar Ave #3  
Denver, CO 80209

760-02400-000  
Bypass Trust c/u Sellers Fam Tr Ruth Ann Sellers  
13193 Bill Sellers Rd  
Fayetteville, AR 72704

765-16224-500  
Richard L Swaffar  
5581 W Sellers Rd  
Farmington, AR 72730-8501

760-01353-005  
Thomas E Wilson  
14015 Mule Deer Cir  
Fayetteville, AR 72704

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: Jerry Coyle - Coyle Enterprises Day Phone: 479-267-5847  
 Address: 930 East Parks St, Prarie Grove Fax: \_\_\_\_\_  
 Representative: Jason Young Day Phone: 479-442-9350  
 Address: 7230 S. Pleasant Ridge Dr. Fax: \_\_\_\_\_  
 Property Owner: Twin Falls Development, LLC Day Phone: \_\_\_\_\_  
 Address: P.O. Box 605, 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 -- NE of intersection of HWY 62 and Twin Falls Dr  
 Current Zoning -- C-2  
 Attach legal description

*(Everett Law Office)*


**Financial Interests**

The following entities or people have a financial interest in this project:  
Coyle Enterprises, LLC

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 2/21/17  
 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 2/21/17  
 Owner/Agent Signature

## LSD/Subdivision Application Checklist:

Yes No N/A, why?

1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	✓		
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 <b>folded</b> 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).		✓	Will provide upon mailing
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).		✓	Will provide upon publication
<b>The Following Shall Appear on the Site Plan:</b>			
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:		✓	Will provide with
a. NPDES Storm water Permit			Construction Plans
b. 404 Permit			
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 <sup>th</sup> 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.	✓		
<b>Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)</b>			
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.	✓		
<b>Proposed Utilities</b>			
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.	✓		
<b>Proposed and Existing Streets, Rights-of-way and Easements</b>			
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.		✓	No streets proposed
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.)	✓		
<b>Site Specific Information</b>			
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.		✓	Not Residential
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.*

# RECEIPT

DATE 2-21-17

No. 564505

RECEIVED FROM

Cape Enterprises

\$ 500.00

DOLLARS

FOR RENT

Two hundred & no/100

ACCOUNT	
PAYMENT	<u>500.00</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_  
BY B. Colman

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

Applicant: Jerry Coyle – Coyle Enterprises  
Project Name: Everett Law Offices  
Engineer/Architect: Bates & Associates, Inc.

Date: March 7, 2017

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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. Provide septic tank design including the soil testing results.
3. If the parking lots are completely separate, both handicap spaces must be van accessible.
4. How does the front parking lot drain? Provide additional spot elevations to clarify. Provide some way for the water to leave parking lot and enter the ditch without eroding the ditch.
5. Provide a swale from the rear parking lot curb cut to the ditch. So improvements to insure that there won't be erosion problems at the ditch.
6. All work within the AHTD right-of-way, including grading must be approved by AHTD.









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

Applicant: Jerry Coyle –Coyle Enterprises

Date: 3-7-17

Project Name: Everett Law Office

Engineer/Architect: Bates & Associates, Inc.

---

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

---

Representing: City of Farmington Name: Judy Horne  
Landscaping

---

Landscaping requirements as shown  
meet required ordinance requirements.

---

However, I'm deeply concerned about  
the plan to remove the enormous  
tree at edge of parking lot on  
northeast. Can you find some  
other configuration or adjustment  
to keep this heritage tree?

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Dogwood trees in front - consider  
more drought-resistant trees there?  
No Bradford pears.

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Received By: \_\_\_\_\_

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Is there ANY  
way the parking  
can be reconfigured  
to save this old  
huge tree?



Date: 02-29-2017

City: Farmington

Name: Bates

Comments:

1. Any relocation or extension of the existing facilities that have to be built for this subdivision will be at full cost to the developer.
2. All lot corners must be marked with lot numbers clearly written on the stakes before construction will begin.
3. There will be extra charges to the Developer when extra time and materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
4. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat.
5. 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 the developer may be subject to extra charges from Ozarks for clearing the easement.
6. Please contact Ozarks Electric when construction begins and again when construction is within three months of completion.  
Wes Mahaffey At (479)263-2167 Or [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com)

Additional Comments:

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

Applicant: Jerry Coyle –Coyle Enterprises

Date: 3-7-17

Project Name: Everett Law Office

Engineer/Architect: Bates & Associates, Inc.

---

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

---

Representing: Ozarks Name: Wes Mahaffey  
No Tree's in <sup>Back</sup> V.U.E.

Received By: \_\_\_\_\_

---



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

Applicant: Jerry Coyle –Coyle Enterprises

Date: 3-7-17

Project Name: Everett Law Office

Engineer/Architect: Bates & Associates, Inc.

---

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

---

Representing: Washington Water Technology Name: Just Moore

1) SERVICE LINE TO BUILDING MUST BE A MINIMUM 1" IN SIZE, PLANS SHOW 5/8"

2) PLUMBER OR ARCHITECT TO SUBMIT PLUMBING PLANS TO WWA BEFORE SENDING TO HEALTH DEPT. FOR APPROVAL.

3) DEVELOPER OR PROPERTY OWNER TO PAY FOR TAP?

Received By: \_\_\_\_\_



**Bates &  
Associates, Inc.**  
Civil Engineering - Land Surveying - Landscape Architecture

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

City of Farmington  
354 W. Main St  
Farmington, AR 72730

RE: Everett Office Building Technical Plat Review Comment Response

Dear City Staff,

Please see the responses below to the comments from the March 7, 2017 Technical Plat Review.

City of Farmington Comments (Chris Brackett)

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.

This letter will serve as a comment response narrative.

2. Provide septic tank design including the soil testing results.

Septic design will be provided.

3. If the parking lots are completely separate, both handicap spaces must be van accessible.

Handicap Space moved to front of building.

4. How does the front parking lot drain? Provide additional spot elevations to clarify. Provide some way for the water to leave parking lot and enter the ditch without eroding the ditch.

Drainage revised to prove front parking lot drains.

5. Provide a swale from the rear parking lot curb cut to the ditch. So improvements to insure that there won't be erosion problems at the ditch.

Swale and erosion control added to Grading Plan.

6. All work within the AHTD right-of-way, including grading must be approved by AHTD.

Permit will be provided to grade in AHTD Right-of-Way.

City of Farmington Comments (Rick Bramall):

1. City was not issued a Site Plan.

Site plan provided in all sets of resubmittal.

2. Page 4 of plan refers to City of Rogers on note 2, should reference City of Farmington.

Note revised.

PGTELCO Comments (Shane Bell):

No Comments.

Fire Department Comments (Mark Cunningham):

1. Knox Box is needed on front door

Note added to Utility Plan stating that Knox Box is required.

Landscaping Comments (Judy Horne):

1. Landscaping requirements as shown meet ordinance requirements.

2. However, I'm deeply concerned about the plan to remove the enormous tree at edge of parking lot on Northeast. Can you find some other configuration or adjustment to keep this heritage tree?

Parking lot revised to attempt to save large catalpa on lot.

3. Dogwood trees in front – consider more drought-resistant trees there? No Bradford Pears.

Dogwood trees replaced with Eastern Redbuds.

City of Farmington Comments (Melissa McCarville):

1. Notify adjacent property owners and provide receipts to city hall 7 days prior to meeting.

Adjacent property owners will be notified within 7 days prior to meeting and receipts provided.

2. Advertisement must be published a minimum of 7 days prior to meeting. Proof should be provided 7 days prior to meeting.

Advertisement will be published within 7 days prior to meeting. Proof will be provided upon receipt, however in the past I have not been provided affidavit of publication until several days after publication.

3. Engineering Fees should be paid prior to final approval and before a building permit is issued.

Engineering fees will be paid prior to final approval.

Ozarks Electric Comments:

1. Any relocation or extension of the existing facilities that have to be built for this subdivision will be at full cost to the developer.

Note added to Utility Plan.

2. All lot corners must be marked with lot numbers clearly written on the stakes before construction will begin.

Note added to Utility Plan.

3. There will be extra charges to the Developer when extra time and materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.

Note added to Utility Plan.

4. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat.

Digital copy will be provided.

5. 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 the developer may be subject to extra charges from Ozarks for clearing the easement.

Note added to Utility Plan.

6. Please contact Ozarks Electric when construction begins and again when construction is within three months of completion. Wes Mahaffey At (479)263-2167 Or [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com)

Ozarks Electric will be contacted upon beginning of construction.

7. No Trees in back U.E.

Trees relocated outside of U.E.

Washington Water Authority Comments (Josh Moore):

1. Service line to building must be a minimum of 1" in size, plans show 5/8"

Plans revised to show 1" service.

2. Plumber or architect to submit plumbing plans to WWA before sending to Health Dept. for approval.

Plumbing plans will be submitted to WWA before sending to Health Department.

3. Developer or property owner to pay for tap?

Property owner will pay for tap.

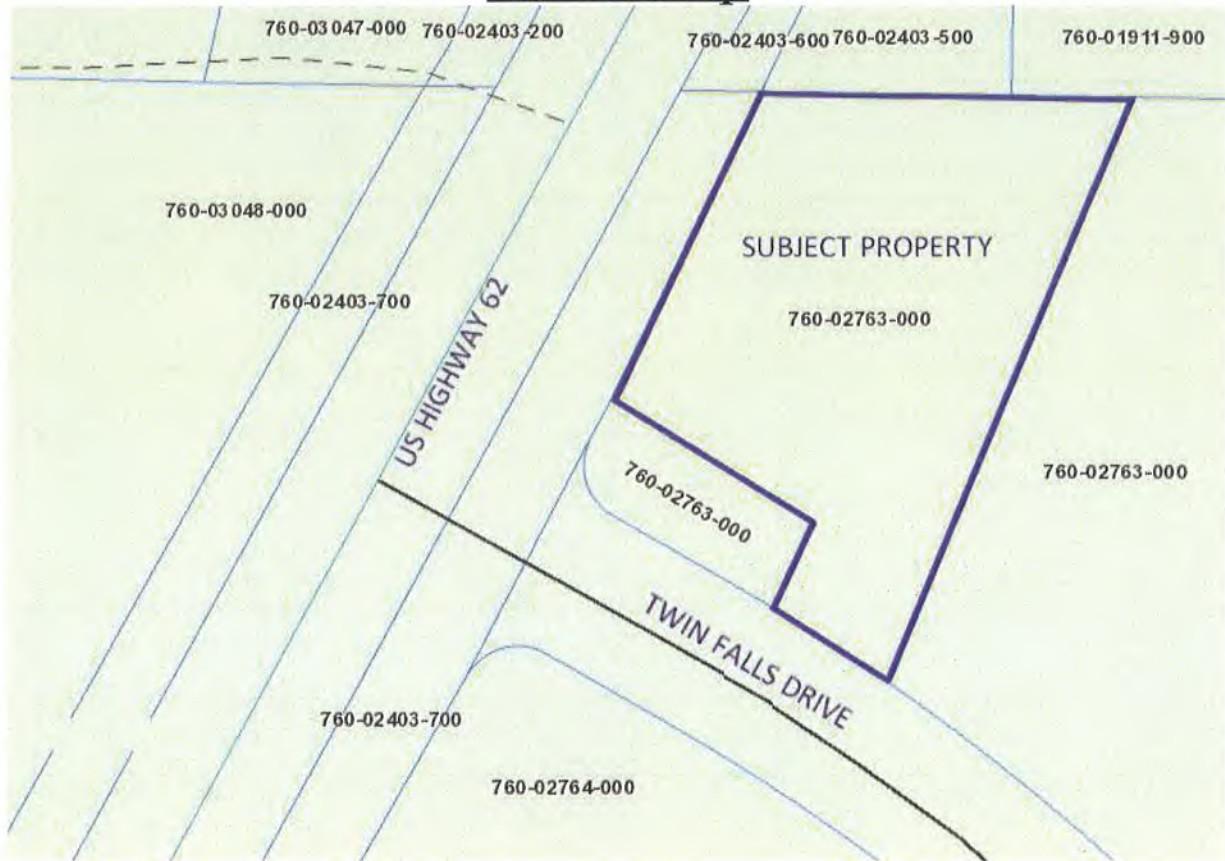
Please contact me if you have any further questions or concerns.

Sincerely,



Jason Young  
Project Manager  
**Bates & Associates, Inc.**

# Parcel Map





**Bates &  
Associates, Inc.**

**Civil Engineering · Land Surveying · Landscape Architecture**

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

PH: 479-442-9350 \* FAX: 479-521-9350

February 21, 2017

**EVERETT OFFICE BUILDING LEGAL DESCRIPTION**

LEGAL DESCRIPTION (PART OF PARCEL 760-02763-000, SUBJECT TO TRACT SPLIT):

A PART OF TRACT 1A OF TWIN FALLS ADDITION, PHASE 1, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND REBAR THAT IS S27°23'30"W 151.18' FROM THE NW CORNER OF SAID TRACT 1A, THENCE S53°54'53"E 157.75' TO A FOUND REBAR, THENCE S31°37'40"W 58.25' TO A FOUND REBAR ON THE NORTH RIGHT OF WAY OF TWIN FALLS DRIVE, THENCE ALONG SAID NORTH RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1040.00' FOR A CHORD BEARING AND DISTANCE OF S54°17'45"E 66.13', THENCE LEAVING SAID NORTH RIGHT-OF-WAY N21°39'30"E 331.15', THENCE N87°52'11"W 203.45' TO A FOUND REBAR IN THE EASTERLY RIGHT-OF-WAY OF U.S. HWY #62, THENCE ALONG SAID EASTERLY RIGHT OF WAY S27°23'20"W 151.18', TO THE POINT OF BEGINNING, CONTAINING 1.04 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Sincerely,

Jason Young  
Project Manager  
Bates & Associates, Inc.



**Bates &  
Associates, Inc.**

**Civil Engineering & Surveying**

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

February 21, 2017

City of Farmington  
354 W. Main St  
Farmington, AR 72730

RE: Everett Office Building Large Scale Development

Dear City Staff,

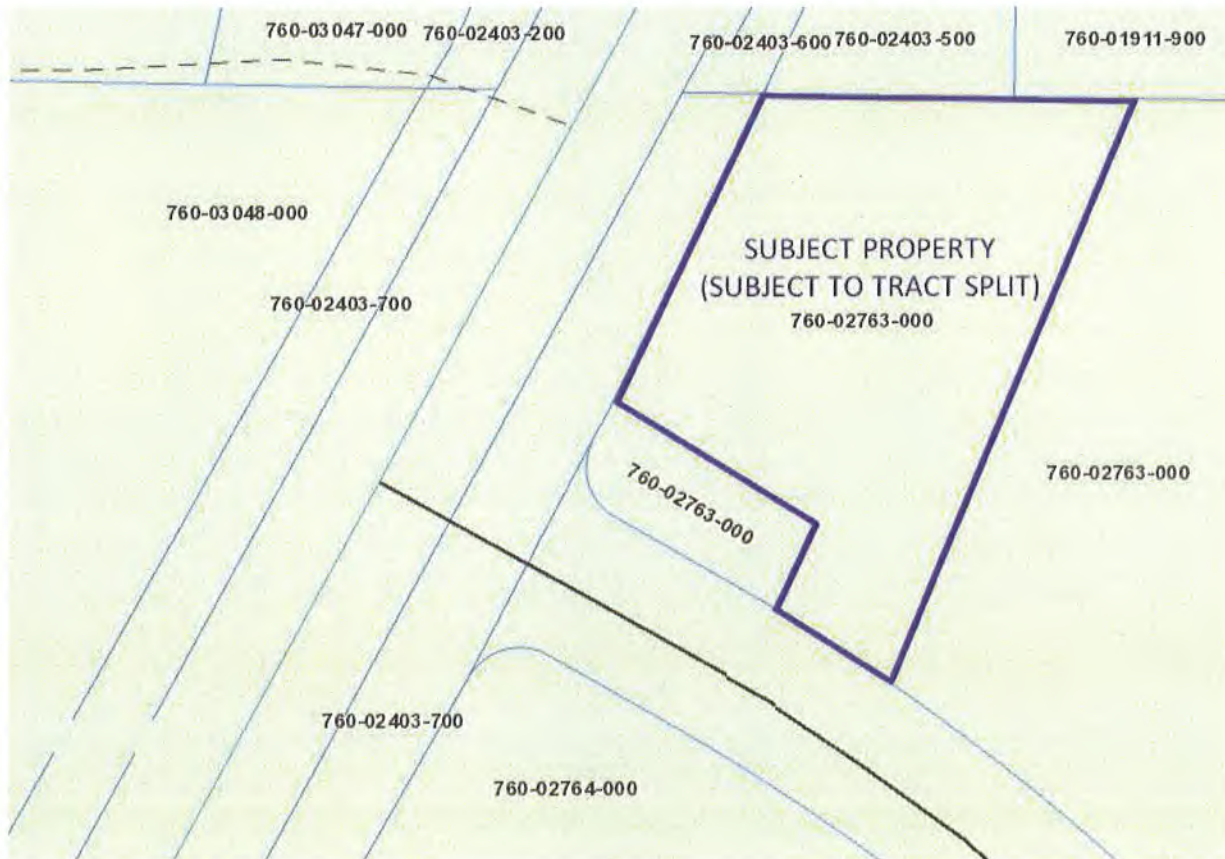
Please see the attached Parcel Map and list of Adjoining Property owners for the Everett Office Building Large Scale Development.

ADJACENT LAND OWNERS (PT. PARCEL 760-02763-000)

- 1) STEPHENS, LARRY R & NORMA J  
PO BOX 127  
FARMINGTON, AR 72730  
PARCEL #760-02403-500  
ZONED: C-2
- 2) FARMINGTON COMMERCIAL LLC  
12771 TYLER RD  
FARMINGTON, AR 72730  
PARCEL #760-01911-900  
ZONED: R-1
- 3) TWIN FALLS DEVELOPMENT LLC  
PO BOX 605  
FARMINGTON, AR 72730  
PARCEL #760-02763-000  
ZONED: C-2
- 4) TWIN FALLS DEVELOPMENT LLC  
PO BOX 605  
FARMINGTON, AR 72730  
PARCEL #760-02764-000  
ZONED: C-2

- 5) ARKANSAS STATE HIGHWAY COMMISSION  
PO BOX 2261  
LITTLE ROCK, AR 72203-2261  
PARCELS #760-02403-700, 760-02403-200, & 760-02403-600  
ZONED: N/A
  
- 6) GOOSE CREEK PROPERTIES LLC  
PO BOX 1346  
FAYETTEVILLE, AR 72702  
PARCEL #760-03048-000  
ZONED: R-1
  
- 7) NALL PROPERTIES OF NWA LLC  
PO BOX 1368  
FARMINGTON, AR 72730-1368  
PARCEL # 760-03047-000  
ZONED: R-1

### PARCEL MAP







# Bates & Associates, Inc.

Civil Engineering & Surveying

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

February 21, 2017

**RE: Everett Office Building Public Notice**

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Friday, March 17, 2017. Please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for a Subdivision at the property described below has been filed with the City of Farmington on the 21<sup>st</sup> Day of January, 2017.

Part of Parcel 760-02763-000:

A PART OF TRACT 1A OF TWIN FALLS ADDITION, PHASE 1, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND REBAR THAT IS S27°23'30"W 151.18' FROM THE NW CORNER OF SAID TRACT 1A, THENCE S53°54'53"E 157.75' TO A FOUND REBAR, THENCE S31°37'40"W 58.25' TO A FOUND REBAR ON THE NORTH RIGHT OF WAY OF TWIN FALLS DRIVE, THENCE ALONG SAID NORTH RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1040.00' FOR A CHORD BEARING AND DISTANCE OF S54°17'45"E 66.13', THENCE LEAVING SAID NORTH RIGHT-OF-WAY N21°39'30"E 331.15', THENCE N87°52'11"W 203.45' TO A FOUND REBAR IN THE EASTERLY RIGHT-OF-WAY OF U.S. HWY #62, THENCE ALONG SAID EASTERLY RIGHT OF WAY S27°23'20"W 151.18', TO THE POINT OF BEGINNING, CONTAINING 1.04 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

1.04 Acres, located Northeast of the intersection of HWY 62 and Twin Falls Drive, Farmington, Arkansas 72730.

The Applicant requests a 2,050 sq. ft. building and associated parking lot, paving, landscape and drainage improvements.

A public meeting to consider this request for a Subdivision at the above described property will be held on the 27<sup>th</sup> day of March, 2017, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

---

Thank you, and please contact us if you have any questions or concerns.

Sincerely,

Geoffrey H. Bates, P.E.

Bates & Associates, Inc.



**Bates &  
Associates, Inc.**  
Civil Engineering - Land Surveying - Landscape Architecture

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

February 21, 2017

**NOTICE OF PUBLIC HEARING**

Dear Adjacent Property Owner,

An Application for a Large Scale Development has been applied for by Coyle Enterprises, inc. The proposed 1.04 acre development is located Northeast of the intersection of HWY 62 and Twin Falls Drive, Farmington, Arkansas. The proposed development consists of one 2,050 gross-square-foot building, and associated parking lot, asphalt paving, landscaping, and drainage improvements. The building will be used as an office. The property resides under the C-2 Highway Commercial zoning district designation. Please see the attached Parcel Map for reference to where this proposed development will be located in relation to your property.

A hearing on this Application will be held by the Farmington Planning Commission on Monday, March 27 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington Arkansas. All interested persons are invited to attend.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Jason Young  
Project Manager  
Bates & Associates, Inc.

U.S. Postal Service  
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FARMINGTON, AR 72730

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75
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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 \$0.49  
Total Postage \$6.59

Sent To STEPHENS, LARRY R & NORMA J  
PO BOX 127  
FARMINGTON, AR 72730



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FARMINGTON, AR 72730

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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 \$0.49  
Total Postage \$6.59

Sent To NALL PROPERTIES OF NWA LLC  
PO BOX 1368  
FARMINGTON, AR 72730-1368



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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 \$0.49  
Total Postage \$6.59

Sent To FARMINGTON COMMERCIAL LLC  
12771 TYLER RD  
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 \$0.49  
Total Postage \$6.59

Sent To TWIN FALLS DEVELOPMENT LLC  
PO BOX 605  
FARMINGTON, AR 72730



U.S. Postal Service™  
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Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

LITTLE ROCK, AR 72203

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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 \$0.49  
Total Postage \$6.59

Sent To ARKANSAS STATE HIGHWAY  
COMMISSION  
PO BOX 2261  
LITTLE ROCK, AR 72203-2261



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FAYETTEVILLE, AR 72702

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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 \$0.49  
Total Postage \$6.59

Sent To GOOSE CREEK PROPERTIES LLC  
PO BOX 1346  
FAYETTEVILLE, AR 72702

