



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

### ***PLANNING COMMISSION AGENDA***

***April 27, 2020***

**A meeting of the Farmington Planning Commission will be held on  
Monday, April 27, 2020 at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

**City of Farmington is inviting you to a scheduled Zoom meeting:  
<https://us02web.zoom.us/j/83186553200?pwd=emtJVHRXclFhazg0WVZvRnlodk4yZz09>**

**Meeting ID: 831 8655 3200**

**Password: 007316**

**One tap mobile**

**+13126266799, 83186553200#,,007316# US (Chicago)**

**+19294362866,, 83186553200#,,007316# US (New York)**

**Dial by your location**

**+1 312 626 6799 US (Chicago)**

**+1 929 436 2866 US (New York)**

**+1 253 215 8782 US**

**+1 301 715 8592 US**

**+1 346 248 7799 US (Houston)**

**+1 669 900 6833 US (San Jose)**

1. Roll Call
2. Approval of the minutes - April 6, 2020
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. Conditional Use for Sale of Fireworks: Meramec Specialty Company**

**Property owned by: Farmington Commercial, LLC.**

**Property Location: 380 W. Main**

**Presented by: Kevin Bailey**

**B. Conditional Use for Sale of Fireworks: Hale Fireworks**

**Property owned by: Rausch Coleman**

**Property Location: 120 N. Holland.**

**Presented by: Reggie Hale**

**C. Variance – waive lot split regulations**

**Property owned by: Eagle Holdings**

**Property location: 27.39 acres on Clyde Carnes and Jim Brooks Rd. (Parcel #760-03131-00)**

**Presented by: Eagle Holdings**

**D. Preliminary Plat – Summerfield Subdivision**

**Property owned by:** Pitts Dynasty Trust #3

**Property Location:** West side of Hunter St.

**Presented by:** Jorgensen & Associates

5. Discuss concept plat; Tim Sorey, Sand Creek Engineers

# Minutes

**Planning Commission Minutes**  
**April 6, 2020 6 PM**

1. **ROLL CALL** – Meeting which was held using Zoom on-line service due to Corona Virus pandemic, was called to order by Chairman Robert Mann. A quorum was present.

**PRESENT**

Robert Mann, Chair  
Howard Carter  
Jay Moore  
Chad Ball  
Toni Lindsey  
Gerry Harris  
Judy Horne  
Bobby Wilson

**ABSENT**

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

2. **Approval of Minutes:** February 24, 2020 Minutes were approved as written.

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

**Public Hearings:**

**4A. Rezoning request from RE-1 to RE-2 - property owned by Bleaux and Samantha Barnes located at 12266 N. Hwy 170 as presented by Bates & Associates, Inc.:**

Geoff Bates was present to discuss the request. Mr. Bates stated these are single family homes. No public comments were made.

Upon roll call, the motion was passed unanimously.

**4B. Rezoning from R-1 to PUD - property owned by Hampton Holdings, LLC located west of Broyles St. & south of South 54<sup>th</sup> Street, parcel #760-02400-200 presented by Morrison Shipley:**

Patrick Foy of Morrison Shipley was present to discuss the request. The request is for a PUD to allow mixed housing with single-family on the north portion and a mixture of duplexes and townhomes on the south.

Mayor Ernie Penn stated that the property was a perfect location for a PUD.

Jay Moore said people at the school are concerned about the increased number of children due to this development. It was noted that this matter should not be a consideration of the Planning Commission.

Chad Ball was concerned about the greatly increased population density proposed by the development plans. He also agreed regarding increased number of children in Williams Elementary. He felt the current zoning of R-1 was the appropriate zone.

Gerry Harris was concerned that a one-car garage will not be enough, and Bobby Wilson also expressed the same concern. Gerry asked also if the administration at Williams expressed concerns to the City. Mr. Foy said the school had been contacted as required, but there had been no actual contact with

school people. He noted that they will build sidewalk on west side of Broyles according to City standards requirements.

Regarding parking, Mr. Foy said the one-car garage residences would have room on the driveway for 2 cars to park.

Gerry Harris asked if they plan to allow parking on the streets, but it was noted that the Fire Department can put up “No Parking” signs and the Police Department can give citations for street parking.

Judy Horne had concerns with the developer’s statement in the sample POA agreement that townhomes and most other residences will be leased out by the company with few private ownership homes.

Mr. Foy stated that the townhomes and duplexes are intended for lease but the single family homes are meant to be sold. But, in further discussion he said some duplexes might be sold for private ownership. He stated that the bylaws of the POA agreement would allow them control over keeping the area clean.

Judy Horne had concerns about the greatly increased traffic count and suggested that a traffic light should be located at the intersection of Broyles and 54<sup>th</sup> due to the large number of homes being built throughout this area.

Judy further noted that the proposed retention pond can’t be included in park land dedication, as the ordinance states, and as Chris Brackett has noted. She suggested that a solution might be to allow them to pay a fee into the City’s park fund in lieu of that amount of land.

Jay addressed the question of Williams School administration concerns. He had talked to Principal Gardenhire of the school. She expressed a concern with the growth of the school district and having so many residents within that close proximity. However, this was her own opinion and not necessarily that of the Farmington School Administration.

Chris Brackett read his memo (of which Patrick Foy was aware) as follows:

“The Planned Unit District for the Cedar Crest Subdivision has been reviewed and it is our opinion that the Planning Commission’s approval should be conditional on the following comments.

The fire hydrant locations shown on the plat and the utility plans must be reviewed and approved by the Fire Department.

1. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to any further construction activities.
2. The street that is constructed thru park land dedication is required for the street connection of the subdivision so this street will be required to have a 50’ right-of-way. This right-of-way should be taken out of the calculation for the park land.
3. The Planning Commission will have to make a determination on the park land conveyance for this subdivision. The condition will vary dependent that determination.
  - a. If the park land is accepted, the park land must be deeded over to the City prior to any building permits being issued on this property. If the required 2.96 acres is not deeded, the excess must be paid with payment in lieu of park land conveyance.
  - b. If the park land is no accepted, the payment in lieu of park land conveyance will be required for this subdivision. This fee will be \$600 per single family unit and \$300 per multifamily unit (\$80,800).

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

Regarding item #2 (50’ right of way through the park area) Mr. Foy said he had understood in Plat Review that they would not have to provide that width right of way. Mr. Brackett said 50’ width is needed for street connection.

Commissioners seemed in general agreement that a one-car garage was not sufficient in today’s world. City Attorney Steve Tennant said a PUD allows the Planning Commission to require whatever they think best, so two car garages can be required. It was also discovered in discussion that for townhomes, two will have a one-car garage and 10 townhomes will not have any garage.

Mr. Foy said the price of the unit has to cover the expense of the garage and it will be higher if it is a two-car garage.

Chad Ball felt that the location which is on the outskirts of Farmington meant that people would go to Fayetteville to shop, thus potentially hurting revenue for our town. Further, he was concerned about 222 units going in near the school, the retention pond issue, and the garage size.

Toni Lindsey requested square footage and number of multi-family and townhome units.

Dwelling Unit	Lot Area (sq. ft)	Dwelling Unit (sq. ft)
Duplex	8,275	4,137
Townhome	11,088	1,848

Gerry Harris noted that the information provided shows a discrepancy in some data. Mr. Foy said there would be 8.77 units per acre.

Judy Horne suggested the developer pull this from the agenda until Planning Commission concerns could be properly addressed. The developer’s name was requested and it is Robbie Bader. Mr. Foy asked to table the issue until later in the meeting after he contacted the owner. This was agreed to.

**At this point in the meeting, the Commission moved on to item 4.D. (See below.)**

When the Commission returned to the Cedar Crest agenda item later in the meeting the representative for Hampton Holdings, Robbie Bader, was available on Zoom. Chairman Mann informally polled commissioners regarding 2-car or 1-car garage. Most preferred 2-car.

Gerry Harris asked about the townhouses with no garage; the answer was that a similar development in Rogers and Bentonville were built like that. Mr. Bader assured their intention is to design an up-scale, engaging community with walking trails, swimming pool, and areas for social interaction. Also he said they strictly enforce the POA standards and requirements and the rental rates are of a level that a trashy looking neighborhood will not occur.

Upon roll call, Robert Mann called the question to approve the Rezone and Preliminary Plat subject to the change to 2-car garage instead of one, pay a fee into City's Park Fund in lieu of retention pond land, and Chris Brackett's memo requirements. The motion passed 5-2 with Howard Carter and Chad Ball voting "No".

**4C. Preliminary Plat for property owned by Hampton Holdings, LLC located off Broyles St. parcel #760-02400-200 as presented by Morrison Shipley:**

With a PUD proposal both the rezoning and the Preliminary Plat approval are rolled into one item for consideration. With the 5-2 approval in 4B., this also included approval of the Preliminary Plat.

Chairman Mann noted that in the future, the manner in which PUD items are shown on the agenda and are considered needs to be improved.

**4D. Variance - from required number of parking spaces for property owned by Cedar Mountain Properties, LLC located on Southwinds Dr., Parcel #760-01601-000 - presented by Bates & Associates, Inc.:**

Geoff Bates of Bates Engineering and Brad Smith of Cedar Mountain Properties were present to discuss the zoning request to reduce parking spaces from 109 to 93 or 16 fewer parking spaces than the requirement. If they have to add 16 spaces, they would have to reduce building size and more paving would contribute to the "heat-island" effect created by large areas of paved surfaces.

Mayor Penn referred to his memo to commissioners in which he explained that "intended use" dictates number of parking spaces. Intended use is unknown at this time, but Chris Brackett has had to take the highest-traffic use when calculating number of spaces. The Mayor felt that there would be no problem with 16 fewer spaces. Further, he stated that this would be a much higher class and attractive Commercial Office project than surrounding properties. In addition, he said he knows the builder and the owner and the property will be a first class project.

Mayor Penn said if you calculate spaces based on 50% offices and 50% commercial use, then the developer's request is suitable.

Chad Ball wanted assurance that there would be a connection to the parking lot just north of this property which might be used for overflow parking. Mr. Smith has not received the property owner's permission yet.

Public comment:

Lynn Kutter asked if parking will be allowed on Southwinds Drive in front of the development and the answer is NO.

Steve Tennant pointed out that the building will probably not be all retail/commercial because many retailers would need more space than this building will offer.

Chairman Mann called for question and upon roll call, the motion passed unanimously.

**4E. Large Scale Development- property owned by Cedar Mountain Properties, LLC located on Southwinds Dr. Parcel #760-01601-000 as presented by Bates & Associates, Inc.:**

Geoff Bates was present to discuss the request. In Chris Brackett's March 3 memo, there were deficiencies with drainage and permitting along with parking issues and these have been corrected. The drainage is set up to flow down to the creek rather than a detention pond. Chris Brackett read his memo as follows:

"The Large Scale Development Plan for the Bristol Commons LSD has been reviewed and we cannot recommend that the Planning Commission approve the current plan based on this plan does not meet the minimum parking requirements in the Zoning Ordinance.

This plan shows 21,880 square feet of commercial building that would require 110 spaces at 1 space per 200 square feet. The plan currently shows 93 spaces. A variance of this requirement would have to be approved the Planning Commission or the building would have to be reduced to no more than 18,600 square feet.

If the Planning Commission grants the variance of the parking requirements or if the developer agrees to reduce the building size, the approval of the Large Scale Development should be conditional on the following comments.

1. All connections to the water and sanitary sewer systems must be approved by the City of Fayetteville.
2. A Flood Plain Development Permit will be required for this project prior to construction plan approval.
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 this conference.
4. After a final review set of plans and drainage report has been accepted by Olsson, the applicant should submit to City two (2) sets of full size plans and three (3) set of half size plans, and two (2) copies of the final drainage report that have been sealed by the engineer for final approval and distribution."

Project engineer Bates was familiar with the City Engineer's report and had no issues with it.

Public Comments: None

Chairman Mann called for question and upon roll call, the motion, subject to the City Engineer's memo passed unanimously.

**5. Adjournment:** Having no further business, Commissioners were thanked for their patience in participating in the City's historic first on-line meeting, and the Planning Commission meeting was adjourned.

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Judy Horne - Secretary

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Robert Mann - Chair



# Agenda Item 4. A

**CITY OF FARMINGTON**

**APPLICATION FOR CONDITIONAL USE  
FOR SALE OF FIREWORKS**

Applicant's Name Meramec Specialty Co. D.B.A. Fireworks City Date 3-13-2020

Address 380 W. Main Street, Farmington, AR. 72730

Phone # 901.409.1884

Zoning C-2

Description of proposed use: Seasonal Use of Retail Fireworks

**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 3-16-17

No. 217176

RECEIVED FROM Meramee Specialty Co. \$ 250.00

Two hundred fifty & no/100 DOLLARS

FOR RENT  
 FOR Conditional Use - Sale fireworks

*chk  
21567*

ACCOUNT	
PAYMENT	<u>250.00</u>
BAL. DUE	<u>0</u>

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_  
BY B. Coleman 3-11

City of Fannington, AR

03/16/2020 1:40PM 01  
000000#9021 CLERK01

Development Fees \$250.00

ITEMS 1Q  
CHECK \$250.00

### 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 Crainford*  
Farmington Fire Chief

3/12/20  
Date

Our Physical address is 380 W. main St.

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

November 14, 2019

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 21, 2020 through July 5, 2020 on property owned by Farmington Commercial, LLC. in Farmington, Arkansas.

Sincerely,

FARMINGTON COMMERCIAL, LLC.



Paul Phillips

=====
WEST MEMPHIS
615 E COOPER AVE
WEST MEMPHIS, AR 72301-9998
049297-0798
(800)275-8777
02/24/2020 01:53 PM
=====

Table with columns: Product, Qty, Unit Price, Price. Contains 8 rows of Prepaid Mail entries and a Total row. Each entry includes details like weight, destination, acceptance date, and tracking number.

# 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 Street, 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:

Seasonal Sale of Retail fireworks

A public hearing on said application will be held by the Farmington Planning Commission at W. Main Street, on April 27, 2020

All parties interested in this matter may appear and be heard at the public hearing. You are invited to call or visit the city Business Manager in City Hall to review the application and discuss the same with the staff.

U.S. Postal Service Certified Mail Receipt

OUTBOUND TRACKING NUMBER  
 9414 7118 9956 1021 6318 00  
 RETURN RECEIPT TRACKING NUMBER  
 9490 9118 9956 1021 6318 97

FEES	
Postage per piece	\$0.500
Certified Fee	\$3.550
Return Receipt Fee	\$2.850
<b>Total Postage &amp; Fees:</b>	<b>\$6.900</b>

ARTICLE ADDRESS TO:

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

Postmark Here

COMPLETE THIS SECTION ON DELIVERY

A. Signature: (  Addressee,  Agent )  
*X Vickie Darnell*  
 B. Received By: (Printed Name)  
 Vickie Darnell  
 C. Date of Delivery  
 4/27/20  
 D. Is delivery address different from item 1?  Yes  No  
 IF YES, enter delivery address below:

SENDER: COMPLETE THIS SECTION

- Ensure items 1, 2, and 3 are completed.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

3. Service Type  
 Certified Mail®



9490 9118 9956 1021 6318 97

2. Article Number (Transfer from service label)  
 9414 7118 9956 1021 6318 00



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

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Location 380 W. Main Street, Farmington, AR. 72730

Owned by Farmington Commercial, LLC

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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.

**U.S. Postal Service**  
**Certified Mail Receipt**

<b>OUTBOUND TRACKING NUMBER</b> 9414 7118 9956 1021 4632 03	<b>FEES</b>	
<b>RETURN RECEIPT TRACKING NUMBER</b> 9490 9118 9956 1021 4632 90	Postage per piece	\$0.500
	Certified Fee	\$3.550
	Return Receipt Fee	\$2.850
	<b>Total Postage &amp; Fees:</b>	<b>\$6.900</b>

**ARTICLE ADDRESS TO:**

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

Postmark  
Here

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Location

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Owned by

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All parties interested in this matter may appear and be heard at the public hearing. You are invited to call or visit the city Business Manager in City Hall to review the application and discuss the same with the staff.

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:  
**City of Farmington  
P.O. Box 150  
Farmington AR 72730-0150**

2. Article Number (Transfer from service label)  
**9414 7118 9956 1021 4128 36**

3. Service Type  
 Certified Mail®

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature: (  Addressee or  Agent )  
*Brenda Coleman*

B. Received By: (Printed Name)  
*Brenda Coleman*

C. Date of Delivery  
*4/27/20*

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

**U.S. Postal Service  
Certified Mail Receipt**

OUTBOUND TRACKING NUMBER	FEE
9414 7118 9956 1021 4128 36	Postage per piece \$0.500
RETURN RECEIPT TRACKING NUMBER	Certified Fee \$3.550
9490 9118 9956 1021 4128 78	Return Receipt Fee \$2.850
	Total Postage & Fees: \$6.900

ARTICLE ADDRESS TO:

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

Postmark  
Here



9490 9118 9956 1021 4128 78

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354

U.S. Postal Service  
Certified Mail Receipt

<p><b>OUTBOUND TRACKING NUMBER</b> 9414 7118 9956 1021 4991 10</p> <p><b>RETURN RECEIPT TRACKING NUMBER</b> 9490 9118 9956 1021 4991 52</p> <p><b>ARTICLE ADDRESS TO:</b></p> <p>Walmart Real Estate Business Trust Property Tax Dept #72 PO Box 8050 Bentonville AR 72712-8055</p>	<p><b>FEEES</b></p> <table border="0"> <tr><td>Postage per piece</td><td style="text-align: right;">\$0.500</td></tr> <tr><td>Certified Fee</td><td style="text-align: right;">\$3.550</td></tr> <tr><td>Return Receipt Fee</td><td style="text-align: right;">\$2.850</td></tr> <tr><td><b>Total Postage &amp; Fees:</b></td><td style="text-align: right;"><b>\$6.900</b></td></tr> </table> <p style="text-align: right; margin-top: 20px;">Postmark Here</p>	Postage per piece	\$0.500	Certified Fee	\$3.550	Return Receipt Fee	\$2.850	<b>Total Postage &amp; Fees:</b>	<b>\$6.900</b>
Postage per piece	\$0.500								
Certified Fee	\$3.550								
Return Receipt Fee	\$2.850								
<b>Total Postage &amp; Fees:</b>	<b>\$6.900</b>								

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

**A. Signature:**  Addressee  Agent  
*[Handwritten Signature]*

**B. Received by:**  Addressee  Agent  
*[Handwritten Signature]*

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

**3. Service Type**  
 Certified Mail®

**1. Article Addressed to:**  
Walmart Real Estate Business Trust  
Property Tax Dept #72  
PO Box 8050  
Bentonville AR 72712-8055

**2. Article Number (Transfer from service label)**  
9414 7118 9956 1021 4991 10

9490 9118 9956 1021 4991 52

COMPLETE THIS SECTION ON DELIVERY

**A. Signature:**  Addressee  Agent  
*[Handwritten Signature]*

**B. Received by:**  Addressee  Agent  
*[Handwritten Signature]*

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



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**U.S. Postal Service**  
**Certified Mail Receipt**

<b>OUTBOUND TRACKING NUMBER</b> 9414 7118 9956 1021 6936 25	<b>FEES</b>	
<b>RETURN RECEIPT TRACKING NUMBER</b> 9490 9118 9956 1021 6936 05	Postage per piece	\$0.500
	Certified Fee	\$3.550
	Return Receipt Fee	\$2.850
	<b>Total Postage &amp; Fees:</b>	<b>\$6.900</b>

**ARTICLE ADDRESS TO:**

William Mckinley Sorrels III.  
450 W. Main St.  
Farmington AR 72730-2613

Postmark  
Here

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All parties interested in this matter may appear and be heard at the public hearing. All parties are invited to call or visit the city Business Manager in City Hall to review the application and discuss the same with the staff.

<b>OUTBOUND TRACKING NUMBER</b> 9414 7118 9956 1021 1805 13	<b>FEES</b>	
<b>RETURN RECEIPT TRACKING NUMBER</b> 9490 9118 9956 1021 1805 55	Postage per piece	\$0.500
	Certified Fee	\$3.550
	Return Receipt Fee	\$2.850
	<b>Total Postage &amp; Fees:</b>	<b>\$6.900</b>

**ARTICLE ADDRESS TO:**

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

Postmark  
Here

COMPLETE THIS SECTION ON DELIVERY

A. Signature: (  Addressed or  Registered )  
*Margaret L. Harrington*

B. Received By: (Printed Name)  
Margaret L. Harrington

C. Date of Delivery  
2-28-20

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

3. Service Type  
 Certified Mail®

U.S. Postal Service  
Certified Mail Receipt

SENDER: COMPLETE THIS SECTION

- Ensure items 1, 2, and 3 are completed.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**Margaret L. Harrington  
317 Kelli Ave.  
Farmington AR 72730-2603**



9490 9118 9956 1021 1805 55  
2. Article Number (Transfer from service label)  
9414 7118 9956 1021 1805 13

# 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 Street, 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:

Seasonal Sale of Retail fireworks

A public hearing on said application will be held by the Farmington Planning Commission on April 27, 2020 at 380 W. Main Street.

All parties interested in this matter may appear and be heard at the public hearing. The Farmington Planning Commission of their views on this matter by letter. All interested parties are invited to call or visit the city Business Manager in City Hall to review the application and discuss the same with the staff.

OUTBOUND TRACKING NUMBER	FEE	Amount
9414 7118 9956 1021 1740 00	Postage per piece	\$0.500
RETURN RECEIPT TRACKING NUMBER	Certified Fee	\$3.550
9490 9118 9956 1021 1740 97	Return Receipt Fee	\$2.850
	<b>Total Postage &amp; Fees:</b>	<b>\$6.900</b>

**ARTICLE ADDRESS TO:**

Oakland farms LLC  
12771 Tyler Rd  
Farmington AR 72730-9665

Postmark Here

U.S. Postal Service  
Certified Mail Receipt

**1. Article Addressed to:**  
Oakland farms LLC  
12771 Tyler Rd  
Farmington AR 72730-9665

**2. Article Number (Transfer from service label):**  
9414 7118 9956 1021 1740 00

**3. Service Type**  
 Certified

**A. Signature:**  Addressee or  Addressee's Agent  
*Paul M. [Signature]*

**B. Received By: (Printed Name)**  
*Paul M.*

**C. Date of Delivery**  
*2-27*

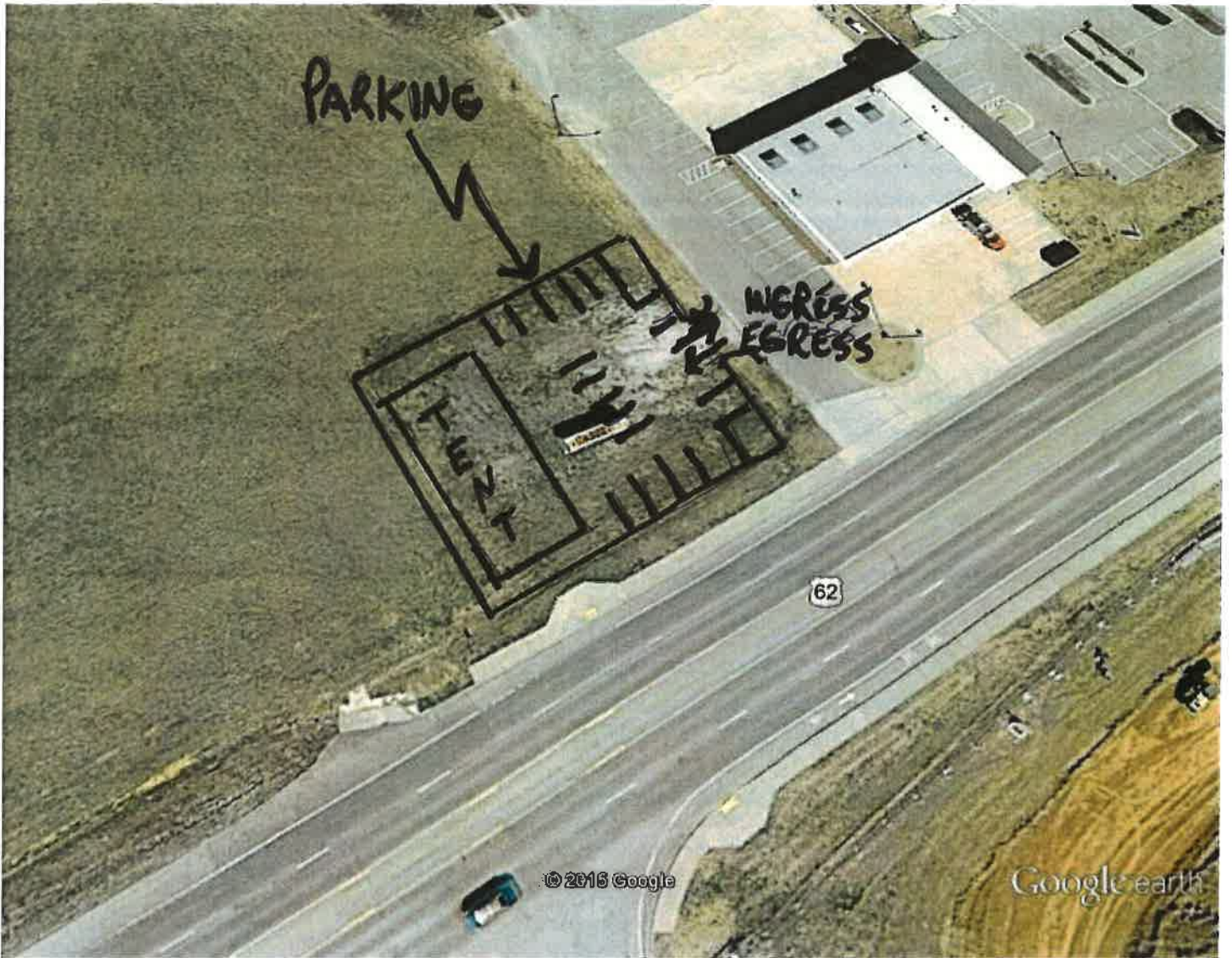
**D. Is delivery address different from item 1?  Yes  No**  
If YES, enter delivery address below:

**PS Form 3811 Facsimile, July 2015 (SDC 3330)**

**72730-966571**

**Domestic Return Receipt**

# SITE PLAN



Google earth



380 W. MAIN ST.  
FARMINGTON, AR

---

**To Our Valued Customer:**

We would like to take the opportunity to thank you for your continued business with Republic Services and thank you for choosing us to be your trash provider.

In our continuing efforts to provide the best and most efficient service possible, we are sending this letter to ensure that we will be able to provide service for the Farmington, Ar. area for all Meramec Fireworks locations during the July 4<sup>th</sup> holiday season.

We sincerely appreciate the opportunity to continue serving your waste disposal needs. If you have any questions, please don't hesitate to contact us.

Sincerely,

**Bob Wentworth**

Division Sales Manager

36 Bella Vista Way

Bella Vista, Ar. 72714

e [rwentworth@republicservices.com](mailto:rwentworth@republicservices.com)

o 620-808-3416

c 620-210-1106

w [RepublicServices.com](http://RepublicServices.com)



We'll handle it from here.™





**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. 040522

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

<b>INSURER</b>	Admiral Insurance Company	<b>POLICY NO.</b> CA000018967-07
<b>NAMED INSURED</b>	Atomic Fireworks Inc. of Arkansas Atomic Fireworks Inc. of Missouri Meramec Specialty Company P.O. Box 305 Arnold, Missouri 63010	T.E.A. Enterprises, Inc. Pacific Specialty Company West Alton Properties, Inc ATLG, LLC ATLH, LLC
<b>POLICY TERM</b>	March 1, 2020 to March 1, 2021; Both Days 12:01 A.M. Standard Time	
<b>COVERAGE</b>	Premises-Operations Liability:	<input checked="" type="checkbox"/> Occurrence Basis <input type="checkbox"/> Claims Made Basis
<b>LIMIT OF LIABILITY</b>	\$1,000,000 each occurrence, \$10,000,000 general aggregate The limit of liability shall not be increased by the inclusion of more than one insured or additional insured.	

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

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

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

Farmington Commercial LLC-Property Owner  
Meramec Specialty Company Stand 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 380 West Main in the Farmington, Arkansas #191.

**PERIOD OF OPERATION** 06/10/20 to 07/10/20

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, 2020  
**DATE OF ISSUE**

  
**A.L. STRINGER, PRESIDENT**



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



Reduce the clutter with paperless billing. Visit [ozarksecc.com/paperless](http://ozarksecc.com/paperless) for more.

Statement Date	02/26/2020
Account Number	95432003
Payment Due	03/16/2020

Service Summary	
Previous Balance	25.18
Payment(s) Received	-25.18
Balance Forward	0.00
Current Charges	25.18
<b>Total Amount Due</b>	<b>\$25.18</b>

2203 1 MB 0.436  
 MERAMEC SPECIALITY CO  
 191  
 PO BOX 1150  
 WEST MEMPHIS AR 72303-1150

C-8 P-19 5 2203

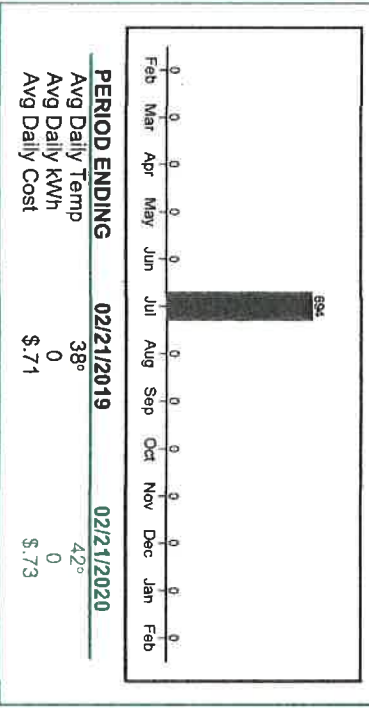


Account Number: 95432003

Phone Number: (479) 521-4597

Meter Number	Services From	To	Days	Readings Previous	Present	Usage	Rate	Service Address Location Number
501013695	01/22/2020	02/21/2020	31	694	694	0	5A1	380 MAIN W 28273634

**KWh Usage History**



PERIOD ENDING 02/21/2019 02/21/2020  
 Avg Daily Temp 38° 42°  
 Avg Daily KWh 0 0  
 Avg Daily Cost \$.71 \$.73

Current Service Detail	
Balance Forward	0.00
Customer Charge	22.00
Farmington Franchise Tax	0.94
Farmington City Tax	0.46
Washington County Tax	0.29
Arkansas State Tax	1.49
<b>Total Charges</b>	<b>25.18</b>
<b>Total Amount Due 03/16/2020</b>	<b>\$25.18</b>

**\$4.93 late charge applies after 5 p.m. on 03/16/2020**

City of Farmington, AR

01/07/2020 3:45AM 01  
000000#8055 CLERK01

Renew Bus. Lic. \$25.00

ITEMS 10  
CHECK \$25.00



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

**2020**

**Business License Number: 3524**

**Date Issued: 01/01/2020**

**Expiration Date: 12/31/2020**

**Fireworks City**  
**380 W. Main**  
**Farmington, AR 72730**

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

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

**Mayor**  
**Ernie Penn**



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



# Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

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

Date manufactured

02/07/11

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

FOR RIVER CITY TENTS AND AWNING INC

ADDRESS 3008 EVA DRIVE

CITY PINE BLUFF

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-43085

FMVSS-302

CANULC-S109

CPAI-84

A-A-55306

SNYDER MANUFACTURING INC. By

STYLE PRV 13100 DARK BLUE 61" HI-GLOSS

Title

Supervisor, Quality Control

CONTROL NO. 18347

SNYDER S-ORDER NO. 215565

CUSTOMER ORDER NO. VBI RAY

YARDS OR QUANTITY 75

DATE PROCESSED 02/07/11

DATE CERTIFIED 02/22/11

4-10-4-SFP-R2



# Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

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

Date manufactured

01/06/11

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

FOR RIVER CITY TENTS AND AWNING INC

ADDRESS 3008 EVA DRIVE

CITY PINE BLUFF

STATE AR 71602



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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-43085

FMVSS-302

CANULC-S109

CPAI-84

A-A-55306

SNYDER MANUFACTURING INC. By

STYLE PRV 13100 WHITE 61" HI GLOSS

Title

Supervisor, Quality Control

CONTROL NO. 19254

SNYDER S-ORDER NO. 220003

CUSTOMER ORDER NO. RAY

YARDS OR QUANTITY 300

DATE PROCESSED 01/06/11

DATE CERTIFIED 01/21/11

4-10-4-SFP-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

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

CAN/ULC-S109

CPAL-84

A-A-55308

SNYDER MANUFACTURING INC. By

*Michael D. G. [Signature]*

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

6-10-4-SBF-RZ



# 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

CAN/ULC-S109

CPAL-84

A-A-55308

SNYDER MANUFACTURING INC. By

*Michael D. G. [Signature]*

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

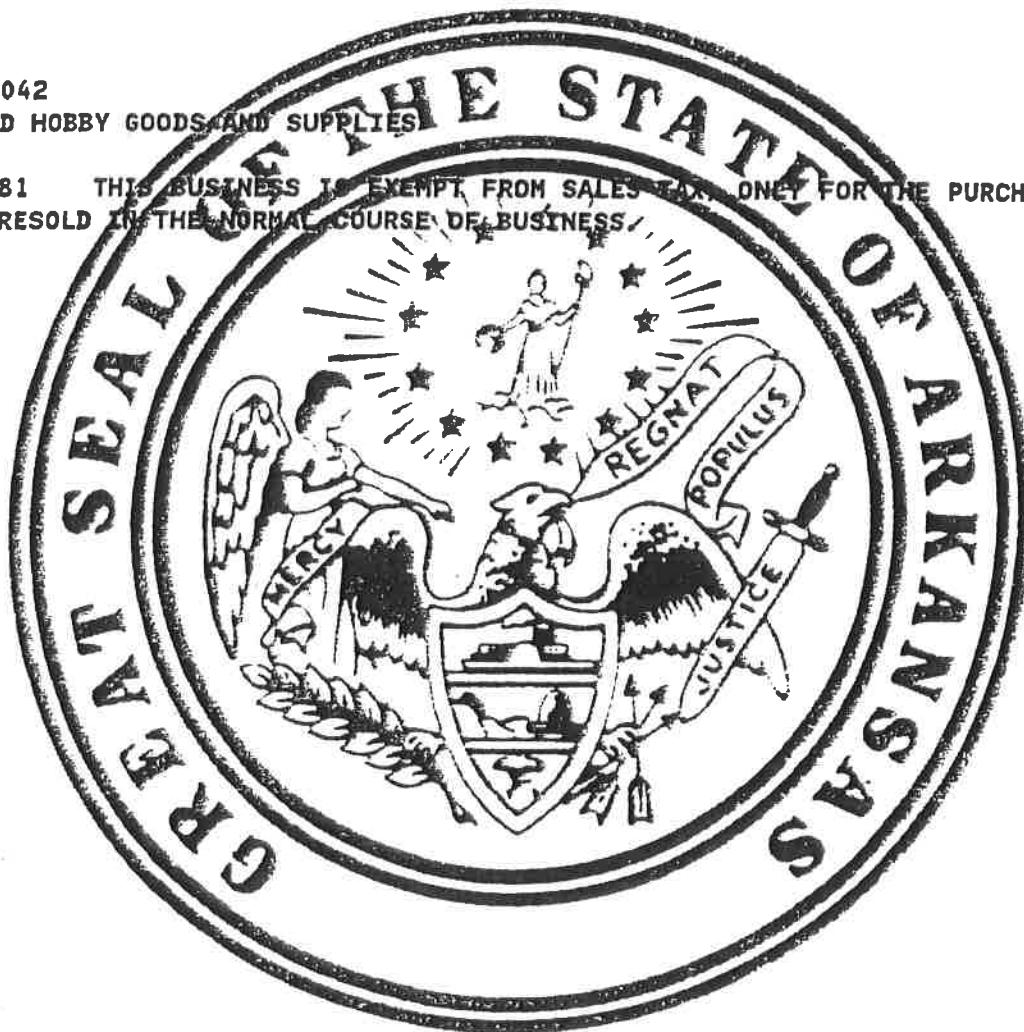
WEST MEMPHIS AR 72301

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.

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

**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

3.13.2020  
Date

# Agenda Item 4. B



CITY OF FARMINGTON

APPLICATION FOR CONDITIONAL USE  
FOR SALE OF FIREWORKS

Applicant's Name Hale Fireworks Central Av. Date 4/13/20

Address 8193 S. Morningstar RD

Phone # 479-381-1076

Zoning \_\_\_\_\_

Description of proposed use: sale of Retail Fireworks

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 Dainah 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) *Done*
2. Site inspection prior to opening must be completed by Fire Chief.

**RECEIPT**

DATE 4-15-20

No. **217179**

RECEIVED FROM Hale Services \$250.00

100 hundred & fifty + no/100 DOLLARS

FOR RENT  
 FOR Conditional Use - Sale services

ck#  
3405

ACCOUNT	
PAYMENT	250.00
BAL	

CASH  
 CHECK

FROM \_\_\_\_\_ TO \_\_\_\_\_  
BY B. Colmer 3-11

City of Farmington, AR

04/16/2020 9:22AM 01  
000000#9133 CLERK01

Development Fees \$250.00

ITEMS 10  
CHECK \$250.00

## 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.

  
Farmington Fire Chief

4/17/2020  
Date

Hale Fireworks  
120 n Holland st  
Reggie Hale  
479-381-1076

**AFFIDAVIT**

I hereby certify that I Reggie Hale  
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.

Reggie Hale  
Signature

4/15/20  
Date

CrossFit FARM Strong  
200 <sup>EAST</sup> W. main st  
Farmington Ar 72730

Certified mail

Gabriela's mexican Grill  
330 <sup>EAST</sup> W main st 72730  
Farmington Ar

Certified mail

Lewis Auto

  
in person

7019 0700 0001 6545 1532

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

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

FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$6.95

0230  
55

Postmark  
Here

04/15/2020

Sent To Gabriel's Mexican Grill  
 Street and Apt. No., or PO Box No. 330 EAST W main st  
 City, State, ZIP+4® Farmington Ar 72730

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

7019 2280 0001 1422 0108

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

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

FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$6.95

0230  
55

Postmark  
Here

04/15/2020

Sent To Crossfit Farm Supply  
 Street and Apt. No., or PO Box No. 290 EAST W main st  
 City, State, ZIP+4® Farmington Ar 72730

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



Hale Fireworks will keep  
Trash hauled OFF at 120  
North Holland Street Farmington Av.  
in a timely manner. (3 Times a  
week more if needed)

Reggie Hale





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
3/16/2020

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

<b>PRODUCER</b> Britton Gallagher One Cleveland Center, Floor 30 1375 East 9th Street Cleveland OH 44114	<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): 216-658-7100      FAX (A/C, No): 216-658-7101 E-MAIL: ADDRESS:														
<b>INSURED</b> Hale Fireworks LLC PO Box 1040 Buffalo MO 65622	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : JAMES RIVER INS CO</td> <td>12203</td> </tr> <tr> <td>INSURER B : Arch Speciality Ins Co</td> <td>21199</td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : JAMES RIVER INS CO	12203	INSURER B : Arch Speciality Ins Co	21199	INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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INSURER B : Arch Speciality Ins Co	21199														
INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															

**COVERAGES      CERTIFICATE NUMBER: 1883077106      REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>GENERAL LIABILITY</b>			00097754-0	11/30/2019	11/30/2020	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC						PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
	<b>AUTOMOBILE LIABILITY</b>						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/>	<input type="checkbox"/> SCHEDULED AUTOS				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/>	<input type="checkbox"/> NON-OWNED AUTOS				PROPERTY DAMAGE (Per accident) \$
							\$
B	<b>UMBRELLA LIAB</b>		<input checked="" type="checkbox"/> OCCUR	UXP1034874-00	11/30/2019	11/30/2020	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> EXCESS LIAB		<input type="checkbox"/> CLAIMS-MADE				AGGREGATE \$ 1,000,000
	DED <input type="checkbox"/>		RETENTION \$ <input type="checkbox"/>				\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>		<input type="checkbox"/> Y / <input type="checkbox"/> N	N/A			<input type="checkbox"/> WC STATU-TORY LIMITS   <input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)				E.L. EACH ACCIDENT \$		
	If yes, describe under DESCRIPTION OF OPERATIONS below				E.L. DISEASE - EA EMPLOYEE \$		
					E.L. DISEASE - POLICY LIMIT \$		

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)**  
 Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.  
 Additional Insured: City of Farmington, AR; Central AR Fireworks  
 In respect to the fireworks location at 120 N. Holland, Farmington

<b>CERTIFICATE HOLDER</b>  Rausch Coleman Homes, LLC/ David C. Frye, Manager 62 E Main Street Farmington AR 72730	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
---	--

# Agenda Item 4. C

# City of Farmington, Arkansas

## Application for Variance/Waiver



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

Applicant: EAGLE Holdings LLC Day phone: 479-841-3586  
 Address: 196 E. Main Farmington Fax: 479-247-5912  
 Representative: Kermit Maers Day phone: 479-841-3586  
 Address: 196 E. Main Farmington Fax: 479-841-3586  
 Property Owner: Eagle Holdings Day phone: \_\_\_\_\_  
 Address: 196 E. Main Farmington Fax: \_\_\_\_\_

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

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

Property description: 27.39 Acres Clyde Crenas and Jim Brooks RD  
 Site address: NO ADDRESS - LAND ONLY Parcel # 760-03131-000  
 Current zoning: Agri-?

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:

I Am requesting TO split property into 6 tracts (plat attached)  
Current regs say I can only get 4 tracts. You can see all tracts  
are over 3 Acres with all having excellent road frontage for access

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 7<sup>th</sup> day of April, 2020.

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

*SEE ATTACHED LEGAL*

*TO ALLOW 6 TOTAL TRACTS OF PROPERTY*

A public meeting to consider this request for variance at the above described property will be held on 27<sup>th</sup> day of April, 2020, 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.*

*[Signature]* Date 4-7-20  
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.)*

*[Signature]* Date 4-7-20  
Owner/Agent Signature

ck#  
2336

<b>RECEIPT</b>		DATE <u>2/7/2020</u>	No. <b>217178</b>
RECEIVED FROM <u>Eagle Holdings, LLC</u>		\$ <u>25.00</u>	
<u>Twenty five dollars and no/100</u>		DOLLARS	
<input type="radio"/> FOR RENT		<u>Variance for parcel # 760-03131-000</u>	
<input checked="" type="radio"/> FOR			
ACCOUNT		<input type="radio"/> CASH	
PAYMENT	<u>25.00</u>	<input checked="" type="radio"/> CHECK	
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	
		FROM _____	TO _____
		BY <u>Shasta</u>	
			3-11

2001533-131

Type: REAL ESTATE  
Kind: WARRANTY DEED  
Recorded: 3/10/2020 10:40:45 AM  
Fee Amt: \$30.00 Page 1 of 4  
Washington County, AR  
Kyle Sylvester Circuit Clerk

File# 2020-00007621

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

**WARRANTY DEED  
(TRUSTEE)**

File #: 2001533-131

**KNOW ALL MEN BY THESE PRESENTS:**

That, **Darrell Barker, as Trustee of the Doss W. Barker Trust, u/d/t 10-9-03**, hereinafter called GRANTOR, 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 **Eagle Holdings, LLC, an Arkansas Limited Liability Company**, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Eagle Holdings, LLC, an Arkansas Limited Liability Company**, hereinafter called GRANTEE(S), and unto its successors and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

**SEE ATTACHED EXHIBIT "A"**

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

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

**EXHIBIT "A"**

**A Part of the SE 1/4 of the NE 1/4 of Section 33, and a part of the SW 1/4 of the NW1/4 of Section 34, all in Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at the Southwest corner of the Southwest Quarter of the Northwest Quarter of Section 34 and running thence S89°45'13" W 645.98 feet, thence N27°05'51" E 788.48 feet, thence S72°58'58" E 108.42 feet, thence N27°05'51" E 372.04 feet, thence N89°10'20" E 1190.00 feet, thence S00°48'03" E 1006.61 feet, thence S89°33'08" W 1190.31 feet to the POINT OF BEGINNING, containing 35.31 acres, more or less.**

**LESS AND EXCEPT: Lot 1 Barker's Subdivision and Part of the SE 1/4 of the NE 1/4 of Section 33, Township 16 North, Range 31 West, to the City of Prairie Grove, Washington County, Arkansas, as per plat of Barker's Subdivision and per Property Line Adjustment filed as Washington County Land Document No. 2006-00043686 on file in the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point which is S00°47'04" E 323.38 feet from Northwest corner of the SW 1/4 of the NW 1/4 of Section 34, Township 16 North, Range 31 West, Washington County, Arkansas and running thence S27°05'51" W 184.31, thence S89°05'51" W 421.59 feet, thence N26°33'23" E 186.97 feet, thence N89°31'43" E 421.91 feet to the POINT OF BEGINNING, containing 1.59 acres, more or less.**

**ALSO LESS AND EXCEPT: Lot 2 Barker's Subdivision and Part of the SE 1/4 of the NE 1/4 of Section 33, Township 16 North, Range 31 West, to the City of Prairie Grove, Washington County, Arkansas, as per plat of Barker's Subdivision and per Property Line Adjustment filed as Washington County Land Document No. 2006-00043686 on file in the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, being more particularly described as follows, to wit: Beginning at a point which is S00°47'04" E 323.38 feet and S27°05'51" W 184.31 feet from the Northwest corner of SW 1/4 of the NW 1/4 of Section 34, Township 16 North, Range 31 West, Washington County, Arkansas and running thence S27°05'51" W 187.73, thence N72°58'58" W 108.42 feet, thence S88°58'30" W 299.43 feet, thence N26°33'23" E 149.93 feet, thence N89°05'51" E 421.59 feet to the POINT OF BEGINNING, containing 1.33 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.**

WITNESS my hand and seal on this 6 day of MARCH, 2020

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

Darrell Barker, as Trustee of the Doss W. Barker Trust, u/d/t 10-9-03

GRANTEE OR AGENT: WALOTIKU AS agent

GRANTEE'S ADDRESS: PO Box 405

Farmington, AR 72730

Darrell Barker Trustee  
Darrell BArker, as Trustee

ACKNOWLEDGMENT

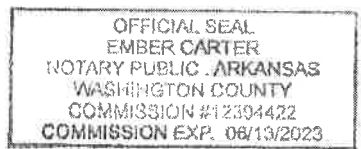
STATE OF AR )  
  ) SS.  
COUNTY OF Washington

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, and appeared in person the within named **Darrell Barker, as Trustee of the Doss W. Barker Trust, u/d/t 10-9-03** known to me (or satisfactorily proven) to be the person whose name are subscribed to the foregoing instrument, and who stated that he was duly authorized in such capacity to execute the foregoing Warranty Deed by Trustee for and in the name and behalf of said Trust, and further stated and acknowledged that he had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 6 day of March, 20 20.

Ember Carter  
Notary Public

My commission expires:  
6/13/23







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

**Real Estate Transfer Tax Stamp**

Proof of Tax Paid



File Number: 2001533-131

**Grantee:** EAGLE HOLDING,LLC  
**Mailing Address:** PO BOX 605  
FARMINGTON AR 727300000

**Grantor:** DARRELL BARKER, TRUSTEE OF THE DOSS W. BARKER TRUST  
**Mailing Address:** PO BOX 1600  
FARMINGTON AR 727300000

**Property Purchase Price:** \$450,000.00  
**Tax Amount:** \$1,485.00

**County:** WASHINGTON  
**Date Issued:** 03/09/2020  
**Stamp ID:** 1298876416

Washington County, AR  
I certify this instrument was filed on  
3/10/2020 10:40:45 AM  
and recorded in REAL ESTATE

File# 2020-00007621  
Kvle Sylvester - Circuit Clerk

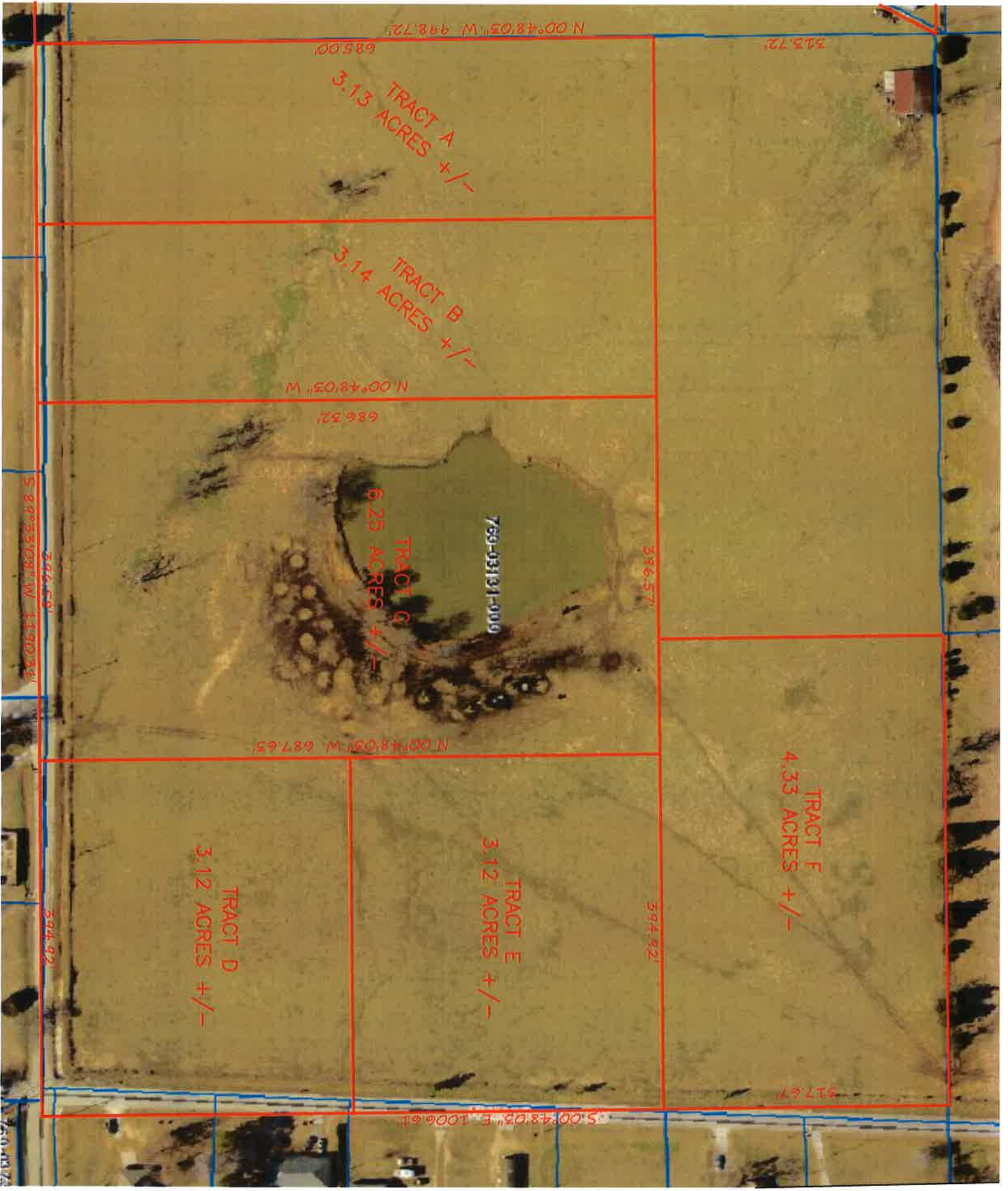
I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Eagle Holdings, LLC

Grantee or Agent Name (signature): By waco title as agent Date: 3-9-2020

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

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



N 00°48'03" W 998.72'

513.72'

TRACT A  
3.13 ACRES +/-

TRACT B  
3.14 ACRES +/-

N 00°48'03" W

686.32'

TRACT C  
6.25 ACRES +/-

759-03131-009

396.57'

N 00°48'03" W 687.63'

TRACT F  
4.33 ACRES +/-

TRACT D  
3.12 ACRES +/-

TRACT E  
3.12 ACRES +/-

394.92'

517.67'

S 00°48'03" E 1006.61'

S 89°55'10" W 1190.34'

396.58'

394.92'

759-03131-009

# Agenda Item 4. D

City of Farmington  
Application and Checklist  
Preliminary Plat

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

Applicant: Pitts Dynasty Trust #3 Day Phone: 479-756-8811  
 Address: 2790 S. Thompson, Springdale, AR Fax: \_\_\_\_\_  
 Representative: Jorgensen & Associates Day Phone: 479-442-9127  
 Address: 124 W. Sunbridge Dr, Ste 5. Fax: \_\_\_\_\_  
 Property Owner: Same as applicant Day Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Fax: \_\_\_\_\_

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

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

For office use only:

Fee paid \$	Date	Receipt #

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

Property Description

Site Address -- West side of Hunter St. Northwest of Watson Ln.

Current Zoning -- R-1

Attach legal description

*Summerfield Subdivision*

Financial Interests

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

Pitts Dynasty Trust #3

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

*[Signature]* Date 3/17/20.  
Applicant Signature

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

*[Signature]* Date 3/17/20.  
Owner/Agent Signature

## LSD/Subdivision Application Checklist:

Yes No N/A, why?

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

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.		X	No Structure onsite
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:			
a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.	X		
17. Preliminary grading plan.	X		
<b>Existing Utilities and Drainage Improvements (Copy of the <u>Drainage Criteria Manual</u> can be obtained from the City of Farmington)</b>			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.	X		
b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site		X	None known
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.		X	N/A
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.		X	Obtaining info from City of Fayetteville
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the	X		

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
<b>Proposed and Existing Streets, Rights-of-way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.	X		Hunter St. Improvements
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		X	None known
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		X	None known
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)	X		Flooding problems described in the Drainage Report
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.			N/A
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			N/A
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			N/A
8. The location and size of existing and proposed signs, if any.		X	None proposed
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			N/A
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			N/A
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			N/A
12. Location of existing and proposed sidewalks.	X		
13. Finished floor elevation of existing and proposed structures.			N/A
14. Indicate location and type of garbage service (Large Scale			N/A

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.		X	None known
16. Draft of covenants, conditions and restrictions, if any.		X	Owner has not drafted.
17. Draft POA agreements, if any.		X	Owner has not drafted.
18. A written description of requested variances and waivers from any city requirements.		X	None requested at this time.
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.			N/A
20. Preliminary drainage plan as required by the consulting engineer.	X		

*\*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 3-27-20

No. **217177**

RECEIVED FROM

Pitts Dynasty Trust #3

\$2000.00

Two thousand & no/100

DOLLARS

FOR RENT

FOR

Preliminary Plat Summerfield Subdivision

CR#  
1275

ACCOUNT	
PAYMENT	<u>2000.00</u>
BAL. DUE	<u>0</u>

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM

TO

BY

R. Coleman

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

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

Location: Approximately 176 acres on the west side of Hunter Street and at the west end of Watson Lane.

Owned by:     PITTS DYNASTY TRUST #3  
                  2790 S THOMPSON  
                  SPRINGDALE, AR 72764

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

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on Monday April 27<sup>th</sup>, 2020 at 6:00 p.m.

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

This meeting will be held virtually. Please check the City of Farmington's website and Facebook page for details regarding the virtual meeting.

7015 0640 0002 2607 7001

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

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

FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190 32
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	04/20/2020
Total Postage and Fees	\$6.95	

Sent To: LOPEZ, RITA INCHAURREGUI  
 Street and: 152 N HUNTER ST  
 City, State: FARMINGTON, AR 72730

PS Form 3849 (10/10)

7015 0640 0000 1711 4253

U.S. Postal Service  
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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190 32
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	04/20/2020
Total Postage and Fees	\$6.95	

Sent To: WILSON, THOMAS E  
 Street and: 14015 MULEDEER CIR  
 City, State: FAYETTEVILLE, AR 72704

PS Form 3849 (10/10)

7015 0640 0002 2607 7032

U.S. Postal Service  
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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190 32
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	04/20/2020
Total Postage and Fees	\$6.95	

Sent To: FOURNIER, JENNIFER  
 Street and: 130 N HUNTER ST  
 City, State: FARMINGTON, AR 72730

PS Form 3849 (10/10)

7015 0640 0002 2607 7018

U.S. Postal Service  
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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190 32
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	04/20/2020
Total Postage and Fees	\$6.95	

Sent To: ZACHARY, LIAM; ZACHARY, GREGG  
 Street and: 144 N HUNTER ST  
 City, State: FARMINGTON, AR 72730

PS Form 3849 (10/10)

7015 0640 0002 2607 7025

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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190 32
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	04/20/2020
Total Postage and Fees	\$6.95	

Sent To: SULLIVAN, REGINA A  
 Street and: 138 N HUNTER ST  
 City, State: FARMINGTON, AR 72730

PS Form 3849 (10/10)

7015 0640 0002 2607 7049

U.S. Postal Service  
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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190 32
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	04/20/2020
Total Postage and Fees	\$6.95	

Sent To: PINKERTON, STEPHANIE J  
 Street and: 13652 JACK MCCLURE RD  
 City, State: FARMINGTON, AR 72730

PS Form 3849 (10/10)

7015 0640 0002 2607 7056

U.S. Postal Service  
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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	32
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	04/20/2020

Sent To: BENNETT, HILDA  
Street and: 118 N HUNTER ST  
City, State: FARMINGTON, AR 72730

PS Form 3800, June 2015

7015 0640 0002 2607 7063

U.S. Postal Service  
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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	32
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	04/20/2020

Sent To: TALLEY, LAUREL  
Street and: 112 N HUNTER ST  
City, State: FARMINGTON, AR 72730

PS Form 3800, June 2015

7015 0640 0002 2607 7070

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	32
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	04/20/2020

Sent To: SILVA PROPERTIES LLC  
Street and: 12198 LITTLE ELM RD  
City, State: FARMINGTON, AR 72730

PS Form 3800, June 2015

7019 1640 0000 1711 4260

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	32
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	04/20/2020

Sent To: INDIAN TERRITORY LLC  
Street and: PO BOX 1496  
City, State: FARMINGTON, AR 72730

PS Form 3800, June 2015

7019 1640 0000 1711 4277

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	32
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	04/20/2020

Sent To: LEWIS, LINDA MARIE  
Street and: 12008 N HWY 170  
City, State: FARMINGTON, AR 72730

PS Form 3800, June 2015

7019 1640 0000 1711 4284

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	32
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	04/20/2020

Sent To: LOTS 102 HOLDINGS LLC  
Street and: PO BOX 1496  
City, State: FARMINGTON, AR 72730

PS Form 3800, June 2015

7015 0640 0002 2607 6974

**U.S. Postal Service**  
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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190 32
Extra Services & Fees (check box, add fee as appropriate)	\$7.95	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	04/20/2020
Total Postage and Fees	\$6.95	

Sent To: OLVERA-LAGUNA, PEDRO  
 Street: 170 N HUNTER ST  
 City, State: FARMINGTON, AR 72730

PS Form 3800, Instructions

7015 0640 0002 2607 6912

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

TONTITOWN, AR 72770

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190 32
Extra Services & Fees (check box, add fee as appropriate)	\$7.95	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	04/20/2020
Total Postage and Fees	\$6.95	

Sent To: HAMPTON HOLDINGS LLC  
 Street: PO BOX 1120  
 City, State: TONTITOWN, AR 72770

PS Form 3800, Instructions

7015 0640 0002 2607 6981

**U.S. Postal Service**  
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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190 32
Extra Services & Fees (check box, add fee as appropriate)	\$7.95	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	04/20/2020
Total Postage and Fees	\$6.95	

Sent To: LAW, AUDRA ELLEN  
 Street: 166 N HUNTER ST  
 City, State: FARMINGTON, AR 72730

PS Form 3800, Instructions

7015 0640 0002 2607 6998

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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190 32
Extra Services & Fees (check box, add fee as appropriate)	\$7.95	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	04/20/2020
Total Postage and Fees	\$6.95	

Sent To: KLARE, LINDA L (GARLAND)  
 Street: 158 N HUNTER ST  
 City, State: FARMINGTON, AR 72730

PS Form 3800, Instructions

7015 0640 0002 2607 6943

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

FAYETTEVILLE, AR 72701

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190 32
Extra Services & Fees (check box, add fee as appropriate)	\$7.95	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	04/20/2020
Total Postage and Fees	\$6.95	

Sent To: S H HOLDINGS LLC  
 Street: 1063 N VALLEY VIEW DR  
 City, State: FAYETTEVILLE, AR 72701

PS Form 3800, Instructions

7015 0640 0002 2607 6950

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SPRINGDALE, AR 72764

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190 32
Extra Services & Fees (check box, add fee as appropriate)	\$7.95	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	04/20/2020
Total Postage and Fees	\$6.95	

Sent To: CHC HAGER INVESTMENTS I LLC  
 Street: 4728 PARSONS RD  
 City, State: SPRINGDALE, AR 72764

PS Form 3800, Instructions

7015 0640 0002 2607 6967

U.S. Postal Service  
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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	32
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
<b>Total Postage and Fees</b>	<b>\$6.95</b>	

Postmark Here

04/20/2020

Sent To: HARVISON, KAITLAN C  
 Street and: 182 N HUNTER ST  
 City, State: FARMINGTON, AR 72730

PS Form 3800, Instructions

7015 0640 0002 2607 6968

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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	32
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
<b>Total Postage and Fees</b>	<b>\$6.95</b>	

Postmark Here

04/20/2020

Sent To: LAWS, DANIEL M & ANALISE J  
 Street and: 91 W CHIKASAW RD  
 City, State: FARMINGTON, AR 72730

PS Form 3800, Instructions

7015 0640 0002 2607 7216

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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	32
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
<b>Total Postage and Fees</b>	<b>\$6.95</b>	

Postmark Here

04/20/2020

Sent To: WOLFE, STEVEN LYNN  
 Street and: PO BOX 1021  
 City, State: FARMINGTON, AR 72730-1021

PS Form 3800, Instructions

7015 0640 0002 2607 7209

U.S. Postal Service  
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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	32
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
<b>Total Postage and Fees</b>	<b>\$6.95</b>	

Postmark Here

04/20/2020

Sent To: TAYLOR, DALLAS & FRANCES  
 Street and: 33 W WATSON LN  
 City, State: FARMINGTON, AR 72730-2803

PS Form 3800, Instructions

7015 0640 0002 2607 7230

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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	32
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
<b>Total Postage and Fees</b>	<b>\$6.95</b>	

Postmark Here

04/20/2020

Sent To: MATHEWS, GEORGE E & SHERRY D  
 Street and A: 65 N HUNTER ST  
 City, State, Z: FARMINGTON, AR 72730

PS Form 3800, Instructions

7015 0640 0002 2607 7230

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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	32
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
<b>Total Postage and Fees</b>	<b>\$6.95</b>	

Postmark Here

04/20/2020

Sent To: INMAN, KAREN SUE SHREVE  
 Street and: PO BOX 1080  
 City, State: FARMINGTON, AR 72730

PS Form 3800, Instructions

7015 0640 0002 2607 7162  
7015 0640 0002 2607 7166  
7015 0640 0002 2607 7186  
7015 0640 0002 2607 7087

U.S. Postal Service  
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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190 32
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	04/20/2020
Total Postage and Fees	\$6.95	

Sent To  
SHIELDS, ALTON M & VIRGINIA  
40 W WHITE ST  
FARMINGTON, AR 72730

PS Form 3800, 11/15/10

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

LINCOLN, AR 72744

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190 32
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	04/20/2020
Total Postage and Fees	\$6.95	

Sent To  
HELM LIVING TRUST DELBERT NEIL HELM  
PO BOX 756  
LINCOLN, AR 72744

PS Form 3800, 11/15/10

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0190 32
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	04/20/2020
Total Postage and Fees	\$6.95	

Sent To  
FULTON, GARY S & MARY  
105 N HUNTER ST  
FARMINGTON, AR 72730

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Sent To  
DUNN, MICHAEL RAY  
2331 JOHN MONTGOMERY CIRCLE  
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Total Postage and Fees	\$6.95	

Sent To  
 Street and: HERRINGTON, DARLENE  
 32 W WATSON LN  
 City, State: FARMINGTON, AR 72730

PS Form 3800, October 2019

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Postage	\$0.55	04/20/2020
Total Postage and Fees	\$6.95	

Sent To  
 Street and: MOSS, ERIN L; SMITH, JEREMY J  
 36 WATSON LN  
 City, State: FARMINGTON, AR 72730

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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 Street and: OSBURN, DONALD R & MONA CARMEN  
 40 W WATSON LN  
 City, State: FARMINGTON, AR 72730-2802

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Sent To  
 Street and: BEDFORD, MICHAEL J  
 1500 AUTUMN RIDGE WAY  
 City, State: CAVE SPRINGS, AR 72718

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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Total Postage and Fees	\$6.95	

Sent To  
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 21 N HUNTER ST  
 City, State: FARMINGTON, AR 72730

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 50 N LOCUST ST  
 City, State: FARMINGTON, AR 72730

PS Form 3800, October 2019



# NORTHWEST ARKANSAS Democrat Gazette

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## AFFIDAVIT OF PUBLICATION

I, Brittany Smith, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat- Gazette, printed and published in Washington 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:

**Jorgensen & Associates  
Public Hearing**

Was inserted in the Regular Edition on:  
**April 17, 2020**

Publication Charges: **\$201.50**

Brittany Smith  
Brittany Smith

Subscribed and sworn to before me  
This 17 day of Apr, 2020.

Catherine Stays  
Notary Public  
My Commission Expires: 2/28/2025



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

A petition for Preliminary Plat for the property as described below was filed with the City of Farmington on the 24th day of March, 2020.

Part of the SW1/4 and part of the NW1/4 all in Section 23, T16N, R31W in Washington County, Arkansas and being more particularly described as follows: Beginning at the NE Corner of Said SW1/4 of Section 23, thence N87°43'31"W 30.00 feet to the West Right-of-way of Hunter Street, thence along said Right-of-way S02°09'17"W 1,250.00 feet, thence leaving said Right-of-way N87°43'31"W 150.00 feet, thence S02°09'17"W 150.00 feet, thence N87°43'31"W 300.00 feet, thence S02°09'17"W 334.00 feet, thence S89°49'31"E 300.18 feet, thence S02°09'17"W 178.30 feet, thence S67°56'26"E 199.53 feet to the West Right-of-way of Hunter Street, thence along said Right-of-way S02°09'17"W 223.97 feet, thence leaving said Right-of-Way N36°56'09"W 165.75 feet along the south top of bank of Farmington Branch of Goose Creek, thence continuing along the top of bank N86°58'52"W 159.65 feet, thence S77°31'14"W 103.14 feet, thence S72°08'15"W 58.16 feet, thence leaving said top of bank S09°19'43"E 65.59 feet to the northeast corner of a Lot Split File No. 2006-35066, thence along the north line of said lot split S68°37'54"W 13.18 feet, thence S43°26'38"W 28.67 feet, thence S23°47'43"W 37.29 feet, thence S84°44'56"W 58.41 feet to a found iron pin, thence continuing along said north line S75°12'02"W 107.00 feet, thence N28°25'17"W 68.20 feet, thence N83°49'56"W 54.76 feet, thence leaving said north line N78°01'21"W 52.62 feet to a found iron pin, thence along the north line of South Bank Subdivision N49°22'27"W 104.06 feet, thence N45°19'47"W 45.70 feet, thence N28°15'06"W 165.39 feet to a found iron pin, thence continuing along said north line N82°43'28"W 210.32 feet, thence leaving said north line N75°46'10"W 210.90 feet to a

point on the north line of Hamblens Subdivision, thence along said north line N23°35'43"W 54.50 feet, thence N73°50'43"W 169.00 feet, thence S71°09'17"W 148.50 feet, thence N63°50'43"W 287.10 feet, thence N73°20'43"W 162.40 feet, thence N47°50'43"W 184.80 feet, thence S42°09'17"W 37.60 feet, thence N64°20'43"W 368.32 feet, thence leaving said north line N02°21'14"E 1,465.65 feet to a found iron pin, thence N02°20'55"E 883.47 feet to a found iron pin, thence S87°53'37"E 1,319.46 feet, thence N02°27'31"E 442.07 feet to a found iron pin, thence S87°44'24"E 1,322.05 feet to a found iron pin, thence S02°26'59"W 1,109.98 feet to a found iron pin, thence N88°05'29"W 28.75 feet, thence S02°04'01"W 198.05 feet to a found iron pin, thence S87°58'19"E 28.08 feet to a found iron pin, thence S02°15'30"W 20.02 feet to the POINT OF BEGINNING, Containing 175.97 acres, more or less, subject to easements and right of ways of record; part of the above described property also being Lots 1-6 in Block 1, Lots 1-14 in Block 2, Lots 1-14 Block 3, Lots 1-14 in Block 4, Lots 2-9 in Block 5, Lots 5-12 in Block 6, Lots 15 in Block 7 all being a part of the Farmington Estates Addition to the City of Farmington, Arkansas as record Plat Book 3 at Page 439 and Plat Book 3 at page 457 in the office of the Circuit Clerk and Ex-Officio Records of Washington County, Arkansas and said Lots/Blocks being replated into Summerfield Subdivision Phase 1 as shown hereon.

A public hearing to consider this Preliminary Plat will be held on the 27th day of April, 2020, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. This meeting will be held virtually. Please check the City of Farmington's website and Facebook page for details regarding the virtual meeting.  
75260204 Apr 17, 2020

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

Applicant: Pitts Dynasty Trust #3

Date: April 7, 2020

Project Name: Summerfield Subdivision Phase I

Engineer/Architect: Jorgensen and 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. Traffic Concerns: All of the roads to access this 177 lot subdivision are substandard. Under normal conditions, a traffic study would be required to determine the necessary improvements to accommodate this large subdivision but due to the current conditions we have the following recommendation. We recommend that a meeting between the developer, the engineer and the City be held to determine the necessary improvements. This meeting should be scheduled as soon as possible to keep this project moving forward on this planning cycle.
3. Flood Plain: A new detailed study has been performed on Goose Creek and is in the process to be accepted by FEMA. This study needs to be shown on the preliminary plat along with the current regulatory flood plain that is already shown. You can get the latest study from the City's Flood Plain Administrator, James Geurtz with EDA at [jrg@eda-pa.com](mailto:jrg@eda-pa.com).
4. This project will require a Flood Plain Development permit prior to construction.
5. How will the Detention Ponds be accessed for maintenance?
6. Label the improvements shown for Hunter Street.
7. The detention pond banks will have to be above the 100 year WSE.
8. The drainage along Hunter will have to be extended to the creek. This can be discussed in the meeting concerning road improvements.
9. Drainage Report:
  - Separate the Drainage Area Maps in an Appendix in a separate PDF. These will need to be printed and delivered to me with the resubmittal also.
  - Label the study points on the Drainage Area Maps.
  - Verify that the detention ponds are only designed for Phase I.
  - In the Tc calculations, the Predevelopment Sheet Flow should be 300'.
  - You will have to use the WSE in Goose Creek at your tailwater elevation in your pond calculations.
  - The storm drainage calculations submitted are not reviewed at this time. They will be reviewed at the time of construction plan review.

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

Applicant: Pitts Dynasty Trust #3

Date: 04/07/20

Project Name: Summerfield Subdivision Ph. 1

Engineer/Architect: Jorgensen & Associates

---

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

---

Representing: City of Fayetteville Name: Josh Boccaccio

1. A grading permit must be submitted to the City of Fayetteville Engineering Division for comprehensive construction-level review of the water and sanitary sewer system for this development.
2. City of Fayetteville 2017 Water and Sewer Specifications will apply.
3. Analyze capacity of downstream sewer pinch points per Section 2002 1.02 B of the City's Standard Specifications for Design and Construction of Water Lines and Sewer Lines.
4. Existing 6" sanitary sewer main must be abandoned from Existing Manhole 9 (ID# I-(23)270) to existing manhole I-(23)260 located in W Watson Lane. Any service connections impact by this abandonment must be connected to a live main per City of Fayetteville connection policies before the main is abandoned.
5. Plan and profiles and applicable easements will be reviewed during grading permit review.
6. Southern most water connection must tie into existing 8" along N Hunter Street. Existing 2.25" must be abandoned and services tied over to new 8"

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

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

Applicant: Pitts Dynasty Trust #3

Date: 04/07/20

Project Name: Summerfield Subdivision Ph. 1

Engineer/Architect: Jorgensen & Associates

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

Representing: **OZARKS**

Name: **WES MAHAFFEY**

**NEED 15FT. U.E. BETWEEN LOTS 42 AND 41**

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

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

Applicant: Pitts Dynasty Trust #3

Date: 04/07/20

Project Name: Summerfield Subdivision Ph. 1

Engineer/Architect: Jorgensen & Associates

---

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

---

Representing: City of Farmington  
Re: Landscaping Ordinance requirements

Name: Judy Horne 267-1022  
jhorne923@gmail.com

---

1. No information was given regarding landscaping at entries into subdivision. Landscaped entries are not required; but if planned, see Section XI. Landscaping of Residential Entryways, A and B.
2. If fencing along street front (N Hunter) will be installed, see XI. C. Fences, Walls, and Hedges.
3. Subdivisions are required to include park space within the subdivision or pay a fee into the City's Park Fund in lieu of creating park space in the subdivision. (Article XII Sections A. through P.) See below .

**ARTICLE XII. DEDICATION AND LANDSCAPING OF NEIGHBORHOOD PARKS**

**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.

**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.

4. If park *IS* planned, see remaining park requirements in Article XII. Sections D. thru P. Also note that detention pond areas and other unusable land may not be included in required park land.
5. Detention ponds landscaping: See Article X Auxiliary Landscaping/ Shielding/ Screening Requirements A. Detention Pond and Water Quality Pond Landscaping. Easy visibility of detention pond(s) for child safety purposes must be the highest priority.

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

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

Applicant: Pitts Dynasty Trust #3

Date: 04/07/20

Project Name: Summerfield Subdivision Ph. 1

Engineer/Architect: Jorgensen & Associates

---

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

---

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding development plan should be in the paper no later than 10 days prior to the planning commission meeting. Proof of publication must be provided when it is available.
4. The revised plan must be submitted by next Tuesday, April 14<sup>th</sup> by noon. The City requires 15 copies for planning commission. However, I'm not sure the Planning Commission needs all the sheets presented for today. I'd like to talk with you about what is really needed for the purpose of planning commission.
5. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office.
6. Planning Commission meeting will be **Monday, April 27, 2020 at 6:00 pm**. We are currently doing our meetings virtual. Please provide us with email addresses for whoever wants to participate in that meeting. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.



April 22, 2020

**RE: Proposed Large Lot Single Family Subdivision on Clyde Carnes Road**

Attn: Planning Commission Members

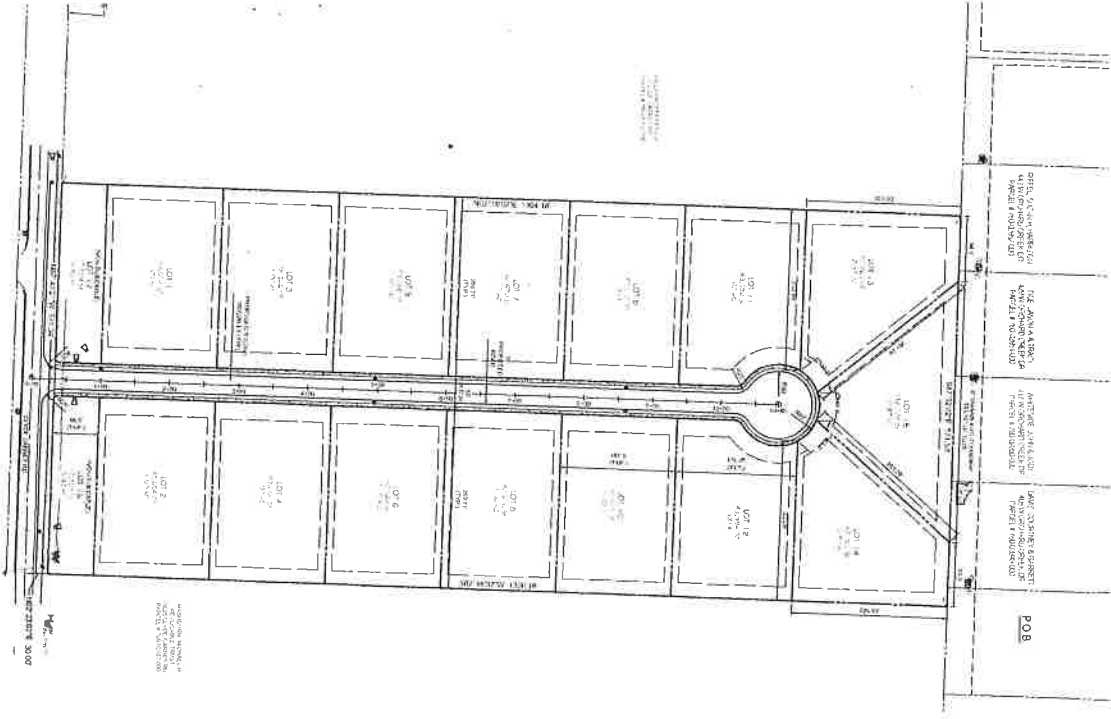
The proposed subdivision is to be located East of Jim Brooks Road on the North side of Clyde Carnes Road. The property is slightly over seventeen acres and is planned to have fifteen one-acre size lots.

During a planning session with Staff, the topic of cross access connections to the East and West was discussed. The developer is requesting not to provide cross connection points and would like to know the Board's opinion before moving forward with design. We feel that the integrity of the subdivision and marketability of the larger lots for larger homes would be adversely impacted due to the cross connections.

We thank you for your consideration of this project and look forward to discussing it with you.

Respectfully submitted,

Timothy R. Sorey, P.E.  
President/Owner



**SCALE 1" = 80'**

**SITE DATA**

PROJECT: [REDACTED]  
 DATE: [REDACTED]  
 SHEET: [REDACTED]  
 TOTAL SHEETS: [REDACTED]

**SITE LEGEND**

[Symbol] [REDACTED]  
 [Symbol] [REDACTED]  
 [Symbol] [REDACTED]  
 [Symbol] [REDACTED]

