



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

***PLANNING COMMISSION AGENDA***  
***April 24, 2017***

**A meeting of the Farmington Planning Commission will be held on  
Monday, April 24, 2017 at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - March 27, 2017
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARING**
  - A. **Conditional Use for Sale of Fireworks** – Meramec Specialty Company  
**Property owned by:** Farmington Commercial, LLC  
**Property Location:** 380 W. Main  
**Presented by:** Kevin Bailey
  - B. **Rezone Request:** 65 N. Double Springs from R-1 to MF-2.  
**Property owned by:** Home Star Rentals, LLC.  
**Property Location:** 65 N. Double Springs  
**Presented by:** Civil Design Engineers, Inc.
  - C. **Preliminary Plat:** Farmington Heights Subdivision  
**Property owned by:** Lots 101, LLC.  
**Property Location:** W. Sellers Road.  
**Presented by:** Civil Design Engineers, Inc.
  - D. **Preliminary Plat:** Hillside Estates Subdivision  
**Property owned by:** Lots 101, LLC.  
**Property Location:** N. Garland McKee Rd.  
**Presented by:** Blew and Associates, PA
5. Conceptual Subdivision Layout Plan – Keith Marrs
6. Set a public hearing for the May Planning Commission meeting for consideration of an ordinance regarding parking lots and paving.

**Planning Commission Minutes  
March 27, 2017**

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

**PRESENT**

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

**ABSENT**

Jay Moore  
Toni Bahn

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

**2. Approval of Minutes:** February 27, 2017 minutes were approved as written.

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

**4. Public Hearings**

**4A. Replat: Tract 1A Twin Falls Addition, Phase 1 owned by Twin Falls Development, LLC located on Highway 62.**

Keith Marrs, owner asked to divide Lot 1A into 3 lots. No comments from audience or Planning Commissioners.

Chairman Mann called for question with understanding that City Engineer Chris Brackett's conditions be included in the motion. Those conditions are:

1. Installation of Proof of Payment to Washington Water Authority for the water meters must be submitted to the City prior to the City signing the Final Plat.
2. Soil testing results to verify that the soil conditions can support the lots shown must be submitted to the City prior to the City signing the Final Plat.
3. Provide one (1) original and six (6) copies of the recorded plat to the City.

Passed unanimously.

**4B. Rezone Request: Tract 1D and 1E Twin Falls Addition from C-2 Commercial to R-1 Residential, for property located at front of Twin Falls Development.**

Keith Marrs, owner made his request. City had no comments; no public comment. Passed unanimously. This will be on the City Council Agenda in April, 2017.

**4C. Variance Request: Regarding Curb & Gutter for Commercial Lot on Jim Brooks Road in Twin Falls Addition.**

Keith Marrs came back again asking for further variance from the curb and gutter requirement in developments. His arguments were:

1. When he developed the land, he complied to Washington County standards in effect at that time; the City did not have the requirements that are in effect now.

2. Had he known what City would require in future, it would have cost him less to do the work back then when all the other work was done.
3. The City had not made improvements on Clyde Carnes and Jim Brooks when work was done recently therefore why should he be made to do this work which would cost approximately \$56,000.
4. There are no issues of public safety or water drainage problems in that area
5. He did not feel the culvert-type driveways and borrow ditches would be unsightly.
6. Land had originally been zoned commercial and now was residential so curb and gutter was less necessary.

In his original development he did widen the road as requested, but he was allowed to do so without curb and gutter. Also, Highway Department does not allow curb and guttering within their right-of-way so if it is put in now, there will be an unsightly gap from the end of the road to the highway.

After long discussion by Commissioners and based on all the rationale listed above, upon vote, the Commissioners voted unanimously to grant the Variance.

**4D. Rezone Request: Tract 2 Behind 197 E. Main Street (Colliers Drug) from C-2 to MF-2, property owned by Mel Collier.**

Brad Smith was present to answer questions and showed diagram of what is proposed for the land. There is a similar project in Prairie Grove in the old Prairie Grove Telephone Co. storage area. They plan to fit 4-plexes onto the property. He stated there is a great need for multi-family housing.

Chairman Mann reminded that all that is being considered tonight is the rezoning—not the project. They must present exact plans at a later date, if rezoning is approved. City had no initial comments but there were the following public comments:

**Vernon Combs** – 210 Old Farmington Rd. (his property is to the east side of this property.) He has no problem with single-family zoning or commercial but believes multi-family housing will decrease his property value because multi-family is allowed to deteriorate and become unsightly. He was totally opposed.

**Linda Guthrie** – 209 Old Farmington Rd. (across street from property). She has lived in her home 34 years and is very opposed to rezoning because it will lower their property values. At this time, she feels safe because they all know each other but in MF zone people will move in and out. She also would not mind having single-family dwellings there.

**Bill Kilpatrick** – 189 Old Farmington Road – lives across from property. He had same objections plus didn't want the increased traffic coming and going all hours of the night.

**Cy Guthrie** – 209 Old Farmington Rd. (across street from property). Very opposed and concerned that they want to put 8 units in a very small area where only 2 houses should be built.

Melissa McCarville, City Administrator, said it was a logical land use with higher density dwellings nearer the highway and between residential and commercial zones.

Commissioner Harris noted that being Commercial zone as it is now, there could be all types of businesses that could go in there.

Chairman Mann said the Commission always has to consider if the request is a good fit. When discussion ended, he called for question with all Commissioners present voting "Aye." This will go before City Council's April 2017 meeting.

#### **4E. Preliminary Plat for Farmington Heights Subdivision owned by Lots 101, LLC.**

Updated proposal was presented by Ferdinand Fourie of Civil Design Engineers, Inc. He had explained in great detail about the effects of the proposed subdivision development on the water flow in that area at the Planning Commission work session. At this meeting he again explained and showed maps and water calculations that indicate the flooding will be lessened in that area after the work is completed.

City Engineer Chris Brackett recommended Planning Commission approval based upon these conditions:

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

At the time for public comment there were no people present to comment. The City had sent notice to the people living in the area by regular mail. The Commissioners thought it curious that no one attended because neighbors opposed to the development had been present at previous meeting.

Chairman Mann called for question subject to Engineer Brackett's requirements listed above. Passed unanimously.

#### **4F. Large Scale Development for Everett Law Office – Twin Falls, NE of Intersection of Highway 62 and Twin Falls Drive**

Geoff Bates of Bates and Associates was present to discuss the LSD.

Engineer Chris Brackett presented his conditions for approval of this development as follows:

1. All work within the Arkansas Highway & Transit Department right-of-way must be reviewed and approved by the AHTD.

2. A completed Grading Permit Application and fee must be submitted prior to final acceptance of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
3. After a final review set of plans and drainage report has been accepted by McGoodwin, Williams, and Yates, the applicant should submit to MWY three (3) sets of full size plans and two (2) sets of half-size plans, and two (2) copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

In addition, the following comment can be addressed in the construction plan submitted:

1. Provide some way for the water to leave the front parking lot and enter the ditch without eroding the ditch.

Judy Horne reminded Mr. Bates that they had agreed to change the parking area to keep the very large tree at the Northeast corner of the back parking area and to protect it during construction. Mr. Bates agreed this will be done.

There were no public comments.

Chairman Mann called for question and motion passed unanimously.

**5. Adjournment:** Having no further business, Gerry Harris moved to adjourn, seconded by Bobby Wilson and passed unanimously.

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Judy Horne - Secretary

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Robert Mann - Chair

CITY OF FARMINGTON

APPLICATION FOR CONDITIONAL USE  
FOR SALE OF FIREWORKS

Applicant's Name Meramec Specialty Company Date 3-3-17

Address P.O. Box 1150 West Memphis, Ar. 72303

Phone # 901-409-1884 (cell) - Kevin 870-735-1753 (office)  
Basley

Zoning L-2

Description of proposed use: Retail Fireworks Sales

The following information must be provided before you will be placed on the Farmington Planning Commission agenda.

- 1. Location approval by fire department. (form must be completed and signed by Farmington Fire Chief)
- 2. Payment of \$250.00 fee.
- 3. The applicant has provided proof that each adjacent property owner has been notified by return receipt mail or personal contact. If personal contact is used, a signed affidavit by the owner must be submitted. The affidavit must contain information notifying of the proposed intent and the date of the public hearing, at a minimum.
- 4. The applicant has provided a site plan showing adequate ingress, egress and parking. (No on street parking will be allowed.)
- 5. The applicant has provided proof that arrangements for waste collection services have been made.
- 6. The applicant has provided proof of premises liability insurance that covers the insured (Fireworks Manufacturer and/or Wholesaler), the Farmington property owner where the stand is located, the Fireworks Stand Owner and Operator; Sub-Operator, if applicable, and the City of Farmington, Arkansas for bodily injury and/or property damage arising out of the ownership, operation, use and maintenance of the insured retail premises, with a minimum coverage of \$1,000,000 for each occurrence and a minimum of \$3,000,000 in general aggregate coverage.
- 7. Must place signs in compliance with the City's sign ordinance.
- 8. If electricity is needed, an electrical permit must be obtained from City Building Inspector.
- 9. If site is not addressed contact Susan at the City of Fayetteville 575-8380, she will assign an address to the site.
- 10. Must have a representative present at the Planning Commission Meeting (Public Hearing).

**After conditional use approval the following are required:**

1. Business license. (\$50.00 for new one and \$25.00 for a renewal)
2. Site inspection prior to opening must be completed by Fire Chief.

# RECEIPT

DATE 9-14-17

No. 564510

RECEIVED FROM

Melanie Spivack

\$ 250.00

DOLLARS

FOR RENT

100 hundred sq ft of storage

for Card. W. - Furniture Sale

ACCOUNT

PAYMENT

BAL. DUE

250.00

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM

B. Calerman

TO

CR # 16060



# SITE PLAN



Google earth



380 W. MAIN ST.  
FARMINGTON, AR

**NOTICE OF A PUBLIC HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION FOR CONDITIONAL USE**

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

380 W. Main St. Farmington, Ar. 72730  
Location

Farmington Commercial LLC  
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

The purpose of this request is to use this property for:

Retail Fireworks Sales

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on April 24, 2017 at 6:00 p.m.

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



**City of Farmington  
354 West Main St.  
Farmington, AR 72730**

**Business License Number: 3524**

**Date Issued: 01/01/2017  
Expiration Date: 12/31/2017**

**Meramec Specialty Co.  
380 W. Main  
Farmington, AR 72730**

**The license named herein is authorized to do business at the above specified  
BUSINESS LOCATION as provided for in Ordinance #2007-13.**

A handwritten signature in black ink that reads "Ernie L. Penn Jr." The signature is written in a cursive style and is positioned above a horizontal line.

**Mayor  
Ernie Penn**



**THIS LICENSE MUST BE  
POSTED IN A CONSPICUOUS PLACE.  
BUSINESS LICENSE NOT TRANSFERABLE**

PO Box 848 | Fayetteville, AR 72702 | 800.521.6144 | [www.ozarksecc.com](http://www.ozarksecc.com)

Statement Date	01/26/2017
Account Number	95432003
Payment Due	02/13/2017

595-191

2034 1 MB 0.420  
 MERAMEC SPECIALITY CO  
 191  
 PO BOX 1150  
 WEST MEMPHIS AR 72303-1150

5 2034  
 C-8 P-15

Service Summary	
Previous Balance	25.18
No Payment Received	0.00
Penalty/Adjustments	4.93
Balance Forward	30.11
Current Charges	25.18
<b>Total Amount Due</b>	<b>\$55.29</b>



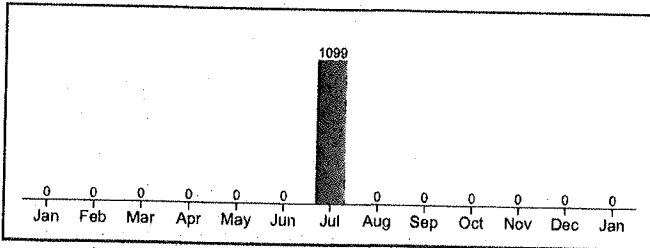
Ad MSCO  
 OK 16281

Account Number: 95432003

Phone Number: (479) 521-4597

Meter Number	Services		Days	Readings		Usage	Rate	Service Address Location Number
	From	To		Previous	Present			
11811654	12/21/2016	01/23/2017	33	2170	2170	0	5A1	OTHE 28273634

kWh Usage History



PERIOD ENDING	01/22/2016	01/23/2017
Avg Daily Temp	45°	47°
Avg Daily kWh	0	0
Avg Daily Cost	\$ .79	\$ .67

Current Service Detail

<b>Balance Forward</b>	<b>30.11</b>
Customer Charge	22.00
Farmington Franchise Tax	0.94
Farmington City Tax	0.46
Washington County Tax	0.29
Arkansas State Tax	1.49
<b>Total Charges</b>	<b>25.18</b>
<b>Total Amount Due 02/13/2017</b>	<b>\$55.29</b>
<b>\$4.93 late charge applies after 5 p.m. on 02/13/2017</b>	

KEEP

# MERAMEC SPECIALTY COMPANY

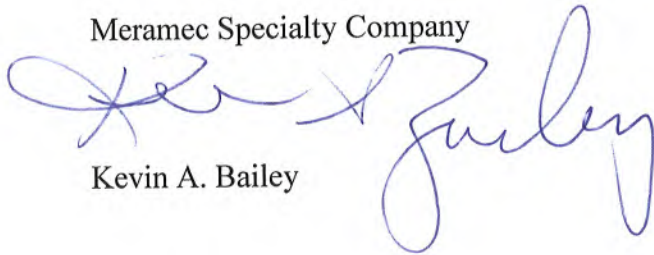
March 1, 2017

City of Farmington Planning Commission:

As per the requirement on the application for conditional use for the sale of fireworks in Farmington, AR, Meramec Specialty Company will be using Waste Management for its waste collection services for its location at 380 W. Main St. during the upcoming July 4 fireworks season.

Best regards,

Meramec Specialty Company



Kevin A. Bailey

U.S. Postal Service  
Certified Mail Receipt

ARTICLE NUMBER  
9414 7118 9956 4389 0983 77

<b>FEES</b>	
Postage per piece	\$0.46
Certified Fee	3.35
Return Receipt Fee	2.75
<b>Total Postage &amp; Fees:</b>	<b>\$6.56</b>

**ARTICLE ADDRESS TO:**  
James Albert Darnell Jr.  
700 W Main Street  
Farmington AR 72730-2624

Postmark  
Here

Mr. James Albert Jr.

This is to inform you that we are meeting with Farmington on April 24, 2017 to open a Fireworks location at 380 W. Main, Farmington, Ark.

Thank you  
Beverly McGary  
Meramec Specialty Co.  
870-735-1753

Beverly McGary  
P.O. Box 1150  
West Memphis, AR 72303

PS Form 3800 6/02

**CERTIFIED MAIL**



9414 7118 9956 4389 0983 77

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature: (  Addressee or  Agent )

X *Vickie Darnell*

B. Received By: (Please Print Clearly)

*Vickie Darnell*

C. Date of Delivery

*3/10/17*

D. Addressee's Address (If Different From Address Used by Sender.)

Secondary Address / Suite / Apt. / Floor (Please Print Clearly)

Delivery Address

City State ZIP + 4 Code

RETURN RECEIPT REQUESTED

Article Addressed To:



James Albert Darnell Jr.  
700 W Main Street  
Farmington AR 72730-2624

U.S. Postal Service  
Certified Mail Receipt

ARTICLE NUMBER  
9414 7118 9956 4389 8972 08

**FEEES**

Postage per piece	\$0.46
Certified Fee	3.35
Return Receipt Fee	2.75
<b>Total Postage &amp; Fees:</b>	<b>\$6.56</b>

**ARTICLE ADDRESS TO:**

James T. & Linda D. Rathell  
16781 Harmon Rd.  
Fayetteville AR 72704-8640

Postmark  
Here

James T. & Linda D. Rathell,

This is to inform you that we are meeting with Farmington on April 24, 2017 to open a Fireworks location at 380 W. Main, Farmington, Ark.

Thank you  
Beverly McGary  
Meramec Specialty Co.  
870-735-1753

U.S. Postal Service  
Certified Mail Receipt

ARTICLE NUMBER  
9414 7118 9956 4389 8724 58

**FEES**

Postage per piece	\$0.46
Certified Fee	3.35
Return Receipt Fee	2.75
<b>Total Postage &amp; Fees:</b>	<b>\$6.56</b>

**ARTICLE ADDRESS TO:**

City of Farmington  
P.O. Box 150  
Farmington AR 72730-0150

Postmark  
Here

City of Farmington,

This is to inform you that we are meeting with Farmington on April 24, 2017 to open a Fireworks location at 380 W. Main, Farmington, Ark.

Thank you  
Beverly McGary  
Meramec Specialty Co.  
870-735-1753



U.S. Postal Service  
Certified Mail Receipt

**ARTICLE NUMBER**  
9414 7118 9956 4389 8432 36

**FEES**  
Postage per piece \$0.46  
Certified Fee 3.35  
Return Receipt Fee 2.75  
**Total Postage & Fees: \$6.56**

**ARTICLE ADDRESS TO:**  
Walmart Real Estate Business Trust  
Property Tax Dept # 72  
P.O. Box 8050  
Bentonville AR 72712-8055

Postmark  
Here

Walmart Real Estate Business Trust,

This is to inform you that we are meeting with Farmington on April 24, 2017 to open a Fireworks location at 380 W. Main, Farmington, Ark.

Thank you  
Beverly McGary  
Meramec Specialty Co.  
870-735-1753

U.S. Postal Service  
First-Class Mail Permitted

ARTICLE NUMBER  
9414 7118 9956 4389 8378 08

**FEES**

Postage per piece	\$0.46
Certified Fee	3.35
Return Receipt Fee	2.75
<b>Total Postage &amp; Fees:</b>	<b>\$6.56</b>

**ARTICLE ADDRESS TO:**  
Oakland Farms LLC  
12771 Tyler Road  
Farmington AR 72730-9665

Postmark  
Here

Oakland Farm LLC

This is to inform you that we are meeting with Farmington on April 24, 2017 to open a Fireworks location at 380 W. Main, Farmington, Ark.

Thank you  
Beverly McGary  
Meramec Specialty Co.  
870-735-1753

U.S. Postal Service  
Certified Mail Receipt

ARTICLE NUMBER  
9414 7118 9956 4389 0056 34

**FEES**

Postage per piece	\$0.46
Certified Fee	3.35
Return Receipt Fee	2.75
<b>Total Postage &amp; Fees:</b>	<b>\$6.56</b>

**ARTICLE ADDRESS TO:**

Margaret L. Harrington  
317 Kelli Ave.  
Farmington AR 72730-2603

Postmark  
Here

Margaret L. Harrington,

This is to inform you that we are meeting with Farmington on April 24, 2017 to open a Fireworks location at 380 W. Main, Farmington, Ark.

Thank you  
Beverly McGary  
Meramec Specialty Co.  
870-735-1753

U.S. Postal Service  
Certified Mail Receipt

ARTICLE NUMBER  
9414 7118 9956 4389 0666 80

<b>FEES</b>	
Postage per piece	\$0.46
Certified Fee	3.35
Return Receipt Fee	2.75
<b>Total Postage &amp; Fees:</b>	<b>\$6.56</b>

**ARTICLE ADDRESS TO:**  
David W. & Debra A. Bennett  
450 W Main St  
Farmington AR 72730-2613

Postmark  
Here

Mr. David W. Bennett & Debra A. Bennett,

This is to inform you that we are meeting with Farmington on April 24, 2017 to open a Fireworks location at 380 W. Main, Farmington, Ark.

Thank you  
Beverly McGary  
Meramec Specialty Co.  
870-735-1753

**DRAYTON INSURANCE BROKERS, INC.**

2500 CENTER POINT ROAD, SUITE 301  
BIRMINGHAM, ALABAMA 35215  
PHONE: (205) 854-5806  
FAX: (205) 854-5899

POST OFFICE BOX 94067  
BIRMINGHAM, ALABAMA 35220  
EMAIL: dib@draytonins.com

**CERTIFICATE OF INSURANCE**

NO. 730715

We certify that insurance is afforded as stated below. This Certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by the insurance policy and the insurance afforded is subject to all the terms, exclusions and conditions of the policy.

<b>INSURER</b>	Admiral Insurance Company	<b>POLICY NO.</b> CA000018967-04
<b>NAMED INSURED</b>	Atomic Fireworks Inc. of Arkansas Atomic Fireworks Inc. of Missouri Meramec Specialty Company P.O. Box 305 Arnold, Missouri 63010	T.E.A. Enterprises, Inc. Pacific Specialty Company West Alton Properties, Inc. ATLG, LLC ATLH, LLC
<b>POLICY TERM</b>	March 1, 2017 to March 1, 2018; Both Days 12:01 A.M. Standard Time	
<b>COVERAGE</b>	Premises-Operations Liability:	<input checked="" type="checkbox"/> Occurrence Basis <input type="checkbox"/> Claims Made Basis
<b>LIMIT OF LIABILITY</b>	\$1,000,000 each occurrence, \$10,000,000 general aggregate The limit of liability shall not be increased by the inclusion of more than one insured or additional insured.	

**INSURED OPERATIONS** The sale of consumer fireworks (1.4G) and related products at the **Insured location**, during the **period of operation**.

It is certified that, for the period of operation stated below and when named below as such, this policy includes as **Additional Insureds** 1) the operator(s), sponsor(s), promoter(s), organizer(s), of the **Insured Premises** used principally for the retail sale of consumer fireworks supplied by the Named Insureds and/or 2) the owner(s), manager(s), tenant(s), mortgagee(s) (including other entities having similar interests), of the property on which the **Insured Premises** is located and/or 3) the licensing authority issuing a permit or license for the operation of the **Insured Premises** and/or 4) any entity for which the Named Insured is required, by written contract, to provide insurance such as is afforded by the terms of this policy.

**NAME(S) OF  
ADDITIONAL INSURED(S)**

Farmington Commercial LLC-Property Owner  
Meramec Specialty Company Stan Owner and Operator  
Stand Manager and Sub-Operator  
Licensing Authorities-State of Arkansas, City of Farmington

**ADDRESS OF  
INSURED PREMISES** An area measuring approximately 150' x 150' fronting on the north side of Hwy 62 approximately 1000' west of Kelli Avenue/Hwy 62 Intersection in the Farmington, Arkansas #191.

**PERIOD OF OPERATION** 06/10/17 to 07/10/17

It is certified that this policy requires a 30 day mutual notice of cancellation between the Insurer and the Named Insured. In the event of such cancellation we will endeavor to mail 10 days written notice to the Additional Insured(s), whose name and address is shown hereon, but failure to mail such notice shall impose no obligation or liability of any kind upon the insurer and/or the undersigned.

**DRAYTON INSURANCE BROKERS, INC.**

March 1, 2017  
**DATE OF ISSUE**

  
**A.J. STRINGER, PRESIDENT**

Attn: Chief Cunningham

**LOCATION APPROVAL  
OF FIREWORKS STAND**

The Farmington Fire Department must approve the location of the fireworks stand in accordance with the following requirements:

- ✓ 1. The fireworks are not being stored or sold in a permanent structure in the city.
- ✓ 2. The fireworks stand is in compliance with Arkansas and federal law and the 2000 International Fire code, and approved by the Farmington Fire Department.
- ✓ 3. Fireworks stand is not located within 250 feet of a fuel dispensing facility and fireworks stand has a setback of a minimum of 50 feet from the nearest street or highway and 200 feet from school grounds.

Mark Cunningham  
Farmington Fire Chief

3/6/17  
Date

OUR PHYSICAL ADDRESS IS 380 W. MAIN ST.

**AFFIDAVIT**

I hereby certify that I Kevin Bailey  
Print name

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

Kevin Bailey  
Signature

3-3-17  
Date

## City of Farmington Application for Rezoning

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

Applicant: <u>Civil Design Engineers, Inc.</u>	Day Phone: <u>479-381-1066</u>
<u>4847 Kaylee Ave, Suite A</u>	
Address: <u>Springdale, AR 72762</u>	Fax: _____
Representative: <u>Ferdi Fourie, P.E.</u>	Day Phone: <u>479-381-1066</u>
<u>4847 Kaylee Ave, Suite A</u>	
Address: <u>Springdale, AR 72762</u>	Fax: _____
Property Owner: <u>Home Star Rentals, LLC.</u>	Day Phone: <u>479-530-2778</u>
<u>P.O. Box 1527</u>	
Address: <u>Farmington, AR 72730</u>	Fax: _____

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

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

Property Description  
 Site Address -- 65 N. Double Springs, Rd.  
 Current Zoning -- R-1 Proposed Zoning -- MF-2

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

Type of zoning requested and reason for request:  
Multi-Family residential request to allow four-plex and five-plex single story with double garage unit use.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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



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

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

### NOTICE OF PUBLIC HEARING

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

#### PLACE LEGAL DESCRIPTION OF PROPERTY HERE

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

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

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

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

  
\_\_\_\_\_  
Applicant Signature

Date 3-20-17

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

  
\_\_\_\_\_  
Owner/Agent Signature

Date 3-20-17

# RECEIPT

DATE 3-21-17

No. 564512

RECEIVED FROM Civil Design Engineers \$ 25.00

Twenty five & no/100 DOLLARS

FOR RENT  
 FOR Rezone 65 N. Double Springs

ACCOUNT	*	
PAYMENT	<u>25.00</u>	
BAL. DUE		

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY B. Colman

After recording please return to:  
Waco Title Company  
6815 Isaac's Orchard Rd, Ste D  
Springdale, AR 72762

**File# 2017-00008268**

**WARRANTY DEED  
MARRIED PERSONS**

File #: 1701171-131

**KNOW ALL MEN BY THESE PRESENTS:**

That we, **Roy Hummel and Betty Hummel, husband and wife**, hereinafter called GRANTOR(S), for and in consideration of the sum of ---One AND 00/100--- DOLLARS---(\$1.00)---and other good and valuable consideration in hand paid by **Home Star Rentals LLC**, an Arkansas limited liability company, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Home Star Rentals LLC**, an Arkansas limited liability company, hereinafter called GRANTEE(S), and unto its successors and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

**SEE ATTACHED EXHIBIT "A"**

**TO HAVE AND TO HOLD** the same unto the said Grantee(s), and unto its successors and assigns forever, with all appurtenances thereunto belonging.

**And we** hereby covenant with said Grantee(s) that we will forever warrant and defend the title to the said lands against all claims whatsoever.

**And we, Roy Hummel and Betty Hummel, husband and wife**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantee(s) all our rights of curtesy, dower and homestead in and to the said lands.

Prepared under the supervision of  
Brian Blackman, Attorney  
6815 Isaac's Orchard Road  
Springdale, AR. 72762

Waco 1701171-131

After recording please return to:  
Waco Title Company  
6815 Isaac's Orchard Rd, Ste D  
Springdale, AR 72762

**WARRANTY DEED  
MARRIED PERSONS**

File #: 1701171-131

**KNOW ALL MEN BY THESE PRESENTS:**

Waco 1701171-131

That we, **Roy Hummel and Betty Hummel, husband and wife**, hereinafter called GRANTOR(S), for and in consideration of the sum of ---One AND 00/100--- DOLLARS---(\$1.00)---and other good and valuable consideration in hand paid by **Home Star Rentals LLC**, an Arkansas limited liability company, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Home Star Rentals LLC**, an Arkansas limited liability company, hereinafter called GRANTEE(S), and unto its successors and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

**SEE ATTACHED EXHIBIT "A"**

**TO HAVE AND TO HOLD** the same unto the said Grantee(s), and unto its successors and assigns forever, with all appurtenances thereunto belonging.

**And we** hereby covenant with said Grantee(s) that we will forever warrant and defend the title to the said lands against all claims whatsoever.

**And we, Roy Hummel and Betty Hummel, husband and wife**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantee(s) all our rights of curtesy, dower and homestead in and to the said lands.

Prepared under the supervision of  
Brian Blackman, Attorney  
6815 Isaac's Orchard Road  
Springdale, AR. 72762

WITNESS our hands and seals on this 17 day of March, 2017

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

GRANTEE OR AGENT:

WALW Title as agent

Roy Hummel  
Roy Hummel

GRANTEE'S ADDRESS:

PO Box 1527

Farmington, AR 72730

Betty Hummel  
Betty Hummel

ACKNOWLEDGMENT

STATE OF AR )  
                          ) )  
COUNTY OF Washington ) ) SS.

On this day, before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Roy Hummel and Betty Hummel**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they had executed the same for the consideration, uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 17 day of March, 2017.

Ember Carter  
Notary Public

My Commission Expires:

\_\_\_\_\_

OFFICIAL SEAL EMBER CARTER NOTARY PUBLIC - ARKANSAS WASHINGTON COUNTY COMMISSION #12384422 COMMISSION EXP. 08/13/2023
--

**EXHIBIT "A"**

**A part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 22, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point on the North line of said forty acre tract which is North 88°14'59" West 150.03 feet from an existing nail marking the Northeast corner of said forty acre tract and running thence South 02°25'57" West 249.38 feet, thence South 88°07'07" East 150.03 feet to the East line of said Forty acre tract, thence along said East line South 02°25'57" West 203.59 feet, thence leaving said East line North 88°06'30" West 798.00 feet to and along the North line of North Ridge Subdivision, thence leaving said North Subdivision line North 02°25'26" East 202.98 feet, thence South 87°43'26" East 57.32 feet to an existing rebar, thence South 88°05'23" East 215.76 feet to an existing rebar, thence North 04°23'37" East 225.23 feet, thence South 88°14'59" East 320.23 feet, thence South 02°25'57" West 224.91 feet, thence South 88°15'58" East 26.99 feet, thence North 02°25'57" East 249.38 feet, thence South 88°14'59" East 20.00 to the Point of Beginning, containing 5.51 acres, more or less. Subject to that portion in Double Springs Road and Wolfe Lane Rights of Way on the East and North Sides of herein described property and subject to all other easements and rights of way of record.**

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



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

**Real Estate Transfer Tax Stamp**

Proof of Tax Paid



File Number: 1701171-131

**Grantee:** HOME STAR RENTALS LLC  
**Mailing Address:** P.O. BOX 1527  
FARMINGTON AR 727300000

**Grantor:** ROY HUMMEL AND BETTY HUMMEL  
**Mailing Address:** 691 RHEAS MILL RD.  
FARMINGTON AR 727300000

**Property Purchase Price:** \$150,000.00  
**Tax Amount:** \$495.00

**County:** WASHINGTON  
**Date Issued:** 03/21/2017  
**Stamp ID:** 1384812544

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

Grantee or Agent Name (printed): Home Star Rentals LLC

Grantee or Agent Name (signature): By Waco Title as Agent Date: 3-21-17

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

LEGAL DESCRIPTION – AREA TO BE REZONED

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID FORTY ACRE TRACT WHICH IS N88°14'59"W 150.03-FEET FROM AN EXISTING NAIL MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°25'57"W 249.38 FEET; THENCE S88°07'07"E 150.03-FEET TO THE EAST LINE OF SAID FORTY ACRE TRACT; THENCE ALONG SAID EAST LINE S02°25'57"W 203.59-FEET; THENCE LEAVING SAID EAST LINE N88°06'30"W 798 FEET TO AND ALONG THE NORTH LINE OF THE NORTH RIDGE SUBDIVISION; THENCE LEAVING SAID NORTH SUBDIVISION LINE N02°25'26"E 202.98 FEET; THENCE S87°43'26"E 57.32 FEET TO AN EXISTING REBAR; THENCE S88°05'23"E 215.76 FEET TO AN EXISTING REBAR; THENCE N04°23'37"E 225.23 FEET; THENCE S88°14'59"E 347.21 FEET; THENCE N02°25'57"E 24.48 FEET; THENCE S88°14'59"E 20.00 FEET; TO THE POINT OF BEGINNING; CONTAINING 5.65 ACRES MORE OR LESS.



**AFFIDAVIT**

I hereby certify that I Sasha A. Richey  
Print name

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

Signature: Sasha A. Richey Date: 3/28/17

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

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

65 N. Double Springs Road

---

Location

Home Star Rentals, LLC.

---

Owned by

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

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on   April 24, 2017   at 6:00 p.m.

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

7013 0600 0001 6393 9732

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

FARMINGTON, AR 72730

Postage	\$3.25	0764
Certified Fee	\$2.75	05
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage	\$0.49	

03/28/2017

Sent To: **BILLY & CAROLINE MCCORMICK**  
 89 N DOUBLE SPRINGS RD  
 FARMINGTON, AR 72730-0342  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006

7013 0600 0001 6393 9749

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FARMINGTON, AR 72730

Postage	\$3.25	0764
Certified Fee	\$2.75	05
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage	\$0.49	

03/28/2017

Sent To: **RICHARD LEE & DEBRAD RILEY & JEREMY M REDDEN & MARY ELDER**  
 97 N DOUBLE SPRINGS RD  
 FARMINGTON, AR 72730  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006

7013 0600 0001 6393 9718

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FARMINGTON, AR 72730

Postage	\$3.25	0764
Certified Fee	\$2.75	05
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage	\$0.49	

03/28/2017

Sent To: **JOSEPH E & JENNIFER D STEWART**  
 PO BOX 335  
 FARMINGTON, AR 72730-0335  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006

7013 0600 0001 6393 9725

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Certified Fee	\$2.75	05
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage	\$0.49	

03/28/2017

Sent To: **LEGACY PROPERTIES LLC**  
 P O BOX 605  
 FARMINGTON, AR 72730  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006

7013 0600 0001 6393 9893

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LONOKE, AR 72086

Postage	\$3.25	0764
Certified Fee	\$2.75	05
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage	\$0.49	

03/28/2017

Sent To: **CHARLES ELLIS BRUCE**  
 407 W PINE ST  
 LONOKE, AR 72086-3141  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006

7013 0600 0001 6393 9909

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FARMINGTON, AR 72730

Postage	\$3.25	0764
Certified Fee	\$2.75	05
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage	\$0.49	

03/28/2017

Sent To: **NANCY BUTTS**  
 PO BOX 1201  
 FARMINGTON, AR 72730-1201  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006

7013 0600 0001 6393 9879

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FARMINGTON, AR 72730

Postage	\$3.35	0764
Certified Fee	\$2.75	05
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage P	\$0.49	03/28/2017

Sent To: BARBARA E HARKREADER AND BOBBY L HARKREADER  
 318 W RIDGEDALE DR  
 FARMINGTON, AR 72730  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006 See Reverse for Instructions

7013 0600 0001 6393 9886

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FARMINGTON, AR 72730

Postage	\$3.35	0764
Certified Fee	\$2.75	05
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage	\$0.49	03/28/2017

Sent To: CEEEA & JEFFREY ALLEN  
 312 W RIDGEDALE DR  
 FARMINGTON, AR 72730-2517  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006 See Reverse for Instructions

7013 0600 0001 6393 9855

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FARMINGTON, AR 72730

Postage	\$3.35	0764
Certified Fee	\$2.75	05
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Pr	\$0.49	03/28/2017

Sent To: RICHARD WILLIAMSON & JAMIE LYNN RAMOS  
 330 W RIDGEDALE DR  
 FARMINGTON, AR 72730  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006 See Reverse for Instructions

7013 0600 0001 6393 9862

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FARMINGTON, AR 72730

Postage	\$3.35	0764
Certified Fee	\$2.75	05
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Post	\$0.49	03/28/2017

Sent To: DOUGLAS W & LISA DIANE FALKNOR  
 324 W RIDGEDALE DR  
 FARMINGTON, AR 72730-2517  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006 See Reverse for Instructions

7013 0600 0001 6393 9831

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FARMINGTON, AR 72730

Postage	\$3.35	0764
Certified Fee	\$2.75	05
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Post	\$0.49	03/28/2017

Sent To: BOBBY JOE & VICKI L MOORE  
 342 W RIDGEDALE DR  
 FARMINGTON, AR 72730  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006 See Reverse for Instructions

7013 0600 0001 6393 9848

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FARMINGTON, AR 72730

Postage	\$3.35	0764
Certified Fee	\$2.75	05
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage	\$0.49	03/28/2017

Sent To: BARBARA H O'BRIEN  
 336 W RIDGEDALE DR  
 FARMINGTON, AR 72730-2517  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006 See Reverse for Instructions

7013 0600 0001 6393 9817

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FARMINGTON, AR 72730

Postage	\$3.35	0764 05
Certified Fee	\$2.75	
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$6.10	03/28/2017

Sent To: BROCK VENTURES LLC  
 3561 W PROVIDENCE DR  
 FAYETTEVILLE, AR 72704

Re-Zone of Double Springs Rd

PS Form 3800, August 2009

4286 6393 9817

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FARMINGTON, AR 72730

Postage	\$3.35	0764 05
Certified Fee	\$2.75	
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage	\$6.10	03/28/2017

Sent To: DOTSON & VELMA MILDRED COLLINS  
 76 DEBBIE RD  
 FARMINGTON, AR 72730-9549

Re-Zone of Double Springs Rd

PS Form 3800, August 2009

7013 0600 0001 6393 9992

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FARMINGTON, AR 72730

Postage	\$3.35	0764 05
Certified Fee	\$2.75	
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage	\$6.10	03/28/2017

Sent To: BLAZE SCHERER  
 PO BOX 392  
 FARMINGTON, AR 72730

Re-Zone of Double Springs Rd

PS Form 3800, August 2009

4000 6393 9992

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

FARMINGTON, AR 72730

Postage	\$3.35	0764 05
Certified Fee	\$2.75	
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage	\$6.10	03/28/2017

Sent To: NINA KAISER & LEONARD HALL  
 PO BOX 27  
 FARMINGTON, AR 72730-0027

Re-Zone of Double Springs Rd

PS Form 3800, August 2009

5013 0600 0001 6393 9986

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

PRAIRIE GROVE, AR 72753

Postage	\$3.35	0764 05
Certified Fee	\$2.75	
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage	\$6.10	03/28/2017

Sent To: DAN H & DEBBIE A DORMAN  
 10912 N HWY 170  
 PRAIRIE GROVE, AR 72753-9164

Re-Zone of Double Springs Rd

PS Form 3800, August 2009

## NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 21<sup>st</sup> day of March, 2017.

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID FORTY ACRE TRACT WHICH IS N88°14'59"W 150.03-FEET FROM AN EXISTING NAIL MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°25'57"W 249.38 FEET; THENCE S88°07'07"E 150.03-FEET TO THE EAST LINE OF SAID FORTY ACRE TRACT; THENCE ALONG SAID EAST LINE S02°25'57"W 203.59-FEET; THENCE LEAVING SAID EAST LINE N88°06'30"W 798 FEET TO AND ALONG THE NORTH LINE OF THE NORTH RIDGE SUBDIVISION; THENCE LEAVING SAID NORTH SUBDIVISION LINE N02°25'26"E 202.98 FEET; THENCE S87°43'26"E 57.32 FEET TO AN EXISTING REBAR; THENCE S88°05'23"E 215.76 FEET TO AN EXISTING REBAR; THENCE N04°23'37"E 225.23 FEET; THENCE S88°14'59"E 347.21 FEET; THENCE N02°25'57"E 24.48 FEET; THENCE S88°14'59"E 20.00 FEET; TO THE POINT OF BEGINNING; CONTAINING 5.65 ACRES MORE OR LESS.

A public hearing to consider this request to rezone the above described property from R-1 to MF-2 will be held on the 24<sup>th</sup> day of April, 2017, at 6:00pm at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

# NORTHWEST ARKANSAS Democrat Gazette

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

## AFFIDAVIT OF PUBLICATION

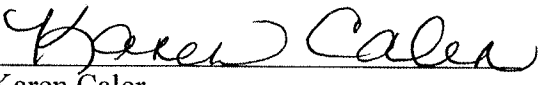
I Karen Caler, do solemnly swear that I am the Legal Clerk of the Northwest Arkansas Democrat-Gazette, printed and published in Washington County and Benton County, Arkansas, and of bona fide circulation, that from my own personal knowledge and reference to the files of said publication, the advertisement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

CIVIL DESIGN ENGINEERS  
PH/ Farmington Heights

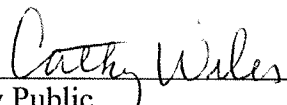
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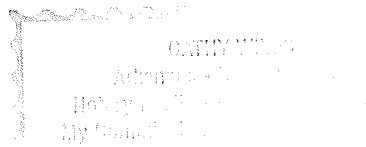
April 5, 2017

Publication Charges: \$ 91.00

  
Karen Caler

Subscribed and sworn to before me  
This 12 day of Apr, 2017.

  
Notary Public  
My Commission Expires: 2/20/2024



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

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

### NOTICE OF PUBLIC HEARING

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

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID FORTY ACRE TRACT WHICH IS N88°14'59"W 150.03-FEET FROM AN EXISTING NAIL MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°25'57"W 249.38 FEET; THENCE S88°07'07"E 150.03-FEET TO THE EAST LINE OF SAID FORTY ACRE TRACT; THENCE ALONG SAID EAST LINE S02°25'57"W 203.59- FEET; THENCE LEAVING SAID EAST LINE N88°06'30"W 798 FEET TO AND ALONG THE NORTH LINE OF THE NORTH RIDGE SUBDIVISION; THENCE LEAVING SAID NORTH SUBDIVISION LINE N02°25'26"E 202.98 FEET; THENCE S87°43'26"E 57.32 FEET TO AN EXISTING REBAR; THENCE S88°05'23"E 215.76 FEET TO AN EXISTING REBAR; THENCE N04°23'37"E 225.23 FEET; THENCE S88°14'59"E 347.21 FEET; THENCE N02°25'57"E 24.48 FEET; THENCE S88°14'59"E 20.00 FEET; TO THE POINT OF BEGINNING; CONTAINING 5.65 ACRES MORE OR LESS.

A public hearing to consider this request to rezone the above described property from R-1 to MF-2 will be held on the 24th day of April, 2017, at 6:00pm at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

74086951 April 5, 2017





City of Farmington  
Application and Checklist  
Preliminary Plat

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

Applicant: Lots 101, LLC Day Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Representative: Ferdi Fourie, P.E. Day Phone: 479-381-1066  
 Address: 4847 Kaylee Avenue Fax: \_\_\_\_\_  
 Property Owner: Lots 101, LLC. Day Phone: 479-207-9900  
 Address: 6301 Cliff Drive PO Box 1527 Farmington Ark 72903 Ark 72903 Ark 72903 Ark 72903  
 Fort Smith, AR 72903  
 Indicate where correspondence should be sent (circle one): Applicant -- Representative -- Owner

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

*For office use only:* Fee paid \$ 2000.00 Date 11-15-16 Receipt # 519489

Describe Proposed Property In Detail (Attach additional pages if necessary)  
 Property Description \_\_\_\_\_  
 Site Address -- W. Sellers Road (Farmington Heights)  
 Current Zoning -- \_\_\_\_\_  
 Attach legal description \_\_\_\_\_

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

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

\_\_\_\_\_  
 Applicant Signature Date \_\_\_\_\_

Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)  
[Signature] Date 11-16-2016  
 Owner/Agent Signature

## Development Checklist:

Yes No N/A, why?

1. Completed application form.	X		
2. Payment of application fee.	X		
3. One AutoCAD drawing – 1"=100' or larger, using layer, symbols and line types as required by City Engineer.	X		
4. Fifteen (15) copies of the plat <b>folded</b> to a size of no greater than 10" X 10 ½ ".	X		
<b>The Following Shall Appear on the Plat:</b>			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)			
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.			
9. Curve data for any street which forms a project boundary.	X		
10. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
11. Status of regulatory permits:			
a. NPDES Storm water Permit		X	Will apply for at Const
b. 404 Permit		X	No Req.
c. Other			
12. Provide a benchmark, clearly defined with a precision of 1/100 <sup>th</sup> of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure abutment, etc.			
13. Spot elevations at grade breaks along the flow line of drainage swales.	x		
14. A general vicinity map of the project at a scale of 1" = 2000' taken from the City of Farmington Street Base Map (1" = 2000').	X		From web maps for readability
15. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
16. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
17. Existing topographic information with source of the information noted. Show:	X		

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

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

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

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

# RECEIPT

DATE

11-18-16

NO.

250003

RECEIVED FROM

John P. Hill

\$2,000.00

DOLLARS

FOR RENT

FOR

CASH

CHECK

MONEY ORDER

CREDIT CARD

ACCOUNT	
PAYMENT	2000.00
BAL. DUE	

FROM

TO

BY

J. P. Hill

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

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

Date: January 3, 2017

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

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Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Sellers Road is a collector street on the Master Street Plan and requires 36' back to back of curbs. Show widening 18' from centerline to the back of the curb with drainage.

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

Applicant: Lots 101, LLC

Date: 1-3-17

Project Name: Farmington Heights Subdivision- Preliminary Plat

Engineer/Architect: Civil Design Engineers, Inc.

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

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Representing: City of Farmington Name: Melissa McCarville

① Adjacent property owner's need to be notified - need receipts prior to P.C. meeting - 7 days prior.

② Return resubmission to City + Chris Brackett

③ Engineering fees must be paid prior to signatures on final plat.

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



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

Applicant: Lots 101, LLC

Date: 1-3-17

Project Name: Farmington Heights Subdivision- Preliminary Plat

Engineer/Architect: Civil Design Engineers, Inc.

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

---

Representing: City of Fayetteville

<i><b>Reviewed by Corey Granderson</b></i> Engineering Division cgranderson@fayetteville-ar.gov 479-444-3415
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The plans as submitted do not show where this subdivision ties in with the city of Fayetteville water system. This must be shown clearly for review. Note that city specifications require that the subdivision tie into the water system in two locations to provide a looped feed. A single feed east to 54th street from this subdivision will not provide the required loop. Propose a second connection.

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

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

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

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

Applicant: Lots 101, LLC

Date: 1-3-17

Project Name: Farmington Heights Subdivision- Preliminary Plat

Engineer/Architect: Civil Design Engineers, Inc.

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

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Representing: Fire Dept Name: Mark Cunningham

8" water lines

Hydrants no further than 500' apart

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

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

Applicant: Lots 101, LLC

Date: 1-3-17

Project Name: Farmington Heights Subdivision- Preliminary Plat

Engineer/Architect: Civil Design Engineers, Inc.

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

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Representing: City of Farmington Name: Ricki Bromell

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

2.

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

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CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Landscape & Park  
Requirements

Applicant: Lots 101, LLC

Date: 1-3-17

Project Name: Farmington Heights Subdivision- Preliminary Plat

Engineer/Architect: Civil Design Engineers, Inc.

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

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

① Article V. I. (1) - Landscaping Ordinance

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

② Article IV. Landscape Site Plan Requirements

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

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

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

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



# CIVIL DESIGN ENGINEERS, INC.

4847 Kaylee Avenue, Suite A, Springdale, AR 72762

Phone: (479) 381-1066

January 10, 2017

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

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

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

Dear Ms. McCarville:

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

Engineering Comments – Chris Brackett:

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

*Noted.*

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

*Revised to widen Sellers Road.*

Planning Comments – Melissa McCarville:

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

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

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

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

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

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

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

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

Telephone – PG Telco – Shane Bell:

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

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

City of Farmington Fire Department – Mark Cunningham:

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

City of Farmington – Rick Bromall:

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

City of Farmington Planning – Judy Horne:

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



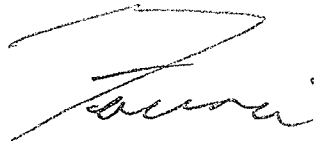
3. Refer to Article XII dedication + Landscaping of Neighborhood parks attached to determine whether neighborhood park will be incorporated into the plan or instead fee payment in lieu of land conveyance shall be made to City of Farmington.  
*A 1.06 acre public park area is included as Lot A*

Please let me know if you have any questions.

Thank you,



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



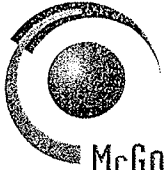


**To:** Farmington Planning Commission  
**From:** Christopher B. Brackett, P.E. *CB*  
**Date:** March 27, 2017  
**Re:** Preliminary Plat for the Farmington Heights Subdivision

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

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



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

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

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## **NOTIFICATION OF PUBLIC HEARING**

Dear Adjacent Property Owner,

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

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

### Public Hearings:

Planning Commission:

City of Farmington  
**April 24, 2017 at 6:00 PM** at  
City Hall  
354 W. Main  
Farmington , AR 72730

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

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

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

### Review Location:

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

## ADJACENT PROPERTY OWNERS

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

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

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

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

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

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

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

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

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

# AFFIDAVIT OF PUBLICATION

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

CITY OF FARMINGTON  
PH/Farmington Heights

was published in the following weekly paper(s):

  x   Washington County Enterprise Leader

Of general and bona fide circulation in Washington County, Arkansas

Date(s) of Publication April 5, 2017

Publication Charges: \$95.25

Karen Caler  
Karen Caler

Subscribed and sworn to before me  
This 12 day of Apr, 2017.

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

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

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

## NOTICE OF PUBLIC HEARING

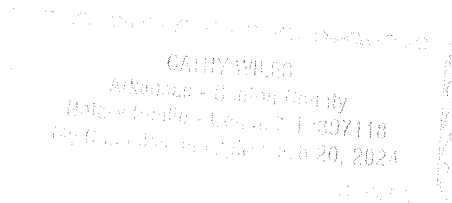
A petition for Preliminary Plat for the property described below has been filed with the City of Farmington on the 20th Day of December 2016.

TRACT I: The Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW 1/4) of Section Fourteen (14), and the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW1/4) of Section Twenty-Three (23), all in Township Sixteen (16) North, Range Thirty-One (31) West; containing 30.20 acres, more or less, subject to and having right to a 30' wide ingress and egress access easement, the northern side of which begins at the Northwest corner of herein described tract and running thence N 89 degrees 55' 58" E to the centerline of county road 649, also subject to any easements, right-of-ways and restrictions of record, if any.

And  
TRACT II: A part of the N 1/2 of the SE 1/4 of the SW 1/4 of Section 14, Township 16 North, Range 31 West being more particularly described as follows: Beginning at the Northwest corner of the SE 1/4 of the SW 1/4 of said Section 14 and running thence S89 degrees 52'49" E 664.77 feet along the North line of said 40 acre tract; thence leaving said North line and running to and along an existing fence line the following: S 1 degrees 04' W 193.9 feet, S 88 degrees 12' 44" E 15.72 feet, S 2 degrees 00' W 465.91 feet to the South line of the N 1/2 of the SE 1/4 of the SW 1/4 of said Section 14; thence N 89 degrees 52' 49" W 660.5 feet to the Southwest corner of said 20 acre tract; thence North 660.0 feet to the point of beginning, containing 10.11 acres, more or less, Washington County, Arkansas. Subject to the Washington County Road No. 640 right-of-way along the North line, a 15 foot wide access easement, for ingress and egress along the South line, and any other easements and/or rights-of-way of record.

A public hearing to consider this Preliminary Plat will be held on the 24th day of April 2017, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington Arkansas. All interested persons are invited to attend.

74084354 April 5, 2017



CERTIFIED MAIL™



7009 2820 0004 4066 7801

EL NO SUR  
STREET

Daniel V Rainey  
5844 W Sellers Rd  
Fayetteville, AR 72706

N S S

04



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04/03/2017  
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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <i>M. Hancock</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>Eldest Pitts Trust            2790 S Thompson St.            Springdale, AR 72764</p>	<p>B. Received by (Printed Name)  <i>Melinda Leonard</i></p>	<p>C. Date of Delivery  <i>4-4-17</i></p>
<p>2. Article Number (Transfer from service label)            009 2820 0004 4066 7788</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <i>Freda Wilson</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>Thomas E Wilson            14015 Mule Deer Cir.            Fayetteville, AR 72704</p>	<p>B. Received by (Printed Name)</p>	<p>C. Date of Delivery</p>
<p>2. Article Number (Transfer from service label)            09 2820 0004 4066 7849</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>		

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<p>1. Article Addressed to:</p> <p>Lots 101 LLC            PO BOX 10210            Fort Smith, AR 72917</p>	<p>B. Received by (Printed Name)  <i>Joanne Testa</i></p>	<p>C. Date of Delivery  <i>4-6</i></p>
<p>2. Article Number (Transfer from service label)            7009 2820 0004 4066 7771</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>		

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:  
 Karen Sue Inman  
 PO BOX 1080  
 Farmington, AR 72730



9590 9402 1770 6074 8521 60

2. Article Number (Transfer from service label)  
 7009 2820 0004 4066 7795

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee  
*Karen Inman*

B. Received by (Printed Name)  
 KAREN INMAN

C. Date of Delivery  
 4-9-17

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

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:  
 Bypass Trust c/u Sellers  
 Farm Tr Ruth Ann Sellers  
 13193 Bill Sellers Rd.  
 Fayetteville, AR 72704



9590 9402 1770 6074 8521 39

2. Article Number (Transfer from service label)  
 009 2820 0004 4066 7825

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee  
*In my name for Ruth Sellers*

B. Received by (Printed Name)  
 Johnny Poekner

C. Date of Delivery  
 4-5-17

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

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:  
 Damaris H Rainwater Trust  
 2727 East Cedar Ave. #3  
 Denver, CO 80209



9590 9402 1770 6074 8521 46

2. Article Number (Transfer from service label)  
 009 2820 0004 4066 7818

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee  
*Damaris Rainwater*

B. Received by (Printed Name)  
 Damaris Rainwater

C. Date of Delivery  
 4/8

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

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
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Domestic Return Receipt

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Total Postage & Fees	\$ 6.56

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4/3/17

Sent To **Daniel V Rainey**  
 Street, Apt. No., or PO Box No. **5844 V Sellers Rd.**  
 City, State, ZIP+4 **Fayetteville, AR 72703**

7009 2820 0004 4066 7825

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.56

Postmark  
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4/3/17

Sent To **Bypass Trust c/u Sellers Fam Tr. Ruth Ann Seller**  
 Street, Apt. No., or PO Box No. **13193 Bill Sellers Rd.**  
 City, State, ZIP+4 **Fayetteville, AR 72704**

7009 2820 0004 4066 7832

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.56

Postmark  
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4/3/17

Sent To **Richard L Swaffar**  
 Street, Apt. No.;  
 or PO Box No. **5581 W Sellers Rd.**  
 City, State, ZIP+4 **Farmington, AR 72730**

7009 2820 0004 4066 7849

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.56

Postmark  
Here

4/3/17

Sent To **Thomas E. Wilson**  
 Street, Apt. No.;  
 or PO Box No. **14015 Mule Dell Cir,**  
 City, State, ZIP+4 **Fayetteville, AR 72704**

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.56

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4/3/17

Sent To **Eldest Pitts Trust**  
Street, Apt. No., or PO Box No. **2790 S Thompson St.**  
City, State, ZIP+4 **Springdale, AR 72760**

PS Form 3800, August 2006 See Reverse for Instructions

7000 0282 4000 9904 2228

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.56

Postmark Here

4/3/17

Sent To **Karen Sue Inman**  
Street, Apt. No., or PO Box No. **PO BOX 1080**  
City, State, ZIP+4 **Farmington, AR 72730**

PS Form 3800, August 2006 See Reverse for Instructions

7000 0282 4000 9904 2228

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Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.56

Postmark Here

4/3/17

Sent To **LOTS 101 LLC**  
Street, Apt. No., or PO Box No. **PO BOX 10210**  
City, State, ZIP+4 **FORT SMITH, AR 72117**

PS Form 3800, August 2006 See Reverse for Instructions

7000 0282 4000 9904 2228

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**OFFICIAL USE**

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.56

Postmark Here

4/3/17

Sent To **Damaris H Rainwater Trust**  
Street, Apt. No., or PO Box No. **2727 E Cedar Ave, #3**  
City, State, ZIP+4 **Denver, CO 80209**

PS Form 3800, August 2006 See Reverse for Instructions

7000 0282 4000 9904 2228

**City of Farmington  
Application and Checklist  
Preliminary Plat**

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

Applicant: ISLEN & ASSOCIATES Day Phone: (479) 443-4506  
 Address: 524 W Sycamore St Fayetteville, AR Fax: (479) 582-1883  
 Representative: ISLEN & ASSOCIATES Day Phone: (479) 443-4506  
 Address: 524 W Sycamore St Fayetteville, AR Fax: (479) 582-1883  
 Property Owner: LOTS 101, LLC Day Phone: (479) 267-9900  
 Address: PO Box 1527 Farmington, AR Fax: \_\_\_\_\_

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

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

*For office use only:*

Fee paid \$	Date	Receipt #

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

**Property Description**

Site Address -- N. GARLAND McKee Rd  
 Current Zoning -- RC-2/A-1  
 Attach legal description

*(Hillside Estates Subd.)*

**Financial Interests**

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

LOTS 101, LLC

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

[Signature] Date 11/23/16  
 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 that the agent is authorized to act on his behalf.)

[Signature] Date \_\_\_\_\_  
 Owner/Agent Signature

## LSD/Subdivision Application Checklist:

Yes No N/A, why?

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

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	✓		
13. A general vicinity map of the project at a scale of 1" = 2000'	✓		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	✓		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	✓		
16. Existing topographic information with source of the information noted. Show:			
a. Two foot contour for ground slope between level and ten percent.	✓		
b. Four foot contour interval for ground slope exceeding 10%.		✓	NO PLAN TO GRADU IN AREA
17. Preliminary grading plan.	✓		
<b>Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)</b>			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	✓		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	✓		
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	✓		
b. Provide pipe types and sizes.	✓		
2. Regarding all proposed sanitary sewer systems	✓		
a. Provide pipe locations, sizes and types.	✓		
b. Manhole locations.	✓		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site		✓	NO KNOWN OCCURRENCES
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.	0 ✓		
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.		✓	TO BE PROVIDED ONCE RECEIVED FROM WASHINGTON WATER.
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	✓		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	✓		
b. Locations of all lines above and below ground.	✓		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the	✓		



approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	✓		
<b>Proposed and Existing Streets, Rights-of-way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	✓		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	✓		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	✓		
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.	✓		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		✓	NO KNOWN WELLS, SUMPS, ETC.
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.)		✓	N/A
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.)		✓	NO PARKING
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	✓		
12. Location of existing and proposed sidewalks.		✓	NO SIDEWALKS
13. Finished floor elevation of existing and proposed structures.		✓	EXISTING FFG'S WILL BE PROVIDED AFTER
14. Indicate location and type of garbage service (Large Scale		✓	NO GARBAGE SERVICE

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.	✓		
17. Draft POA agreements, if any.		✓	None at this time
18. A written description of requested variances and waivers from any city requirements.	✓		
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.		✓	
20. Preliminary drainage plan as required by the consulting engineer.	✓		

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

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

Applicant: Lots 101, LLC  
Project Name: Hillside Estates Subdivision – Preliminary Plat  
Engineer/Architect: Blew and Associates, PA.

Date: February 7, 2017

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

---

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. The improvements to North Garland McKee Road are not complete, please show sidewalk and street lights.
3. A minimum finished floor elevation must be set for all lots adjacent to as per the requirements of the Farmington Drainage Criteria Manual.
4. A determination from the U.S. Army Corps of Engineers on whether the stream is considered waters of the US and if so whether the improvements shown will be permitted. This determination will be required prior to this project moving forward to the Planning Commission.
5. Drainage Report – Due to the redesign of the detention, more discussion will be required concerning the detention design concept.. It would be best if a meeting was scheduled to discuss the necessary changes to the report prior to resubmittal of this project.

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

Applicant: Lots 101, LLC

Date: 2-7-17

Project Name: Hillside Estates Subdivision-- Preliminary Plat

Engineer/Architect: Blew & Associates, PA

---

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

---

Representing: Fire Dept Name: Mark Cunningham

1. good location of fire Hydrant that was requested.
2. Just add the other hydrant where we indicated.

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

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

Applicant: Lots 101, LLC

Date: 2-7-17

Project Name: Hillside Estates Subdivision- Preliminary Plat

Engineer/Architect: Blew & Associates, PA

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

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Representing: City of Farmington Name: Melissa McCarville

- Engineering fees will continue to accrue until development is complete
  - An ad must be in a local paper on or prior to February 13<sup>th</sup> containing a notice of "Public Hearing". A sample is with the application. Proof of publication must be provided 10 days prior to planning commission meeting
  - Adjacent property owners must be notified & proof of notification must be provided to the city 7 days prior to the planning commission meeting.
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Received By: \_\_\_\_\_

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

Applicant: Lots 101, LLC

Date: 2-7-17

Project Name: Hillside Estates Subdivision- Preliminary Plat

Engineer/Architect: Blew & Associates, PA

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

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Representing: WVA Name: JOSH MOORE

- 1) Lots need 911 Addressed on final plat
- 2) Developer to pay for all meter services for all lots.
- 3) Any relocation at owners expense
- 4) Need to verify location of water main near lot 9 to see if it can be serviced w/o a water main extension.
- 5) Anything up THE HILL may require water main extension.

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

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

Applicant: Lots 101, LLC

Date: 2-7-17

Project Name: Hillside Estates Subdivision- Preliminary Plat

Engineer/Architect: Blew & Associates, PA

---

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

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Representing: AEP / Swepeco Name: RON BERTRAM

---

1) Any relocation will be @ owners expense.

---

2) This property is split between AEP & OZARKS ELEC.

---

3) Need 20' UE between LOT 8 & LOT 9

---

4) Need Easements to extend to other easements along north side of road.

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5) Service to Lot 4 will be from pole in front of Lot

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6) Service to Lots 5 & 6 will be from pole on Lot 5

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7) Service to Lot 8 will be from the south

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

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

Applicant: Lots 101, LLC

Date: 2-7-17

Project Name: Hillside Estates Subdivision- Preliminary Plat

Engineer/Architect: Blew & Associates, PA

---

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

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Representing: CITY OF FAYETTEVILLE Name: \_\_\_\_\_

*Reviewed by Jonathan Ely  
Engineering Division  
jely@fayetteville-ar.gov  
479-444-3424*

The city of Fayetteville will not be reviewing this project for water service as it is located within the jurisdiction of Washington Water Authority per our records.

This subdivision is outside the city's sewer service area, and no sewer system is included on the proposed plans. No further comment.

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

landscaping

CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Lots 101, LLC

Date: 1-3-17

Project Name: Hillside Estates Subdivision- Preliminary Plat

Engineer/Architect: Blew & Associates, PA

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

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

①

Article IV. Landscape Site Plan Requirements

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

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

②

Article V I. (1) "As is practical, do not remove healthy, disease-free vegetation & environmentally sensitive or significant, natural areas such as woodlands, prairie, and wetlands on the development site."

③

Please refer to Article XII - Dedication & Landscaping of Neighborhood Parks (attached) to determine whether neighborhood park will be incorporated into the Plan or instead fee payment in lieu of land conveyance (Article I B. through E.) shall be made to City of Farmington.

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

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 III APPLICABILITY**

- (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.

**ARTICLE XI LANDSCAPING OF RESIDENTIAL DEVELOPMENT ENTRYWAY(S)**

**(NOTE: THESE REQUIREMENTS APPLY ONLY WHEN DEVELOPER CHOOSES 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 (see Article XI) 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 (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 the Planning Commission when native trees, shrubs, grasses, and other vegetation are preserved.
    - (a) Five (5) native 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 a focus on choosing amenity/amenities that best suit the specific geographic and recreational needs of future homeowners. Placement and spacing of all amenities 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) Basketball court
    - (d) Sand volleyball court
    - (e) Pickleball court
    - (f) Guided 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 social/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.

**BLEW & ASSOCIATES, PA**  
**CIVIL ENGINEERS & LAND SURVEYORS**

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April 7, 2017

City of Farmington  
354 W. Main  
Farmington, AR 72730

SUBJECT: 16-190 Hillside Estates

To Whom It May Concern:

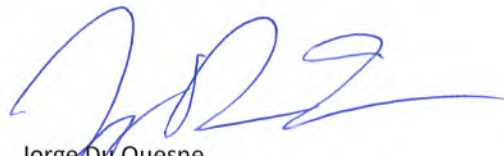
*Plans*

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.  
This letter is to serve for this comment.
2. The improvements to North Garland McKee Road are not complete, please show street lights.  
Street Lights have been added to the Site Plan. Maximum spacing is shown at 475 feet.
3. A minimum finished floor elevation must be set for all lots adjacent to the creek as per the requirements of the Farmington Drainage Criteria Manual. Show the minimal finish floor elevations on the plat.  
Finished Floor Elevation have been set at 2 feet above the 100 year WSE for the existing channel based on HEC-RAS calculations. Maximum velocity is less than 8 fps. Per Section 9.2.2 (6) requires at least 1 foot of freeboard for velocities up to 8 fps. If we are referring to the correct section, we have exceeded the Drainage Manual Requirement.
4. Provide Soil Testing that conforms that the 1 acre lot size is adequate for the soils of this site.  
See attached paperwork.

*Drainage Report*

5. The Pre-Development curve numbers for the pasture are incorrect. See your Post Development calculations for the correct curve numbers.  
Curve Numbers in report and calculations have been corrected to match.
6. The sheet flow Manning's Coefficient for Drainage Area No. 1 should be the same as Drainage Area No. 2, 0.4.  
The number has been corrected.

Sincerely,



Jorge Du Quesne  
Blew & Associates, PA

**BLEW & ASSOCIATES, PA**  
**CIVIL ENGINEERS & LAND SURVEYORS**

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***NOTICE OF PUBLIC HEARING***

A petition for Preliminary Plat for the property as described below has been filed with the City of Farmington on the 21st day of March, 2017.

Part of the South Half of the Southeast Quarter of Section 3, and part of the Southwest Quarter of the Southwest Quarter of Section 2, Township 15 North, Range 31 West, Washington County, Arkansas being more particularly described as follows:

Beginning at an existing stone marking the Southeast Corner of the Southeast Quarter of the Southeast Quarter of Section 3. Thence along the South line of said Forty, North 87 degrees 03 minutes 46 seconds West, 1,331.98 feet to an existing rebar marking the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 3. Thence along the South line of said Forty, North 87 degrees 00 minutes 08 seconds West, 1,184.78 feet to a set nail. Thence leaving said South line and along a fence line the following bearings and distances: North 02 degrees 15 minutes 16 seconds East, 200.00 feet to a set rebar with cap. North 87 degrees 00 minutes 08 seconds West, 140.00 feet to a set rebar with cap on the West line of the Southwest Quarter of the Northwest Quarter. Thence North along the West line of said Forty, North 02 degrees 15 minutes 16 seconds East, 1,114.76 feet to a set rebar with cap marking the Northwest Corner of the Southwest Quarter of the Southeast Quarter. Thence along the North line of said Forty, South 87 degrees 36 minutes 20 seconds East, 1,661.96 feet to an existing stone. Thence leaving said North line, South 02 degrees 00 minutes 15 seconds West, 661.46 feet to an existing rebar. Thence South 87 degrees 22 minutes 58 seconds East, 1,001.48 feet to a 1" iron pipe. Thence South 86 degrees 59 minutes 09 seconds East, 1,292.33 feet to a flagged steel post on the East line of the Southwest Quarter of the Southwest Quarter of Section 2. Thence along the East line of said Forty, South 02 degrees 23 minutes 04 seconds West, 660.02 feet to an existing stone marking the Southeast Corner of the Southwest Quarter of the Southwest Quarter of Section 2. Thence along the South line of said Forty, North 87 degrees 41 minutes 36 seconds West, 1,300.47 feet to the Point of Beginning containing 85.20 acres and subject to Road Rights of Way and any Easements of Record.

A public hearing to consider this Preliminary Plat will be held on the 24<sup>th</sup> day of April, 2017 at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested parties are invited to attend.



## Water & Environmental Testing of NWA

4170 Tara Street  
Springdale, AR 72762  
479-466-6117

Hillside Estates Subdivision  
N. Garland McKee Road Property  
Farmington, Arkansas

August 8, 2016

To Whom It May Concern,

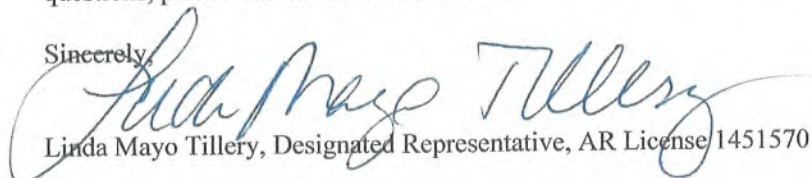
Upon inspection of the property named above containing 63.84+/- acres in Washington County, pits were dug on each of the proposed lots of the property and reviewed by Melissa Wonnacott of Arkansas Department of Health. This property is being divided into six 2acre+ lots and a larger parent tract not being included in the Subdivision.

Pit & Lot #	Brief SWT	Mod SWT	Adj SWT	Loading rate
Primary 1	22	29	27	0.68
Alt Area 1	13	24	20	0.35
Primary 2	22	29	27	0.68
Alt Area 2	14	22	19	0.30
Primary 3	20	30	27	0.68
Alt Area 3	20	26	24	0.54
Primary 4	17	24	22	0.44
Alt Area 4	13	23	20	0.35
Primary 5	13	20	18	0.26
Alt Area 5	13	20	18	0.26
Primary 6	14	24	21	0.40
Alt Area	13	23	20	0.35

As per Arkansas Department of Health guidelines, the soil is suitable for any Standard Septic system. All lots are sized for 3-Bedroom House. Septic Lines are set with 10' spacing on contour with the lay of the land.

Permits for the septic systems on all six lots should be submitted to the Area Soil Specialist, Piper Satterfield for inspection and approval. If you have any further questions, please call me at 479-466-6117.

Sincerely,

  
Linda Mayo Tillery, Designated Representative, AR License 1451570

## Timms System Design Specifications

### Tanks

- Designed for Piles Concrete 1250 Septic Tank
- Designed for D-Box with eight or more outlets

### Flow Line Specs

- Clean out 3 ft from building
- Distance from clean out to tank is 10ft.
- Distance from Tank outlet to D-Box is 18ft.
- Distance from D-Box to trench of 1<sup>st</sup> line is 36ft
- Bench Mark under tree – 3’3
- Water –2’0

### Pipe Specifications

- Use 5 ft of solid pipe from tight line to beginning of perforated line
- Designed for 4 lines at 95ft each with 10ft minimum centers on contour
- Use EZ Flow 1201P with 18 inch deep by 18 inch wide trenches or
- Use Sch40 Pipe and Washed Gravel with 18 inch deep by 24 inch wide trenches
- First 10’ pipe from tank to D-Box use SCH40
- All tight lines are PVC Schedule 40 or SDR35
- Pipe and Gravel Lateral Lines are 4 inch perforated PVC ASTM D-2729 or F810

	Ground Elevation	Bottom of trench Beginning	Bottom of trench Middle	Bottom of trench End
Stub Out House	3’6	3’10		
Septic Tank Inlet	3’9	4’6		
Septic Tank Outlet	3’9	4’9		
D-Box In	4’0	5’4		
D-Box Out	4’0	4’9		
Line 1	4’9	6’3	6’3	6’3
Line 2	4’11	6’5	6’5	6’5
Line 3	5’2	6’8	6’8	6’8
Line 4	5’5	6’11	6’11	6’11

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

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

On the east side of North Garland McKee Road just south of Highway 257

Location

Lots 101, LLC

Owned by

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

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on April 24<sup>th</sup>, 2017 at 6:00 p.m.

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

Washington Water Authority  
PO Box 178  
Farmington, AR 72730  
Parcel #760-02961-000

Silva Properties, LLC  
12198 Little Elm Road  
Farmington, AR 72730  
Parcel #001-07784-001

Danny B. & Linda B. Willkie  
PO Box 264  
Farmington, AR 72730  
Parcel #001-07784-002

Wiley W. & Donna S. Vaughn  
10744 N. Garland McKee Road  
Prairie Grove, AR 72753  
Parcel #405-03805-000

Stacy Wright  
11411 Frisco Drive  
Farmington, AR 72730  
Parcel #405-03806-000

Dennis W. & Ellen F. Moore  
10750 N. Garland McKee Road  
Prairie Grove, AR 72753  
Parcel #001-07785-001

Dennis W. & Ellen F. Moore  
10750 N. Garland McKee Road  
Prairie Grove, AR 72753  
Parcel #001-07802-000

Rural Development Authority of Washington County  
PO Box 178  
Farmington, AR 72730  
Parcel #001-07802-001

Rural Development Authority of Washington County  
PO Box 178  
Farmington, AR 72730  
Parcel #001-07801-001

William C. Canfield  
627 N. Skyline Drive  
Fayetteville, AR 72701  
Parcel #001-07531-000

Jerome D. & Linda Yates Revocable Trust  
805 S. Dinsmore Trail  
Fayetteville, AR 72704  
Parcel #001-07516-000

Silva Properties, LLC  
12198 Little Elm Road  
Farmington, AR 72730  
Parcel #001-07529-000

Bill & Linda Catt Living Trust  
PO Box 604  
Farmington, AR 72730  
Parcel #760-02954-000

Bill & Linda Catt Living Trust  
PO Box 604  
Farmington, AR 72730  
Parcel #760-02958-000

Tessa Latta  
11703 Effie Way  
Farmington, AR 72730  
Parcel #760-02927-000

Gaylon & Linda Mitchell  
PO Box 103  
Farmington, AR 72730  
Parcel #760-02919-000

Gaylon & Linda Mitchell  
PO Box 103  
Farmington, AR 72730  
Parcel #760-02930-000

James C. & Sarah Smith  
11863 Effie Way  
Farmington, AR 72730  
Parcel #760-02920-000

Travis & Treva K. Ratchford  
PO Box 326  
Farmington, AR 72730  
Parcel #760-02922-000

John G. & Debra Kay Jenkins  
11114 N. Highway 170  
Farmington, AR 72730  
Parcel #760-02923-000

Trade Mark Homes  
PO Box 1527  
Farmington, AR 72730  
Parcel #760-02960-001

Ronald K. & Carla D. Bond  
11088 N. Highway 170  
Farmington, AR 72730  
Parcel #760-03732-000

Scott W. & Alesha J. Crouch  
11160 Waterleaf Lane  
Prairie Grove, AR 72753  
Parcel #760-03400-000

Rodney H. & Lauren A. Bailey  
10910 Stonecrop Lane  
Prairie Grove, AR 72753  
Parcel #760-03430-000

John W. & Darlene Cheatham  
PO Box 394  
Lincoln, AR 72744  
Parcel #760-03431-000

David & Kelly Melancon  
10886 Stonecrop Lane  
Prairie Grove, AR 72753  
Parcel #760-03432-000

Bobbie C. & James R. Downing  
10889 Stonecrop Lane  
Prairie Grove, AR 72753  
Parcel #760-03433-000

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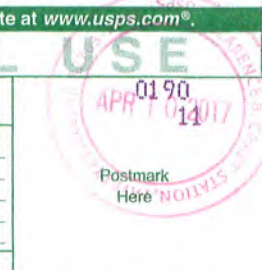
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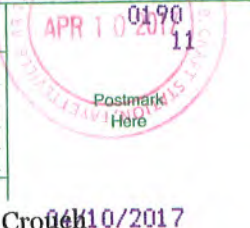
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 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.49  
 \$0190  
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Total Postage \$6.59  
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Sent To  
 Robert & Sara McCoy  
 11155 Rosebay Ln  
 Prairie Grove, AR 72753

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 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
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Postage \$0.49  
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 10889 Stonecrop Ln  
 Prairie Grove, AR 72753

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 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.49  
 \$0190  
 APR 10 2017  
 Postmark Here

Total Postage \$6.59  
 04/10/2017

Sent To  
 AME Holdings, LLC  
 PO Box 447  
 Fayetteville, AR 72702

Street and Apt.  
 City, State, Zi

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

7015 1730 0001 3261 5587

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PRAIRIE GROVE, AR 72753

Certified Mail Fee \$3.35  
 \$2.75  
 \$0.00  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.49  
 \$0190  
 APR 10 2017  
 Postmark Here

Total Postage \$6.59  
 04/10/2017

Sent To  
 Oren & Erika Stokes  
 10850 Stonecrop Ln  
 Prairie Grove, AR 72753

Street and A  
 City, State, Z

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

7015 1730 0001 3261 5617

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PRAIRIE GROVE, AR 72753

Certified Mail Fee	\$3.35
\$	\$2.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<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	\$



Postage	\$0.49
\$	
<b>Total Postage</b>	<b>\$6.59</b>
\$	
Sent To	

04/10/2017

Sent To  
Ethel McKee  
10725 N. Garland McKee Rd  
Prairie Grove, AR 72753

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

7015 1730 0001 3261 6591

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PRAIRIE GROVE, AR 72753

Certified Mail Fee	\$3.35
\$	\$2.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<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	\$



Postage	\$0.49
\$	
<b>Total Postage</b>	<b>\$6.59</b>
\$	
Sent To	

Ronald & Carla Bond  
11088 N. Hwy 170  
Farmington, AR 72730

Sent To  
City, State, Z

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

7015 1730 0001 3261 6652

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PRAIRIE GROVE, AR 72753

Certified Mail Fee	\$3.35
\$	\$2.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<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	\$



Postage	\$0.49
\$	
<b>Total Postage</b>	<b>\$6.59</b>
\$	
Sent To	

04/10/2017

Sent To  
James Bryars  
10862 Stonecrop Ln  
Prairie Grove, AR 72753

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

