



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 28, 2016

**A meeting of the Farmington Planning Commission will be held on
Monday, March 28, 2016 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - February 22, 2016
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. **Variance request:** Larry Bowden (Briar Rose Parking Lot) requesting variance to waive the requirements of a Large Scale Development.
Property owned by: Larry Bowden
Property Location: 60 E. Main
Presented by: Larry Bowden
5. **NEW BUSINESS**
 - A. **Large Scale Development:** Dairy Queen
Property owned by: GT Management, LLC
Property Location: 310 W. Main
Presented by: Blew & Associates
6. Review Landscape Ordinance and set a public hearing.

Planning Commission Minutes
February 22, 2016

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

PRESENT

Jay Moore
Sean Schader
Matt Hutcherson
Toni Bahn
Robert Mann, Chair
Gerry Harris
Judy Horne

ABSENT

Bobby Wilson

City Employees Present: Melissa McCarville - City Business Manager; Rick Brammall – City Inspector; Steve Tennant - City Attorney; Chris Brackett-City Engineer

2. Approval of Minutes: Minutes of November 23, 2015 were unanimously approved as written.

3. Comments from Citizens: Mayor Ernie Penn reported on his meeting with Larry Bowden of Briar Rose Bakery regarding building of a large open-air pavilion. He is not opposed to paved parking or landscaping (and he may ask the Farmington Garden Club for input with it.) Also, he does not want to lose the big trees on the lot. He plans to come to the Planning Commission in the future to ask for waiver of requirements for a full-scale development. The Mayor assured Mr. Bowden that the Planning Commissioners are not “anti-business.”

4. Public Hearing – Variance Request for Farmington High School Landscaping

Geoffrey Bates of Bates & Associates, Inc. was present to discuss the LSD for the Farmington School District’s property located at 12329 N. Highway 170. They are willing to landscape, but have concerns about full landscaping in required areas where future Highway 170 construction and on-campus construction will damage or remove the landscaping.

Dr. and Mrs. Alex Lacy have lived across the street from the high school property for 35 years. He said that the Phase I which was done prior to landscaping ordinance had used a “scorched earth” method on the property, removing numerous old trees, some of which might have been saved. He pleaded with Planning Commissioners to not cut corners with the landscaping requirements because it is vitally important to the overall appearance of the high school which will be in use for many, many years. In addition, visitors will be coming to the high school from all over the state for athletic and fine arts events and it will give a favorable impression, with landscaping. He also mentioned that he has taught at five universities during his career, one of which was the University of Virginia, which is known world-wide for its beautiful, carefully planned landscaping and it made a great difference in campus when compared to some other campuses. He said it has been shown that attractive landscaping is inspirational and beneficial to students.

Judge Mike Mashburn who owns property adjoin the school property was present and also interested in what will be done with the land.

It was noted that the Planning Commission members are in the process of re-evaluating the landscape ordinance requirements and will very soon vote on the changes. The suggested revised ordinance will then be sent to the City Council for their consideration.

Mark Haguewood with High Jackson Associates expressed concern about delaying a building permit due to tabling of landscape variance.

It was moved that the Farmington High School Landscaping variance request be tabled until the landscaping ordinance has been finalized, and the construction building permit will be issued. Commissioners unanimously voted "yes".

5. Election of Officers:

Gerry Harris moved, seconded by Matt Hutcherson, to re-elect Robert Mann as Chairman. Vote was unanimous.

Sean Schader moved, seconded by Jay Moore, to re-elect Gerry Harris as Vice Chair. Vote was unanimous.

Sean Schader moved, seconded by Gerry Harris, to re-elect Judy Horne as Secretary. Vote was unanimous.

6. Landscaping Ordinance Review:

Commissioners were provided with a copy of proposed revised landscaping ordinance. Judy Horne explained some of the major revisions to the ordinance and distributed a comparison sheet for Commissioners' consideration.

7. Adjournment: Having no further business, Gerry Harris moved to adjourn, seconded by Sean Schader and passed unanimously.

Judy Horne
Secretary, Planning Commission

Robert Mann
Chair, Planning Commission

Paid 06/20/01



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: LARRY BOWDEN Day Phone: 408-592-6838

Address: 60 E MAIN ST Fax: _____

Representative: SAME Day Phone: _____

Address: _____ Fax: _____

Property Owner: SAME Day Phone: _____

Address: _____ 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 - 60 E MAIN ST
Current Zoning -- C-2

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

Type of variance requested and reason for request:

Requesting a waiver of the requirements of a Large Scale Development. The owner intends to address any drainage issues that are identified and plans to pave the new parking lot that is currently gravel. A landscape plan will also be provided. At such time as the entire sight is being be developed a LSD plan will be submitted.

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.*

Jimmy Bowler Date 3/1/16
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.)*

Jimmy Bowler Date 3/1/16
Owner/Agent Signature

AFFIDAVIT OF PUBLICATION

I, Karen Caler, solemnly swear that I am Advertising Clerk for the Northwest Arkansas Newspapers, LLC, and I do solemnly swear that the attached advertisement was published in the following weekly paper(s):

- Bella Vista Weekly Vista
- The Times of NE Benton County (Pea Ridge)
- Siloam Springs Herald Leader
- Siloam Sunday (Section of Arkansas Democrat Gazette)
- Westside Eagle Observer
- Washington County Enterprise Leader

of general and bona fide circulation in Washington County, Arkansas

Larry Bowden
Notice of Public Meeting
City of Farmington

Dates of Publication: March 9, 2016

Charges: \$ 34.00

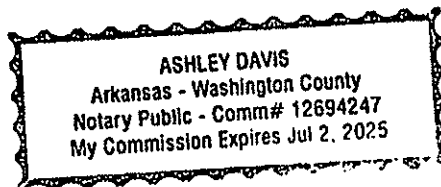
Karen Caler
Karen Caler

Sworn to and subscribed before me

This 11 day of March, 2016.

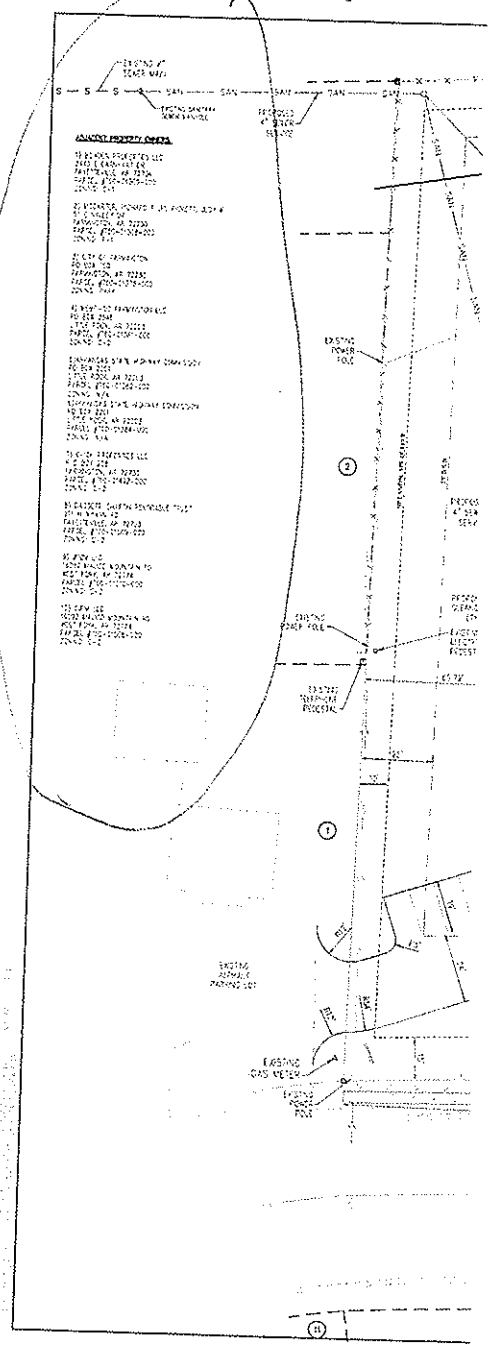
Ashley Davis
Notary Public
My Commission Expires: 7/2/25

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



Notice of Public Meeting: A petition for a variance at the property described below has been filed with the City of Farmington on the 1st day of March, 2016. Site Address: 60 E Main Street. Requesting a waiver of the requirements of Large Scale Development. The owner intends to address any drainage issues that are identified and plans to pave the new parking lot that is currently gravel. A landscape plan will be provided. As such time as the entire site is being developed a LSD will be submitted. A public meeting to consider this request for variance at the above described property will be held on the 28th day of March, 2016 at 6:00 pm at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.
73602561 March 9, 2016

Alignment



CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

WEST FORK, AR 72774

OFFICIAL USE

Certified Mail Fee	\$3.45	0230	02
Extra Services & Fees (check box, add fee)	\$0.00		
<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	\$3.94		
Sent To			03/07/2016

Postmark Here

Street and Apt. No., or PO Box No.

City, State, Zip+4®

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

2990 6095 2000 0490 5102

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WEST FORK, AR 72774

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5590 5609 2000 0640 7025

TRUSTEE DEED

KNOW ALL MEN BY THESE PRESENTS:

That the Lacy Family Trust, Arlis Gerald Lacy and Wilma Jean Lacy, Co-Trustees, U/A dated December 30, 2002, hereinafter called Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to me in hand paid by Bowden Properties, LLC, an Arkansas limited liability company, hereinafter called Grantee, do hereby grant, bargain and sell unto the said Grantee, and unto its successor and/or assigns, forever, the following lands lying in Washington County, Arkansas, to-wit:

A part of the Southwest 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 North 35.59 feet and East 569.16 feet from the Southwest corner of said forty acre tract, said point being a set iron pin, and running thence North 01° 26' 02" E 352.46 feet to a found pipe, thence N 87° 22' 19" E 263.44 feet to a set iron pin, thence S 01° 06' 00" W 360.23 feet to a set iron pin, thence N 89° 51' 40" W 181.80' to a point, thence along a curve to the left with a radius of 714.08' with a chord bearing and distance of S 86° 45' 42" W 83.40' to the point of beginning, containing 2.15 acres, more or less. Subject to easements and rights-of-way of record.

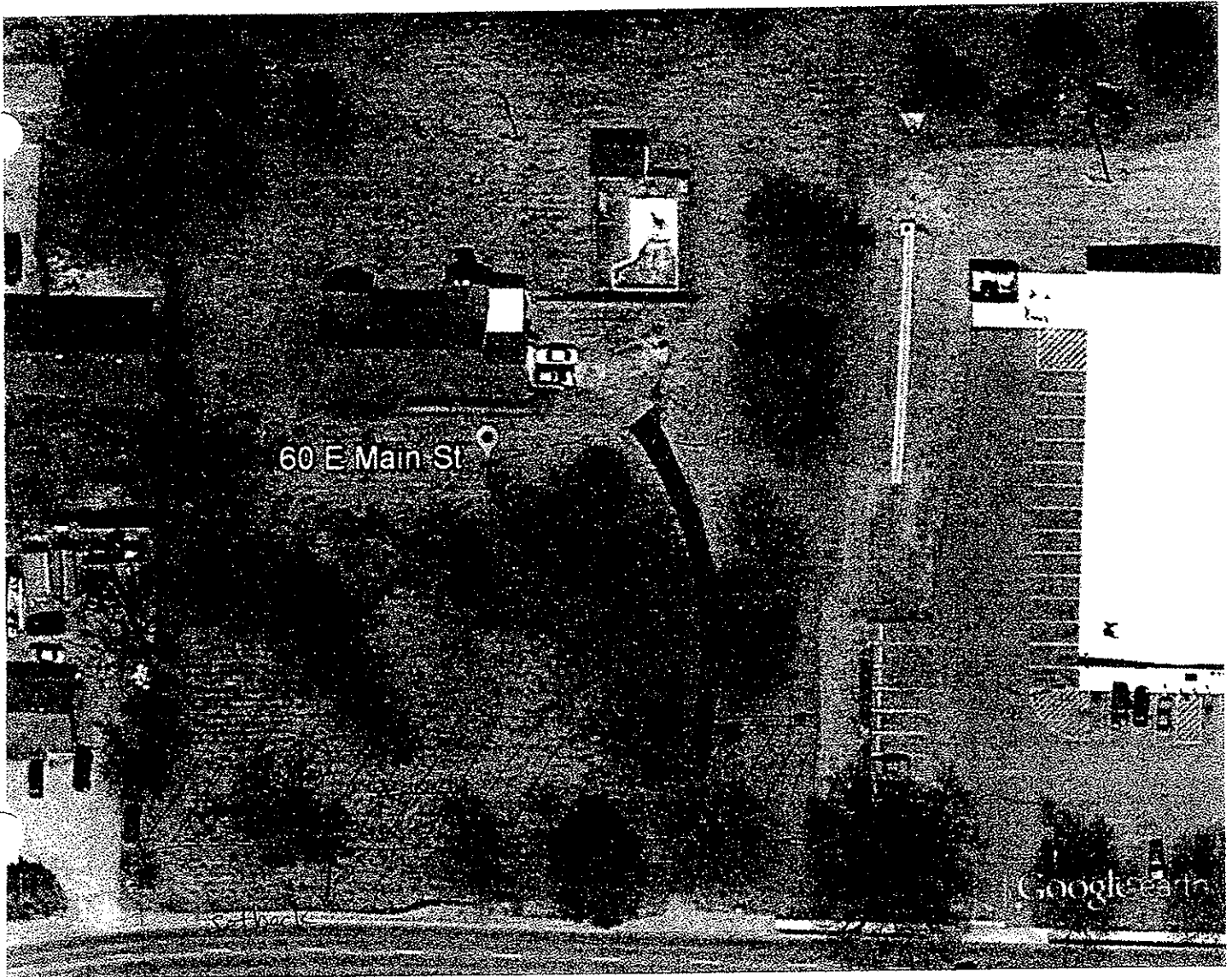
TO HAVE AND TO HOLD the said lands and appurtenances thereunto belonging unto the said Grantee and Grantee's successor and assigns, forever. And we, the said Grantors hereby covenant that we are lawfully seized of said land and premises, that the same is unencumbered, and that we will forever warrant and defend the title of said lands against all legal claims whatsoever.

IN TESTIMONY WHEREOF the name of the Trust is hereunto affixed this 3 day of July, 2014.

Lacy Family Trust U/A dated December 30, 2002

By: Arlis Gerald Lacy
Arlis Gerald Lacy, trustee

By: Wilma Jean Lacy
Wilma Jean Lacy, trustee

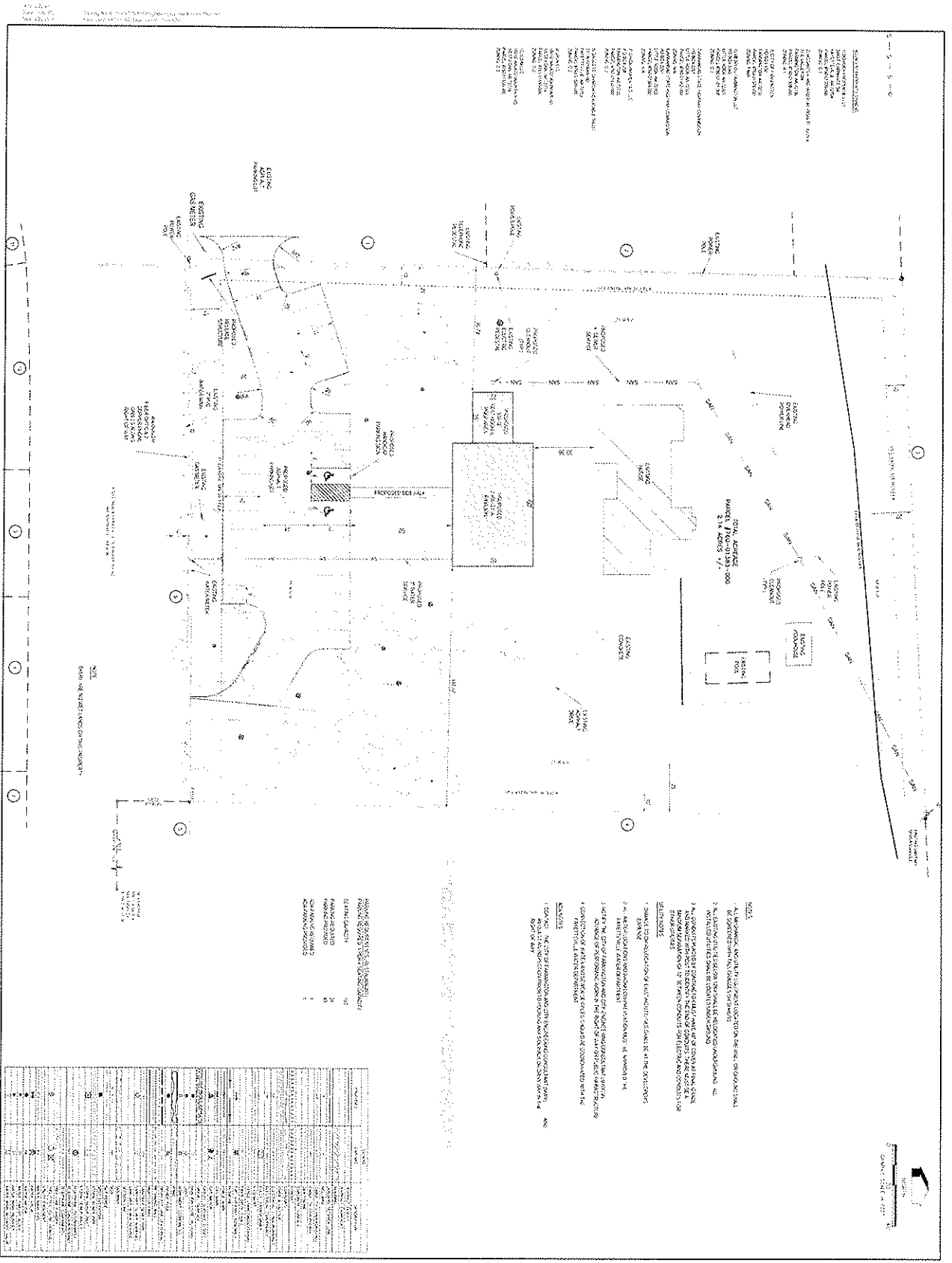


Google earth

feet
meters



Phase 1 2016



02

Bates & Associates, Inc.
 Civil Engineering & Surveying
 720 S. Pleasant Ridge Dr.
 Fayetteville, Arkansas 72704
 Phone: 479.443.5150 Fax: 479.381.5350

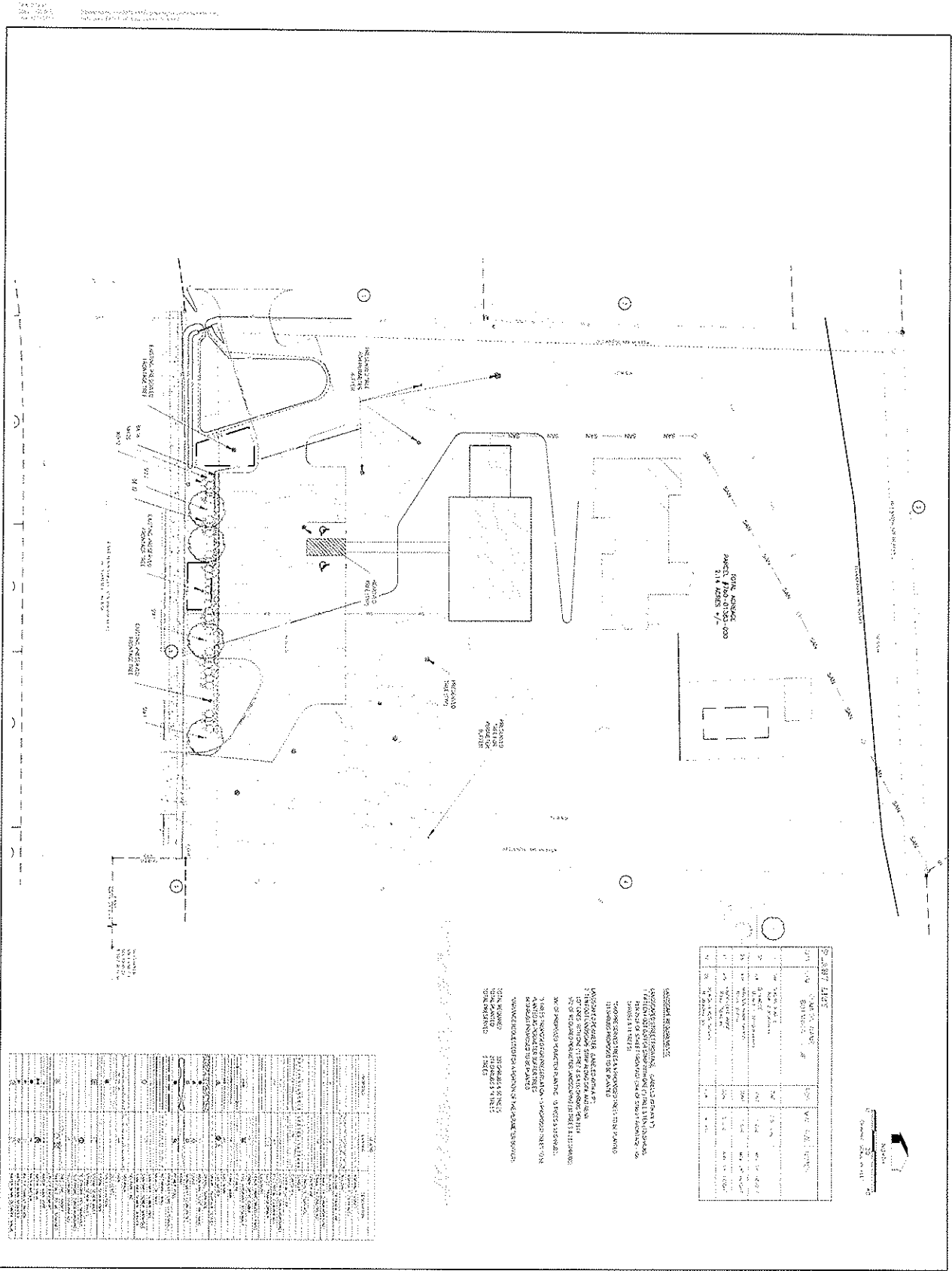
**BRIAR ROSE PARKING LOT EXPANSION
 LARGE SCALE DEVELOPMENT PLANS**

SITE AND UTILITY PLAN

FARMINGTON, ARKANSAS

Project Name:	BRIAR ROSE PARKING LOT EXPANSION
Client:	THE CITY OF FARMINGTON, ARKANSAS
Scale:	AS SHOWN
Date:	NOVEMBER 2010
Drawn by:	J. BATES
Checked by:	J. BATES
Approved by:	J. BATES

Professional Engineer Seal for J. Bates, State of Arkansas, License No. 12345.



NO.	DESCRIPTION	DATE	BY
1	PREPARED FOR SUBMITTAL	11-24-15	
2	REVISED FOR CITY ENGINEERING COMMENTS	12-18-15	

ASSISTANT REGISTRARS:
 LANDSCAPE ARCHITECTS:
 1. JAMES M. BATES, LICENSE NO. 11111
 2. JAMES M. BATES, LICENSE NO. 11111
 3. JAMES M. BATES, LICENSE NO. 11111
 4. JAMES M. BATES, LICENSE NO. 11111
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04

Bates & Associates, Inc.
 Civil Engineering & Surveying
 7200 S Pleasant Ridge Dr
 Fayetteville, Arkansas 72704
 Phone: 479-412-9355 Fax: 479-591-9350

**BRIAR ROSE PARKING LOT EXPANSION
 LARGE SCALE DEVELOPMENT PLANS**
 LANDSCAPE PLAN
 FARMINGTON, ARKANSAS

NO.	DESCRIPTION	DATE	BY
1	PREPARED FOR SUBMITTAL	11-24-15	
2	REVISED FOR CITY ENGINEERING COMMENTS	12-18-15	

ARIZONA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 JAMES M. BATES
 LICENSE NO. 11111
 11-24-15

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: BREWSTER ASSOCIATES Day Phone: 479-443-4506
Address: 524 W. SYCAMORE Fax: (479) 582-1883
Representative: SEE ABOVE Day Phone: _____
Address: _____ Fax: _____
Property Owner: GT MANAGEMENT, LLC Day Phone: (479) 841-3526
Address: PO Box 1893, FAYETTEVILLE 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 -- 310 W. MAIN ST
Current Zoning -- C2
Attach legal description

Financial Interests

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

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

Applicant Signature

Date 2/23/16

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

Owner/Agent Signature

Date 2/23/16

LSD/Subdivision Application Checklist:

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

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	✓		
13. A general vicinity map of the project at a scale of 1" = 2000'	✓		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	✓		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	✓		
16. Existing topographic information with source of the information noted. Show:	✓		
a. Two foot contour for ground slope between level and ten percent.	✓		
b. Four foot contour interval for ground slope exceeding 10%.	✓		
17. Preliminary grading plan.	✓		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	✓		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	✓		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:	✓		
a. Provide structure location and types.	✓		
b. Provide pipe types and sizes.	✓		
2. Regarding all proposed sanitary sewer systems	✓		
a. Provide pipe locations, sizes and types.	✓		
b. Manhole locations.	✓		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site	✓	✓	NONE KNOWN
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.	✓		N/A
5. Regarding all proposed water systems on or near the site:	✓		
a. Provide pipe locations, sizes and types.	✓		
b. Note the static pressure and flow of the nearest hydrant.	✓	✓	DON'T HAVE
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	✓		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)	✓		
a. Locations of all related structures.	✓		
b. Locations of all lines above and below ground.	✓		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the	✓		

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	✓		
Proposed and Existing Streets, Rights-of-way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	✓		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	✓		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	✓		
Site Specific Information			
1. Provide a note describing any off site improvements.	✓		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	✓		NONE KNOWN
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)	✓		
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.	✓		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.)	✓		✓
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 proposed sidewalks.	✓		
13. Finished floor elevation of existing and proposed 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.			N/A
16. Draft of covenants, conditions and restrictions, if any.			N/A
17. Draft POA agreements, if any.			N/A
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.	✓		
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 2-23-16No. **516379**RECEIVED FROM Blew & Associates \$500.00Five hundred & no/100 DOLLARS

- FOR RENT
 FOR

Large Scale Dev. fee for Dairy Queen

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

- CASH
 CHECK
 MONEY ORDER
 CREDIT CARD

FROM _____ TO _____

BY B. Coleman

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

SURVEY DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NW1/4 NE1/4 AND RUNNING THENCE N 01°51'48" E 159.72 FEET; THENCE S 84°43'50" W 17.54' FEET TO THE WEST RIGHT OF WAY OF DOUBLE SPRINGS ROAD; THENCE S 04°53'14" W ALONG SAID RIGHT OF WAY 174.75' TO THE NORTH RIGHT OF WAY OF ARKANSAS STATE HIGHWAY NO. 62; THENCE S 61°03'59" W ALONG SAID RIGHT OF WAY 124.65'; THENCE N 30°42'01" W 191.39'; THENCE N 59°17'29" E 114.20'; THENCE N 84°40'05" E 124.04' TO THE POINT OF BEGINNING, AND CONTAINING IN ALL 0.77 ACRES, MORE OR LESS.

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

Applicant: GT Management LLC.
Project Name: Dairy Queen #44413
Engineer/Architect: Blew and Associates, PA.

Date: March 8, 2016

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 the recorded warranty deed for the property.
3. Submit a copy of the AHTD permit for all improvements within the AHTD right-of-way. Please be aware that the ADTD right-of-way extends up Double Springs Road.
4. A permit will be required for the free standing sign shown in the submittal.

Site Plan

5. The Fire Chief should determine how the pavement should be painted for the fire lanes and it should be shown on the plan.
6. Show all existing easements. If additional easements are required, an easement plat must be submitted and recorded before the issuance of the building permit.
7. Provide a minimum four (4') foot sidewalk 6" from the proposed right-of-way along Double Springs Road. This sidewalk will be continuous through the driveway with a cold joint or expansion joint at the edge of the sidewalk opposite the street. The sidewalk shall be graded at 2% from the top of the curb.
8. There appears to be some type of screening wall and gate around the dumpster pad. Please indicate the type of screening and gate along with its height.
9. The current site plan will cut off access to the existing parking area for the development to the north. This building currently has access to the existing northern drive and will have to be able to access the new drive. Add a note that access to this property will have to be maintained during construction.
10. It is not clear if there is pavement connecting the new parking lot to the existing commercial driveway in the southwest corner of the property. The travel path from this parking lot to the entrance will have to be paved with a dust free surface.

Landscape Plan

11. Provide a table that states the requirement (Perimeter, Frontage, etc.), the required trees and shrubs and the trees and shrubs provided.

12. It appears this plan does not meet all of the requirements of the Landscape Ordinance. If that is the case, a variance will be required prior to approval of the LSD.

Grading and Drainage Plan

13. It is not clear how the parking lot will drain. The Erosion Control Plan appears to call out an inlet but the Drainage Plan appears to show it as a curb cut. Please clarify.
14. Runoff from the parking lot will not be allowed to flow over the sidewalk to the street. Some kind of storm drain inlet will be required to collect the runoff from the parking lot and convey it to the existing storm drainage system.

Utility Plan

15. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: GT Management LLC

Date: 3-8-16

Project Name: Dairy Queen #44413

Engineer/Architect: Blew and Associates, PA.

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

Representing: PGTELCO Name: SHANE BELL

If phone or data service will be requested from PGTelco, I will need a 2" conduit w/ pull string to be placed from the desired building service entrance, east to the ROW of Double Springs Road at the NE corner of your property. (SEE ATTACHED SKETCH)

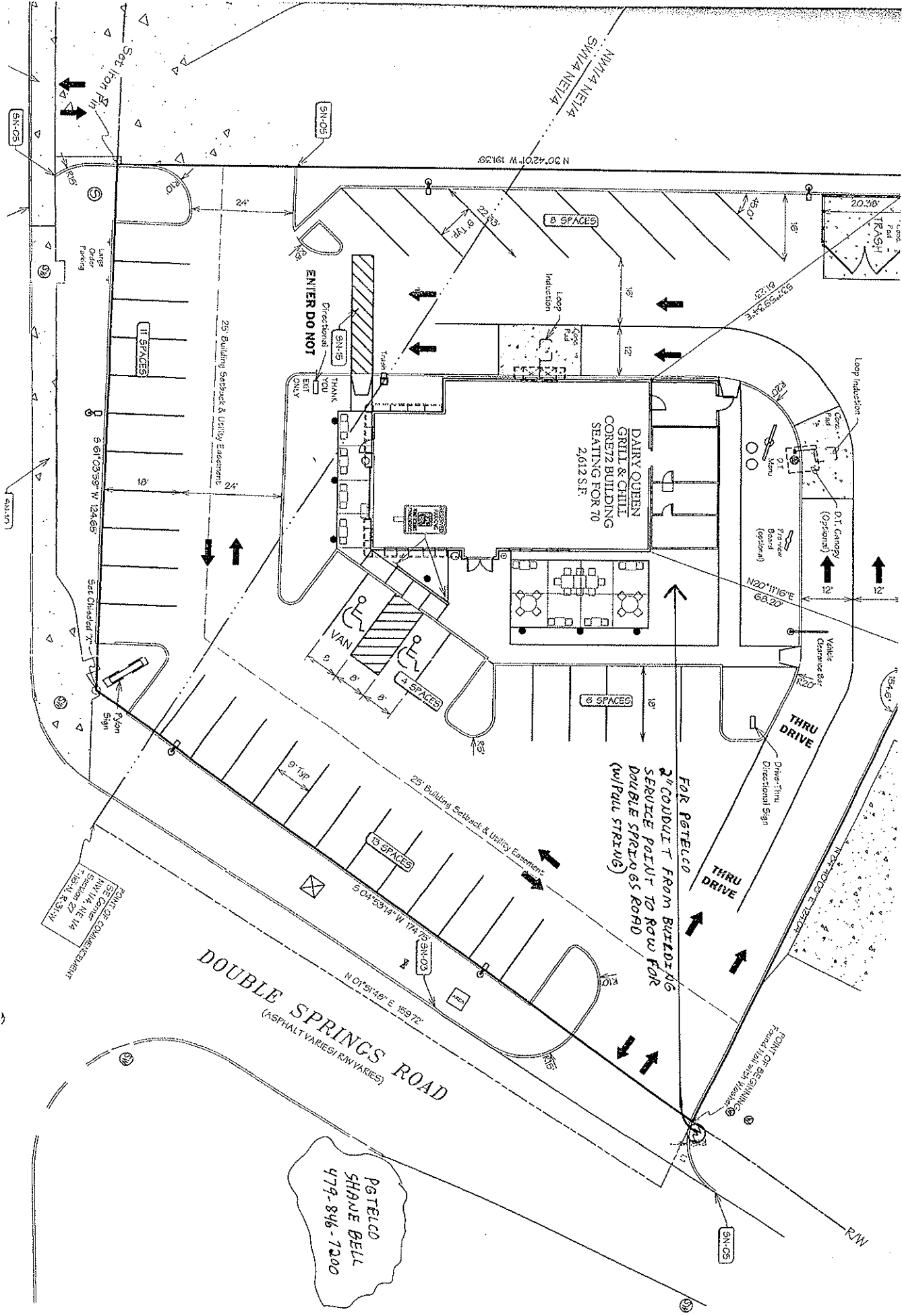
I will need access to a common power ground (#6) at our demarcation point at the building.

** Please use caution when excavating on the SE portion of the property. We have 2 large fiber optic cables that are buried within AHTD'S ROW along HWY 62. **

SHANE BELL - 479-846-7255

LARRY CLARK - 479-841-4168

Received By: _____

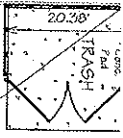


MOTEL
 SHANE BELL
 479-846-7200

DAIRY QUEEN
 GRILL & CHILL
 CORETZ BUILDING
 SEATING FOR 70
 2,612 SF.

FAIR MOTEL
 24 COULDIT FROM BUILDING
 SEPARATE POINT TO ROW FOR
 DOUBLE SPRINGS ROAD
 (w/PAV STRIPS)

DOUBLE SPRINGS ROAD
 (ASPHALT VARIES, R/W VARIES)



POINT OF COMMENCEMENT
 SEE CHINA
 SECTION 27
 T. 105 N. R. 33 W.

POINT OF BEGINNING
 FROM HILL 150' WIDE

ORDINANCE NO. 2013-03

AN ORDINANCE PRESCRIBING AND REGULATING LANDSCAPING AND NATURAL VEGETATION PRESERVATION FOR CERTAIN ZONES IN THE CITY OF FARMINGTON, ARKANSAS FOR THE PURPOSE OF ENHANCING THE CITY'S APPEARANCE, ENSURING CITIZENS' PROTECTION, AND QUALITY OF LIFE; PRESERVING EXISTING NATIVE VEGETATION AND GREENSPACE; IMPROVING ENVIRONMENTAL QUALITY; AND PRESCRIBING REMEDIES FOR NON-COMPLIANCE.

ARTICLE I STATEMENT OF PURPOSE

The requirements set forth herein are enacted to: promote the health and safety of the citizens of Farmington; make the City more attractive by establishing standards for landscaping of new developments or additions in certain zones; prevent unnecessary removal and damage of native and specimen trees during construction; prevent unnecessary grading of land during construction; provide for tree, plant, and other natural vegetation material replacement; provide visual screening and sound buffers; screen incompatible land uses; improve air quality; slow or prevent storm water runoff; enhance appearance of parking lots; provide enhanced habitat for wildlife; provide option of establishing parks within developments; and ensure compliance with these standards in new developments and renovations.

ARTICLE II JURISDICTION

The jurisdiction of this ordinance shall include all land within the city limits of Farmington, Arkansas, any land added to the city limits, and/or planning district, for whatever reason, after the adoption of this ordinance.

ARTICLE III APPLICABILITY

The requirements of this ordinance shall apply in full, after the date that this ordinance is adopted, to:

- (1) Zoning Districts for which a building permit is required by the City of Farmington for new construction or addition to existing structure: General Commercial (C-1), Highway Commercial (C-2), Multi-Family Residential (MF-1), Multi-Family Residential (MF-2), Residential Office (R-O), Mobile Home Park (MHP), and Industrial (I).
- (2) New parking lots or expansion of existing parking lots in any zone which increases parking spaces to sixty (60) or more spaces, or to parking lots with fewer than sixty (60) spaces, when Planning Commission deems necessary for improved control and safety of pedestrians and motorists.
- (3) Landscaped entryway or other individual lot landscaping for residential developments is OPTIONAL. However, if used, the requirements of this ordinance shall be adhered to.
- (4) Exemption from this Ordinance: Any individual who purchases, builds, or remodels a single-family home located in any zoning district is exempted from all requirements of this ordinance.

ARTICLE IV LANDSCAPE SITE PLAN REQUIREMENTS

A scaled Landscape Plan prepared by a landscape company or a licensed landscape architect shall include:

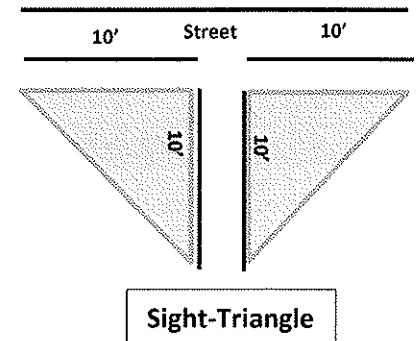
- (1) Nine copies of the Landscape Plan in a 24" x 36" format to the City of Farmington Planning Commission for review and plan approval.
- (2) Development project title with names and contact information of project planner, developer, owner, landscape architect or landscaper; scale, date, legend, North Arrow, and general vicinity map indicating existing land uses abutting all boundaries of the proposed development.
- (3) Street Frontage Buffer and Perimeter Side and Back Buffer and any required Parking Lot Buffer, with landscaping area marked with legend symbols for proposed landscaping, right of way, and easements. See ARTICLE VI, ARTICLE VII, and ARTICLE IX for specific requirements.
- (4) Landscaped areas immediately adjacent to front side of building(s). See ARTICLE VIII -LANDSCAPING REQUIREMENTS IMMEDIATELY ADJACENT TO BUILDING(S).
- (5) Location of existing larger trees with a DBH (diameter at breast height) of eight (8") inches or greater located within required street buffer planting area(s), required side and rear buffers, parking lot, and other open areas. Trees preserved and trees requested to be removed shall be clearly indicated. **(Saving one existing tree with DBH 8" or greater, results in three fewer new trees being required.)**
- (6) Description of barrier protection that shall be used around preserved vegetation during construction.
- (7) List of proposed vegetation with common name, variety and size of container or tree trunk diameter. See Article XV for suggested hardy landscape materials suitable for Northwest Arkansas Planting Zone 6b.
- (8) Planting and installation details for shrubs and trees to ensure conformance with required standards of this ordinance.
- (9) Location and description of other proposed or existing landscape improvements such as sidewalks, walls, fences, screens, earth berms; storm water collection facilities (such as rain gardens and detention ponds); sculptures, statues, fountains, street furniture, outdoor lighting, courtyards, or other paved areas.
- (10) Location of existing and proposed physical features such as easements, streets, utilities, buildings, signs, and waterways.
- (11) Location of trash/refuse bin(s), service bays, loading areas or docks, outdoor storage areas, mechanical equipment, walk-in coolers, and description of proposed required screening. See Article X.
- (12) Type of irrigation system(s). Include details such as spray, drip, or other type of irrigation (such as manual irrigation using a frost-proof hydrant). Irrigation systems shall have a backflow preventer installed per the current Arkansas Plumbing Code and shall be installed by a licensed plumber. **(No irrigation shall be required for undisturbed natural areas and existing trees.)**
- (13) Developer's performance bond that shall guarantee all plant material shall be planted in accordance with this ordinance and that survival shall be warranted for 24 months from date of installation; and if any plant materials fail to survive during that 24 month period, they shall be replaced within the time period required in this ordinance. See ARTICLE XIII.

- (14) Parking and/or storage location of any service vehicles, portable machinery and equipment, large tools, construction equipment, food cooking devices, or other business-related equipment, and type of required screening that will shield them from public view.

ARTICLE V GENERAL PROVISIONS

- A. Permits for building, paving, utilities, or construction shall not be issued until a Landscape Site Plan including all required information is approved by the Planning Commission. The Landscape Site Plan must be submitted with the Site Plan.
- B. Because a very minimal number of trees, shrubs, and other vegetation are required by this ordinance, massing, clustering, or grouping of required number of trees, shrubs, and/or grasses adds visual interest and is encouraged. Groupings shall be integrated into a planting bed or in a curbed area for easier maintenance and neater appearance.
- C. All landscaping design plans shall be designed with public safety in mind. Landscaping shall not interfere with motorist or pedestrian visibility and safety.
- D. Landscaping shall not interfere with the general function, safety, or accessibility of any gas, electric, water, sewer, telephone, television cable, or other utility easement; fire hydrant, traffic sign, or traffic signal.
- E. Sight-Triangle requirements for commercial entryway, (if utilized.)
Sight-Triangle shall measure ten (10) feet along the entryway and ten (10) feet along the Public Street or Highway.

Vegetation planted within sight-triangle shall be a maximum 30" height at maturity. Trees may be planted if limbs are pruned up to provide clear view of traffic for pedestrians and motorists.



- F. Street and highway rights-of-way shall be restored and maintained with turf grass or other vegetative ground cover such as low-growing juniper.
- G. Landscaped areas shall be equipped with an automatic sprinkler system or must be provided with a means to manually irrigate newly planted shrubs and trees using a frost proof yard hydrant. Irrigation systems shall have a backflow preventer installed per the current Arkansas Plumbing Code and shall be installed by a licensed plumber. No irrigation shall be required for undisturbed natural areas and existing trees.
- H. Required landscape areas shall not include artificial trees, shrubs, plants, synthetic mulch, or any synthetic carpeting designed to mimic grass unless specifically approved by the Planning Commission.
- I. Preservation of existing vegetation:
 - (1) As is practical, do not remove healthy, disease-free vegetation and environmentally sensitive or significant natural areas such as woodlands, prairie, and wetlands located on the development site.

- (2) By preserving healthy existing trees with an eight inch (8") diameter or larger, the number of required new trees and/or shrubs shall be reduced by a ratio of 1:3 after review and approval of developer's tree preservation proposal by Planning Commission.
- (3) Before construction work begins, preserved trees shall be protected by installation of protection barriers at drip-line of tree to prevent tree root compaction and destruction during building construction. The barriers may be removed as necessary for final job completion. Other preserved vegetation shall be clearly marked with colored tape and flags.
- (4) Grading and removal of soil shall not occur within the drip line of preserved tree(s).
- (5) Any type of construction debris or chemicals shall not be placed within twenty-five feet (25') of preserved trees.

J. Trees, Shrubs, and Plants Size Requirements and Planting Requirements

Trees, shrubs, and plants shall be:

- (1) Appropriate for the soil, sunlight, and soil-moisture conditions in which they are planted thus resulting in low maintenance, high-quality design, with limited water requirements. Vegetation native to the area is encouraged.
- (2) High-quality, nursery-grown stock of healthy condition that meets the American Association of Nurserymen standards as specified by the American National Standards Institute in ANSI Z60.1-1986, or as may be amended in the future.
- (3) Planted in sufficient nutrient-rich soil and covered with weed barrier cloth (not plastic sheeting).
- (4) Planted in protected areas where vehicular traffic shall not compact the soil in trees' root-spread area. A minimum of 25 square feet of permeable ground surface area per tree is recommended.

K. **Minimum size for trees, shrubs and other vegetation at planting**

Vegetation Type	Minimum Diameter (when measured at height of 4.5 feet above ground level)	Minimum Height at Planting
Shade trees	2.5"	Variable Approx. (6' – 8')
Ornamental trees	1.5"	Variable Approx. (5' – 7')
Evergreen trees (if used)	---	4'
Shrubs	2 gallon container	Variable
Ornamental grasses (perennial)	1 gallon container	Variable

L. Recommended that this hazardous and/or invasive vegetation not be planted.

INVASIVE TREES	BOTANICAL NAME	NEGATIVE QUALITIES
Black Locust	Robinia pseudoacacia	Has thorns - use improved cultivar or Honey Locust
Bradford Pear	Pyrus calleryana 'Bradford'	Easily storm damaged
Gingko (female only)	Gingko biloba	Small fruits have foul odor – (male Gingko is acceptable)
Mimosa	Albizia julibrissin	Highly invasive
Mulberry, White & Red	Morus alba, Morus rubra	Messy berries; extremely invasive
Paper Birch	Betula papyrifera	Not Hardy
Pin Oak	Quercus palustris	Weeping limbs pose sight hazard (other Oak species OK)
Silver Maple	Acer saccharinum	Spreads rapidly by roots; (Other Maples are acceptable)
Sweetgum	Liquidambar styraciflua	Numerous thorny fruit pods - use only a fruitless type
Tree of Heaven	Ailanthus altissima	Highly invasive – quickly crowds out other trees
Walnut	Juglans nigra	Poisons other plants grown near its roots
Willow species	Salix spp.	Easily storm damaged; obstructs view from ground up

INVASIVE SHRUBS:	BOTANICAL NAME	NEGATIVE QUALITIES
Autumn Olive	Eleagnus umbellate	Invasive
Cherry Laurel	Prunus laurocerasus	Invasive, leaves poisonous if eaten
Chinaberry	Melia azedarach	Invasive/Poisonous berries
Chinese Holly	Ilex cornuta	Thorns -use thornless cultivar
Chinese Privet	Ligustrum sinense	Invasive
Chinese Tallow Tree	Sapium sebiferum	Invasive - Poisonous
Photinia	Photina serratifolia	Very susceptible to Fungus; if used, plant only in full sun
Privet Hedge	All varieties	Highly invasive – chokes out other trees and shrubs

M. Mulch and/or Groundcover Requirements and Prohibitions:

- (1) Planting beds shall be mulched with hardwood mulch to 3 inch depth in all areas where there is no grass or evergreen groundcover.
- (2) Grass and/or evergreen groundcover may be used and in combination with mulch.
- (3) Owner shall supplement mulch annually to maintain a 3” depth.
- (4) **Prohibited Mulch:**
Rocks, pebbles, white chat, gravel base material, lava rock, shredded rubber, asphalt, concrete, brick pavers, cement pavers.
(**Exception:** brick or cement pavers may be used in a landscape design as stepping stone walkways.)
- (5) **Recommended that this hazardous and/or invasive groundcover not be planted.**

Highly Invasive Plants/ Groundcover		
Bamboo	Bambuseae	(Invasive)
Castorbean	Ricinus communis	(Highly Poisonous)
Honeysuckle, Amur	Lonicera maackii	(Invasive)
Continued on next page		

Honeysuckle, Japanese	Lonicera japonica	(Invasive)
English Ivy	Hedera helix	(Highly Invasive)
Lespedeza	Imperatica cylindrical	(Invasive)
Moonflower	Datura inoxia	(Seeds are highly toxic)
Morning Glory	Ipomoea	(Highly invasive)
Multiflora Rose	Rosa multiflora	(Invasive, has thorns - use Shrub or Carpet Rose)
Scottish Thistle	Onopordum acanthium	(Invasive/Thorns)

ARTICLE VI STREET FRONTAGE BUFFER LANDSCAPING IN COMMERCIAL (C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL-OFFICE (R-O), MOBILE HOME PARK (MHP), AND INDUSTRIAL (I) ZONING DISTRICTS

A. Purpose. Enhance the overall appearance of the City of Farmington; Provide a landscaped transition from the public right-of-way to private property buildings and parking lots; Provide a visual buffer from projecting headlights that might interfere with the vision of passing motorists and pedestrians; Improve the appearance of parking lots located adjacent to a public right-of-way; Encourage preservation of existing trees and other existing vegetation.

B. General Provisions.

- (1) Several Street Frontage Buffer options may be combined to meet the particular site constraints of the development.
- (2) Within each fifteen feet (15') depth and thirty (30) linear feet of highway or street frontage, the required minimum number of trees and shrubs may be spaced separately, or may be grouped for most attractive appearance. **Due to minimal number of trees and shrubs required, grouping them within each 30 foot area is strongly encouraged instead of spacing equally.**
- (3) For visual interest developer may plant a variety of shade trees, ornamental trees, and/or conifer trees. (See suggested lists at XV).
- (4) Every effort shall be made to preserve existing healthy native trees of eight (8) inch or larger diameter within the street frontage buffer area unless preservation creates traffic hazards.
- (5) Preserved existing trees of eight (8) inch diameter or larger may be substituted for three (3) new trees that may be required anywhere in the landscape plan.
- (6) Developer may choose from any combination/ type/ variety of shrubs. (See lists at XV).
- (7) For a corner lot with two street/highway rights-of-way, the main street frontage shall be planted using Street Frontage Buffer - Main Street requirements. The lesser, side-street shall use Street Frontage Buffer – Side Street which has fewer requirements.

Remaining side and rear shall use Landscaped Perimeter Buffer requirements.
- (8) Curbs shall be used around planting beds for easy maintenance and must utilize fabric weed barrier and wood mulch and/ or vegetative groundcover applied according to the standards in ARTICLE V. M.

- (9) Commercial entryway(s) vegetation planted within three feet (3') of the right-of-way shall have maximum 30" height at maturity. Trees may be included if limbs are pruned up to provide clear view of traffic for pedestrians and motorists. At landscaped entryways all Sight-Triangle Requirements shall apply. See ARTICLE V. General Provisions, E. Sight-Triangle Requirements.
- (10) Designated parking and loading areas shall be used exclusively for the parking and loading of vehicles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, earth-moving equipment, farm equipment, cooking equipment, or other business-related items.
- (11) Chain link fencing and any other type of wire fencing shall not be allowed.

**C. STREET BUFFER – MAIN STREET REQUIREMENTS:
Fifteen foot (15') depth by each thirty linear feet (30'):**

- (1) One shade tree with 2.5" diameter at 4.5 feet above the ground, OR one ornamental tree with 1.5" diameter at 4.5 feet above ground, OR one conifer (evergreen) tree a minimum of four (4) feet tall at planting.
- (2) Five (5) shrubs (2 gallon size, minimum).
- (3) Perennial ornamental grasses, perennial plants, flowering plants, and other vegetation may be added at landscaper's discretion.
- (4) Mulch and/or groundcover shall be used.

**D. STREET BUFFER - SIDE STREET REQUIREMENTS: (Required if property is a corner lot)
Ten foot (10') depth by each thirty-five linear feet (35'):**

- (1) One shade tree with 2.5" diameter at 4.5 feet above the ground, or one ornamental tree with 1.5" diameter at 4.5 feet above ground, or one conifer (evergreen) tree a minimum of four (4) feet tall at planting.
- (2) Three (3) shrubs (2 gallon size minimum).
- (3) Perennial ornamental grasses, perennial plants, flowering plants, and other vegetation may be added at landscaper's discretion.
- (4) Mulch and/or groundcover shall be used.

E. STREET BUFFER OPTION 2 - Wall Buffer

- (1) Minimum three foot (3') high reinforced wall composed of brick, stone, stucco, or other finished concrete treatment. Walls taller than three feet shall be designed by a structural engineer to ensure safety. Wrought iron fencing may also be used.
- (2) Minimum wall setback. Setback from city, county, or state right-of-way shall be determined by regulations of City, County or Arkansas State Highway Department to assure clear visibility.

F. STREET BUFFER OPTION 3 - Landscaped Earth Berm

- (1) May be used if it does not create flooded roadways and walkways, and does not impede view of pedestrian and vehicular traffic.
- (2) Required number of trees, shrubs, perennial ornamental grasses, and other vegetation shall be placed in the landscaping design as best provides attractive street buffer while maintaining a clear view for motorists and pedestrians.
- (3) Maximum vegetation height shall be 30" in height at maturity anywhere within berm where pedestrian or motorist view might be blocked.
- (4) If landscaped entryway is used, sight-triangle requirements at entryways shall be followed. See ARTICLE V. General Provisions, E. Sight-Triangle Requirements.
- (5) To prevent erosion, at least fifty percent (50%) of groundcover on berm shall be turf grass and/or evergreen groundcover with any remaining bare ground covered with mulch.

ARTICLE VII LANDSCAPED SIDE AND BACK PERIMETER BUFFER REQUIREMENTS IN COMMERCIAL (C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL OFFICE (R-O), MOBILE HOME PARK (MHP), AND INDUSTRIAL (I) ZONING DISTRICTS

A. Purpose. Perimeter landscaping, a landscaped strip along side and rear lot lines that separates land uses /or properties; prevents two adjacent commercial lots from becoming one large expanse of pavement; provides visually attractive separation between properties in densely developed areas; protects residential zones by providing noise abatement, prevents glare from headlights and property lighting, and provides privacy.

B. General Requirements.

- (1) When adjacent to non-residential-zoned property, side buffer shall extend from street frontage to front edge of building, but may be farther back at builder's discretion.
- (2) Landscaped side perimeter buffer is required to extend entire length of side property line(s) when property is adjacent to residential zone. (See (B. 6.) below)
- (3) If land behind a commercial property is adjacent to another commercial use zone, no fencing or landscaping is required.
- (4) If land behind a commercial property is adjacent to any residential zone, a six (6) foot privacy fence shall be required.
- (5) The Landscaping Plan for all proposed development shall show side and back perimeter landscaping in addition to landscaped street frontage buffer and interior parking lot landscaping.

(6) **Special Side and Rear Perimeter Screening Requirements When Residential Use Is Adjacent To Commercial Use:**

(a.) Developer shall provide complete screening by means of a privacy barrier (wall or wood privacy fence) a minimum of six feet (6') in height and landscaping in front of fence to provide noise abatement.

(b.) Landscaping in front of the barrier shall consist of as many trees and shrubs as necessary, and of suitable size and density to provide 60% coverage of the physical barrier within two years of planting.

(c.) Tree preservation. Existing shade trees with diameter of eight inches (8") or greater may be included as part of the vegetative screening requirement in a ratio of one (1) preserved tree to three (3) new trees.

C. **Landscaped Perimeter Buffer Minimum Requirements - per thirty-five (35') linear feet (grouping of vegetation within each 35' increment is strongly suggested)**

(1) One (1) shade tree – 2.5" diameter (minimum) @ 4.5 feet above the ground **OR** One (1) ornamental tree – 1.5" diameter (minimum) @ 4.5 feet above the ground **OR** one conifer (evergreen) tree a minimum of four (4) feet tall at planting.

(2) Three (3) shrubs – 2 gallon size.

(3) Curbing of landscaped areas is **not** required in Side or Back Perimeter Buffer areas.

(4) Mulch/Groundcover. New plantings in perimeter landscaped areas shall be mulched. Preserved existing vegetation does **not** require mulch. (See V. M. Mulch and/or Groundcover Requirements and Prohibitions)

(5) Massing/ Grouping/ Clustering of all required vegetation, trees, grasses and/other plantings is encouraged, for most increased visual impact.

D. **Vehicular access.** The perimeter landscaping requirement does not preclude the need for vehicular access to be provided between adjacent lots and allowance may be made as necessary, with approval of Planning Commission.

ARTICLE VIII LANDSCAPING REQUIREMENTS IMMEDIATELY ADJACENT TO BUILDING(S) FRONT

Plant shrubs, perennial ornamental grasses, perennial plants, or other vegetation in curbed planting beds immediately adjacent to building, spanning a minimum of one-fourth (1/4) of total building frontage. Plantings may be arranged in any configuration to best suit the building's operation. Additional plantings on sides of building(s) are at discretion of builder or owner.

ARTICLE IX PARKING LOT LANDSCAPING IN COMMERCIAL C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL OFFICE (R-O), MOBILE HOME PARK (MHP), INDUSTRIAL (I) ZONING DISTRICTS, AND RESIDENTIAL (IF APPLICABLE)

A. Purpose. To improve appearance of parking lot; to create a safe parking area for pedestrians and motorists; where feasible, to preserve existing trees, or plant new trees to provide shade; to provide buffer from headlight glare and noise between adjacent properties, and to ensure privacy of residents living adjacent to parking areas.

B. Applicability. Zones include: COMMERCIAL (C-1) , COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL OFFICE (R-O), MOBILE HOME PARK (MHP), and INDUSTRIAL (I). Parking lot islands and landscaping requirements shall apply to any new development or addition for which a parking lot is required with sixty (60) spaces or greater and which requires a building permit from the City of Farmington.

C. General Provisions.

- (1) Each island shall be landscaped with a minimum of one hardy shade tree OR ornamental tree, OR low-maintenance shrubs unless waived by Planning Commission due to safety purposes.
- (2) Landscaping shall not block motorist or pedestrian view.
- (3) Landscape design of parking island areas may vary based on layout restrictions of the property.
- (4) Preservation of large, healthy existing trees eight inch (8") diameter or larger is encouraged and will be applied toward required tree substitution of one existing tree for three (3) new trees.
- (5) Minimum size of shade trees and ornamental trees at planting shall be:
Shade tree: 2.5" diameter @ 4.5 feet above ground
Ornamental tree: 1.5" diameter @ 4.5 feet above ground
- (6) Hardwood mulch, turf grass and/or evergreen groundcover shall be used in each island.
- (7) When Planning Commission waives tree/shrub requirement due to safety considerations, parking island shall be landscaped with turf grass, low ornamental grass, groundcover, mulch, or a combination of these.

D. Special Screening Standards for Parking Lot Adjacent To Residential Uses

Commercial development adjacent to a residential use, shall meet increased landscaping standards to minimize noise and light glare and to ensure residents' privacy

- (1) Physical barrier to provide full screening shall be a minimum of six feet (6') in height and may consist of wood or masonry fencing, rock or brick walls, berms, or a combination of these methods. Berm construction shall not be used if it will cause flooding.
- (2) Trees and/ or shrubs shall be placed in front of the barrier (on commercial development side) to reduce parking lot noise.

- (3) Trees and/or shrubs planted shall provide 60% coverage of the physical barrier within two (2) years.
- (4) At least one-fourth of the trees and shrubs shall be of an evergreen type that maintain leaves year round.
- (5) Tree preservation. Existing healthy shade or specimen trees with diameter of eight inches (8") or greater and existing large shrubs may be included as a portion of the landscape screening, reducing required new trees in ratio of 1 existing tree for 3 new trees.

ARTICLE X. AUXILIARY LANDSCAPING/ SHIELDING/ SCREENING REQUIREMENTS

A. Detention Pond and Water Quality Pond Landscaping:

- (1) Several areas around detention pond shall be provided with low shrubs or grass plants for better appearance.
- (2) Pond landscaping plants or shrubs shall be of a type and variety that prevents clogged drains.

B. Trash/Refuse/Garbage Storage Areas Screening

- (1) Shall be located behind the building unless Planning Commission approves another location.
- (2) Shall be located a minimum of fifty (50) feet from any Residential or Multi-Family zoned property.
- (3) Shall be screened a minimum of five feet (5') high on all sides by walls constructed of materials matching the primary building, masonry or by wood fencing, and shall have a secure access gate.
- (4) PROHIBITED: All types of chain-link fence screening and plain, unembellished concrete block walls.
- (5) Shall be located on a reinforced concrete slab a minimum of six inches thick and sloped to drain.
- (6) Shall be landscaped with some type of vegetation planted in front of sides seen from street, highway, or adjacent residential dwellings. Vegetative screening shall be equally effective in all seasons of the year.

C. Mechanical equipment screening

- (1) All roof, ground, and wall-mounted mechanical equipment such as air handling equipment, compressors, ductwork, transformers and elevator equipment located within 150 feet of a street or highway right-of-way, residential housing, or public park areas, shall be screened from view or positioned so that they are not highly visible.
- (2) Wall- or ground-mounted equipment shall be screened by any combination of: vegetative screening, brick, stone, reinforced concrete, stucco, or other similar masonry materials; or

other materials that match the primary building, and allow proper ventilation and service access.

D. Loading dock screening when located adjacent to all Residential, MF-1, MF-2, R-O, or MHP zoning districts, or can be viewed from a street or highway:

- (1) Shall be located at the side (toward the back of structure) or rear of building.
- (2) Shall not be located closer than 50 feet to any residential zone, unless loading dock area is wholly enclosed within a building.
- (3) Shall be screened on all visible sides by a wall with exterior finish similar to primary structure, and with vegetative screening that will be a minimum of seven feet (7') **at maturity**.

E. Walk-in Cooler Screening:

- (1) Shall be structurally integrated into the primary structure by screening walls with exterior finish similar to primary structure.
- (2) Vegetative screening with minimum height **at maturity** of seven feet (7') shall be planted in front of any screening walls that are visible from residential areas and roadways.
- (3) Alternative, innovative screening combinations shall be considered by Planning Commission.

F. Merchandise Displayed for Sale:

In C-1 and C-2 zoning districts, merchandise displayed for sale must be located behind the fifteen foot (15') depth Street Frontage Buffer. This provision shall apply to new and existing commercial properties.

G. Protection of Public Safety and Welfare

Whenever deemed necessary to protect the aesthetic value of property being developed, or adjoining or nearby properties, and to otherwise promote public health, safety or welfare, the Planning Commission shall specify additional conditions.

ARTICLE XI LANDSCAPING OF RESIDENTIAL DEVELOPMENT ENTRYWAY(S)

(NOTE: THESE REQUIREMENTS APPLY ONLY WHEN DEVELOPER *CHOOSSES* TO INCORPORATE AN ENTRYWAY INTO THE RESIDENTIAL PLAN.)

A. Purpose. Landscaping is an integral, planned component of residential subdivisions that promotes the development, increases property values, defines major entryways, defines vehicular and pedestrian roadways, and enhances the overall aesthetic qualities. Landscaping in a residential development provides landscaped buffer screening from adjacent, more intensive or incompatible land use areas or vehicular traffic.

B. Landscaping Requirements. The Landscaping Plan for a residential development shall show landscaping of entryway(s), neighborhood park(s), Street Frontage Buffer, and/or designated interior public parking lots.

- (1) A landscaped Street Frontage Buffer, if included, shall meet these landscaping guidelines:
 - (a) Minimum depth of fifteen (15) feet from street right-of-way.
 - (b) Trees – minimum of one shade tree with a two-and-one-half inch (2.5”) diameter minimum, OR one ornamental tree with a one-and-one-half inch (1.5”) diameter minimum) OR one conifer of four foot (4’) minimum height, per thirty (30) linear feet.
 - (c) Shrubs, perennial ornamental grasses, and perennial flowering plants are optional but are encouraged.
 - (d) Groundcover may be turf grass or other allowed groundcover listed in Article V. M.
 - (e) Vegetative materials may be grouped together for optimal aesthetic impact.
- (2) Residential Development landscaped entryway(s) may be provided at some, or all, entryways in a development. The main goal shall be to provide a safe, aesthetically pleasing, low-maintenance, and drought-resistant entryway.
- (3) Sight-Triangle size. Sight-Triangle distances at the intersection of a public street and a residential development entryway shall be of a size distance that ensures safety of pedestrians, bicyclists, and motorists.
- (4) Public interior parking lots, if created, shall meet the requirements set forth in ARTICLE IX - PARKING LOT LANDSCAPING requirements.

C. Fences, Walls, and Hedges. Notwithstanding other provisions of this ordinance, fences, walls or hedges may be located at residential development entryways and/or along property lines. Unless otherwise specifically provided for, fences must be constructed and maintained in accordance with the following regulations:

- (1) Fencing may consist of materials such as masonry, brick, rock, stucco, wrought iron, or wood, or any combination of these materials. Fencing shall be utilized or installed in a manner that shall not cause injury to the general public.
- (2) Barbed wire and other wire fencing is absolutely prohibited in residential developments unless the barbed wire or other wire fencing is utilized by adjoining property owner(s) to contain livestock.
- (3) Residential fencing adjacent to street frontage must meet City Building Setback Requirements.

ARTICLE XII. DEDICATION AND LANDSCAPING OF NEIGHBORHOOD PARKS

A. Purpose. Parks provide health and wellness through recreational opportunities, social engagement, neighborhood community building, nature education; parks increase neighborhood and city property values and contribute to overall quality of life.

- B. **Ratios for Dedication.** Developers of residential developments shall dedicate, in perpetuity, to the City of Farmington land area, exclusive of streets, for a park and/or trails within the development. Land shall be dedicated at a ratio of .02 acre (870 sq. ft.) of land for each single-family dwelling unit and .01 acre (435 sq. ft.) of land for each multi-family dwelling unit.
- C. **Fee Payment In Lieu of Land Conveyance.** In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund \$600.00 for each single-family unit and \$300.00 for each multi-family unit. The City shall review the designated fees every two (2) years and make adjustment suggestions to the City Council.
- D. **Timetable for Land Dedication.** Dedication of land must be made before the city signs the final plat or building permit is issued for the development. Deeded land is dedicated park land and is not subject to any right of reversion or refund.
- E. **Timetable for cash dedication.** Intention for cash payment shall be included in the development agreement and paid prior to the City's signature of, and release of, the final plat. For subdivisions that do not require a development agreement, the cash dedication shall be paid before the City releases the signed approval of the subdivision for recording.
- F. **Location of Park.** The most suitable location for park may be determined by developer but dedicated park land shall be contiguous and shall be dedicated in perpetuity. Land, when dedicated, shall be shown on preliminary and final plats and on Site Plan and Landscaping Plan.
- G. **Small Land Area.** When a proposed park dedication calculation is too small in area to provide an open space of suitable size and character, the Planning Commission may require dedicated land to be located next to open spaces or dedicated park land in adjacent development areas, so the combined land areas create park area of adequate size.
- I. **Unacceptable Park Land.** Street front landscape buffers or parking lot landscape buffers and islands; major utility easements over 30 feet wide; storm water detention ponds; irrigation ditches, swales, and storm water channels, land with steep grade, land with immovable trash, junk, and/or pollutants, or any other land deemed unsuitable by the Planning Commission, shall not be dedicated as park land.
- J. **Use of Fees.** Cash contributions for parks shall be deposited in the Farmington City Parks and Trails Development Fund and shall only be used for park or trail acquisition, development, or maintenance, as determined by the City based on the City of Farmington Master Trail and Park Plan. The Financial Officer of the City of Farmington shall maintain financial records of fees received and expenditures made.
- K. **Park Naming Rights.** Developer shall have naming rights for the park, subject to the approval of the Planning Commission.
- L. **Appropriate landscaping materials.** Developer shall make every effort to preserve existing healthy native trees eight inch (8") diameter or larger; Unique Specimen Trees; and native shrubs and other vegetation located in the proposed park area. Additional landscaping materials especially suited to Zone 6A are listed in ARTICLE XV. LANDSCAPING MATERIALS IDEAS– SHRUBS AND TREES, EVERGREEN AND DECIDUOUS. In addition, perennial flowers, perennial ornamental grasses, and bulb-flowers may be planted.

M. Required Essential Landscaping and Infrastructure.

- (1) Community green space with bench seating (Minimum of two benches)
- (2) Open turf grass area
- (3) ADA accessible walking trail or path into park area
- (4) Trash receptacle (City will be responsible for trash disposal)
- (5) Vegetation planting requirements are listed below; however, substitutions may be approved by Planning Commission when native trees, shrubs, grasses, and other vegetation are preserved.
 - (a) Five (5) shade trees.
 - (b) Three (3) ornamental trees.
 - (c) Perennial ornamental grasses
- (6) A minimum of **one** active-use enhancement per acre of dedicated park land shall be incorporated into the park, with developer choosing amenity/amenities that best suit the specific demographic and recreational needs of future homeowners. Placement and spacing of all elements shall be done in a layout that provides maximum safety during park use and shall meet all safety standards. Choose from this list:
 - (a) Children's playground equipment
 - (b) Tennis court(s)
 - (c) Grass area for lawn sports
 - (d) Sand volleyball court
 - (e) Basketball goal
 - (f) Outdoor water features/ spray-grounds
 - (g) Hiking and/or biking trail
 - (h) Boulder play area or climbing structure
 - (i) Frisbee/disk golf area
 - (j) Open turf sculpted as a play berm, mound or hill with a maximum three-foot height
 - (k) Other play features such as swings, spring toys, sand play, dramatic play, tetherball.
 - (l) Shuffleboard
 - (m) Bocce court
 - (n) Other developer-suggested active-use amenities deemed appropriate for demographic population of the development.

N. Ideal Park Additions (Optional – Not Required).

- (a) Lighting
- (b) Picnic table
- (c) Barbeque grill
- (d) Restroom facilities
- (e) Gazebo or other roofed recreational facility
- (f) Display garden
- (g) Drinking fountain

O. Ownership and Maintenance/Replacement. Dedicated parks shall be maintained by City of Farmington.

P. Park Design and Construction Standards. Developer shall design and construct neighborhood park in compliance with all City design standards for public improvements.

ARTICLE XIII PERFORMANCE BOND, LANDSCAPING INSTALLATION, MAINTENANCE, AND REPLACEMENT OF LANDSCAPING MATERIALS

Standards have been established for installation of all plant materials within the city. These requirements must be followed in order to receive approval of the site work and final occupancy or approval of the development. The Planning Commission or a representative of the City has the authority to deny the issuance of a final occupancy permit until landscaping is installed according to the requirements of this ordinance and satisfaction of the site inspector.

- A. Performance Bond Requirement.** At the time of presentation of final Landscape Site Plan, developer shall be required to provide the City with a performance bond, certificate of deposit, or letter of credit, to ensure full compliance with landscape installation and the two-year replacement/maintenance requirements.

Should the City have to complete the approved Landscaping Site Plan and/or replace dead landscaping material within two years of planting, developer shall forfeit the performance bond.

The performance bond amount shall be calculated in accordance with the rates set forth below which include purchase of landscaping materials and labor costs that City shall incur to complete the project.

- (a) First-time installation: \$2,000/ 1,000 square feet.
- (b) Replacement costs: \$500/ 1,000 square feet.

- B. Installation.** All landscaping shall be installed in accordance with standards and requirements of this ordinance. Permits for building, paving, utilities or construction shall not be issued until a Landscape Site Plan including all required information is submitted and approved by the Planning Commission. The Landscape Site Plan must be submitted with the Site Plan.
- C. Delays in planting.** When construction has been completed but it would be impractical to plant trees, shrubs, or turf grass or other landscaping material due to weather conditions, upon approval of the City, developer shall be given additional time to complete all required landscaping; further, a temporary occupancy permit may be issued by the building inspector. The developer or builder must make every effort to finish the project within the time frame for completion that both parties have agreed to.
- D. Enforcement.** Final occupancy permits and/or final plats will be held for those who fail to complete landscaping requirements.
- E. Guarantee.** Once approved, the applicant is required to guarantee the plants for 24 months or they must be replaced by developer in Residential developments, and by owner in C-1, C-2, MF-1, MF-2, R-O, MHP, and I (Industrial) zoned developments. Replacement trees or other vegetation shall comply with same size and quality requirements as set forth in this ordinance.

Should the City have to complete the approved Landscaping Site Plan and/or replace dead landscaping material within two years of planting, developer shall forfeit the performance bond.

- F. Maintenance of Landscaped Areas by Commercial Property Owners.** Commercial property owner shall maintain landscaping as set forth in this ordinance.
 - (1) Landscaped areas shall be mulched to prevent weed growth and maintain soil moisture.
 - (2) All roadways, curbs and sidewalks shall be edged on a routine schedule in order to prevent encroachment from the adjacent grassed areas.

- (3) The owner of the property shall be responsible for the provision of adequate water and nutrients to the required plant materials.

G. Maintenance of Subdivision Entryways by Homeowners Association

(1) For subdivisions developed within the City of Farmington, the property purchase agreement between subdivision Developer and Buyer shall be required to include a Homeowner's Association Agreement for the purpose of landscaping maintenance in any entryway, street frontage buffer, landscaped parking lot or other landscaped public area within the subdivision. Per-lot homeowner's dues may be set by the Association with dues accrued shall be used for any maintenance and re-planting of landscaping materials.

(2) Definition of Maintenance

Maintenance shall include pruning, trimming, watering, mulch replacement, removal and replacement of dead plant material, debris removal, or other required improvements.

(3) Replacement of Vegetative Materials.

Replacement trees or other plant material shall be of similar size and appearance to removed dead vegetation.

(4) Failure to Maintain Entryway, Street Frontage Buffer, Landscaped Parking Lot or Other Landscaped Public Area Landscaping.

a. Upon notification of a complaint of violation of the landscaping maintenance standards, the City of Farmington shall review the original approved landscape plans for the development, inspect the area, and determine whether a violation exists.

b. When a violation exists, a notice shall be sent to the Homeowners Association outlining the violation. Notice shall be deemed given when done so in writing and mailed to the Homeowners Association address on file with the Washington County Assessor's Office.

c. Notice shall require the Association to bring the landscaping into compliance within two (2) months from the date of the notice. The City of Farmington may extend the compliance period for an additional 30 days if it is found that the Homeowners Association is making reasonable efforts to bring the area into compliance within weather and planting constraints.

d. After the two (2) months due warning from City of Farmington, any needed clean-up and re-planting will be done by the City and full cost of vegetation replacement and/or labor shall be borne by Homeowners Association.

ARTICLE XIV DEFINITIONS

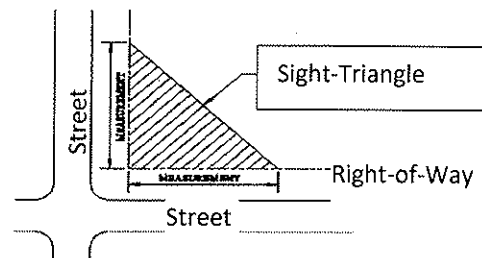
1. *Berm* - earthen mound designed to provide visual interest, screen undesirable views, and decrease noise.
2. *Buffer, perimeter landscape* - continuous area of land set aside along the perimeter of a lot in which existing and planted landscaping is used to provide visual and sound screening to reduce the impacts of

one type of land use upon another, or street right-of-way from the developed portion of a lot or parcel of land. A combination of harmonious elements, such as plants, trees, shrubs, berms, fences, and walls may be utilized to reduce impact of noise and unsightly visual intrusions.

3. *Conifer tree* - Evergreen tree that produces some type of cones and remains green year round.
4. *Critical root zone* - minimum ground area under the canopy (*leaf spread*) of a tree that is considered essential to support the viability of a tree and which should not be compacted during construction.
5. *DBH*. (Diameter-at-breast height) In the US, tree diameter is usually measured at 4.5 feet above ground level. For multi-trunk trees, diameter is measured at the narrowest point beneath the point of attachment of the multiple trunks. DBH can be measured with a specially calibrated tape measure called a diameter tape (d-tape) available from arborist or forestry supply dealers.
6. *Damaged Tree* - a tree with damage to any of its parts including, roots, root buttress, trunk, or branches.
7. *Deciduous* - any tree or shrub that drops leaves or needles at the end of a growing season.
8. *Evergreen* - shrub or tree with foliage remaining green year-round. Includes spruce, pine, arborvitae, fir, and cedar trees or some shrubs, but also a variety of shrub or tree that does not drop its leaves seasonally.
9. *Greenspace* - any area retained as permeable unpaved ground and dedicated on the site plan to supporting vegetation.
10. *Ground cover* – living landscape materials or low-growing plants, other than turf grass, planted to provide continuous cover of ground surface, with average maximum height of 24 inches, or less, at maturity.
11. *Hazardous Tree* - a tree where the tree is at risk for failure because it is dead or structurally defective, and where that failure could result in personal injury or property damage.
12. *Invasives* - plants species that are detrimental to native plants, native wildlife, ecosystems, or human health, safety and welfare.
13. *Irrigation system* – permanent watering system designed to transport and distribute water to plants.
14. *Landscape architect* - as defined by the American Society of Landscape Architects, whose primary business is that of designing, overseeing, installing and maintaining landscapes.
15. *Landscape Materials* – Living plants such as trees, shrubs, groundcover, perennial and annual flowers, perennial ornamental grasses, and lawn (turf) grass; mulch which is non-living material.
16. *Landscaper* – Landscape designer, nurseryman, horticulturist or other landscape professional whose primary business is that of installing and maintaining landscapes.
17. *Mulch* - non-living organic material customarily used in landscaping design to retard erosion and retain moisture, insulate soil against temperature extremes, suppress weeds, prevent soil compaction, and provide visual interest.
18. *Native Plant or Tree*- a plant or tree that lives or grows naturally without direct or indirect human intervention (USDA and US National Arboretum definition: remaining genetically unaltered by humans.)

19. *Open Space* - all areas of natural plant communities or area replanted with vegetation after construction, such as re-vegetated natural areas; tree, shrub, hedge, or ground cover planting areas; and lawns.
20. *Ornamental Tree* - a deciduous tree planted primarily for its ornamental value, high visual impact, flowers or buds, or for screening purposes; tends to be smaller at maturity than a canopy (shade) tree.
21. *Park* – dedicated land often located in residential developments, but may also be included within other zones, whose main purpose is recreational and/or ecological preservation.
22. *Parking Space* - an area set aside for the accommodation of parking a vehicle.
23. *Perimeter Buffer* - green space buffer surrounding entire length of sides and/or rear of a property.
24. *Screen* - a way to reduce impact of noise and unsightly visual intrusions with more harmonious elements, such as plants, trees, shrubs, berms, fences, walls, or any appropriate combination thereof.
25. *Shade Tree* - a deciduous tree planted primarily for its high crown of foliage or overhead canopy.
26. *Shrub* - self-supporting, deciduous or evergreen, woody perennial plant of low to medium height with multiple stems and branches continuous from base, usually not more than six feet in height at maturity.

27. *Sight-Triangle* - the landscaped area at a street or driveway intersection. The triangle is formed by measuring from the point of intersection of the street front and entryway.



29. *Specimen Tree* – large, healthy tree that qualifies for special consideration for preservation due to size, species, or meets other qualifications such as: DBH of 24” or greater for large hardwoods such as oaks, hickories, maples; DBH of 4” or greater for small ornamental trees such as dogwoods, redbuds, etc. Very large size for the species; a rare variety; exceptional beauty; specifically used by developer or design professional as a focal point in a landscape project.

30. *Street Frontage Buffer* - the length of the property abutting one side of a main street or highway thoroughfare or the main street and side street exposure of a corner lot.

31. *Tree* - any self-supporting woody perennial plant which has a DBH* of two inches or more; normally attains overall height of 15+ feet at maturity; usually one main trunk and many branches. It may appear to have several stems or trunks as in several varieties of oak.

*In the US, tree diameter is usually measured at 4.5 ft above ground level (referred to as diameter at breast height or DBH.) DBH can be measured with a specially calibrated tape measure called a diameter tape (d-tape) available from arborist or forestry supply dealers.

32. *Xeriscape* - landscape methods conserving water through use of drought-tolerant plants and planting techniques.

XV. HARDY, DROUGHT-TOLERANT SHRUBS, GRASSES, TREES, AND EVERGREEN

PLANT:	BOTANICAL NAME:	SIZE:	ADDITIONAL INFORMATION
Small Evergreen Shrubs – tend to retain leaves in winter			
Abelia	Abelia	5'H X 6'W	Many varieties
Azalea	Azalea japonica	4'H X 5'W	Many colors; plant in part-shade
Boxwood	All varieties	Variety of sizes	Very hardy
Creeping Juniper	All varieties	1'H X 6'W	Yellow-green evergreen; low growing
Gold Pfitzer Juniper	Juniperus chinensis 'Pfitzeriana aurea'	4'H X 6'W	
Holly	Ilex cornuta, Ilex crenata	Variety of sizes	Red Berry
Holly, Sky Pencil	Ilex crenata 'Sky Pencil'	10'H X 3'W	Tall, narrow, evergreen holly
Holly, Yaupon	Ilex vomitoria	2'H X 5'W	Smooth-leaf, red berry
Loropetalum	Loropetalum chinense - All varieties	4'H X 5'W	Fuschia flowers; drought tolerant
Mugo Pine	Pinus mugo 'Compacta'	3'H X 4'W	
Nandina (Compact)	Nandina domestica 'Compacta'	5'H X 3'W	Red Berry; hardy
Nandina (Dwarf)	Nandina domestica 'Firepower'	2'H X 3'W	Dark red leaves even in winter; hardy
Leatherleaf Viburnum	Viburnum rhytidophyllum	10'H X 10'W	semi-evergreen
Winterberry Holly	Ilex verticillata 'Red Sprite'	5'H X 5'W	Red Berries on bare twigs in winter
Yucca	All varieties	6'H X 4'W	Spiky, evergreen, very hardy
PLANT:	BOTANICAL NAME:	SIZE:	ADDITIONAL INFORMATION
Deciduous Shrubs – tend to lose leaves in winter			
Burning Bush, Dwarf	Euonymus alatus compactus	8'H X 10'W	Hardy, leaves bright red in fall, winter
American Cranberry	Viburnum trilobum	6'H X 6'W	White
Cranberry Cotonaster	Cotonaster apiculatus	3'H X 7'W	White flowers, red berries
Crapemyrtle	All varieties		Drought tolerant
Dogwood	Cornus sericia 'Kelseyi'	2.5'H X 2.5'W	Red Stems in winter
Forsythia	Forsythia	Variety of H	Yellow flowers in spring; hardy
Oakleaf Hydrangea	Hydrangea quercifolia numerous varieties	4'H X 4'W	Very drought tolerant
Dwarf Lilac	Syringa meyeri	5'H X 7'W	Purple blossom in spring; hardy
Ninebark	Physocarpus opulifolius'Monlo'	10'H X 10'W	Dark purple; white flower; hardy
Flowering Quince	Chaenomeles japonica	4'H X 5'W	Drought tolerant

Carpet Rose or Shrub Rose	Rosa X	2.5'H X 2.5'W	Red
Rose of Sharon	Hibiscus syriacus	8'H X 6'W	Numerous flower colors; very hardy
Anthony Waterer Spirea	Spiraea X bumalda 'Anthony Waterer'	5'H X 5'W	Small pink flower in summer; hardy
Vanhoutte's Spirea	Spiraea X vanhouttei	8'H X 12'W	White flower; hardy
Viburnum	Viburnum plicatum tomen	12'H X 15'W	White flowers; dark green leaf, hardy
Winter Jasmine	Jasminum nudiflorum	4'H X 7'W	Small yellow flowers in winter; drought hardy after established

Perennial Grasses:	BOTANICAL NAME:	SIZE:	ADDITIONAL INFORMATION
Blue Dune Lyme Grass	Elymus arenarius 'Blue Dune'	3'H	Blue
Fountain Grass	Pennisetum alopecuroides		White; drought tolerant after established
Mexican Feather Grass	Nassella tenuissima	2'H X 2.5'W	Yellowish grasses
Feather Reed Grass	Calamagrostis X acutiflora 'Karl Foerster'	6'H X 2'W	Yellowish grasses
Liriope	Many varieties	Many sizes	Many colors
Maiden Grass	Miscanthus sinensis all varieties	Height varies	White
Mondo Grass	Ophiopogon japonicus 'Nanus'	.5'H	Black
Monkey Grass	Liriope muscari 'Big Blue'	"15""H X 15""W"	Purple
Muhley Grass	Muhlenbergia	4' HX 3' W	Extremely hardy, pinkish grasses

PLANT:	BOTANICAL NAME:	SIZE:	ADDITIONAL INFORMATION
Evergreen Trees:			
Atlas Blue Cedar	Cedrus atlantica	60'H X 25'W	Grows very, very tall
American Holly	Ilex opaca		Red Berry; very hardy & drought tolerant
Foster Holly	Ilex X attenuata 'Fosteri #2'	25'H X 12'W	Red Berry
Juniper	Juniperus scopulorum, Juniperus chinensis	20'H X 8'W	
Austrian Pine	Pinus nigra	60'H X 25'W	
Loblolly Pine	Pinus taeda	90'H X 50'w	
Colorado Blue Spruce	Picea pungens	65'H X 25'W	
Norway Spruce	Picea abies 'Cupressina'	30'H X 6'W	

Deciduous Trees:	BOTANICAL NAME:	SIZE:	FLOWER:
River Birch	Betula nigra 'Cully'	20'H X 20'W	White bark that sheds; visual interest
Dwarf Bald Cypress	Taxodium distichum	20'H X 6'W	
Dogwood	Cornus kousa	20'H X 20'W	White
Elm, Alleee or Lacebark	Ulmus parvifolia	50'H X 30'W	Hardy street trees
Ginkgo (male only)	Ginkgo biloba	50'H X 30'W	Does not produce burrs
Honeylocust, Thornless	Gleditsia triacanthos inermis	35'H X 30'W	Hardy, very small leaves
Hornbeam	Carpinus betulus 'Fastigiata'	45'H X 35'W	Good buffer screening tree
Amur Maple	Acer ginnala	20'H X 15'W	
Japanese Maple	Acer palmatum 'Bloodgood'	20'H X 15'W	
Red Maple	Acer rubrum	50'H X 40'W	Needs part shade & longer time to establish
Sugar Maple	Acer saccharum	40'H X 25'W	
Red Oak	Quercus rubra		
Sawtooth Oak	Quercus acutissima	45'H X 40'W	
Scarlet Oak	Quercus coccinea	75'H X 50'W	Grows very large -- needs lots of space
Shumard Oak	Quercus shumardii	60'H X 50'W	
Swamp White Oak	Quercus bicolor	50' – 60' H	Fast growing
White Oak	Quercus alba	90'H X 80'W	Hardy, pest-free, grows huge
Willow Oak	Quercus phellos	60'H X 40'W	
Pear	Pyrus calleryana 'Cleveland Select'	35'H X 15'W	Spring flowers; sturdier than Bradford Pear
Purple Leaf Plum	Prunus cerasifera 'Thundercloud'	20'H X 20'W	Pink spring flower; drought tolerant
Tulip Tree	Liriodendron tulipifera	70' H X 40' W	Grows fast into a huge tree; pest-free
Golden Raintree	Koelreuteria paniculata	30'H X 35'W	Yellow flower;
Redbud	Cercis canadensis	30'H X 35'W	Purple-pink flowers in early spring; hardy
Smoke Tree	Cotinus coggyria 'Royal Purple'	15'H X 12'W	Pink "smoke-like" appearance; hardy

INDEX

ARTICLE I	STATEMENT OF PURPOSE – p. 1
ARTICLE II	JURISDICTION – P. 1
ARTICLE III	APPLICABILITY – P. 1
ARTICLE IV	LANDSCAPE SITE PLAN REQUIREMENTS - P. 1 – 3
ARTICLE V	GENERAL PROVISIONS – P. 3 – 6
ARTICLE VI	STREET FRONTAGE BUFFER LANDSCAPING FOR COMMERCIAL (C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL-OFFICE (R-O), MOBILE HOME PARK (MHP), AND INDUSTRIAL (I) ZONING DISTRICTS P. 6 – 8
ARTICLE VII	LANDSCAPED SIDE AND BACK PERIMETER BUFFER IN COMMERCIAL (C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL-OFFICE (R-O), MOBILE HOME PARK (MHP), AND INDUSTRIAL (I) ZONING - P. 8 – 9
ARTICLE VIII	LANDSCAPING REQUIREMENTS IMMEDIATELY ADJACENT TO BUILDING(S) P. 9
ARTICLE IX	PARKING LOT LANDSCAPING IN COMMERCIAL (C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL-OFFICE (R-O), MOBILE HOME PARK (MHP), AND INDUSTRIAL (I) ZONING DISTRICTS - P. 9 – 11
ARTICLE X	AUXILIARY LANDSCAPING/ SHIELDING/ SCREENING REQUIREMENTS P. 11-12
ARTICLE XI	LANDSCAPING OF RESIDENTIAL DEVELOPMENT ENTRYWAY(S) P. 13 – 14
ARTICLE XII	DEDICATION AND LANDSCAPING OF NEIGHBORHOOD PARKS P. 14 - 16
ARTICLE XIII	PERFORMANCE BOND, LANDSCAPING INSTALLATION, MAINTENANCE, AND REPLACEMENT OF LANDSCAPING MATERIALS - P. 16 – 18
ARTICLE XIV	DEFINITIONS – P. 17 – 19
ARTICLE XV	LANDSCAPING MATERIALS IDEAS – SHRUBS & TREES, EVERGREEN & DECIDUOUS P. 20-22
INDEX	P. 23