



City of Farmington
354 W. Main Street
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PLANNING COMMISSION AGENDA
April 25, 2016

**A meeting of the Farmington Planning Commission will be held on
Monday, April 25, 2016 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - March 28, 2016
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARINGS**
 - A. **Landscape Ordinance**
 - B. **Conditional Use for Sale of Fireworks** – Meramec Specialty Company
Property owned by: Farmington Commercial, LLC
Property Location: 380 W. Main
Presented by: Kevin Bailey
 - C. **Rezoning Request** – Lots 101, LLC from A-1 to RE-2
Property owned by: Lots 101, LLC
Property Location: N. Garland McKee
Presented by: Blew & Associates, PA
 - D. **Variance Request** – GT Management (Dairy Queen) -variance from the landscaping requirements.
Property owned by: GT Management, LLC
Property Location: 310 W. Main
Presented by: Blew & Associates, PA
 - E. **Variance Request** – Broyles Street Storage Phase 2 –variance from paving
Property owned by: Broyles Street Storage, LLC
Property Location: Broyles Street
Presented by: Blew & Associates, PA

5. **NEW BUSINESS**

A. Large Scale Development: Farmington Baptist Church

Property owned by: Farmington Baptist Church

Property Location: 49 W. Main

Presented by: Bates & Associates, Inc.

B. Large Scale Development: Broyles Street Storage Phase 2

Property owned by: Broyles Street Storage, LLC

Property Location: Broyles Street

Presented by: Blew & Associates, PA

C. Proposed concept plat for Tom Sims

Planning Commission Minutes
March 28, 2016

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

PRESENT

Jay Moore
Sean Schader
Matt Hutcherson
Robert Mann, Chair
Gerry Harris
Judy Horne
Bobby Wilson

ABSENT

Toni Bahn

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

2. Approval of Minutes: Minutes of February 22, 2016 were unanimously approved as written.

3. Comments from Citizens: There were no comments from citizens.

4. A. Public Hearing – Variance Request by Larry Bowden for Briar Rose Parking Lot at 60 East Main Street

Larry Bowden requested waiver of requirements of a large scale development plan. He wishes to build a pavilion and has also agreed to pave the parking area and to save as many of the large healthy trees as possible.

Chris Brackett, Engineer, presented a list of conditions for approval of variance:

- 1) The construction plans and drainage report must be reviewed and accepted by the City prior to any construction activities on the site.
- 2) Any water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to any construction activities.
- 3) 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 the conference.
- 4) After a final review set of plans and drainage report has been accepted by Mr. Brackett's firm, McGoodwin, Williams & Yates, the applicant must submit to them 3 sets of full-size plans and 1 set of half-size plans, and 2 copies of final drainage report that have been sealed by the engineer for final approval and distribution.

In the future, if Mr. Bowden decides to build a new restaurant, he must present a large-scale development plan for that.

Chairman Mann called for question on variance request with conditions 1) – 4) above. Motion passed unanimously.

5. A. New Business – Large Scale Development – Dairy Queen, 310 W. Main

Property is owned by GT Management, LLC. Information was presented by George King of Blew & Associates.

Chris Brackett, Engineer, presented a list of conditions that he recommended must be met:

- 1) A variance of the landscaping ordinance requirements must be approved by the Planning Commission prior to final acceptance of construction plans.
- 2) They must submit 2 copies of the filed easement plat before final approval.
- 3) Any water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and Arkansas Department of Health before any construction is begun.
- 4) They must submit a Grading Permit Application and fee before final acceptance of plans. A preconstruction conference is required prior to any mass grading on the site. Owner, engineering consultant, and contractor will be required to attend the meeting.
- 5) After final review set of plans and drainage report is accepted by McGoodwin, Williams & Yates, applicant must submit 3 sets of full-size plans, 1 set of half-size plans, and 2 copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

He stated that the items below can be addressed in the construction plan submittal:

- 1) Final Drainage Report with completed checklist.
- 2) Runoff from parking lot can't flow over the sidewalk into the street so the curb cut still shown on the plans must be removed and some type of inlet provided. (Need a drainage structure.)
- 3) Parking lot lighting is not permitted in the right-of-way.
- 4) Engineer must provide a detail for the proposed drive entrance on Double Springs Road and referred them to the City's Sidewalk Ordinance for proper grading of sidewalk. They must also provide spot elevations on the grading plan at the entrance.

With regard to the landscaping, Commission was in agreement to allow them to use the new revised landscaping guidelines when/if they are approved. They further agreed that trees on the east side of property by Double Springs Road might be a site hazard for children. Therefore, they were asked to plant the trees that should have been on Double Springs side in other areas of the property.

Chairman Mann called for question and the large scale development for Dairy Queen (with conditions set out by Chris Brackett, City's Engineer, was approved unanimously.

6. Public Hearing for Revised Landscaping Ordinance:

Commissioners had been provided with a copy of proposed revised landscaping ordinance. Gerry Harris moved that a public hearing be set for Monday, April 25 (next meeting) for the revised landscaping ordinance. Approved by Jay Moore and passed unanimously.

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

Judy Horne
Secretary, Planning Commission

Robert Mann
Chair, Planning Commission

Proposed Changes in Landscaping Ordinance

Ordinance Requirement or Clarification	Current Ordinance	Proposed Revised Ordinance
Site Plan Requirement <i>IV.(7) – p. 2 & throughout ordinance</i>	botanical name, --- and include distinctive features such as flower color),	Require only common name, variety & size of container or tree trunk diameter
Preserving large trees – <i>throughout ord.</i>	Ratio 1 tree to 2 new trees	Ratio 1 tree to 3 new trees
Tree size to preserve for new tree substitution <i>IV. (5) & throughout ord.</i>	6” diameter or larger	8” diameter
Irrigation system <i>IV (12) – p. 2 and V. G. – p. 3</i>	Required	Required for new plantings; no irrigation required for undisturbed natural areas & existing trees
Sight-Triangle at entryway <i>V. E. – p. 3</i>	Assumes entryways will be landscaped	Entryway landscaping is optional, but if built, landscaping requirements apply
Sight-Triangle size <i>V. E. & through ord.</i>	15’ x 15’	10’ x 10’
Tree protection barriers during construction <i>V. I. (3) – p. 4</i>	Chain-link fencing protection	“installation of protection barriers”
Shrubs minimum size <i>V. K. p. 4-5</i>	3 Gallon container	2 Gallon container
Shade tree height <i>V. K. p. 4-5</i>	8’ – 10’	6’ – 8’
Ornamental tree height <i>V. K. p. 4-5</i>	6’ – 8’	5’ – 7’
Evergreen tree height <i>V. K. p. 4-5</i>	6’ minimum	4’ minimum
Mulch - <i>V. M.</i>	Artificially colored can’t be used	No limitation on mulch color Grass and/or evergreen groundcover may be used in combination with mulch
Street Front (MAIN) requirements – Size <i>VI. B. (2) - p. 6</i>	15’ Depth X 25’ Linear	15’ Depth X 30’ Linear
Street Front (MAIN) plants required <i>VI. D. (1) & (2) - p. 7</i>	1 tree, 10 shrubs – 3 gal. size	1 tree, 5 shrubs – 2 gal. size
Street Front (SIDE) requirements – Size <i>VI. D. – p. 7</i>	Perimeter Buffer was used. 10’ Depth X 25’ Linear –	New category (Side Street) 10’ Depth X 35’ Linear -
Street Front (SIDE) plants required <i>VI. D. (1) and (2) - p. 7 & 8</i>	1 tree, 6 shrubs – 3 gal. size	1 tree, 3 shrubs – 2 gal. size

Perimeter Buffer if next to Residential <i>VII. B. (6) and (2) - p. 9</i>	6' fence, Trees planted in front with 60% coverage within 2 years; same required if on sides or back	Remains the same in revised ordinance for protection of residences
Perimeter Buffer Length from street <i>VII. B. (1) - p. 9</i>	From street to front edge of building	Remains same. Does not have to extend to back of property unless adjacent to residential
Landscaping adjacent to building front <i>VIII. - p. 10</i>	Landscape 1/3 in front of building	Landscape 1/4 in front of building
Parking islands if 60+ spaces <i>IX. C. (1) - p. 10</i>	1 tree, or shrubs	Same
Landscaped entryway for residential development <i>XI. p. 13</i>	Does not clearly state this is optional	Clearly states entryway landscaping is optional
List of Trees, Shrubs & Evergreens <i>XV. p. 21-23</i>	Very long list	Deleted very tall trees; and more fragile shrubs and evergreens. Ordinance encourages using hardy, drought-tolerant native vegetation
Grouping or clustering of vegetation <i>Mentioned throughout ordinance</i>	Not encouraged or emphasized	Very much encouraged and emphasized due to small amount of vegetation required to be planted.

ORDINANCE NO. 2013-03

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

ARTICLE I STATEMENT OF PURPOSE

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

ARTICLE II JURISDICTION

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

ARTICLE III APPLICABILITY

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

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

ARTICLE IV LANDSCAPE SITE PLAN REQUIREMENTS

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

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

any plant materials fail to survive during that 24 month period, they shall be replaced within the time period required in this ordinance. See ARTICLE XIII.

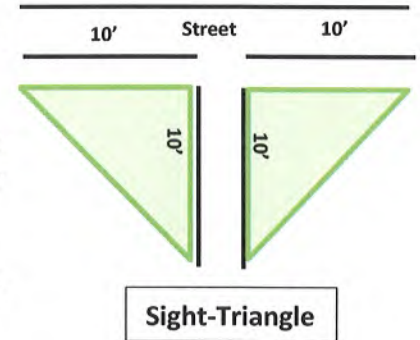
- (14) Parking and/or storage location of any service vehicles, portable machinery and equipment, large tools, construction equipment, food cooking devices, or other business-related equipment, and type of required screening that will shield them from public view.

ARTICLE V GENERAL PROVISIONS

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

- E. Sight-Triangle requirements for commercial entryway, (if utilized.)
Sight-Triangle shall measure ten (10) feet along the entryway and ten (10) feet along the Public Street or Highway.

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



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

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

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

Trees, shrubs, and plants shall be:

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

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

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

Shrubs	2 gallon container	Variable
Ornamental grasses (perennial)	1 gallon container	Variable

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

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

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

M. Mulch and/or Groundcover Requirements and Prohibitions:

- (1) Planting beds shall be mulched with hardwood mulch to 3 inch depth in all areas where there is no grass or evergreen groundcover.
- (2) Grass and/or evergreen groundcover may be used and in combination with mulch.
- (3) Owner shall supplement mulch annually to maintain a 3” depth.
- (4) **Prohibited Mulch:**
Rocks, pebbles, white chat, gravel base material, lava rock, shredded rubber, asphalt, concrete, brick pavers, cement pavers.

(Exception: brick or cement pavers may be used in a landscape design as stepping stone walkways.)

(5) **Recommended that this hazardous and/or invasive groundcover not be planted.**

Highly Invasive Plants/ Groundcover		
Bamboo	Bambuseae	(Invasive)
Castorbean	Ricinus communis	(Highly Poisonous)
Honeysuckle, Amur	Lonicera maackii	(Invasive)
Continued on next page		
Honeysuckle, Japanese	Lonicera japonica	(Invasive)
English Ivy	Hedera helix	(Highly Invasive)
Lespedeza	Imperatica cylindrical	(Invasive)
Moonflower	Datura inoxia	(Seeds are highly toxic)
Morning Glory	Ipomoea	(Highly invasive)
Multiflora Rose	Rosa multiflora	(Invasive, has thorns - use Shrub or Carpet Rose)
Scottish Thistle	Onopordum acanthium	(Invasive/Thorns)

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

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

B. General Provisions.

- (1) Several Street Frontage Buffer options may be combined to meet the particular site constraints of the development.
- (2) Within each fifteen feet (15') depth and thirty (30) linear feet of highway or street frontage, the required minimum number of trees and shrubs may be spaced separately, or may be grouped for most attractive appearance. **Due to minimal number of trees and shrubs required, grouping them within each 30 foot area is strongly encouraged instead of spacing equally.**
- (3) For a corner lot with two street/highway rights-of-way, the main street frontage shall be planted using Street Frontage Buffer - Main Street requirements. (See VI. C, E & F)

The lesser, side-street shall use Street Frontage Buffer – Side Street which has fewer requirements. (See VI. D)
- (4) Remaining side and rear shall use Landscaped Perimeter Buffer requirements.
- (5) For visual interest developer may plant a variety of shade trees, ornamental trees, and/or conifer trees. (See suggested lists at XV).

- (6) Every effort shall be made to preserve existing healthy native trees of eight (8) inch or larger diameter within the street frontage buffer area unless preservation creates traffic hazards.
- (7) Preserved existing trees of eight (8) inch diameter or larger may be substituted for three (3) new trees that may be required anywhere in the landscape plan.
- (8) Developer may choose from any combination/ type/ variety of shrubs. (See lists at XV).
- (9) Curbs shall be used around planting beds for easy maintenance and must utilize fabric weed barrier and wood mulch and/ or vegetative groundcover applied according to the standards in ARTICLE V. M.
- (10) Commercial entryway(s) vegetation planted within three feet (3') of the right-of-way shall have maximum 30" height at maturity. Trees may be included if limbs are pruned up to provide clear view of traffic for pedestrians and motorists. At landscaped entryways all Sight-Triangle Requirements shall apply. See ARTICLE V. General Provisions, E. Sight-Triangle Requirements.
- (11) Designated parking and loading areas shall be used exclusively for the parking and loading of vehicles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, earth-moving equipment, farm equipment, cooking equipment, or other business-related items.
- (12) Chain link fencing and any other type of wire fencing shall not be allowed.

C. STREET BUFFER – MAIN STREET REQUIREMENTS:

Fifteen foot (15') depth by each thirty linear feet (30'):

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

D. STREET BUFFER - SIDE STREET REQUIREMENTS: (Required if property is a corner lot)

Ten foot (10') depth by each thirty-five linear feet (35'):

- (1) One shade tree with 2.5" diameter at 4.5 feet above the ground, or one ornamental tree with 1.5" diameter at 4.5 feet above ground, or one conifer (evergreen) tree a minimum of four (4) feet tall at planting.

- (2) Three (3) shrubs (2 gallon size minimum).
- (3) Perennial ornamental grasses, perennial plants, flowering plants, and other vegetation may be added at landscaper's discretion.
- (4) Mulch and/or groundcover shall be used.

E. STREET BUFFER OPTION 2 - Wall Buffer

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

F. STREET BUFFER OPTION 3 - Landscaped Earth Berm

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

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

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

B. General Requirements.

- (1) When adjacent to non-residential-zoned property, side buffer shall extend from street frontage to front edge of building, but may be farther back at builder's discretion.
- (2) Landscaped side perimeter buffer is required to extend entire length of side property line(s) when property is adjacent to residential zone. (See (B. 6.) below)
- (3) If land behind a commercial property is adjacent to another commercial use zone, no fencing or landscaping is required.
- (4) If land behind a commercial property is adjacent to any residential zone, a six (6) foot privacy fence shall be required.
- (5) The Landscaping Plan for all proposed development shall show side and back perimeter landscaping in addition to landscaped street frontage buffer and interior parking lot landscaping.
- (6) **Special Side and Rear Perimeter Screening Requirements When Residential Use Is Adjacent To Commercial Use:**
 - (a.) Developer shall provide complete screening by means of a privacy barrier (wall or wood privacy fence) a minimum of six feet (6') in height and landscaping in front of fence to provide noise abatement.
 - (b.) Landscaping in front of the barrier shall consist of as many trees and shrubs as necessary, and of suitable size and density to provide 60% coverage of the physical barrier within two years of planting.
 - (c.) Tree preservation. Existing shade trees with diameter of eight inches (8") or greater may be included as part of the vegetative screening requirement in a ratio of one (1) preserved tree to three (3) new trees.

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

- (1) One (1) shade tree – 2.5" diameter (minimum) @ 4.5 feet above the ground
OR One (1) ornamental tree – 1.5" diameter (minimum) @ 4.5 feet above the ground **OR** one conifer (evergreen) tree a minimum of four (4) feet tall at planting.
- (2) Three (3) shrubs – 2 gallon size.
- (3) Curbing of landscaped areas is **not** required in Side or Back Perimeter Buffer areas.
- (4) Mulch/Groundcover. New plantings in perimeter landscaped areas shall be mulched. Preserved existing vegetation does **not** require mulch. (See V. M. Mulch and/or Groundcover Requirements and Prohibitions)

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

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

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

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

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

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

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

C. General Provisions.

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

- (7) When Planning Commission waives tree/shrub requirement due to safety considerations, parking island shall be landscaped with turf grass, low ornamental grass, groundcover, mulch, or a combination of these.

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

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

- (1) Physical barrier to provide full screening shall be a minimum of six feet (6') in height and may consist of wood or masonry fencing, rock or brick walls, berms, or a combination of these methods. Berm construction shall not be used if it will cause flooding.
- (2) Trees and/ or shrubs shall be placed in front of the barrier (on commercial development side) to reduce parking lot noise.
- (3) Trees and/or shrubs planted shall provide 60% coverage of the physical barrier within two (2) years.
- (4) At least one-fourth of the trees and shrubs shall be of an evergreen type that maintain leaves year round.
- (5) Tree preservation. Existing healthy shade or specimen trees with diameter of eight inches (8") or greater and existing large shrubs may be included as a portion of the landscape screening, reducing required new trees in ratio of 1 existing tree for 3 new trees.

ARTICLE X. AUXILIARY LANDSCAPING/ SHIELDING/ SCREENING REQUIREMENTS

A. Detention Pond and Water Quality Pond Landscaping:

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

B. Trash/Refuse/Garbage Storage Areas Screening

- (1) Shall be located behind the building unless Planning Commission approves another location.
- (2) Shall be located a minimum of fifty (50) feet from any Residential or Multi-Family zoned property.
- (3) Shall be screened a minimum of five feet (5') high on all sides by walls constructed of materials matching the primary building, masonry or by wood fencing, and shall have a secure access gate.

- (4) PROHIBITED: All types of chain-link fence screening and plain, unembellished concrete block walls.
- (5) Shall be located on a reinforced concrete slab a minimum of six inches thick and sloped to drain.
- (6) Shall be landscaped with some type of vegetation planted in front of sides seen from street, highway, or adjacent residential dwellings. Vegetative screening shall be equally effective in all seasons of the year.

C. Mechanical Equipment Screening

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

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

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

E. Walk-in Cooler Screening:

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

F. Merchandise Displayed for Sale:

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

G. Protection of Public Safety and Welfare

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

ARTICLE XI LANDSCAPING OF RESIDENTIAL DEVELOPMENT ENTRYWAY(S)

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

- A. Purpose.** Landscaping is an integral, planned component of residential subdivisions that promotes the development, increases property values, defines major entryways, defines vehicular and pedestrian roadways, and enhances the overall aesthetic qualities. Landscaping in a residential development provides landscaped buffer screening from adjacent, more intensive or incompatible land use areas or vehicular traffic.
- B. Landscaping Requirements.** The Landscaping Plan for a residential development shall show landscaping of entryway(s), neighborhood park(s), Street Frontage Buffer, and/or designated interior public parking lots.
- (1) A landscaped Street Frontage Buffer, if included, shall meet these landscaping guidelines:
 - (a) Minimum depth of fifteen (15) feet from street right-of-way.
 - (b) Trees – minimum of one shade tree with a two-and-one-half inch (2.5”) diameter minimum, OR one ornamental tree with a one-and-one-half inch (1.5”) diameter minimum) OR one conifer of four foot (4’) minimum height, per thirty (30) linear feet.
 - (c) Shrubs, perennial ornamental grasses, and perennial flowering plants are optional but are encouraged.
 - (d) Groundcover may be turf grass or other allowed groundcover listed in Article V. M.
 - (e) Vegetative materials may be grouped together for optimal aesthetic impact.
 - (2) Residential Development landscaped entryway(s) may be provided at some, or all, entryways in a development. The main goal shall be to provide a safe, aesthetically pleasing, low-maintenance, and drought-resistant entryway.
 - (3) Sight-Triangle size. Sight-Triangle distances at the intersection of a public street and a residential development entryway shall be of a size distance that ensures safety of pedestrians, bicyclists, and motorists.
 - (4) Public interior parking lots, if created, shall meet the requirements set forth in ARTICLE IX - PARKING LOT LANDSCAPING requirements.
- C. Fences, Walls, and Hedges.** Notwithstanding other provisions of this ordinance, fences, walls or hedges may be located at residential development entryways and/or along property lines. Unless otherwise specifically provided for, fences must be constructed and maintained in accordance with the following regulations:

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

ARTICLE XII. DEDICATION AND LANDSCAPING OF NEIGHBORHOOD PARKS

- A. **Purpose.** Parks provide health and wellness through recreational opportunities, social engagement, neighborhood community building, nature education; parks increase neighborhood and city property values and contribute to overall quality of life.
- B. **Ratios for Dedication.** Developers of residential developments shall dedicate, in perpetuity, to the City of Farmington land area, exclusive of streets, for a park and/or trails within the development. Land shall be dedicated at a ratio of .02 acre (870 sq. ft.) of land for each single-family dwelling unit and .01 acre (435 sq. ft.) of land for each multi-family dwelling unit.
- C. **Fee Payment In Lieu of Land Conveyance.** In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund \$600.00 for each single-family unit and \$300.00 for each multi-family unit. The City shall review the designated fees every two (2) years and make adjustment suggestions to the City Council.
- D. **Timetable for Land Dedication.** Dedication of land must be made before the city signs the final plat or building permit is issued for the development. Deeded land is dedicated park land and is not subject to any right of reversion or refund.
- E. **Timetable for cash dedication.** Intention for cash payment shall be included in the development agreement and paid prior to the City's signature of, and release of, the final plat. For subdivisions that do not require a development agreement, the cash dedication shall be paid before the City releases the signed approval of the subdivision for recording.
- F. **Location of Park.** The most suitable location for park may be determined by developer but dedicated park land shall be contiguous and shall be dedicated in perpetuity. Land, when dedicated, shall be shown on preliminary and final plats and on Site Plan and Landscaping Plan.
- G. **Small Land Area.** When a proposed park dedication calculation is too small in area to provide an open space of suitable size and character, the Planning Commission may require dedicated land to be located next to open spaces or dedicated park land in adjacent development areas, so the combined land areas create park area of adequate size.
- I. **Unacceptable Park Land.** Street front landscape buffers or parking lot landscape buffers and islands; major utility easements over 30 feet wide; storm water detention ponds; irrigation ditches, swales, and storm water channels, land with steep grade, land with immovable trash, junk, and/or pollutants, or any other land deemed unsuitable by the Planning Commission, shall not be dedicated as park land.

- J. Use of Fees.** Cash contributions for parks shall be deposited in the Farmington City Parks and Trails Development Fund and shall only be used for park or trail acquisition, development, or maintenance, as determined by the City based on the City of Farmington Master Trail and Park Plan. The Financial Officer of the City of Farmington shall maintain financial records of fees received and expenditures made.
- K. Park Naming Rights.** Developer shall have naming rights for the park, subject to the approval of the Planning Commission.
- L. Appropriate landscaping materials.** Developer shall make every effort to preserve existing healthy native trees eight inch (8") diameter or larger; Unique Specimen Trees; and native shrubs and other vegetation located in the proposed park area. Additional landscaping materials especially suited to Zone 6A are listed in ARTICLE XV. HARDY, DROUGHT-TOLERANT SHRUBS, GRASSES, TREES, AND EVERGREEN. In addition, perennial flowers, perennial ornamental grasses, and bulb-flowers may be planted.
- M. Required Essential Landscaping and Infrastructure.**
- (1) Community green space with bench seating (Minimum of two benches)
 - (2) Open turf grass area
 - (3) ADA accessible walking trail or path into park area
 - (4) Trash receptacle (City will be responsible for trash disposal)
 - (5) Vegetation planting requirements are listed below; however, substitutions may be approved by Planning Commission when native trees, shrubs, grasses, and other vegetation are preserved.
 - (a) Five (5) shade trees.
 - (b) Three (3) ornamental trees.
 - (c) Perennial ornamental grasses
 - (6) A minimum of **one** active-use enhancement per acre of dedicated park land shall be incorporated into the park, with developer choosing amenity/amenities that best suit the specific demographic and recreational needs of future homeowners. Placement and spacing of all elements shall be done in a layout that provides maximum safety during park use and shall meet all safety standards. Choose from this list:
 - (a) Children's playground equipment
 - (b) Tennis court(s)
 - (c) Grass area for lawn sports
 - (d) Sand volleyball court
 - (e) Basketball goal
 - (f) Outdoor water features/ spray-grounds
 - (g) Hiking and/or biking trail
 - (h) Boulder play area or climbing structure
 - (i) Frisbee/disk golf area
 - (j) Open turf sculpted as a play berm, mound or hill with a maximum three-foot height
 - (k) Other play features such as swings, spring toys, sand play, dramatic play, tetherball.
 - (l) Shuffleboard
 - (m) Bocce court
 - (n) Other developer-suggested active-use amenities deemed appropriate for demographic population of the development.

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

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

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

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

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

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

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

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

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

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

B. Installation. All landscaping shall be installed in accordance with standards and requirements of this ordinance. Permits for building, paving, utilities or construction shall not be issued until a Landscape Site Plan including all required information is submitted and approved by the Planning Commission. The Landscape Site Plan must be submitted with the Site Plan.

C. Delays in planting. When construction has been completed but it would be impractical to plant trees, shrubs, or turf grass or other landscaping material due to weather conditions, upon approval of the City, developer shall be given additional time to complete all required landscaping; further, a temporary occupancy permit may be issued by the building inspector. The developer or builder must make every effort to finish the project within the time frame for completion that both parties have agreed to.

- D. **Enforcement.** Final occupancy permits and/or final plats will be held for those who fail to complete landscaping requirements that City and developer have agreed to.
- E. **Guarantee.** Once approved, the applicant is required to guarantee the plants for 24 months or they must be replaced by developer in Residential developments, and by owner in C-1, C-2, MF-1, MF-2, R-O, MHP, and I (Industrial) zoned developments. Replacement trees or other vegetation shall comply with same size and quality requirements as set forth in this ordinance.

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

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

G. Maintenance of Subdivision Entryways by Homeowners Association

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

(2) **Definition of Maintenance:** Maintenance shall include pruning, trimming, watering, mulch replacement, removal and replacement of dead plant material, debris removal, or other required improvements.

(3) **Replacement of Vegetative Materials.**
Replacement trees or other plant material shall be of similar size and appearance to removed dead vegetation.

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

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

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

c. Notice shall require the Association to bring the landscaping into compliance within two (2) months from the date of the notice. The City of Farmington may extend the compliance period for an additional

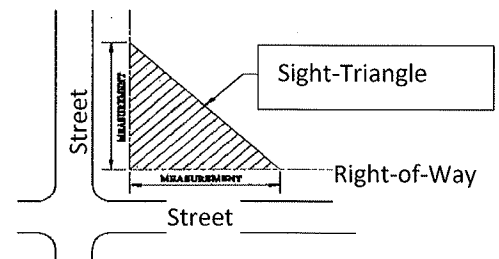
30 days if it is found that the Homeowners Association is making reasonable efforts to bring the area into compliance within weather and planting constraints.

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

ARTICLE XIV DEFINITIONS

1. *Berm* - earthen mound designed to provide visual interest, screen undesirable views, and decrease noise.
2. *Buffer, perimeter landscape* - continuous area of land set aside along the perimeter of a lot in which existing and planted landscaping is used to provide visual and sound screening to reduce the impacts of one type of land use upon another, or street right-of-way from the developed portion of a lot or parcel of land. A combination of harmonious elements, such as plants, trees, shrubs, berms, fences, and walls may be utilized to reduce impact of noise and unsightly visual intrusions.
3. *Conifer tree* - Evergreen tree that produces some type of cones and remains green year round.
4. *Critical root zone* - minimum ground area under the canopy (*leaf spread*) of a tree that is considered essential to support the viability of a tree and which should not be compacted during construction.
5. *DBH*. (Diameter-at-breast height) In the US, tree diameter is usually measured at 4.5 feet above ground level. For multi-trunk trees, diameter is measured at the narrowest point beneath the point of attachment of the multiple trunks. DBH can be measured with a specially calibrated tape measure called a diameter tape (d-tape) available from arborist or forestry supply dealers.
6. *Damaged Tree* - a tree with damage to any of its parts including, roots, root buttress, trunk, or branches.
7. *Deciduous* - any tree or shrub that drops leaves or needles at the end of a growing season.
8. *Evergreen* - shrub or tree with foliage remaining green year-round. Includes spruce, pine, arborvitae, fir, and cedar trees or some shrubs, but also a variety of shrub or tree that does not drop its leaves seasonally.
9. *Greenspace* - any area retained as permeable unpaved ground and dedicated on the site plan to supporting vegetation.
10. *Ground cover* – living landscape materials or low-growing plants, other than turf grass, planted to provide continuous cover of ground surface, with average maximum height of 24 inches, or less, at maturity.
11. *Hazardous Tree* - a tree where the tree is at risk for failure because it is dead or structurally defective, and where that failure could result in personal injury or property damage.
12. *Invasives* - plants species that are detrimental to native plants, native wildlife, ecosystems, or human health, safety and welfare.
13. *Irrigation system* – permanent watering system designed to transport and distribute water to plants.

14. *Landscape architect* - as defined by the American Society of Landscape Architects, whose primary business is that of designing, overseeing, installing and maintaining landscapes.
15. *Landscape Materials* – Living plants such as trees, shrubs, groundcover, perennial and annual flowers, perennial ornamental grasses, and lawn (turf) grass; mulch which is non-living material.
16. *Landscape designer* – Landscape designer, nurseryman, horticulturist or other landscape professional whose primary business is that of installing and maintaining landscapes.
17. *Mulch* - non-living organic material customarily used in landscaping design to retard erosion and retain moisture, insulate soil against temperature extremes, suppress weeds, prevent soil compaction, and provide visual interest.
18. *Native Plant or Tree*- a plant or tree that lives or grows naturally without direct or indirect human intervention (USDA and US National Arboretum definition: remaining genetically unaltered by humans.)
19. *Open Space* - all areas of natural plant communities or area replanted with vegetation after construction, such as re-vegetated natural areas; tree, shrub, hedge, or ground cover planting areas; and lawns.
20. *Ornamental Tree* - a deciduous tree planted primarily for its ornamental value, high visual impact, flowers or buds, or for screening purposes; tends to be smaller at maturity than a canopy (shade) tree.
21. *Park* – dedicated land often located in residential developments, but may also be included within other zones, whose main purpose is recreational and/or ecological preservation.
22. *Parking Space* - an area set aside for the accommodation of parking a vehicle.
23. *Perimeter Buffer* - green space buffer surrounding entire length of sides and/or rear of a property.
24. *Screen* - a way to reduce impact of noise and unsightly visual intrusions with more harmonious elements, such as plants, trees, shrubs, berms, fences, walls, or any appropriate combination thereof.
25. *Shade Tree* - a deciduous tree planted primarily for its high crown of foliage or overhead canopy.
26. *Shrub* - self-supporting, deciduous or evergreen, woody perennial plant of low to medium height with multiple stems and branches continuous from base, usually not more than six feet in height at maturity.
27. *Sight-Triangle* - the landscaped area at a street or driveway intersection. The triangle is formed by measuring from the point of intersection of the street front and entryway.
29. *Specimen Tree* – large, healthy tree that qualifies for special consideration for preservation due to size, species, or meets other qualifications such as: DBH of 24" or greater for large hardwoods such as oaks, hickories, maples; DBH of 4" or greater for small ornamental trees such as dogwoods, redbuds, etc. Very large size for the species; a rare variety; exceptional beauty; specifically used by developer or design professional as a focal point in a landscape project.
30. *Street Frontage Buffer* - the length of the property abutting one side of a main street or highway thoroughfare or the main street and side street exposure of a corner lot.



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

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

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

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

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

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

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

REMEMBER TO CONSIDER POWER LINE LOCATION WHEN CHOOSING TREES

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

REMEMBER TO CONSIDER POWER LINE LOCATION WHEN CHOOSING TREES

DECIDUOUS TREES:	BOTANICAL NAME:	SIZE:	ADDITIONAL INFORMATION
River Birch	Betula nigra	20'H X 20'W	White bark that sheds; visual interest
Dwarf Bald Cypress	Taxodium distichum	20'H X 6'W	
Elm, Allee or Lacebark	Ulmus parvifolia	50'H X 30'W	Hardy street trees
Ginkgo (male only)	Ginkgo biloba	50'H X 30'W	Does not produce burrs
Honeylocust, Thornless	Gleditsia triacanthos inermis	35'H X 30'W	Hardy, very small leaves; roots near surface
Hornbeam	Carpinus betulus 'Fastigiata'	45'H X 35'W	Good buffer screening tree
Red Maple	Acer rubrum	50'H X 40'W	Needs part shade & longer time to establish
Sugar Maple	Acer saccharum	40'H X 25'W	
Red Oak	Quercus rubra	80'H X 65'W	Hardy, adaptable; very tall at maturity
Sawtooth Oak	Quercus acutissima	45'H X 40'W	Produces large quantity of acorns
Scarlet Oak	Quercus coccinea	75'H X 50'W	Grows very large – needs lots of space
Shumard Oak	Quercus shumardii	70'H X 50'W	Hardy, adaptable; very tall at maturity
Swamp White Oak	Quercus bicolor	50' – 60' H	Fast growing
White Oak	Quercus alba	90'H X 80'W	Hardy, pest-free, grows to huge size
Willow Oak	Quercus phellos	60'H X 40'W	Fast grower;
Tulip Tree	Liriodendron tulipifera	70' H X 40' W	Fast grower; pest-free
Golden Raintree	Koelreuteria paniculata	30'H X 35'W	Yellow flower;

Ornamental Deciduous Trees:	BOTANICAL NAME:	SIZE:	ADDITIONAL INFORMATION
Dogwood	Cornus kousa	20'H X 20'W	White flowers in spring
Japanese Maple	Acer palmatum 'Bloodgood'	20'H X 15'W	
Pear	Pyrus calleryana 'Cleveland Select'	35'H X 15'W	Spring flowers; sturdier than Bradford Pear
Purple Leaf Plum	Prunus cerasifera 'Thundercloud'	20'H X 20'W	Pink spring flower; drought tolerant
Redbud	Cercis canadensis	30'H X 35'W	Purple-pink flowers in early spring; hardy
Redbud	Cercis reniformis 'Oklahoma'	30'H X 20' W	Deep purple-pink; rapid growth
Smoke Tree	Cotinus coggyria 'Royal Purple'	15'H X 12'W	Pink "smoke-like" appearance; hardy

INDEX

ARTICLE I	STATEMENT OF PURPOSE – p. 1
ARTICLE II	JURISDICTION – P. 1
ARTICLE III	APPLICABILITY – P. 1
ARTICLE IV	LANDSCAPE SITE PLAN REQUIREMENTS - P. 1 – 2
ARTICLE V	GENERAL PROVISIONS – P. 3 – 6
ARTICLE VI	STREET FRONTAGE BUFFER LANDSCAPING FOR COMMERCIAL (C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL-OFFICE (R-O), MOBILE HOME PARK (MHP), AND INDUSTRIAL (I) ZONING DISTRICTS P. 6 – 8
ARTICLE VII	LANDSCAPED SIDE AND BACK PERIMETER BUFFER IN COMMERCIAL (C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL-OFFICE (R-O), MOBILE HOME PARK (MHP), AND INDUSTRIAL (I) ZONING - P. 8 – 10
ARTICLE VIII	LANDSCAPING REQUIREMENTS IMMEDIATELY ADJACENT TO BUILDING(S) P. 10
ARTICLE IX	PARKING LOT LANDSCAPING IN COMMERCIAL (C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL-OFFICE (R-O), MOBILE HOME PARK (MHP), AND INDUSTRIAL (I) ZONING DISTRICTS AND RESIDENTIAL (IF APPLICABLE) - P. 10 – 11
ARTICLE X	AUXILIARY LANDSCAPING/ SHIELDING/ SCREENING REQUIREMENTS P. 11-13 <ul style="list-style-type: none">A. Detention Pond and Water Quality Pond Landscaping P. 11B. Trash/Refuse/Garbage Storage Areas Screening P. 11 - 12C. Mechanical Equipment Screening P. 12D. Loading Dock Screening P. 12E. Walk-In Cooler Screening P. 12F. Merchandise Displayed for Sale P. 12G. Protection of Public Safety and Welfare P. 13
ARTICLE XI	LANDSCAPING OF RESIDENTIAL DEVELOPMENT ENTRYWAY(S) P. 13 – 14
ARTICLE XII	DEDICATION AND LANDSCAPING OF NEIGHBORHOOD PARKS P. 14 - 16
ARTICLE XIII	PERFORMANCE BOND, LANDSCAPING INSTALLATION, MAINTENANCE, AND REPLACEMENT OF LANDSCAPING MATERIALS - P. 16 – 18
ARTICLE XIV	DEFINITIONS – P. 18 – 20
ARTICLE XV	HARDY, DROUGHT-TOLERANT SHRUBS, GRASSES, TREES, AND EVERGREEN P. 21-23
INDEX	P. 24

CITY OF FARMINGTON

APPLICATION FOR CONDITIONAL USE
FOR SALE OF FIREWORKS

Applicant's Name MeRAMEC Specialty Company Date 3-16-16
Address P.O. Box 1150 West Memphis, Ar. 72303
Phone # 901-409-1884 (cell) Kevin Bailey 870-935-1953 (office)
Zoning C-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 3-18-16

No. 515393

RECEIVED FROM Moramee Specialty Co. \$ 250.00

Two hundred fifty DOLLARS

FOR RENT
 FOR Services - Card use

ACCOUNT	
PAYMENT	<u>250.00</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____
BY B. Coleman

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

3-16-16
Date

**PAUL PHILLIPS
FARMINGTON COMMERCIAL, LLC
12771 TYLER RD.
FARMINGTON, AR 72730**

March 1, 2016

City of Farmington Planning Department:

The purpose of this letter is to notify you that Meramec Specialty Company has permission to sell fireworks during the period of June 10, 2016 through July 10, 2016 on property owned by Farmington Commercial, LLC. in Farmington, Arkansas.

Sincerely,

FARMINGTON COMMERCIAL, LLC.

A handwritten signature in cursive script that reads "Paul Phillips".

Paul Phillips

MERAMEC SPECIALTY COMPANY

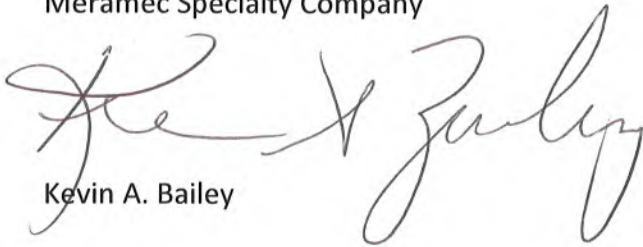
March 2, 2016

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

A handwritten signature in black ink, appearing to read "Kevin A. Bailey". The signature is fluid and cursive, with the first name being particularly prominent.

Kevin A. Bailey

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 25th 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.

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 Quinlan
 Farmington Fire Chief

2/3/16
 Date

Our physical address is 380 W. Main St.

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. 630815

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.

INSURER	Admiral Insurance Company	POLICY NO. CA000018967-03
NAMED INSURED	Atomic Fireworks Inc. of Arkansas Atomic Fireworks Inc. of Missouri P.O. Box 305 Arnold, Missouri 63010	Meramec Specialty Company T.E.A. Enterprises, Inc. Pacific Specialty Company West Alton Properties, Inc
POLICY TERM	March 1, 2016 to March 1, 2017; Both Days 12:01 A.M. Standard Time	
COVERAGE	Premises-Operations Liability:	<input checked="" type="checkbox"/> Occurrence Basis <input type="checkbox"/> Claims Made Basis
LIMIT OF LIABILITY	\$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 06/10/16 to 07/10/16

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, 2016
DATE OF ISSUE


A.J. STRINGER, PRESIDENT

SITE PLAN



Google earth



380 W. MAIN ST.
FARMINGTON, AR

Washington County, Arkansas

Public Records



Real Property	Personal Property	Commercial Personal	Collector Tax Roll	Information	Pro Search
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Professional Results

Results sorted by: Parcel #

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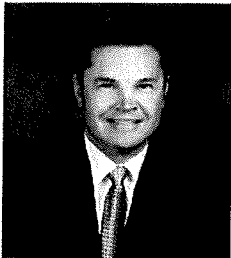
New Search

Number of Results 1

Washington County Assessor's Office

Last Update: 3/1/2016

[More Info](#) [Map It](#) Parcel: 760-01916-800 RPID: 111643 Prev. Parcel: 001-12255-000 Type: (AI) - Agri Improved
Owner: DARNELL, JAMES ALBERT JR **S-T-R:** 27-16-31 **Sub:** 27-16-31 FARMINGTON OUTLOTS 2008 ANNEX **Assessed Value:** \$30,810
Address: 700 W MAIN ST **Acres:** 7.960 **City:** Farmington
Mail: 700 W MAIN ST
Address: FARMINGTON, AR 72730-2624
Legal: ANNEXED INTO CITY OF FARMINGTON FOR 2008 & FOLLOWING YEARS PER 2008-8 PT SE NW 7.96A



Russell Hill
Assessor, Washington County

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479-444-1520 (Pers. Prop.)

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U.S. Postal Service
Certified Mail Receipt

ARTICLE NUMBER
9414 7118 9956 3183 7562 16

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

Postmark Here

FEES

Postage per piece	\$0.49
Certified Fee	3.45
Return Receipt Fee	2.80
Total Postage & Fees:	\$6.74

Washington County, Arkansas

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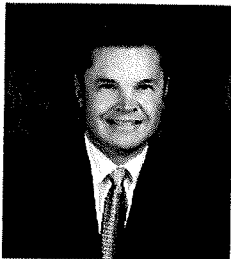
Last Update: 3/1/2016

More Info

Map It

Parcel: 760-01911-200 RPID: 106156 Prev. Parcel: 001-12234-000 Type: (RI) - Res. Improv.

Owner: BENNETT, DAVID W & DEBRA A S-T-R: 27-16-31 Sub: 27-16-31 FARMINGTON OUTLOTS Assessed Value: \$22,930
 Address: 450 W MAIN ST Acres: 0.000 City: Farmington
 Mail 450 W MAIN ST
 Address: FARMINGTON, AR 72730-2613
 Legal: ANNEXED TO CITY OF FARMINGTON FOR 2007 & FOLLOWING YEARS PER ANNEXATION OR. 2007-03 PT SW NE 0.32A ALSO EASEMENT



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ARTICLE NUMBER
9414 7118 9956 3183 7624 22

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

FEES

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Certified Fee	3.45
Return Receipt Fee	2.80
Total Postage & Fees:	\$6.74

Postmark
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Washington County, Arkansas

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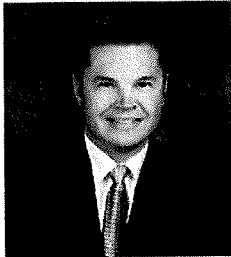
Number of Results 1

Washington County Assessor's Office

Last Update: 3/1/2016

Results sorted by: Parcel #

[More Info](#) [Map It](#) Parcel: 760-01240-000 RPID: 34510 Prev. Parcel: 121866-000-00 Type: (RI) - Res. Improv.
Owner: HARRINGTON, MARGARET L **S-T-R:** 27-16-31 **Sub:** RED BIRD ESTATES **Assessed Value:** \$17,340
Address: 317 W KELLI AVE **Acres:** **City:** Farmington
Mail Address: 317 W KELLI AVE
 FARMINGTON, AR 72730
Legal: LOT 42



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ARTICLE NUMBER
9414 7118 9956 3183 7613 57

ARTICLE ADDRESS TO:
Margaret L. Harrington
317 Kelli Ave.
Farmington AR 72730-2603

FEES

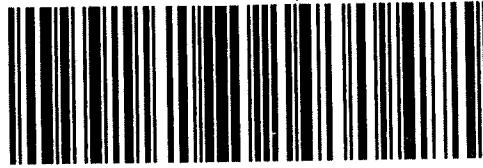
Postage per piece	\$0.49
Certified Fee	3.45
Return Receipt Fee	2.80
Total Postage & Fees:	\$6.74

Postmark Here

PAM BETTS
P.O. Box 1150
West Memphis, AR 72303

PS Form 3800 6/02

CERTIFIED MAIL



9414 7118 9956 3183 7856 81

COMPLETE THIS SECTION ON DELIVERY

A. Signature: (Addressee or Agent)

Paul Phillips

B. Received By: (Please Print Clearly)

Paul Phillips

C. Date of Delivery

3-12-2016

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:



Oakland Farms LLC
12771 Tyler Road
Farmington AR 72730-9665

Washington County, Arkansas

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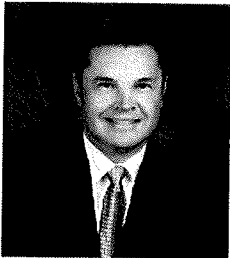
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Need Help

More Info **Map It** Parcel: 760-01626-000 RPID: 34988 Prev. Parcel: 122203-000-00 Type: (AV) - Agri Use/Vacant

Owner: OAKLAND FARMS LLC **S-T-R:** 27-16-31 **Sub:** 27-16-31 FARMINGTON OUTLOTS **Assessed Value:** \$330

Address: W MAIN ST, 367 W MAIN ST **Acres:** 7.820 **City:** Farmington

Mail: 12771 TYLER ROAD
Address: FARMINGTON, AR 72730

Legal: PT SW NE 7.82 AC FURTHER DESCRIBED FROM 2013-7913 AS; A part of the SE 1/4 of the NW 1/4 and a part of the SW 1/4 of the NE 1/4 of Section 27, T-16-N, R-31-W, Washington County, Arkansas, more particularly described as follows: Beginning at the southeast corner of said SE 1/4, NW 1/4; thence N 87°04'20" W, along the south line of said SE/4,NW/4, 375.96 feet to the southeasterly right-of-way line of Arkansas State Highway 62 the next (5) courses: N 51°03'05" E 255.80'; N 57°06'06" E 224.02'; N 58°27'49" E 421.30'; N 51°36'48" E 201.44'; N 58°32'02" E, 822.46'; thence S02°02'02" W 461.68' To the northeast corner of Lot 2, Calvin Phillips Subdivision; thence N87°14'35" W along the north line of Lots 1 and 2, Calvin Phillips Subdivision, 300.00' to the northwest corner of said Lot 1; thence S 02°02'02" W along the West line of said Calvin Phillips Subdivision, 500.00' to the northwest corner of Lot 14, Calvin Phillips Subdivision; thence N 87°43'58" W 12

U.S. Postal Service Certified Mail Receipt

ARTICLE NUMBER	FEES	
9414 7118 9956 3183 7856 81	Postage per piece	\$0.49
	Certified Fee	3.45
	Return Receipt Fee	2.80
	Total Postage & Fees:	\$6.74

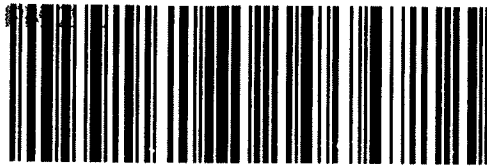
ARTICLE ADDRESS TO:
Oakland Farms LLC
12771 Tyler Road
Farmington AR 72730-9665

Postmark
Here

PAM BETTS
P.O. Box 1150
West Memphis, AR 72303

PS Form 3800 6/02

CERTIFIED MAIL



9414 7118 9956 3183 7092 05

COMPLETE THIS SECTION ON DELIVERY		
A. Signature: <input type="checkbox"/> Addressee or <input type="checkbox"/> Agent		
X <i>Barbara Thurston</i>		
B. Received By: <i>(Please Print Clearly)</i> <i>Barbara Thurston</i>		
C. Date of Delivery: <i>MAR 11 2018</i>		
D. Addressee's Address <i>(If Different From Address Used by Sender)</i>		
Secondary Address / Suite / Apt. / Floor <i>(Please Print Clearly)</i>		
Delivery Address		
City	State	ZIP + 4 Code

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Walmart Real Estate Buisness Trust
Property Tax Dept # 72
P.O. Box 8050
Bentonville AR 72712-8055

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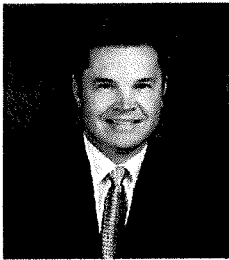
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More Info | **Map It** | Parcel: 760-01626-002 RPID: 118052 Prev. Parcel: 760-01626-000 Type: (CI) - Comm. Impr.

Owner: WALMART REAL ESTATE BUSINESS TRUST **S-T-R:** 27-16-31 **Sub:** 27-16-31 FARMINGTON OUTLOTS **Assessed Value:** \$495,090

Address: 333 W MAIN ST, 367 W MAIN ST **Acres:** 6.160 **City:** Farmington

Mail: PO BOX 8050 PROPERTY TAX DPT #72
Address: BENTONVILLE, AR 72716

Legal: PT SW NE 6.16 AC FURTHER DESCRIBED FROM 2014-3166 AS; SW 1/4, NE 1/4, Section 27, Township 16 North, Range 31 West, Fifth Principal meridian, being more particularly described by metes and bounds as follows: COMMENCING at the Southwest Corner of said Quarter: Thence along the South line thereof being also the South boundary of said Instrument No. 2013-00007913, South 87°50' 46" East, a distance of 582.19 feet to a found mag nail with washer (LS 1759) at the intersection of said South line and the Easterly Right-of-way of S. Grace Lane per Instrument No. 2008-00005133 for the POINT OF BEGINNING; Thence along said Right-of-Way, the following: North 02°15'08" East, a distance of 5.71 feet to a found mag nail with washer (LS 1759) Thence 459.15 feet along a tangent curve to the left having a central angle of 33°43'39", a radius of 780.00 feet, a long chord that bears North 14°36'41" West, a chord distance of 452.55 feet to a found 5/8" rebar with cap (LS 175)

U.S. Postal Service Certified Mail Receipt

ARTICLE NUMBER
9414 7118 9956 3183 7092 05

FEES

Postage per piece	\$0.49
Certified Fee	3.45
Return Receipt Fee	2.80
Total Postage & Fees:	\$6.74

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

Postmark Here

user name or email

Log in Register
Forgot your password?

Washington County, Arkansas

Public Records



Real Property	Personal Property	Commercial Personal	Collector Tax Roll	Information		Pro Search
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Professional Results

Results sorted by: Parcel #

Return to Search Page

Batch Print

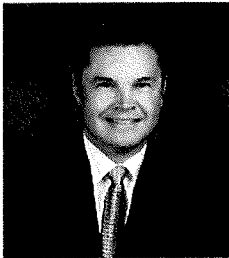
New Search

Number of Results 1

Washington County Assessor's Office

Last Update: 3/1/2016

[More Info](#) [Map It](#) **Parcel:** 760-02403-000 **RPID:** 35751 **Prev. Parcel:** 001-12232-001 **Type:** (EG)
Owner: CITY OF FARMINGTON **S-T-R:** 27-16-31 **Sub:** 28-16-31 FARMINGTON OUTLOTS **Assessed Value:**
Address: 340 W MAIN ST, 354 W MAIN ST, 372 W MAIN ST **Acres:** 0.000 **City:** Farmington
Mall PO BOX 150
Address: FARMINGTON, AR 72730
Legal: PT SW NE 3.46 A.



Russell Hill
Assessor, Washington County

Welcome to the Washington County Assessor's Office real property records online. Please use the Search feature to find your property of interest. If you have questions or comments, please call our office.

479-444-1500 (Real Prop.)
479-444-1520 (Pers. Prop.)

Email Us

Millage Rates

Need Help

U.S. Postal Service
Certified Mail Receipt

ARTICLE NUMBER
9414 7118 9956 3183 7006 53

ARTICLE ADDRESS TO:
City of Farmington
P.O. Box 150
Farmington AR 72730-0150

Postmark Here

FEES

Postage per piece	\$0.49
Certified Fee	3.45
Return Receipt Fee	2.80
Total Postage & Fees:	\$6.74

PAM BETTS
P.O. Box 1150
West Memphis, AR 72303

PS Form 3800 6/02

CERTIFIED MAIL



9414 7118 9956 3183 1308 70

COMPLETE THIS SECTION ON DELIVERY

A. Signature: (Addressee or Agent)
X *[Handwritten Signature]*

B. Received By: (Please Print Clearly)
JAMES T. RATHELL

C. Date of Delivery
3-12-10

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

Washington County, Arkansas

Public Records



Real Property	Personal Property	Commercial Personal	Collector Tax Roll	Information		Pro Search
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Professional Results

Results sorted by: Parcel #

[Return to Search Page](#)

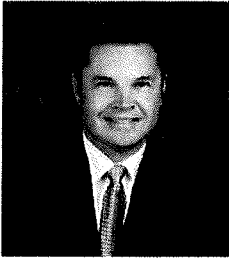
[Batch Print](#)

[New Search](#)

Number of Results 1

Washington County
Assessor's Office

Last Update: 3/1/2016



Russell Hill
Assessor, Washington County

Welcome to the Washington County Assessor's Office real property records online. Please use the Search feature to find your property of interest. If you have questions or comments, please call our office.

479-444-1500 (Real Prop.)
479-444-1520 (Pers. Prop.)

[Email Us](#)

[Millage Rates](#)

[Need Help](#)

[More Info](#) [Map It](#) Parcel: 760-01241-000 RPID: 34511 Prev. Parcel: 121867-000-00 Type: (RI) - Res. Improv.
Owner: RATHELL, JAMES T & LINDA D **S-T-R:** 27-16-31 **Sub:** RED BIRD ESTATES **Assessed Value:** \$17,010
Address: 315 W KELLI AVE **Acres:** **City:** Farmington
Mail Address: 16781 HARMON RD
FAYETTEVILLE, AR 72704
Legal: LOT 43 FMUSD2 563-QQ

U.S. Postal Service
Certified Mail Receipt

ARTICLE NUMBER
9414 7118 9956 3183 1308 70

ARTICLE ADDRESS TO:
James T. & Linda D. Rathell
16781 Harmon Rd.
Fayetteville AR 72704-8640

FEES

Postage per piece	\$0.49
Certified Fee	3.45
Return Receipt Fee	2.80
Total Postage & Fees:	\$6.74

Postmark
Here



Ozarks Electric Cooperative

A Touchstone Energy® Cooperative

PO Box 848 Fayetteville, AR 72702
800.521.6144 www.ozarksecc.com

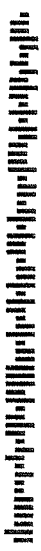


Reduce the clutter with paperless billing. Visit ozarksecc.com/bpaperless for more.

Statement Date	01/28/2016
Account Number	95432003
Payment Due	02/15/2016

Service Summary	
Previous Balance	25.18
Payment(s) Received	-25.18
Penalty/Adjustments	4.93
Balance Forward	4.93
Current Charges	25.18
Total Amount Due	\$30.11

2083 I MB 0.436 5 2083
MERAMEC SPECIALTY CO C-9 P-16
191
PO BOX 1150
WEST MEMPHIS AR 72303-1150

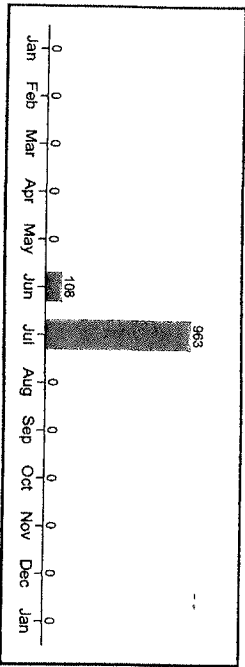


Account Number: 95432003

Phone Number: (479) 521-4597

Meter Number	Services From	To	Days	Readings Previous	Present	Usage	Rate	Service Address Location Number
11811654	12/21/2015	01/22/2016	32	1071	1071	0	5A1	OTHE 28273634

kWh Usage History



PERIOD ENDING 01/27/2015 01/22/2016
Avg Daily Temp 37° 38°
Avg Daily kWh 0 0
Avg Daily Cost \$0.00 \$0.69

Current Service Detail	
Balance Forward	4.93
Customer Charge	18.00
Minimum Charge	4.00
Farmington Franchise Tax	0.94
Farmington City Tax	0.46
Washington County Tax	0.29
Arkansas State Tax	1.49
Total Electric Charges	25.18
Total Amount Due 02/15/2016	\$30.11

\$4.93 late charge applies after 5 p.m. on 02/15/2016

ACCOUNT:

MSLO

CHECK AMOUNT: 54.97

CHECK NUMBER: 35617

DATE PAID: 2-2-16





Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured

06/02/10

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

CITY PINE BLUFF

ADDRESS 3008 EVA DRIVE

STATE AR 71602



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

MIL-C-43006

FMVSS-302

CANULC-S108

CPAI-84

A-A-55308

SNYDER MANUFACTURING INC. BY

Michael D. Gutz

TITLE Supervisor, Quality Control

STYLE PRV 1310Q WHITE 61" HI GLOSS

CONTROL NO. 18629

CUSTOMER ORDER NO. RAY

SNYDER S-ORDER NO. 216670

DATE PROCESSED 06/02/10

YARDS OR QUANTITY 375

DATE CERTIFIED 06/04/10

4-10-4-89F-R2



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured

06/02/10

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NFPA-701 (Large Scale)

MIL-C-43006

FMVSS-302

CANULC-S108

CPAI-84

A-A-55308

SNYDER MANUFACTURING INC. BY

Michael D. Gutz

TITLE Supervisor, Quality Control

STYLE PRV 1310Q RED 61" HI GLOSS

CONTROL NO. 18564

CUSTOMER ORDER NO. RAY

SNYDER S-ORDER NO. 216670

DATE PROCESSED 06/02/10

YARDS OR QUANTITY 375

DATE CERTIFIED 06/04/10

State of Arkansas
ARKANSAS SALES AND USE TAX PERMIT

MERAMEC SPECIALITY CO

DATE ISSUED:

P.O. BOX 1150

PERMIT NUMBER: 035048-18-001

WEST MEMPHIS AR 72301

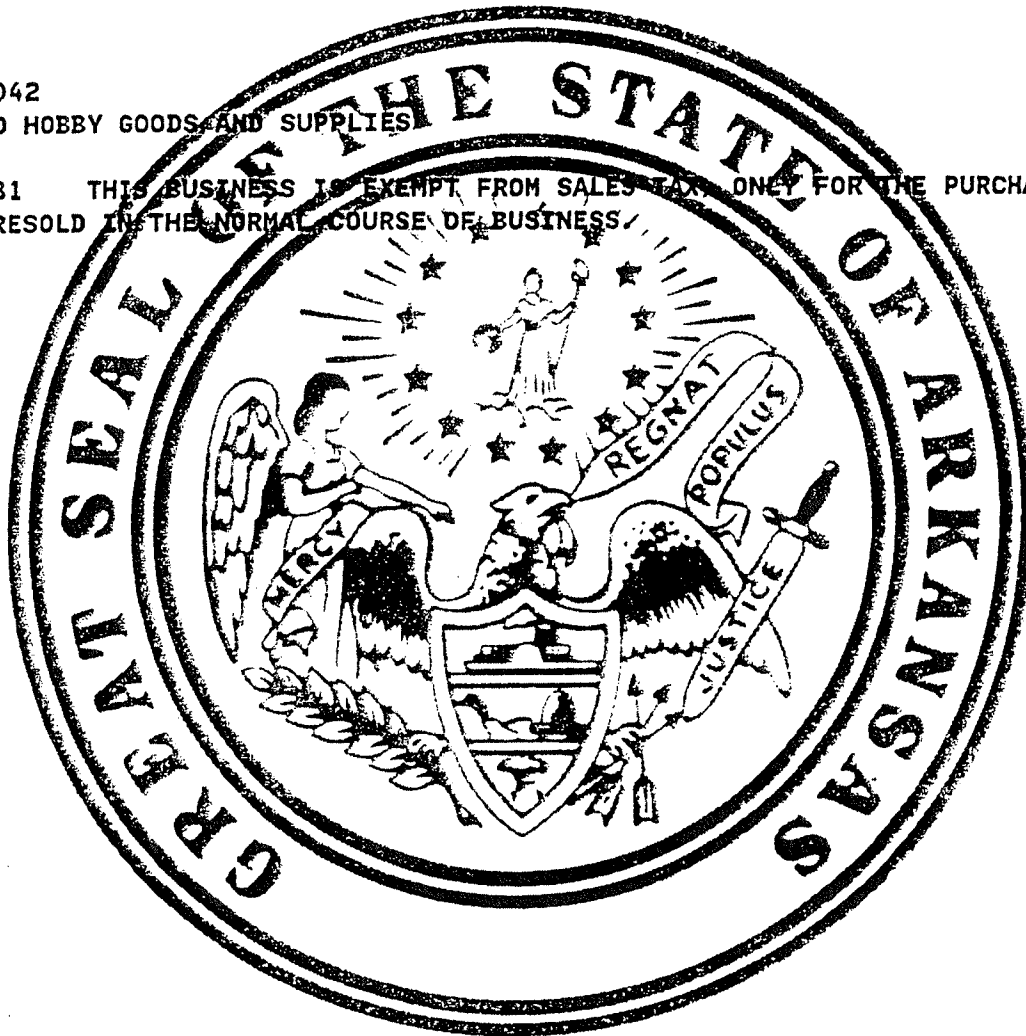
DLN:

DATE OPENED: 01/01/1965

SIC: 5042

TOYS AND HOBBY GOODS AND SUPPLIES

EXEMPTION: 81 THIS BUSINESS IS EXEMPT FROM SALES TAX ONLY FOR THE PURCHASES OF GOODS TO BE RESOLD IN THE NORMAL COURSE OF BUSINESS.



THIS PERMIT IS VALID UNTIL IT IS CANCELED AND SURRENDERED BY THE PERMIT HOLDER OR REVOKED BY THE COMMISSIONER OF REVENUES.

THIS PERMIT MUST BE SURRENDERED IF BUSINESS IS SOLD, DISCONTINUED OR LOCATION CHANGED.

WHEN THIS PERMIT IS SURRENDERED FOR ANY OF THE ABOVE REASONS, YOU MUST REPORT AND PAY ANY SALES OR USE TAX PLUS ANY PENALTIES OR INTEREST THAT IS OWED BY THIS BUSINESS. FAILURE TO PAY THESE TAXES WILL RESULT IN A LIEN BEING PLACED AGAINST THE STOCK AND FIXTURES OF THIS BUSINESS AND THE SAME IS ENFORCEABLE AGAINST PURCHASERS AND THIRD PARTIES.

*** PERMIT MUST BE DISPLAYED IN A PROMINENT PLACE IN YOUR BUSINESS ***

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 25th 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.



ARKANSAS STATE POLICE No 0400
 REGULATORY and BUILDING OPERATIONS DIVISION
FIRE MARSHAL'S OFFICE

RETAIL FIREWORKS LICENSE - FEE \$25.00

LICENSE EXPIRES APRIL 30, 2017

This is to certify that the person named below is licensed to act as a RETAILER of FIREWORKS under the provision of Act 224 of 1961, as amended, State of Arkansas.

Name of Person Applying Beverly McEady Telephone # 870 735 1953

Address of Person Applying 381 Front St. West Memphis 72301
Street City Zip

Name of Organization : Meramec Specialty Co.

Address of the Stand Location 380 W. Main St. Farrington 72730
Street City Zip

This license is issued to the person named above for use in making retail sales of PERMISSIBLE FIREWORKS from June 20 through July 10 and December 10 through January 5

This license is not transferable and must be DISPLAYED AT ALL TIMES.

Vendor Atomic of Arkansas Date Issued 4-6-16

License # 801
 Telephone # 870, 735-1953

Major Lindsey Williams
 Major Lindsey Williams
 State Fire Marshal
 Telephone (501) 618-8624

NOTICE: This license may be revoked by the State Fire Marshal or his deputies for violation of any of the provisions of the above referred to law.

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: Lots 101, LLC Day Phone: 479-267-9900
 Address: PO Box 1527 Fax: 479-267-5666
Farmington, ME 04750
 Representative: Blew & Associates Day Phone: 479-443-4506
 Address: 524 W Sycamore Fax: _____
 Property Owner: Lots 101 LLC Day Phone: 479-267-9900
 Address: PO Box 1527 Farmington, ME 04750 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 -- N. GARLAND MCKEE
 Current Zoning -- A-1 Proposed Zoning -- RE-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:
From AGRICULTURAL TO RE-2 TO ALLOW 150'
WIDE LOTS

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.

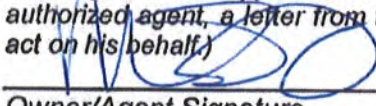
A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

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.

 Date 2/23/16
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.)

 Date _____
Owner/Agent Signature

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

SURVEY DESCRIPTION:

PROPERTY DESCRIPTION

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.



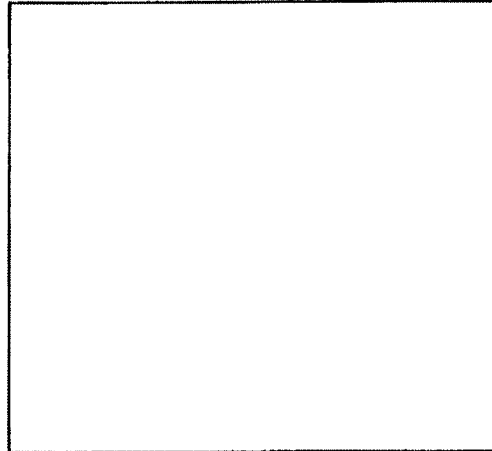
Doc ID: 012825180002 Type: REL
Kind: WARRANTY DEED
Recorded: 04/22/2009 at 03:28:03 PM
Fee Amt: \$20.00 Page 1 of 2
Washington County, AR
Bette Stamps Circuit Clerk

File **2009-00012300**

WARRANTY DEED
With Relinquishment of Dower and Curtesy

KNOW ALL MEN BY THESE PRESENTS:

THAT IRA ELLIS LEWIS and OLA JEAN LEWIS, husband and wife, hereinafter called GRANTOR, whether one or more, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid by IRA ELLIS LEWIS and OLA JEAN LEWIS, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the LEWIS TRUST AGREEMENT DATED APRIL 29TH, 1999, IRA ELLIS LEWIS AND OLA JEAN LEWIS CO-TRUSTEES, hereinafter called GRANTEE, whether one or more, and unto GRANTEE'S heirs, successors



and assigns forever, the following lands lying in Washington County, Arkansas, to-wit:

The South half of the Southwest Quarter of the Southwest Quarter of Section Two (2), and the South Half of the Southeast Quarter of the Southeast Quarter, and Five (5) acres off the West side of the North Half of the Southeast Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section Three (3) in Township Fifteen (15) North, Range Thirty-One (31) West of the Fifth P.M. containing Eighty Five (85) acres, more or less.

TO HAVE AND TO HOLD the same unto the said GRANTEE, and unto Grantee's heirs, successors and assigns forever, with all appurtenances thereunto belonging.

GRANTOR hereby covenants with the said GRANTEE that Grantor will forever warrant and defend the title to the said lands against all claims whatever.

UNDERSIGNED hereby further conveys all rights of dower, curtesy, and homestead undersigned may have in and to said lands for and in consideration of the said sum of money.

WITNESS Grantor's hand and seal this _____ day of _____, 2009.

Ira Ellis Lewis
IRA ELLIS LEWIS, Grantor

Ola Jean Lewis
OLA JEAN LEWIS, Grantor

ACKNOWLEDGMENT

STATE OF Arkansas)
)SS
COUNTY OF Benton)

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, within and for the State and County aforesaid, duly commissioned and acting, IRA ELLIS LEWIS and OLA JEAN LEWIS, Husband and Wife, to me well known as the Grantor in the foregoing Deed, and stated that the same had been executed for the consideration and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public this 30 day of March, 2009.

My Commission Expires:
3/12/12

Sharon Bell
Notary Public



Prepared by: Wade A. Williams
Attorney at Law
P.O. Box 350
Eureka Springs, AR 72632

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this document.

Grantee/Agent

Grantee's Address

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

✓ AME Holdings, LLC
PO Box 447
Fayetteville, AR 72702
Parcel #760-03436-000

✓ Oren Grant & Erika Kristin Stokes —
10850 Stonecrop Ln.
Prairie Grove, AR 72753
Parcel #760-03435-000

✓ James D. Bryar —
10862 Stonecrop Ln.
Prairie Grove, AR 72753
Parcel #760-03434-000

✓ Bobbie C. & James R. —
10889 Stonecrop Ln.
Prairie Grove, AR 72753
Parcel #760-03433-000

✓ David & Kelly Melancon —
10886 Stonecrop Ln.
Prairie Grove, AR 72753
Parcel #760-03432-000

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

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

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

✓ Ronald K. & Carla D. —
1108 N. Hwy 170
Farmington, AR 72730
Parcel #760-03732-00

John G. & Debra Kay Jenkins —

11114 N. Hwy 170

Farmington, AR 72730

Parcel #760-02923-000

Travis & Treva K. Ratchford —

PO Box 326

Farmington, AR 72730

Parcel #760-02922-000

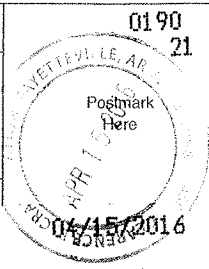
7015 1730 0001 3261 4115

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

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

LINCOLN, AR 72744

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$0.47
Total P	\$6.47

Sent To
Street
City, St
John W. & Darlene Cheatham
PO Box 394
Lincoln, AR 72744

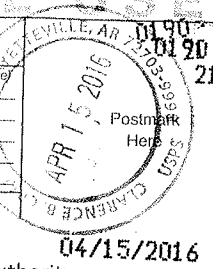
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

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

FARMINGTON, AR 72730

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$0.47
Total P	\$6.47

Sent To
Street
City, St
Farmington Water Authority
PO Box 178
Farmington, AR 72730

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

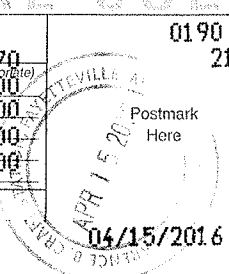
7015 1730 0001 3261 4023

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

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

PRAIRIE GROVE, AR 72753

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$0.47
Total	\$6.47

Sent To
Street
City,
Bobbie C & James R
10889 Stonecrop Ln.
Prairie Grove, AR 72753

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

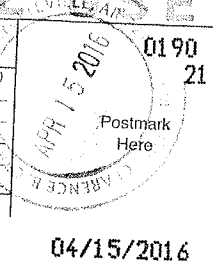
7015 1730 0001 3261 4016

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

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

PRAIRIE GROVE, AR 72753

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$0.47
Total Po	\$6.47

Sent To
Street
City, St
David & Kelly Melancon
10886 Stonecrop Ln.
Prairie Grove, AR 72753

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

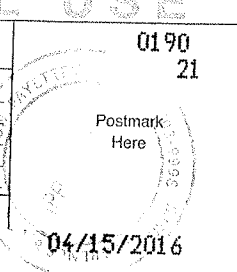
7015 1730 0001 3261 4030

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

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PRAIRIE GROVE, AR 72753

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$0.47
Total	\$6.47

Sent To
Street
City, St
Oren Grant & Erika Kristin Stokes
10850 Stonecrop Ln.
Prairie Grove, AR 72753

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

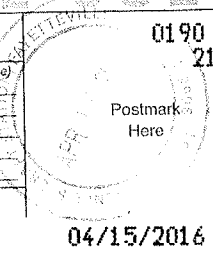
7015 1730 0001 3261 4030

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

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

PRAIRIE GROVE, AR 72753

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$0.47
Total P	\$6.47

Sent To
Street
City, St
James D. Bryar
10862 Stonecrop Ln.
Prairie Grove, AR 72753

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

7015 1730 0001 3261 4106

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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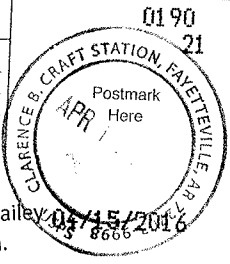
PRAIRIE GROVE, AR 72753

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.70
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage

\$0.47

Rodney H. & Lauren A Bailey
10910 Stonecrop Ln.
Prairie Grove, AR 72753



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

7015 1730 0001 3261 4122

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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

FAYETTEVILLE, AR 72702

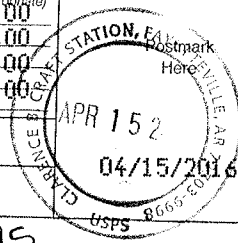
Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.70
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage

\$0.47

Total Postage and Fees \$6.47

Sent To AME Holdings
Street and Apt. No., or PO Box No. P.O. Box 447
City, State, ZIP+4® Fayetteville, AR 72702



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

7015 1730 0001 3261 4085

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

FARMINGTON, AR 72730

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage

\$0.47

Total

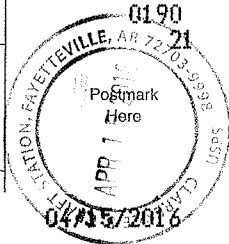
\$6.47

Sent

Street

Ronald K. & Carla D.
1108 N. Hwy 170
Farmington, AR 72730

City



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

7015 1730 0001 3261 4092

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

PRAIRIE GROVE, AR 72753

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage

\$0.47

Total

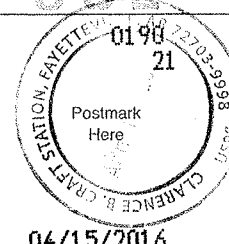
\$6.47

Sent

Street

Scott W. & J. Alesha Crouch
11160 Waterleaf Ln.
Prairie Grove, AR 72753

City



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

015 1730 0001 3261 4061

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FARMINGTON, AR 72730

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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Postage

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Total

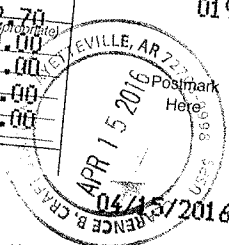
\$6.47

Sent To

Street

Travis & Treva K. Ratchford
PO Box 326
Farmington, AR 72730

City, St



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

7015 1730 0001 3261 4078

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FARMINGTON, AR 72730

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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Postage

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Total

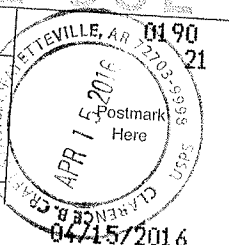
\$6.47

Sent

Street

John G. & Debra Kay Jenkins
11114 N. Hwy 170
Farmington, AR 72730

City



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

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 Cathy Wiles, 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:

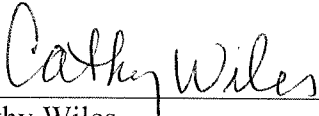
BLEW & ASSOCIATES

PH/Farmington

Was inserted in the Regular Edition on:

April 10, 2016

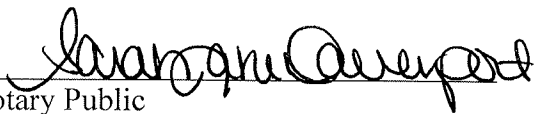
Publication Charges \$ 83.60



Cathy Wiles

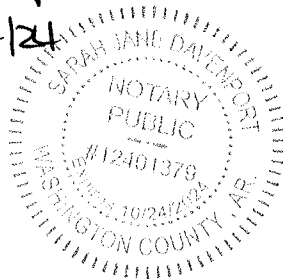
Subscribed and sworn to before me

This 18 day of Apr., 2016.



Notary Public

My Commission Expires: 10/24/24



****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 22nd day of March, 2016.

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4), SECTION THREE (3) TOWNSHIP FIFTEEN (15) NORTH, RANGE THIRTY ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FARMINGTON, COUNTY OF WASHINGTON, STATE OF ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the northwest corner of the above said forty acre tract being a found 1/2" rebar; thence along the north line of the above said forty acre tract S87°36'20"E 351.06 feet; thence leaving the above said north line S02°12'09"W 899.03 feet; thence N87°47'51"W 351.88 feet to the west line of the above said forty acre tract; thence along the above said west line N02°15'16"E 900.20 feet to the point of beginning and containing 316,186.88 square feet or 7.26 acres more or less.

A public hearing to consider this request to rezone the above described property from A-1 to R-E will be held on the 25th day of April, 2016, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

73651015 April 10, 2016

City of Farmington Application for Variance



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

Applicant: GT Management, LLC (Dairy Queen) Day Phone: (479) 419-4100

Address: PO Box 1893, Lowell, AR 72745 Fax: (479) 419-4102

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

Address: 524 W. Sycamore St., Fayetteville, AR 72703 Fax: (479) 582-1883

Property Owner: _____ Day Phone: _____

Address: _____ Fax: _____

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

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

Property Description

Site Address - 310 W. Main St., Farmington, AR (See attached warranty deed)

Current Zoning -- C-2

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

Type of variance requested and reason for request:

The developer is requesting a variance from the landscaping requirements as dictated by the City of Farmington Planning Department. Due to the size and the parking requirements of the site, the landscaping requirements for the site frontage cannot be met. There is no space between the curb and the right-of-way of Double Springs Road and Highway 62 to plant shrubs and trees, which cannot be planted in AHTD right-of-way.

Responsibilities of the Applicant:

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

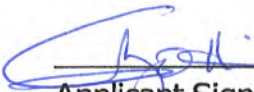
NOTICE OF PUBLIC MEETING

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

PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

A public meeting to consider this request for variance at the above described property will be held on _____ day of _____, 20____, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

 _____ Date 3-4-16 _____
Applicant Signature

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

 _____ Date 3-4-16 _____
Owner/Agent Signature

RECEIPT

DATE 7-1-11

No. 2011

RECEIVED FROM CT Management \$ 200
Two Hundred DOLLARS

FOR RENT
 FOR Various Payment

ACCOUNT	
PAYMENT	<u>200</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____

BY B. Cole

File# 2016-00000205

*Prepared under the supervision of:
S. Richard Levin - Attorney
75 North East Avenue, Suite 402
Fayetteville, AR 72701*

(Reference ETC#15-31874-143)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT J & P Flash, Inc., a Tennessee corporation, by and through its duly authorized and acting undersigned Officers, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration paid by GT Management, LLC, a Kansas limited liability company, GRANTEE, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, Grantee's successors and assigns forever, the following described lands situated in the County of Washington, State of Arkansas:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereof, to the same being, belonging or in anywise appertaining to the use, benefit and behalf of the said Grantee, Grantee's successors and assigns, forever in fee simple. The said Grantor hereby binds itself and its successors to only warrant and forever defend all and singular the right and title to the above described property unto the said Grantee and Grantee's successors and assigns against all claims of those persons claiming by, through or under the Grantor, but not otherwise.

The warranties passing to Grantee hereunder are limited solely to those matters arising from acts of the Grantor, its agents or representatives, occurring solely during the period of Grantor's ownership of the subject real estate.

IN TESTIMONY WHEREOF, the said Grantor, on this the 30 day of Dec, 2015, has caused these presents to be executed for and on its behalf by its duly authorized and acting undersigned Officers.

J & P Flash, Inc.,
a Tennessee corporation - Grantor

By: [Signature]
Oscar Patterson, President

By: [Signature]
Dwayne Jones, Vice President

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

GT Management, LLC

PO BOX 1893
WOWSEM, AR 72745
Mail Tax Statements to Addressee/Address Above

Is: _____, Agent for Grantee

STATE OF ARKANSAS }
COUNTY OF Crittenden } ss.

Acknowledgment

On this 30 day of Dec, 2015, before me, the undersigned Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Oscar Patterson and Dwayne Jones, to me personally known, who stated and acknowledged that they had so signed and executed the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth and they did further acknowledge before me that they were duly authorized and acting in their capacity as Officers of J & P Flash Inc., a Tennessee corporation, in executing the foregoing instrument, and that their signatures upon the instrument were sufficient to convey and deliver the above-described lands held by J & P Flash Inc., a Tennessee corporation.

IN TESTIMONY WHEREOF, I hereunto set my hand and official seal on the date above written.

My Commission Expires:
March 7 2021

[Signature]
Notary Public

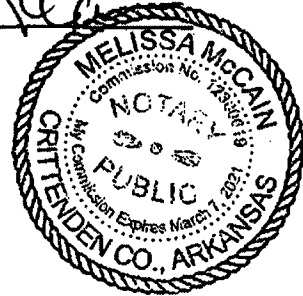


EXHIBIT A

Part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) and Part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-seven (27) in Township Sixteen (16) North of Range Thirty-one (31) West, Washington County, Arkansas, being more particularly described as follows: Commence at the SE corner of the said Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), thence North 159.72 feet, thence S 82° 49' 17" W 17.61 feet to an AHTD right-of-way marker for the point of beginning and run thence S 02° 58' 30" W 174.71 feet to an AHTD right-of-way marker; thence S 59° 10' 39" W along the North right-of-way of Arkansas Highway No. 62, 124.65 feet to a set surveyor's nail; thence N 32° 35' 11" W 191.49 feet to a set iron pin; thence N 57° 24' 15" E 114.17 feet to a found iron pin; thence N 82° 49' 17" E 124.03 feet to the point of beginning, containing 0.775 acres, more or less, and being subject to an ingress and egress easement for the adjoiner on the North side thereof as described in Land Document No. 92-51442, and being subject to the right-of-way of Double Springs Road and the right-of-way of Arkansas Highway No. 62 and any other rights-of-way and/or easements of record.



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: 15-31874-143

Grantee: GT MANAGEMENT, LLC
Mailing Address: PO BOX 1893
LOWELL AR 727450000

Grantor: J & P FLASH, INC
Mailing Address: 110 WEST POLK
WEST MEMPHIS AR 723010000

Property Purchase Price: \$275,000.00
Tax Amount: \$907.50

County: WASHINGTON
Date Issued: 01/05/2016
Stamp ID: 956506112

Washington County, AR
I certify this instrument was filed on
1/5/2016 1:00:50 PM
and recorded in REAL ESTATE

File# 2016-00000205
Kyle Sylvester - Circuit Clerk

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

Grantee or Agent Name (printed): Jean Ann Estes

Grantee or Agent Name (signature): Jean Ann Estes Date: 1/5/16

Address: PO BOX 1893

City/State/Zip: Lowell AR 72745

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:

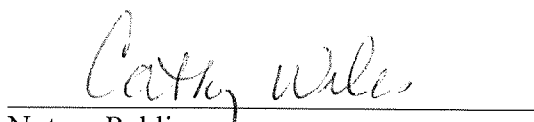
BLEW & ASSOCIATES
Notice of Public Meeting
City of Farmington Parcel #760-01618-003

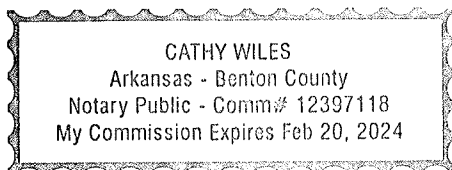
Was inserted in the Regular edition on:
April 17, 2016

Publication Charge: \$ 104.88


Karen Caler

Subscribed and sworn to before me
This 18 day of April, 2016.


Notary Public
My Commission Expires: 2/20/2024



****NOTE****

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

NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the 21st day of March, 2016.

LEGAL DESCRIPTION:
PARCEL #760-01618-003

A PARCEL OF LAND LOCATED IN A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NW1/4 NE1/4 AND RUNNING THENCE N 01°51'48" E 159.72 FEET; THENCE S 84°43'50" W 17.54 FEET TO THE WEST RIGHT OF WAY OF DOUBLE SPRINGS ROAD; THENCE S 04°53'14" W ALONG SAID RIGHT OF WAY 174.75' TO THE NORTH RIGHT OF WAY OF ARKANSAS STATE HIGHWAY NO. 62; THENCE S 61°03'59" W ALONG SAID RIGHT OF WAY 124.65'; THENCE N 30°42'01" W 191.39'; THENCE N 59°17'29" E 114.20'; THENCE N 84°40'05" E 124.04' TO THE POINT OF BEGINNING, AND CONTAINING IN ALL 0.77 ACRES, MORE OR LESS.

DESCRIPTION OF VARIANCE:

The developer is requesting a variance from the landscaping requirements as dictated by the City of Farmington Planning Department.

A public meeting to consider this request for variance at the above described property will be held on the 25th day of April, 2016. At 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

73658340 April 17, 2016

City of Farmington Application for Variance



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

Applicant: Broyles Street, LLC Day Phone: 479-267-9900

Address: PO Box 790, Farmington, AR Fax: 479-267-5616

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

Address: 524 W. Sycamore St. Fayetteville Fax: 479-582-1883

Property Owner: Broyles Street, LLC Day Phone: 479-267-9900

Address: PO Box 1527 Farmington, AR Fax: 479-267-5616

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 - 929 Broyles Street, Farmington, AR

Current Zoning -- C-1

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

Type of variance requested and reason for request:

We would like to request a variance to not pave the site with a dust free surface, the gravel surface will be temporary, we are wanting to prepare this site for future construction.

Responsibilities of the Applicant:

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

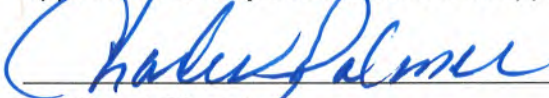
NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the 12th day of April, 2016.

WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S02°13'01"W 264.00' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, SAID POINT BEING A SET ALUMINUM MONUMENT, AND RUNNING THENCE S02°13'01"W 264.00' TO A SET ALUMINUM MONUMENT, THENCE N87°44'18"W 664.65' TO A SET IRON PIN, THENCE N02°19'09"E 264.00' TO A SET IRON PIN, THENCE S87°44'18"E 664.18' TO THE POINT OF BEGINNING. CONTAINING 4.03 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

A public meeting to consider this request for variance at the above described property will be held on 16th day of May, 2016 at 6:00p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

 Date, 4-12-16
Applicant Signature

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

 Date 4-12-16
Owner/Agent Signature

RECEIPT

DATE 3-21-16

No. 516389

RECEIVED FROM First Star Construction \$25.00

Twenty five + 00/100 DOLLARS

FOR RENT
 FOR Variance - on paving Brak & Stage

2nd phase

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

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____
BY B. Coleman

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

File# 2015-00003427

**WARRANTY DEED
MARRIED PERSONS**

File #: 1500278-103

KNOW ALL MEN BY THESE PRESENTS:

That we, **Roger Hurst and Lynda Hurst, husband and wife**, hereinafter called GRANTORS, 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 **Broyles Street, LLC**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Broyles Street, LLC**, hereinafter called GRANTEE, and unto its successors and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

A part of the SW 1/4 of the NE 1/4 of Section 23, T-16-N, R-31-W, Washington County, Arkansas, and being more particularly described as follows, to-wit: Beginning at the NE corner of said 40 acre tract, and running thence West 660 feet; thence South 264 feet; thence East 660 feet; thence North 264 feet to the point of beginning, containing 4 acres, more or less.

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

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

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

And we, Roger Hurst and Lynda Hurst, husband and wife, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantee all our rights of curtesy, dower and homestead in and to the said lands.

Prepared under the supervision of
Katy M. Sager, Attorney-At-Law
Sager Law Firm, PA
P.O. Box 8212
Fayetteville, AR. 72703

waco title 0210-100

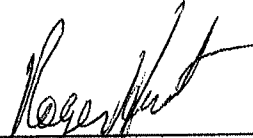
WITNESS our hands and seals on this 9th day of February, 20 15

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 WACO Title Co.

GRANTEE'S ADDRESS: 6 W. Main St.

Farmington AR 72730



Roger Hurst




Lynda Hurst

ACKNOWLEDGMENT

STATE OF AR)
COUNTY OF Washington) SS.

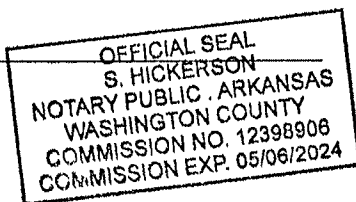
On this day, before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Roger Hurst and Lynda Hurst** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing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

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 9th day of February, 20 15.



Notary Public

My Commission Expires:





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: 1500278-103

Grantee: BROYLES STREET, LLC
Mailing Address: 6 W.MAIN ST
FARMINGTON AR 727300000

Grantor: ROGER HURST AND LYNDA HURST
Mailing Address: 12700 CARTER POWELL RD
WEST FORK AR 727740000

Property Purchase Price: \$185,000.00
Tax Amount: \$610.50

County: WASHINGTON
Date Issued: 02/11/2015
Stamp ID: 1828651008

Washington County, AR
I certify this instrument was filed on
2/11/2015 10:07:39 AM
and recorded in REAL ESTATE

File# 2015-00003427
Kyle Sylvester - Circuit Clerk

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

Grantee or Agent Name (printed): Broyles Street, LLC

Grantee or Agent Name (signature): By Waco Title as Agent Date: 2-11-15

Address: _____

City/State/Zip: _____

NORTHWEST ARKANSAS Democrat Gazette

P.O. BOX 1007, FAYETTEVILLE, AR, 72702 • 479-442-1700 • FAX: 479-695-1118 • WWW.NWADG.COM

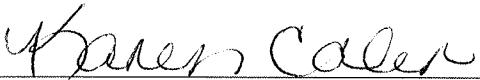
AFFIDAVIT OF PUBLICATION

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:

BLEW & ASSOCIATES
Notice of Public Meeting
City of Farmington Parcel #760-01367-000

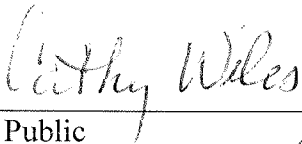
Was inserted in the Regular edition on:
April 17, 2016

Publication Charge: \$ 147.44



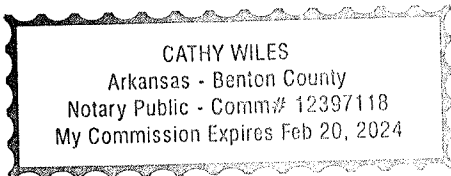
Karen Caler

Subscribed and sworn to before me
This 18 day of *April*, 2016.



Notary Public

My Commission Expires: *2/20/2024*



****NOTE****

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

NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the 21st day of March, 2016.

LEGAL DESCRIPTION:

PARCEL #760-01367-000
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, SAID POINT BEING A SET ALUMINUM MONUMENT, AND RUNNING THENCE S02°13'01"W 132.00', THENCE N87°44'18"W 663.95', THENCE N02°19'09"E 132.00' TO A SET IRON PIN, THENCE S87°44'18"E 663.71' TO THE POINT OF BEGINNING, CONTAINING 2.01 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY. PARCEL #760-01366-000
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S02°13'01"W 132.00' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE S02°13'01"W 132.00' TO A SET ALUMINUM MONUMENT, THENCE N87°44'18"W 664.18' TO A SET IRON PIN, THENCE N02°19'09"E 132.00', THENCE S87°44'18"E 663.95' TO THE POINT OF BEGINNING, CONTAINING 2.01 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

DESCRIPTION OF VARIANCE:
Broyles Street Storage, LLC is requesting a variance from the requirement to utilize a dust-free surface (i.e., concrete or asphalt) for pavement in the expansion to an existing storage facility; and to instead utilize compacted gravel pavement for the second phase of the development.

A public meeting to consider this request for variance at the above described property will be held on the 25th day of April, 2016. At 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

73658327 April 17, 2016

City of Farmington
Application and Checklist
Large Scale Development

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

Applicant: Keith Benish - FBC Day Phone: 479-267-4430
Address: 49 W Main St, Farmington, AR Fax: _____
Representative: Geoff Bates Day Phone: 479-442-9350
Address: 7230 S Pleasant Ridge Dr Fax: 479-521-9350
Property Owner: Farmington Baptist Church Day Phone: 479-267-4430
Address: 49 W Main St, Farmington, AR Fax: _____

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

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

For office use only

Fee paid \$ _____ Date _____ Receipt # _____

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

Property Description

Site Address -- NW Corner of S Church & W Vine
Current Zoning -- R-2
Attach legal description

Financial Interests

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

Farmington Baptist Church

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.*

Keith Benish Date 1/19/16
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.)*

Owner/Agent Signature Date _____

LSD/Subdivision Application Checklist:

Yes No N/A, why?

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

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

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.			
Proposed and Existing Streets, Rights-of –way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all exiting and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.			
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.			
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)			
Site Specific Information			
1. Provide a note describing any off site improvements.			
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)			
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)			
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.			
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			
8. The location and size of existing and proposed signs, if any.			
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			
12. Location of existing and proposed sidewalks.			
13. Finished floor elevation of existing and proposed structures.			
14. Indicate location and type of garbage service (Large Scale			

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.			
16. Draft of covenants, conditions and restrictions, if any.			
17. Draft POA agreements, if any.			
18. A written description of requested variances and waivers from any city requirements.			
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.			
20. Preliminary drainage plan as required by the consulting engineer.			

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

RECEIPT

DATE _____

No. 516372

RECEIVED FROM _____

\$ 500.00

FOR RENT

FOR _____

DOLLARS

ACCOUNT	
PAYMENT	
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____

TO _____

BY _____



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

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

January 19, 2016

Planning Commissioners & Staff
City of Farmington
354 W. Main Street
Farmington, AR 72730

RE: Farmington Baptist Church

Dear Planning Staff,

Farmington Baptist Church hereby is applying for a Large Scale Development Plan for site amenities. The site is located at 49 West Main Street in Farmington. The proposed development will entail a 150 square foot pavilion, a concrete basketball court, a sand volleyball court and additional asphalt parking along Vine and Church Street.

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

Sincerely

Jason Young
Project Manager
Bates & Associates, Inc.

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

Applicant: Farmington Baptist Church

Date: 2-2-16

Project Name: Farmington Baptist Church Large Scale Plans for Basketball Court & Pavilion

Engineer/Architect: Bates and Associates, Inc.

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

Representing: PG TELCO Name: SHANE BELL
479-841-0980

Utility easements look fine.

I have a very large 600 Pair copper cable that runs east & west paralleling Vine street within the proposed parking area.

I also have a small copper cable that runs north & south within the 15 UP on the western side of the site.

*Please contact myself @ 479-841-0980 or
Samy Clark @ 479-841-4168 prior to any excavation
and we will meet someone on site.*

Received By: _____

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

Applicant: Farmington Baptist Church

Date: 2-2-16

Project Name: Farmington Baptist Church Large Scale Plans for Basketball Court &
Pavilion

Engineer/Architect: Bates and Associates, Inc.

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

Representing: City of Fayetteville Name: Jonathan Ely

If new water or sewer services are desired for this project, the developer shall submit construction plans to the city of Fayetteville engineering division for review.

Received By: _____

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

Applicant: Farmington Baptist Church

Date: February 2, 2016

Project Name: Farmington Baptist Church Large Scale Plans for Basketball Court & Pavilion

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Provide a landscape plan that meets all of the requirements from the City's Landscape Ordinance.
3. Vine Street and Church Street must be improved up to the current street standards including curb and gutter and sidewalks or a Variance must be submitted and approved by the Planning Commission.
4. These improvements will increase the runoff from this site so this developer must do one of the following:
 - a. Onsite Storage
 - b. Offsite Storage
 - c. Improve the downstream drainage system
5. Provide a drainage report that meets all of the requirements from the Farmington Drainage Criteria Manual. Since this was not provided with the original submittal, this project cannot go forward to the Planning Commission but will have to be resubmitted for a future technical plat review meeting.



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

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

January 19, 2016

Planning Commissioners and Staff
City of Farmington
354 W. Main
Farmington, AR 72730

RE: Farmington Baptist Church Basketball & Volleyball Courts – Adjoining Property Owners

Dear Planning Staff,

Farmington Baptist Church Basketball & Volleyball Courts.

Parcel 760-01383-000:

A PART OF LOTS NUMBER FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), AND NINE (9) IN BLOCK NUMBERED FIVE IN THE ORIGINAL TOWN OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF LOT NINE (9) AND RUNNING THENCE N00°06'49"W 109.23', THENCE N89°45'58"E 140.39' TO THE WEST RIGHT-OF-WAY OF CHURCH STREET, THENCE ALONG SAID RIGHT-OF-WAY S00°14'31"E 109.22', THENCE LEAVING SAID RIGHT-OF-WAY S89°45'58"W 140.63' TO THE POINT OF BEGINNING. CONTAINING 0.35 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Sincerely,
Bates & Associates, Inc.

Geoffrey H. Bates, P.E.



Bates & Associates, Inc.

Civil Engineering · Land Surveying · Landscape Architecture

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

January 19, 2016

Planning Commissioners & Staff
City of Farmington
354 W. Main Street
Farmington, AR 72730

RE: Farmington Baptist Church Basketball & Volleyball Courts – Adjoining Property Owners

Dear Planning Staff,
Please see below for the Parcel Map and list of Adjacent Property Owners for the Farmington Baptist Church Basketball & Volleyball Courts (Parcel #760-02755-002)

ADJACENT PROPERTY OWNERS:

1) DAUGHERTY, ROBERT R TRUST
2745 N HIDDEN SPRINGS DR
FAYETTEVILLE, AR 72703
PARCEL #760-02755-000
ZONING: C-2

2) FARMINGTON BAPTIST CHURCH
49 W MAIN
FARMINGTON, AR 72730
PARCEL #760-01544-000, 760-01559-000, 760-01564-000
ZONING: R-1

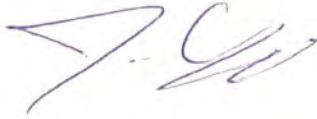
3) WETZEL, SHERMAN LYNN
PO BOX 77
PRAIRIE GROVE, AR 72753
PARCEL #0-00910-000
ZONING: R-2

4) CATTANEO, AUDRA N
59 W VINE ST
FARMINGTON, AR 72730
PARCEL #760-00910-001
ZONING: R-2

5) SHIPP, H M & NORMA LEE
PO BOX 2261
LITTLE ROCK, AR 72203
PARCEL #760-00909-000
ZONING: R-2

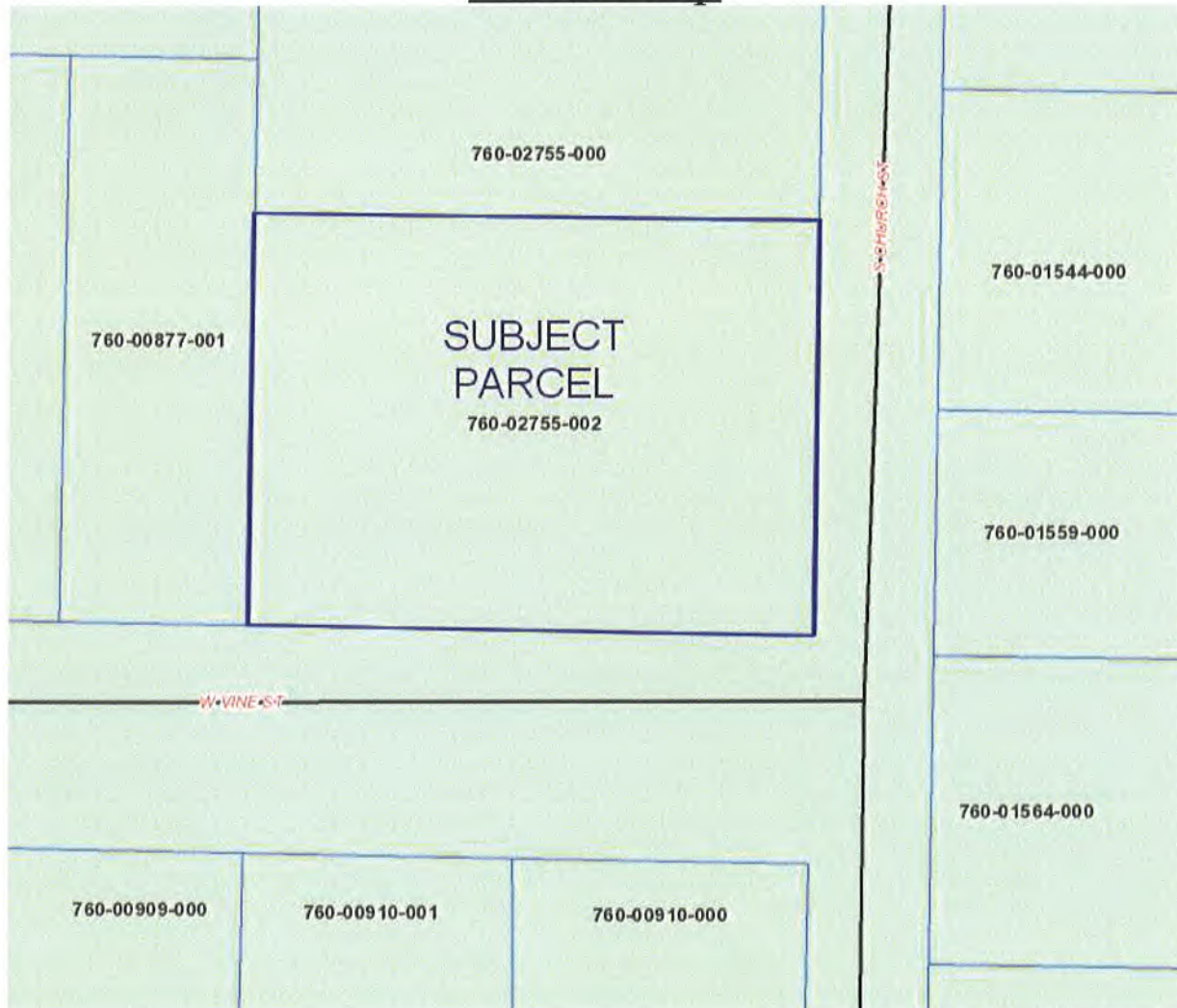
6) STORY, JIMMY
PO BOX 1112
FARMINGTON, AR 72730
PARCEL #760-00877-001
ZONING: R-2

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



Jason Young
Project Manager
Bates & Associates, Inc.

Parcel Map





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

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

January 19, 2016

NOTICE OF PUBLIC HEARING

Dear Adjacent Property Owner,

An Application for a Large Scale Development has been applied for by Farmington Baptist Church at 49 West Main Street. The proposed development entails a basketball court, a volleyball court, a small pavilion, and associated parking. Please see the attached Parcel Map for reference to where this proposed development will be located in relation to your property.

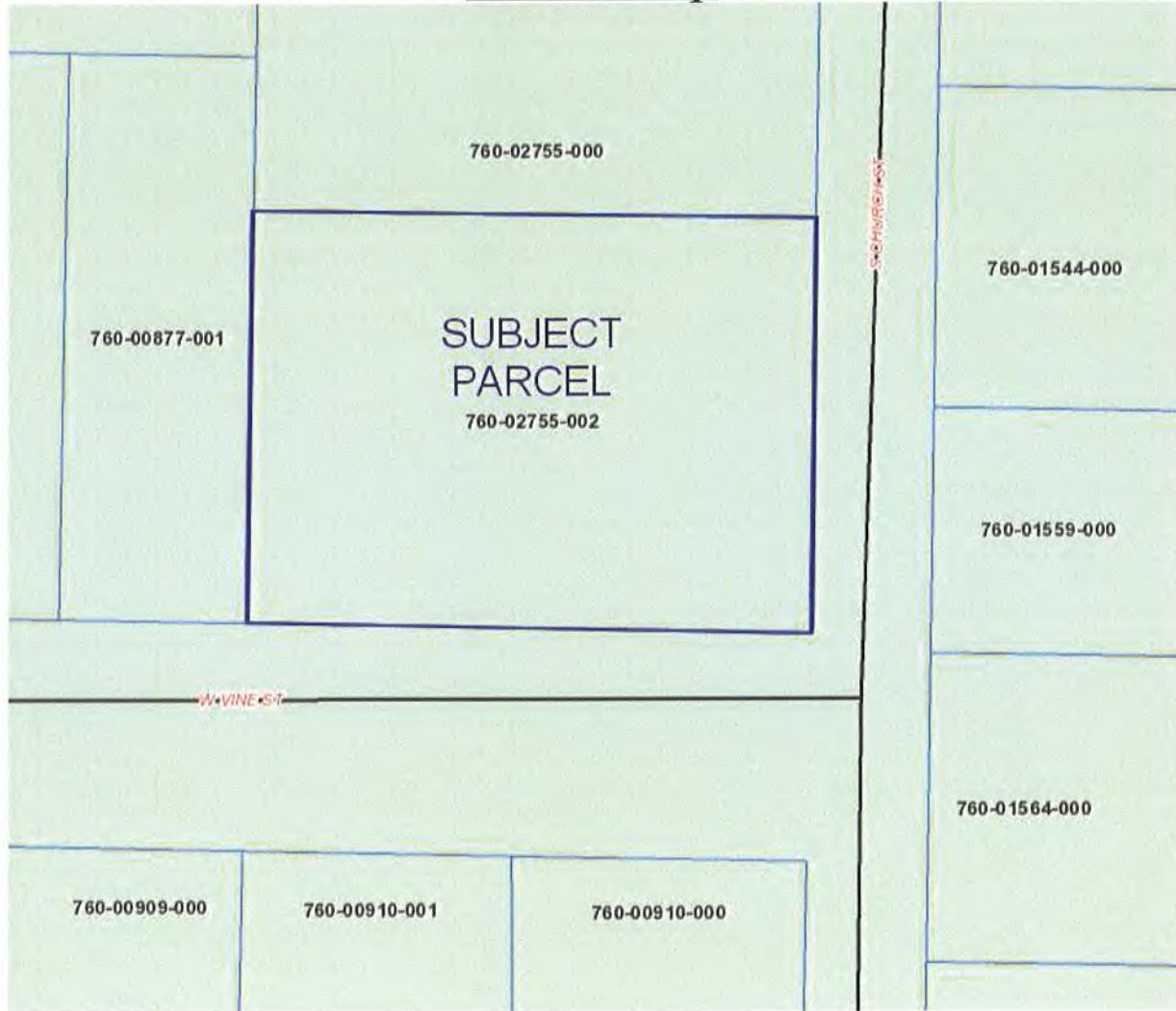
A hearing on this Application will be held by the Farmington Planning Commission on February 22, 2016 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington Arkansas. All interested persons are invited to attend.

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

Sincerely,

Jason Young
Project Manager
Bates & Associates, Inc.

Parcel Map



WARRANTY DEED

(INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

That Robert R. Daugherty, Trustee of the Robert R. Daugherty Trust u/t/d January 25, 1994, hereinafter called GRANTOR for and in consideration of the sum of One Dollar and no/100 (\$1.00) and other good and valuable consideration paid by Farmington Baptist Church, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Farmington Baptist Church, hereafter called GRANTEE, and unto its heirs and assigns forever, the following described property situate in the County of Washington, State of Arkansas, to-wit:

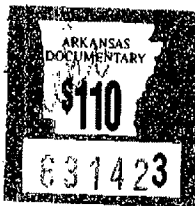
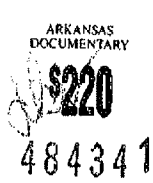
SEE ATTACHED EXHIBIT "A"

Subject to all rights of way, covenants and restrictions, easements, prior mineral reservations, oil and gas leases, and all other reservations of record.

Per Washington County Ordinance No. 2006-13: "You are hereby notified that you have purchased rural property and that there may exist now or in the future agricultural operations in the vicinity."

TO HAVE AND TO HOLD The same unto the GRANTEE and unto its heirs and assigns forever, with all appurtenances thereunto belonging. And I hereby covenant with GRANTEE that I will forever warrant and defend the title to the property against all lawful claims whatever.

WITNESS my hand this 6th day of November, 2009.



Robert R. Daugherty

Robert R. Daugherty, Trustee of the Robert R. Daugherty Trust u/t/d January 25, 1994

ACKNOWLEDGMENT

State of Arkansas

County of Washington

BE IT REMEMBERED, that on this day came before, the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting Robert R. Daugherty, Trustee of the Robert R. Daugherty Trust u/t/d January 25, 1994 to me well known as the GRANTOR in the foregoing Deed, and stated that he had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and official seal this 6th day of November, 2009.



Audra L. Bailey

Audra L. Bailey

Notary Public

My commission expires 3/1/17

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

49 W Main

Farmington AR 72730

Audra L. Bailey

Grantee or Agent

Send next tax statement to Grantee's Address

Prepared by A. Bailey, Attorneys, PA, PO Box 790, Farmington, AR 72730. Phone #479-267-4476.

File No.: W09-7874

EXHIBIT A

PURCHASE TRACT:

A part of Lots Number Four (4), Five (5), Six (6), Seven (7), Eight (8), and Nine (9) in Block Numbered Five in the original Town of Farmington, Washington County, Arkansas. being more particularly described as follows, to-wit: Beginning at an existing rebar marking the Southwest corner of Lot Nine (9) and running thence N 00°06'49" W 109.23', thence N 89°45'58" E 140.39' to the West right-of-way of Church Street, thence along said right-of-way S 00°14'31" E 109.22', thence leaving said right-of-way S 89°45'58" W 140.63' to the point of beginning, containing 0.35 acres, more or less, subject to all easements and rights-of-way of record.

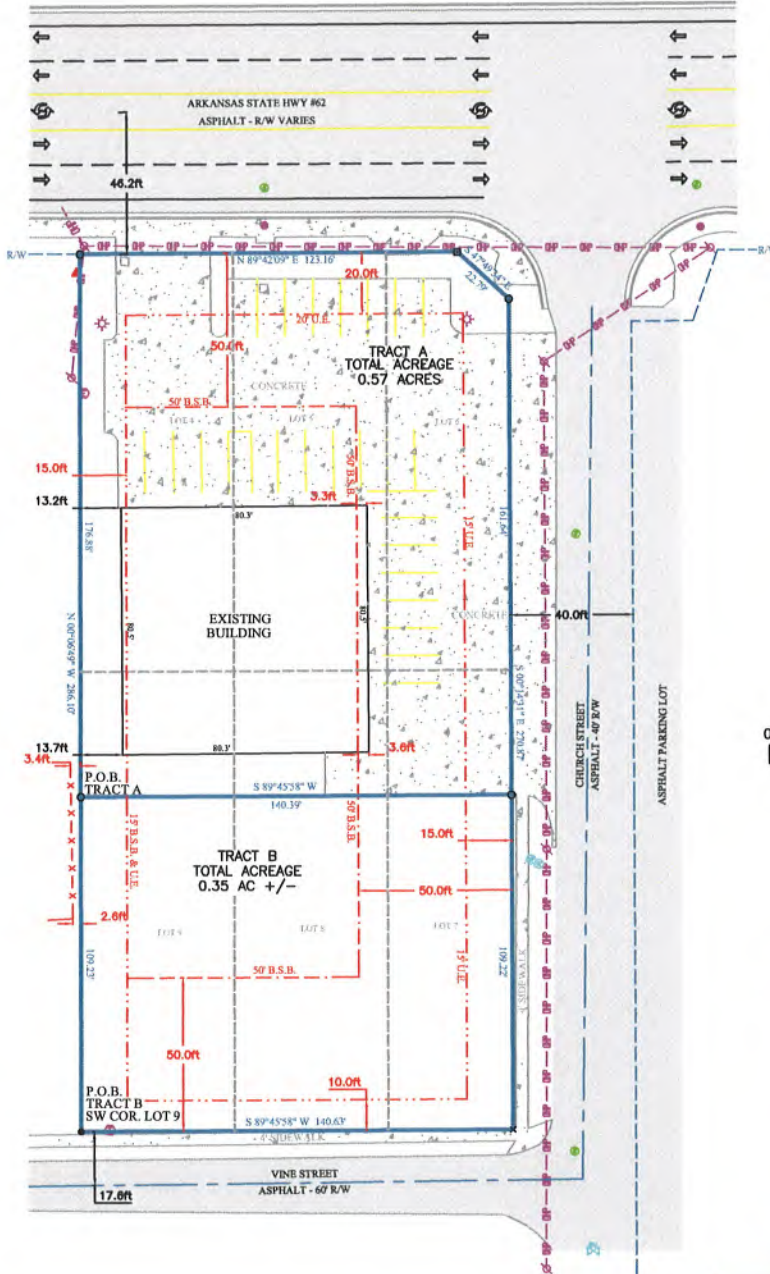
Washington County, AR
I certify this instrument was filed on
11/10/2009 8:54:56 AM
and recorded in REAL ESTATE

File# 2009-00035783
Bette Stamps - Circuit Clerk

by 

LOT SPLIT

PARCEL #760-02755-000
TOTAL ACREAGE
0.92 AC +/-



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 20TH DAY OF JULY, 2009.



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

VICINITY MAP



VICINITY MAP NOT TO SCALE

FIELD WORK:
JULY 27-29, 2009

BASES OF BEARING:
ASSUMED

REFERENCE DOCUMENTS:

- 1) COMMISSIONER'S DEED FILED IN BOOK 2004 AT PAGE 3060
- 2) FINAL PLAT OF THE ORIGINAL TOWN OF FARMINGTON FILED IN BOOK 3 AT PAGE 323
- 3) HIGHWAY RIGHT-OF-WAY MAP, F.A.P. STP-MGS-0072(30) ROUTE 60 - SECTION 1 JOB: R0082
- 4) PLAT OF SURVEY FILED IN BOOK 0023 AT PAGE 187

PROPERTY ZONED:

C-2

BUILDING SETBACKS:

FRONT 50ft
SIDE 0ft
REAR 20ft
ADJACENT TO RESIDENTIAL 15ft

EXISTING DEED DESCRIPTION: PARCEL #760-00876-000:

(BOOK 2004, PAGE 3060)
LOT NUMBER FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), AND NINE (9) IN BLOCK NUMBERED FIVE IN THE ORIGINAL TOWN OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS.

TRACT A:

A PART OF LOTS NUMBER FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), AND NINE (9) IN BLOCK NUMBERED FIVE IN THE ORIGINAL TOWN OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N00°06'49\"/>

TRACT B:

A PART OF LOTS NUMBER FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), AND NINE (9) IN BLOCK NUMBERED FIVE IN THE ORIGINAL TOWN OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF LOT NINE (9) AND RUNNING THENCE N00°06'49\"/>

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD SURFACE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS. (IRM PANEL #05143C0215E, DATED MAY 16, 2008)

FOR USE AND BENEFIT OF:
BOB DAUGHERTY -
OREILLY AUTO PARTS
ADDRESS:
57 W. MAIN STREET
FARMINGTON, ARKANSAS
DATE: 07/20/09 SCALE: 1\"/>

Bates & Associates, Inc.
Civil Engineering & Land Surveying
11 W. Oak Square Dr. Fayetteville, Arkansas 72703-4292-8300 Fax 479-231-8300
BATES & ASSOCIATES, INC. Created: 2009
This survey was conducted for the purpose of personal or private use. This plan is prepared by copyright. No one including the person(s) named here is to reproduce this plan without the express written consent of Bates & Associates, Inc. Surveyors are to make no independent investigation for the existence of buried, unrecorded, unmarked, or unlocated easements, or any other facts which a competent and accurate title search may disclose. Any third person provided as to the data in this document is not a party to this survey. The accuracy or liability for the completion of this survey shall rest, in substance, on those persons who do not commission the services of Bates & Associates, Inc. or the propriety of funding.

- (R) RECORDED TITLE
- (70) MEASURES
- FOUND 1/4\"/>

- SET / FOUND P.K. NAIL
- RAILROAD CROSS
- BENCHMARK
- TEMP BENCH MARK (ELEV.)
- RIGHT-OF-WAY MARKER
- COMPUTED POINT
- CHISELED "X" IN CONCRETE
- FENCE CORNER POINT
- BOUNDARY LINE
- LOT LINE
- FORTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- TELEPHONE PEDESTAL
- WATER TAPCH
- FIRE HYDRANT
- STORM WATER
- SYSTEM SINKER INLET
- SANITARY SEWER
- MANHOLE
- POWER POLE
- WATER VALVE
- GAS METER
- ELECTRICAL METER
- CROSS
- ELECTRICAL BOX
- TREE
- TREE LINE
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FENCE
- INGRESS & EGRESS EASEMENT
- BUILDING SETBACK
- UTILITY EASEMENT

LEGEND:
NORTH
SOUTH
EAST
WEST

City of Farmington
Application and Checklist
Large Scale Development

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

Applicant: Broyles Street Storage, LLC Day Phone: (918) 671-9246

Address: PO Box 790, Farmington, AR 72730 Fax: _____

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

Address: 524 W. Sycamore St., Fax: (479) 582-1883
Fayetteville, AR 72703

Property Owner: _____ Day Phone: _____

Address: _____ Fax: _____

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

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

For office use only

Fee paid \$ _____ Date _____ Receipt # _____

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

Property Description

Site Address -- Broyles St.

Current Zoning -- C-1 General Commercial

Attach legal description

Financial Interests

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

Broyles Street Storage, LLC

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

_____ Date _____

Applicant Signature

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

_____ Date _____

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

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.			
13. A general vicinity map of the project at a scale of 1" = 2000'	✓		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	✓		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	✓		
16. Existing topographic information with source of the information noted. Show:			
a. Two foot contour for ground slope between level and ten percent.	✓		
b. Four foot contour interval for ground slope exceeding 10%.			
17. Preliminary grading plan.	✓		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	✓		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	✓		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	✓		
b. Provide pipe types and sizes.	✓		
2. Regarding all proposed sanitary sewer systems			No SS proposed
a. Provide pipe locations, sizes and types.			
b. Manhole locations.			
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site		✓	
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			
5. Regarding all proposed water systems on or near the site:			No water systems proposed
a. Provide pipe locations, sizes and types.			
b. Note the static pressure and flow of the nearest hydrant.			
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.			
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			No new util proposed
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.			<i>No easements proposed</i>
Proposed and Existing Streets, Rights-of-way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	✓		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	✓		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)			
Site Specific Information			
1. Provide a note describing any off site improvements.	✓		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		✓	
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		✓	
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)		✓	
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.		✓	
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			<i>Not a residential development</i>
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.)			<i>No buildings proposed</i>
8. The location and size of existing and proposed signs, if any.		✓	
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	✓		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	✓		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	✓		
12. Location of existing and purposed sidewalks.	✓		
13. Finished floor elevation of existing and purposed structures.	✓		
14. Indicate location and type of garbage service (Large Scale		✓	

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.		✓	
16. Draft of covenants, conditions and restrictions, if any.		✓	
17. Draft POA agreements, if any.		✓	
18. A written description of requested variances and waivers from any city requirements.	✓		
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	✓		
20. Preliminary drainage plan as required by the consulting engineer.	✓		

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

RECEIPT

DATE 3-15-16

No. 516386

RECEIVED FROM Palmer Co.

\$ 500.00

Five hundred + no/100 DOLLARS

FOR RENT
 FOR Broyles St. Storage Phase II - large scale development

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

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____

BY B. Coleman

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

March 8, 2016

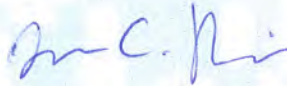
City of Farmington
Planning Department
354 W. Main Street
PO Box 150
Farmington, AR 72730

SUBJECT:

To Whom It May Concern:

Broyles Street Storage is seeking to develop two tracts of land, totaling approximately 4.02 acres, located on Broyles Street in Farmington. The development is intended to be an addition to the existing storage facility. The proposed development will include gravel paving, detention facilities, and other improvements as required by the City of Farmington.

Sincerely,



Jacob Rennick, EI
Blew & Associates, PA

Yates Family Charitable Reminder Trust
PO Box 10558
Fayetteville, AR 72703
Parcel #760-02400-200

Farmington School District #6
42 S Double Springs Road
Farmington, AR 72730
Parcel #760-01433-300

Joey D. Alverson
108 E Pheasant Drive
Farmington, AR 72730
Parcel #760-01708-000

Maria Martha Velasco
107 E Pheasant Drive
Farmington, AR 72730
Parcel #760-01717-000

Broyles Street, LLC
PO Box 790
Farmington, AR 72730
Parcel #760-01365-000

S H Holdings, LLC
1063 N Valley View Drive
Fayetteville, AR 72701
Parcel #765-01353-000

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

Applicant: Broyles Street Storage, LLC
Project Name: Broyles Street Storage Phase 2
Engineer/Architect: Blew and Associates, PA.

Date: April 5, 2016

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Provide a completed Application Checklist. Future submittals that do not include a completed checklist will be incomplete and will be rejected.
3. Gravel parking lots are not allowed by City Ordinance. This area will have to be paved with a dust free surface or a variance will have to be submitted.
4. Provide spot elevations at the corners of the parking area and within the detention pond (Item #12 on the checklist).
5. Drainage Report
 - The drainage report schematic is not shown correctly and the design does not have the necessary hydrographs included. The schematic only shows one pond but the report is set up to two ponds, one draining into the other.
 - The plan and report do not agree on the discharge pipe material for the Pond 2.
 - The tail water elevation of the outlet from Pond 2 is set to 0.00. The WSE from Pond 1 should be used for this value.
 - Provide the composite curve number for Post Area 3. This area will have a different curve number than Post Area 1.
 - It might be beneficial if a meeting was scheduled to discuss the over design.

Received By: _____

	Shown On Plat	Current Landscaping Ordinance	Proposed Landscaping Ordinance
Main Street Front - # of required trees per linear footage segment	9	10 total	8
Shade Tree height	OK	8 – 10'	6 – 8'
Ornamental Tree height	OK	6 – 8'	5 – 7'
Main Street Front - # of shrubs per linear footage segment	118 total (more than required)	105 – 3 gal. containers	45 – 2 gal. containers Strongly encourage clustering or grouping shrubs within each since so few are required
North Side of property requires trees because adjacent to residential use zone	0	21 required Ordinance requires a 6' fence (not chain link—VI B. General Provisions (12) and also trees must be planted in front of fence with 60% coverage within 2 years. Suggest planting fast-growing trees, some of which would be evergreen (such as a variety of sturdy pine)	12 required Same requirements
North Side - Shrubs Required	0	Approx. 100 shrubs	45 shrubs
West side of property requires trees/shrubs because adjacent to residential zone.	0	0 No new trees or shrubs required because preserved 18 existing large trees and native shrubs.	0 No new trees or shrubs required because preserved 18 existing large trees and native shrubs.
Irrigation System provided for vegetation planted?	?	Required.	Required. (See V. G.)
Performance Bond for Installation, Maintenance, & Replacement for 2 years? (Article XIII)	? Has it been provided	Required	Required
Detention pond(s) - a few plants around ponds	None	Required	Required (Article XIII)

Date: 04/05/2016

City: Farmington

Name: Broyles Street Storage Phase 2

General Comments:

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Any power line extension that has to be built to this property will be at the owner's expense. The cost will be determined after the owner makes application for electric service and the line has been designed.
3. Please contact Ozarks Electric if you have any questions.
Wes Mahaffey At (479)263-2167 Or wmahaffey@ozarksecc.com

Need 30ft easement on east of property. Along Broyles.

Fayetteville

