



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

PLANNING COMMISSION AGENDA
June 25, 2018

**A meeting of the Farmington Planning Commission will be held on
Monday, June 25, 2018 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - May 21, 2018
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARING**
 - A. **Variance Request:** variance to allow two habitable dwellings on one property
Property owned by: Ginger Hesse
Property Location: 548 Rheas Mill Rd.
Presented by: Ginger Hesse
 - B. **Variance Request:** variance of the landscape ordinance
Property owned by: Indian Territory, LLC.
Property Location: S. 54th Street (Farmington Heights Ph. II)
Presented by: Civil Design Engineers, Inc.
 - C. **Large Scale Development:** Magnolia Coffee House
Property owned by: John Henderson
Property Location: 295/297 Kelli
Presented by: John Henderson
 - D. **Large Scale Development:** City of Farmington Maintenance Building
Property owned by: City of Farmington
Property Location: Broyles Street
Presented by: Bates & Associates, Inc.
 - E. **Final Plat:** Windgate Subdivision
Property owned by: Michael Pennington
Property Location: Rheas Mill Rd.
Presented by: Bates & Associates, Inc.

Planning Commission Minutes
May 21, 2018

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

PRESENT

Jay Moore
Gerry Harris
Bobby Wilson
Robert Mann, Chair
Judy Horne
Toni Bahn
Howard Carter

ABSENT

Matt Hutcherson

City Employees Present: Rick Bramall, City Inspector; Steve Tennant, City Attorney; Chris Brackett, City Engineer

2. **Approval of Minutes:** April 23, 2018 Minutes were approved as written.

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

PUBLIC HEARING

4A. Conditional Use for Sale of Fireworks presented by Reggie Hale:

Reggie Hale was present to discuss the request.

Comments from the City:

Jay Moore asked Mr. Hale how long they have been using that site as well as if they clean up the area before use. Mr. Hale replied that they have used that site for five years or more and that his company/manger will mow and clean the site before setting up.

Public comment: No public comment.

Robert Mann called the question to approve the conditional use for the sale of fireworks. Upon roll call, the motion was passed unanimously.

4B. Rezone request for 46 E. Wilson from A-1 to R-2 presented by Dominick Hinds:

Amber Squires was present to discuss the request.

Comments from the City:

Steve Tennant asked if the surrounding property owners had been notified. Amber replied that yes everyone had been notified through the mail. Judy Horne inquired about duplexes in the area. The trees were also of interest to her to ask if they would salvage the trees. Amber stated that they are going to try to keep the trees.

Public Comment: No public comment.

Robert Mann called the question to approve the rezone request. Upon roll call, the motion was passed unanimously.

NEW BUSINESS

5. Preliminary Plat for Farmington Heights Phase II presented by Civil Design Engineers, Inc.:

Ferdie Fourie was present to discuss the request.

Comments from the City:

Chris Brackett read his memo for the Commission as follows; “The Preliminary Plat for the Farmington Heights Subdivision- Phase II has been reviewed and it is our opinion that the Planning Commission’s approval should be conditional on the following comments.

1. The fire hydrant locations shown on the plat and the utility plans must be reviewed and approved by the Fire Department.
2. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to any further construction activities.
3. The dead-end fire apparatus turnaround must be a City Street meeting all City requirements, right-of-way, sidewalk, radius, etc.
4. The park land dedication must be contiguous. The two separate parks are not acceptable. The park dedication must be brought back to Planning Commission and approved prior to construction plans approval.
5. 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.
6. After a final review set of plans and drainage report has been approved by MWY, the applicant should submit to the City three (3) sets of full size plans and two (2) sets of half size plans, and two (2) more copies of the final drainage report that have been sealed by the engineer for final approval and distribution.”

Ferdie commented that he did find a few issues with the dead- end fire apparatus. Chris Brackett suggested that the plan gets amended and to switch out park dedication of the lots to accommodate the requirement. Steve deferred to Chris Brackett. The option is to move the park dedication area or move to a continuous area. Jay suggested the best option would to move the lots to go with the park area. He also asked for clarification of the park dedication area. Chris said it came down to reduce amount of the dedicated area and pay a partial Park Fee to make up for smaller park area, or change the location of park to meet the full area requirement. Mr. Fourie will review these issues and develop a compromise. The city will maintain the park dedicated area.

Public Comment: No public comment.

Robert Mann called the questions to approve the Preliminary Plat for Farmington Heights Phase II. Upon roll call, the motion passed unanimously.

6. Adjournment: Having no further business, meeting was adjourned.

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: Gringer Hesse Day Phone: 479-966-0926
Address: 548 Rheas Mill Rd Fax: —
Representative: _____ Day Phone: _____
Address: _____ Fax: _____
Property Owner: Gary A Allen + Gringer Hesse Day Phone: _____
Address: 548 Rheas Mill Rd Fax: _____

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

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

Property Description
Site Address - 548 Rheas Mill Rd
Current Zoning -- R1

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

Type of variance requested and reason for request:
We purchased the property with plans to build a mother-in-law quarters but we found we could not build a separate unit due to zoning. We began to look into building on, but the property has 2 septic tanks which prevent that. A breezeway to connect a new structure would need to be at least 20 feet making it unrealistic so we need a variance to allow 2 habitual dwellings on one property.

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

NOTICE OF PUBLIC MEETING

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

PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

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

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

Jingyi Dese Date 5/9/18
Applicant Signature

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

Date _____
Owner/Agent Signature

File# 2017-00020686

THIS INSTRUMENT PREPARED BY:
MICKEL LAW FIRM, P.A.
1501 North University, Suite 930
Little Rock, AR 72207

Client File Name: Angela J Rackley

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 (If none shown, exempt or no consideration paid.)

Grantee or Agent: WACO Title Co.
Grantee's Address: 548 Rheas Mill Rd.
Farmington, AR 72730

WACO 1706818-103

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, **PennyMac Loan Services, LLC**, Grantor, being duly authorized by resolution of its board of directors, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid by, **Gary A Lunsford, a married man, and Ginger G Hesse, an unmarried woman, as tenants in common**, Grantee(s), the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee(s) and unto their heirs and assigns forever the following lands lying in **Washington County, Arkansas**, to-wit:

See Attached Exhibit 'A'

TO HAVE AND TO HOLD unto Grantees and their heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging

And Grantor does hereby covenant with Grantees that it will forever warrant and defend the title to said lands against all claims and encumbrances done or suffered by it, but none other.

EXECUTED in the name of Grantor this 2 day of June, 2017.

PennyMac Loan Services, LLC

BY: [Signature]

TITLE: Rob Schreiberman
Senior Vice President, Asset Management

Acknowledgment

State of (_____)
)ss.
County of (_____)

On this day before me, a Notary Public, personally appeared _____,
to me personally well-known, who acknowledged that he/she is the _____ of
PennyMac Loan Services, LLC, and that he/she, as such officer, being authorized so to do, has
executed the foregoing instrument for the purposes therein contained, by signing the name of the
corporation by himself/herself as such officer.

WITNESS my hand and official seal this _____ day of _____, 2017.

Notary Public

My commission expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura)

On 6-2 2017 before me, Cynthia Hoff, Notary Public
(insert name and title of the officer)

personally appeared Rob Schreiber
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)

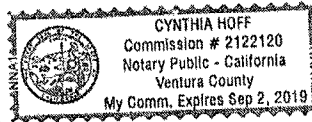


EXHIBIT 'A'

A part of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of Section Twenty-two (22), Township Sixteen (16) North, Range Thirty one (31) West, being more particularly described as follows: Commencing at the Southwest corner of said 40 acre tract, said point being an existing 5/8" iron; thence East along the South line of said 40 acre tract 812.00 feet; thence leaving the South line of said 40 acre tract N00°18'00"E 43.16 feet to a set 1/2" steel pin on the North right-of-way of Rheas Mill Road for the true point of beginning; thence S89°56'11"W along said right-of-way 160.00 feet to a set 1/2" steel pin; thence leaving said right-of-way N00°18'00"E 332.01 feet to a set 1/2" steel pin; thence East 160.00 feet to a set 1/2" steel pin; thence S00°18'00"W 331.84 feet to the point of beginning, containing 1.22 acres, more or less, Washington County, Arkansas. LESS AND EXCEPT: A part of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of Section 22, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Beginning at a point which is N89°40'34"E 810.66 feet from the SW corner of said 40 acre tract, and running thence North 729.59 feet; thence N89°22'19"E 300.47 feet; thence S00°02'09"W 464.93 feet; thence West 163.96 feet; thence South 267.19 feet; thence S89°40'34"W 136.21 feet to the point of beginning.

More Commonly Known As: 548 Rheas Mill Road Farmington, AR 72730



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: 1706818-103

Grantee: GARY ALLAN LUNSFORD AND GINGER G. HESSE
Mailing Address: 548 RHEAS MILL RD
FARMINGTON AR 727300000

Grantor: PENNYMAC LOAN SERVICES, LLC
Mailing Address: 6101 CONDOR DR
MOONPARK AR 730210000

Property Purchase Price: \$155,000.00
Tax Amount: \$511.50

County: WASHINGTON
Date Issued: 07/06/2017
Stamp ID: 465604608

Washington County, AR
I certify this instrument was filed on
7/7/2017 12:48:12 PM
and recorded in REAL ESTATE

File# 2017-00020686
Kyle Sylvester - Circuit Clerk

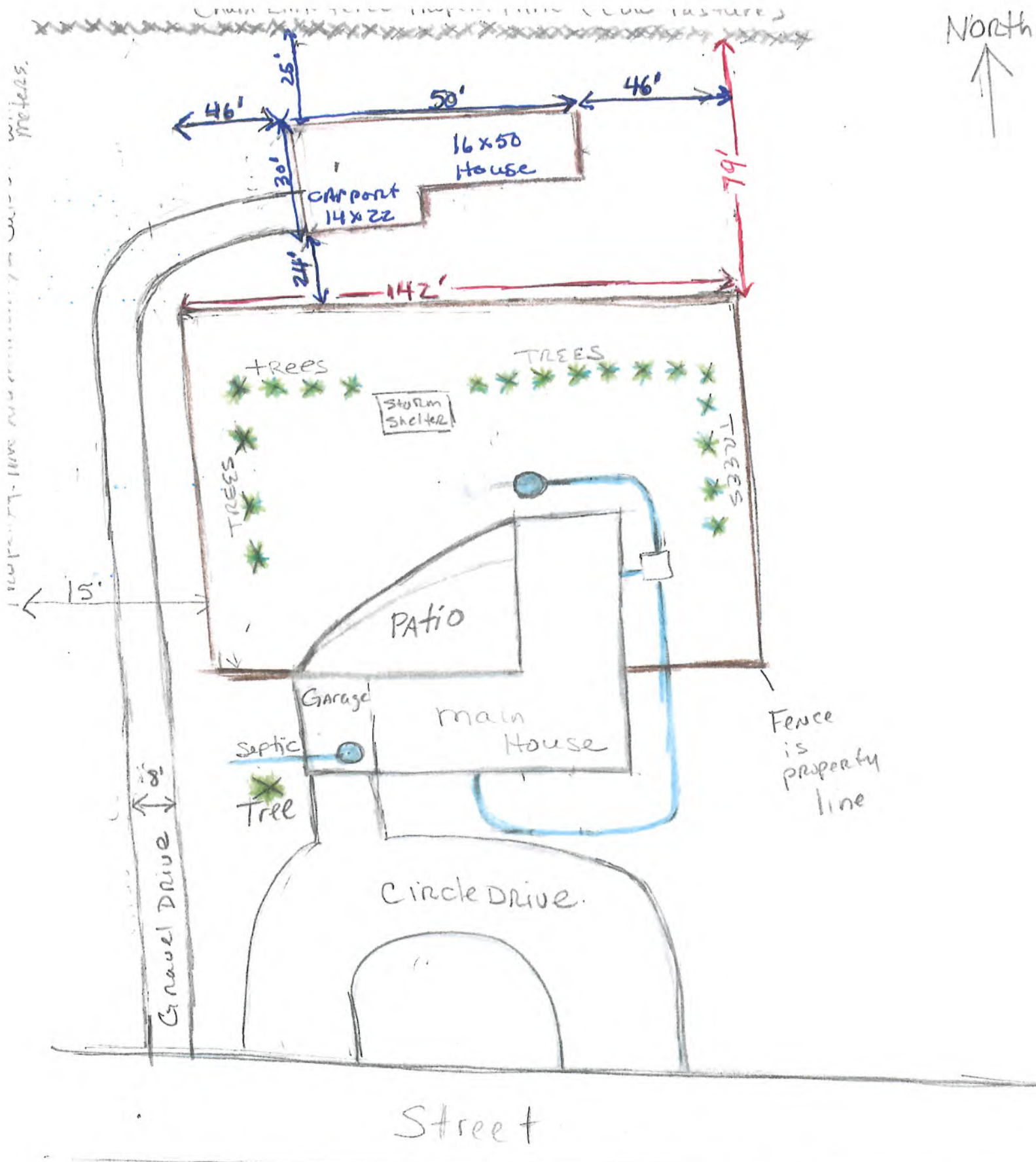
I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Gary Allan Lunsford and Ginger G. Hesse

Grantee or Agent Name (signature): Buyers Title Agent Date: 7/6/17

Address: _____

City/State/Zip: _____



CANT Build off garage because of 2nd septic lines.
 CANT Build on back of house because of septic lines

City of Farmington, AR

05/09/2018 2:33PM 01
000000#3955 CLERK01

Development Fees \$25.00

ITEMS CHECK 10
\$25.00

RECEIPT		DATE <u>5-9-18</u>	No. <u>540367</u>
RECEIVED FROM <u>Ginger Hesse</u>		\$ <u>25.00</u>	
<u>Twenty five & no/100</u>		DOLLARS	
<input type="radio"/> FOR RENT <input checked="" type="radio"/> FOR <u>Variance application for 548 Rheas Mill</u>			
ACCOUNT		<input type="radio"/> CASH	
PAYMENT	<u>25.00</u>	<input checked="" type="radio"/> CHECK	FROM _____ TO _____
BAL. DUE	<u>0</u>	<input type="radio"/> MONEY ORDER	BY <u>D. Coleman</u>
		<input type="radio"/> CREDIT CARD	

ck # 1088


GINGER HESSE
548 RHEAS MILL RD.
FARMINGTON, AR 72730-9664

81-87/829

1088

DATE 5/9/18

© DELUXE ebluro.com/check

PAY TO City of Farmington \$ 25⁰⁰
THE ORDER OF
twenty five dollars & 0/100 DOLLARS 

Security Features
Included
Details on Back.

ARVEST

BANK arvest.com

MEMO apply for Variance

Ginger Hesse RP

⑆082900872⑆ 1088 0021003141⑆

SPECIALTY LEAD

NORTHWEST ARKANSAS Democrat Gazette

101 E. Main Street, Fayetteville, AR 72701 • Phone: 479-243-1100 • Fax: 479-243-1101 • www.nwark.com

AFFIDAVIT OF PUBLICATION

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

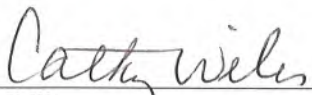
GINGER HESSE

Notice of Public Meeting

Was inserted in the Regular Edition on:

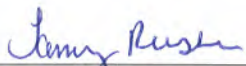
May 11, 2018

Publication Charges: \$ 32.50

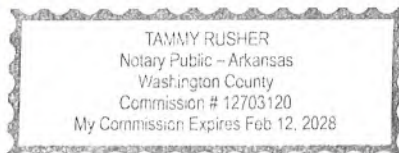


Cathy Wiles

Subscribed and sworn to before me
This 14 day of May, 2018.



Notary Public
My Commission Expires: 2/12/28



****NOTE****

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

NOTICE OF PUBLIC MEETING; A petition for a variance at the property described below has been file with the City of Farmington on the 9th day of May, 2018. Legal Description 548 Rheas Mill Road - Petition to allow 2 habitable dwellings on one property.
A public meeting to consider this request for variance at the above described property will be held on 25 of June, 2018 at 6 pm at Farmington City Hall, West Main, Farmington, AR. All interested persons are invited to attend.
74526567 May 11, 2018

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: <u>Indian Territory, LLC</u>	Day phone: <u>479-530-2778</u>
Address: <u>PO Box 1527 Farmington, AR 72730</u>	Fax: _____
Representative: <u>Civil Design Engineers, Inc.</u>	Day phone: <u>479-381-1066</u>
Address: <u>4847 Kaylee Ave Springdale, AR 72762</u>	Fax: _____
Property Owner: <u>Indian Territory, LLC</u>	Day phone: <u>479-530-2778</u>
Address: <u>PO Box 1527 Farmington, AR 72730</u>	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: _____
 Site address: Unassigned S. 54th Street (Farmington Heights Ph II)
 Current zoning: R-1

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

Type of variance requested and reason for request:

Request variance of Landscape Ordinance (2016-01) Article 12 B. Parks Dedication of 0.02 acre/lot for 87 lots for a total requirement of 1.74 acres, to be reduced to 1.04 acres for this development as shown on attached Preliminary Plat.

Responsibilities of the Applicant:

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


NOTICE OF PUBLIC MEETING

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

PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE


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

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

 _____ Date 06-11-18

Applicant Signature

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

 _____ Date 6/11/18

Owner/Agent Signature

RECEIPT

DATE 6-12-18 No. 1430

RECEIVED FROM Civil Design Engineer \$ 250.00

Twenty five & no/100 DOLLARS

FOR RENT
 FOR Variance of Landscaped Ord - Farmington

Height 11.11

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

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____

BY D. Coleman

CR # 1430

Please Return To:

File# 2017-00014851

Lenders Title Company
3761 N Mall Avenue
Fayetteville AR, 72703
Phone: 479-444-3333
Fax: 479-443-4256

File Number: 17-050296-500

This deed form prepared under the supervision of:
J. Mark Spradley, Attorney at Law
1501 N. University, Suite 155
Little Rock, AR 72202

Transactional data completed by Lenders Title Company

Warranty Deed - Trustee (Letter).rtf

FOR RECORDER'S USE ONLY

WARRANTY DEED
(TRUSTEE)

KNOW ALL MEN BY THESE PRESENTS:

That, Ruth Ann Sellers, Current Trustee of the Bypass Trust c/u The Sellers Family Trust dated July 11, 2014, Grantor, for and in consideration of the sum of ---TEN AND 00/100--- DOLLARS---(\$10.00)---and other good and valuable consideration in hand paid by Indian Territory, LLC, Grantee(s), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee(s), and its successors and assigns forever, the following lands lying in the County of Washington and the State of Arkansas to-wit:

The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Fourteen (14) and the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-three (23), all in Township Sixteen (16) North, Range Thirty-one (31) West, Washington County, Arkansas, containing Thirty (30) acres, more or less. Less and except a uniformly Fifteen (15) foot wide Easement taken off the Northern most portion of the first above described property for road access purposes. Subject to a Twenty (20) foot wide Water Easement in favor of the City of Fayetteville, Arkansas, as described in Document Number 2005-00045139 filed October 10, 2005 in the land records of Washington County, Arkansas.

Subject to any recorded: assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, if any.

TO HAVE AND TO HOLD the above described lands unto the Grantee(s) and unto its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And the Grantor hereby covenants with the Grantee(s) that it will forever warrant and defend the title to the above described lands against all claims whatsoever.

WITNESS our hand(s) and seal(s) on this 16th day of May, 2107.

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. Exempt or no consideration paid if none shown

The Sellers Family Trust dated July 11, 2014

GRANTEE OR AGENT

Indian Territory, LLC

By: Ruth Ann Sellers

GRANTEE'S ADDRESS:

P.O. Box 1527
Farmington, AR 72730

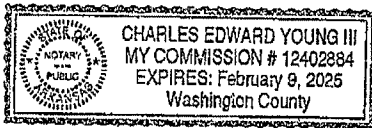
Ruth Ann Sellers, Current Trustee
of the ByPass Trust

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS.
COUNTY OF WASHINGTON)

BE IT REMEMBERED, that on this day came before me, the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting, Ruth Ann Sellers, to me well known as (or satisfactorily proven to be), who stated that she was the Current Trustee(s) of the Bypass Trust c/u The Sellers Family Trust dated July 11, 2014 and was duly authorized in her stated capacity to execute the foregoing instrument for and in the name of and on behalf of said trust, and further stated and acknowledged that she had executed the same for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 16th day of May, 2107.



Charles Edward Young III
Notary Public

My commission Expires:

2-9-2025



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: 17-050296-500

Grantee: INDIAN TERRITORY, LLC
Mailing Address: P.O. BOX 1527
FARMINGTON AR 727300000

Grantor: RUTH ANN SELLERS, TRUSTEE OF THE BYPASS TRUST C/U THE
Mailing Address: SELLERS FAMILY TRUST DATED JULY 11, 2014
13139 BILL SELLERS ROAD
FAYETTEVILLE AR 727040000

Property Purchase Price: \$750,000.00
Tax Amount: \$2,475.00

County: WASHINGTON
Date Issued: 05/16/2017
Stamp ID: 2082136064

Washington County, AR
I certify this instrument was filed on
5/17/2017 1:11:46 PM
and recorded in REAL ESTATE

File# 2017-00014851
Kyle Sylvester - Circuit Clerk

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

Grantee or Agent Name (printed): ED YOUNG, AGENT

Grantee or Agent Name (signature): *Ed Young* Date: 5-14-17

Address: P.O. BOX 1527

City/State/Zip: FARMINGTON, AR 72730

LEGAL DESCRIPTION – PROPERTY

ALL OF THE SE1/4 OF THE SE1/4 OF THE SW1/4 OF SECTION 14 AND ALL OF THE E1/2 OF THE NW1/4 OF SECTION 23, ALL IN TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAPPED STATE MONUMENT AT THE SE CORNER OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF SAID NE1/4 OF THE NW1/4 N87°50'38"W 661.20 FEET TO AN IRON PIN FOUND AT THE SW CORNER OF SAID E1/2 OF THE NW1/4; THENCE ALONG THE WEST LINE OF SAID E1/2 N02°26'48"E 1330.42 FEET TO AN IRON PIN FOUND AT THE NW CORNER OF SAID E1/2; THENCE ALONG THE WEST LINE OF SAID SE1/4 OF THE SE1/4 OF THE SW1/4 OF SECTION 14 N02°36'48"E 661.33 FEET TO THE NW CORNER OF SAID SE1/4 OF THE SE1/4 OF THE SW1/4; THENCE ALONG THE NORTH LINE OF SAID SE1/4 OF THE SE1/4 OF THE SW1/4 S87°41'00"E 660.16 FEET TO THE NE CORNER OF SAID SE1/4 OF THE SE1/4 OF THE SW1/4; THENCE ALONG THE EAST LINE OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 14 S02°35'14"W 661.96 FEET TO AN ALUMINUM CAPPED STATE MONUMENT AT THE SE CORNER OF SAID SE1/4 OF THE SW1/4; THENCE ALONG THE EAST LINE OF SAID NE1/4 OF THE NW1/4 OF SECTION 23 S02°24'54"W 1327.93 FEET TO THE POINT OF BEGINNING, CONTAINING 30.19 ACRES, MORE OR LESS AND SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

City of Farmington
Application and Checklist
Large Scale Development

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

Applicant: John Henderson Day Phone: (870)577-9694

Address: 11971 S. Hwy 265 Prairie Grove, AR Fax: _____

Representative: Crafton Tull Day Phone: (479)878-2408

Address: 300 N. College Ave Fayetteville, AR 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 **\$500** is required at the time the application is accepted. *In the event engineering review fees and costs exceed \$500, the owners and/or developers shall reimburse the City of Farmington for all additional expenses incurred prior to review by the Farmington Planning Commission. In the event the Farmington Planning Commission requires modifications to the large scale development and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the large scale development is resubmitted to the Farmington Planning Commission.*

For office use only:

Fee paid \$ _____ Date _____ Receipt # _____

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

Property Description

Site Address -- 295/297 W. Kelli Ave

Current Zoning -- C-2

Attach legal description

(Magnolia Coffee House)

Financial Interests

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

John Henderson

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.*

John Henderson
Applicant Signature

Date *5/19/2018*

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.)*

John Henderson
Owner/Agent Signature

Date *5/19/2018*

LSD/Subdivision Application Checklist:

Yes No N/A, why?

1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	X		
4. Fifteen (15) copies of the site plan 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. *			Will be provided at later submittal
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).			Will be provided at later submittal
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).			Will be provided at later submittal
The Following Shall Appear on the Site Plan:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	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.			N/A
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			N/A
b. 404 Permit			N/A
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	X		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:	X		
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		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.		X	Easement in SE corner of property will be shown on next submittal.
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	Easement in SE corner of property will be shown on next submittal.
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			N/A
a. Provide structure location and types.			N/A
b. Provide pipe types and sizes.			N/A
2. Regarding all proposed sanitary sewer systems			N/A
a. Provide pipe locations, sizes and types.			N/A
b. Manhole locations.			N/A
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			N/A
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			N/A
5. Regarding all proposed water systems on or near the site:			N/A
a. Provide pipe locations, sizes and types.			N/A
b. Note the static pressure and flow of the nearest hydrant.			N/A
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.			N/A
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)	X		
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			N/A

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.			N/A
Proposed and Existing Streets, Rights-of-way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	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		
Site Specific Information			
1. Provide a note describing any off site improvements.			N/A
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	X		
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)	X		
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)	X		
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.)	X		
8. The location and size of existing and proposed signs, if any.			Will include in future submittal
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	X		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	X		
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.	X		
14. Indicate location and type of garbage service (Large Scale		X	Will include in future submittal

Developments only.) Dimension turnaround area at dumpster location.			N/A
15. A description of commonly held areas, if applicable.			N/A
16. Draft of covenants, conditions and restrictions, if any.			N/A
17. Draft POA agreements, if any.			N/A
18. A written description of requested variances and waivers from any city requirements.			N/A
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	X		
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 5-22-18

No. 540371

RECEIVED FROM John Henderson

\$ 500.00

Five hundred & no/100 DOLLARS

FOR RENT

FOR

Large Scale 295/297 Kelli Ave
(Magnolia Coffee House)

ACCOUNT	
PAYMENT	<u>500.00</u>
BAL. DUE	<u>0</u>

CASH

CHECK

MONEY ORDER

CREDIT CARD

FROM _____ TO _____

BY J Coleman

OK 1057



May 18, 2018

City of Farmington
ATTN: City Business Manager
354 W. Main
Farmington, AR 72730

RE: Magnolia Coffee House
295 W. Kelli Ave

Dear Business Manager,

This letter serves to designate Crafton Tull as an authorized person to act on the behalf of John Henderson for any items required for Planning approval for the referenced project site. The following person is hereby authorized:

Bradley Bridges, EI
Engineer Intern – Crafton Tull
300 N. College, Suite 317
Fayetteville, AR 72701
479-878-2408

Sincerely,

John Henderson
Owner
11971 S. Hwy 265
Prairie Grove, AR 72753



May 18, 2018

City of Farmington
ATTN: City Business Manager
354 W. Main
Farmington, AR 72730

Re: Magnolia Coffee House
295 W. Kelli Ave

To whom it may concern,

The purpose of this correspondence is to describe the scope, nature and intent of the above referenced project.

Magnolia Coffee House is a drive-thru coffee house to serve the needs of the City of Farmington and patrons along the Highway 62 corridor. The development will consist of a 246 S.F. building with site paving, employee parking and landscaping. Utilities are currently on site.

Sincerely,

Bradley Bridges, E.I.
Engineer Intern
Crafton Tull

NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION FOR LARGE SCALE DEVELOPMENT

TO ALL OWNERS of land lying adjacent to the property at:

295-297 W Kelli Ave

Location

John Henderson, 11971 S Hwy 265 Prairie Grove, AR 72753

Owned By

NOTICE IS HEREBY GIVEN THAT an application has been filed for LARGE SCALE DEVELOPMENT 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 June 25, 2018 at 6:00 p.m.

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

7017 0190 0000 5202 4970

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



Postage \$

Total Postage \$

Sent To
Terry & Patty Neal
10345 S Hwy 265
Farmington, AR 72701

Street and
City, State

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

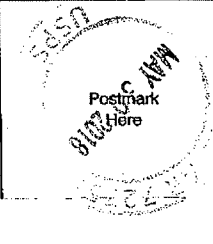
7017 0190 0000 5202 4987

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage \$

Total Postage \$

Sent To
Casey's Marketing Company
One SE Convenience Blvd
Ankeny, IA 50021

Street and
City, State

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

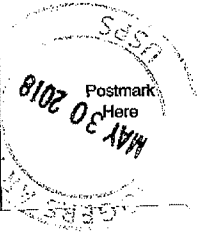
7017 0190 0000 5202 4963

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



Postage \$

Total Postage \$

Sent To
City of Farmington
354 W Main Street
Farmington, AR 72701

Street and
City, State

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

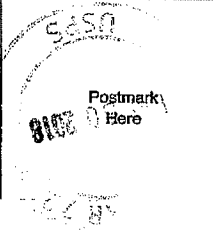
7017 0190 0000 5202 5007

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



Postage \$

Total Postage \$

Sent To
Charles & Stephanie Carpenter
302 W Kelli Ave
Farmington, AR 72730

Street and
City, State

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

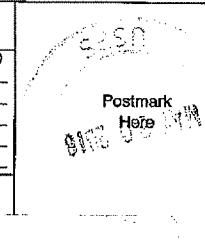
7017 0190 0000 5202 4956

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



Postage \$

Total Postage \$

Sent To
C Rental Properties, LLC
11 Mountain Brook Ct
Bentonville, AR 72712

Street and
City, State

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

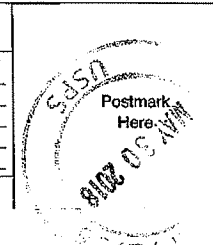
7017 0190 0000 5202 4994

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OFFICIAL USE

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



Postage \$

Total Postage \$

Sent To
Oakland Farms, LLC
12771 Tyler Rd
Farmington, AR 72730

Street and
City, State

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

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

Applicant: John Henderson
Project Name: Magnolia Coffee House LSD
Engineer/Architect: Crafton Tull

Date: June 5, 2018

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. The following review note should be added to the cover sheet: Review of these plans is limited to general compliance with City codes and regulations and does not warrant the engineer's design or relieve the developer of any requirements, even if errors, omissions, or any inadequacies are discovered after plan approval. The City's requirements shall govern over any conflicts with the plans or specifications. Any conditions determined in the field which require changes shall be subject to further review and corrective action.
3. Show all known on site and off-site existing easements.
4. If a freestanding sign is proposed, it should be shown and labeled on the site plan and a permit will be required for any new signage.
5. Indicate location and type of garbage service.
6. The drainage design is acceptable. There is a extremely small increase of flow but this obviously will not cause increased flood stages downstream.

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

Applicant: John C. Henderson.

Date: 6-5-18

Project Name: Magnolia Coffee House

Engineer/Architect: Crafton Tull.

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

Representing: PGTELCO

Name: SHANE BELL
479-841-0980

No COMMENT.

Received By: _____

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

Applicant: John C. Henderson

Date: June 5, 2018

Project Name: Magnolia Coffee house

Engineer/Architect: Crafton Tull

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. Per ordinance the adjacent property owners must be notified prior to the planning commission meeting. Return receipts must be provided no less than 7 days prior to the meeting.
2. An ad must be placed in the paper a minimum of 15 days prior to the planning commission meeting. Proof of publication should be provided a minimum of 7 days prior to the meeting.
3. Engineering fees will continue to accrue throughout the project. All engineering fees incurred by the City will be reimbursed to the City by the developer.
4. The revised plan should be submitted by next Tuesday June 12th) at noon. The City requires 15 copies for planning commission. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office.

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

Applicant: John C. Henderson.

Date: 6-5-18

Project Name: Magnolia Coffee House

Engineer/Architect: Crafton Tull.

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

Representing: Fire Dept. Name: Mark Cunningham
Strip+ Fire Lane on Curbs

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: John C. Henderson.

Date: 6-5-18

Project Name: Magnolia Coffee House

Engineer/Architect: Crafton Tull.

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

Representing: City of Farmington Name: Judy Harne, member
Landscaping Farmington Planning Commission

Landscaping plan as shown may exceed actual ordinance requirements. Refer to VI. C. Street Buffer - Main Street Requirements and VI. D. Street Buffer - Side Street Requirements. Also, ^{some} landscaping plan plant selections may be too large - at maturity - for this site and considering the intricate traffic flow.

Further, due to the site location and traffic patterns much smaller vegetation may be needed in some areas because pedestrian and vehicle visibility and safety must be considered. This takes precedence over landscape height requirements. See Article V. E. Site Triangles on P. 3 of Landscape ordinance. Do not plant tall growing vegetation beneath power lines.

Received By: _____

June 11, 2018

City of Farmington
354 W. Main
Farmington, AR 72730

RE: Magnolia Coffee House Technical Plat Review Comments

Below are the comments we received for the above referenced project, and how we have addressed each comment.

City Comments (Melissa McCarville)

1. Per ordinance the adjacent property owners must be notified prior to the planning commission meeting. Return receipts must be provided no less than 7 days prior to the meeting.
Return receipts have been provided.
2. An ad must be placed in the paper a minimum of 15 days prior to the planning commission meeting. Proof of publication should be provided a minimum of 7 days prior to the meeting.
The ad has ran and proof will be submitted.
3. Engineering fees will continue to accrue throughout the project. All engineering fees incurred by the City will be reimbursed to the City by the developer.
The developer has been notified.
4. The revised plan should be submitted by next Tuesday June 12th at noon. The City requires 15 copies for planning commission. A revised copy and drainage plans should be delivered directly to Chris Brackett at his office.
Noted

City of Farmington (Chris 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.
Noted
2. The following review note should be added to the cover sheet: Review of these plans is limited to general compliance with City codes and regulations and does not warrant the engineer's design or relieve the developer of any requirements, even if errors, omissions, or any inadequacies are discovered after plan approval. The City's requirements shall govern over any conflicts with the plans or specifications. Any conditions determined in the field which require changes shall be subject to further review and corrective action.
The note has been added.
3. Show all known on site and off-site existing easements.
The easements have been shown and labeled.
4. If a freestanding sign is proposed, it should be shown and labeled on the site plan and a permit will be required for any new signage.



No freestanding sign is being proposed for the development.

5. Indicate location and type of garbage service.

A note has been added to the site plan to indicate type of trash service.

6. The drainage design is acceptable. There is a extremely small increase of flow but this obviously will not cause increased flood stages downstream.

Noted

City of Farmington Landscaping (Judy Horne)

1. Landscaping plan as shown may exceed actual ordinance requirements. Refer to VI.C. Street Buffer Main Street Requirements and VII.D. Street Buffer Side Street Requirements. Also, some landscaping plan plant selections may be too large, at maturity, for this site and considering the intricate traffic flow.

Further, due to the site location and traffic patterns much smaller vegetation may be needed in some areas because pedestrian and vehicle visibility and safety must be considered. This takes precedence over landscape height requirements. See Article V.E. Site Triangles on page 3 of Landscape Ordinance. Do not plant tall growing vegetation beneath power lines.

The landscape plan has been revised to better reflect the ordinance and to ensure safety and visibility on the site.


City of Farmington Fire Department

1. Coordinate with City of Fayetteville water/sewer division for any new water or sewer service connections. (479)575-8386
2. Coordinate with City of Fayetteville Building Safety Division for any required inspections of water/sewer yard lines. Plumbing permits may be required through the City of Fayetteville. (479)575-8233

Noted

Let us know if you have any questions or concerns.

Thanks,


Bradley Bridges, E.I.

City of Farmington
Application and Checklist
Large Scale Development

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

Applicant: City of Farmington Day Phone: (479) 267-3865
Address: 354 W. Main Fax: _____
Representative: Geoff Bates Day Phone: (479) 442-9350
Address: 7230 S. Pleasant Ridge Dr. 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 **\$500** is required at the time the application is accepted. *In the event engineering review fees and costs exceed \$500, the owners and/or developers shall reimburse the City of Farmington for all additional expenses incurred prior to review by the Farmington Planning Commission. In the event the Farmington Planning Commission requires modifications to the large scale development and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the large scale development is resubmitted to the Farmington Planning Commission.*

For office use only:

Fee paid \$ _____ **Date** _____ **Receipt #** _____

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

Property Description

Site Address -- N Broyles Ave

Current Zoning -- A-1

Attach legal description

(City Maint. Bldg.)

Financial Interests

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

City of Farmington

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.*

Geoff H Bates
Applicant Signature

Date 5/23/18

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

Owner/Agent Signature

Date _____

LSD/Subdivision Application Checklist:

Yes No N/A, why?

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

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

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

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

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



**Bates &
Associates, Inc.**

Civil Engineering · Land Surveying · Landscape Architecture

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

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

May 23, 2018

FARMINGTON MAINTENANCE BUILDING - LEGAL DESCRIPTION

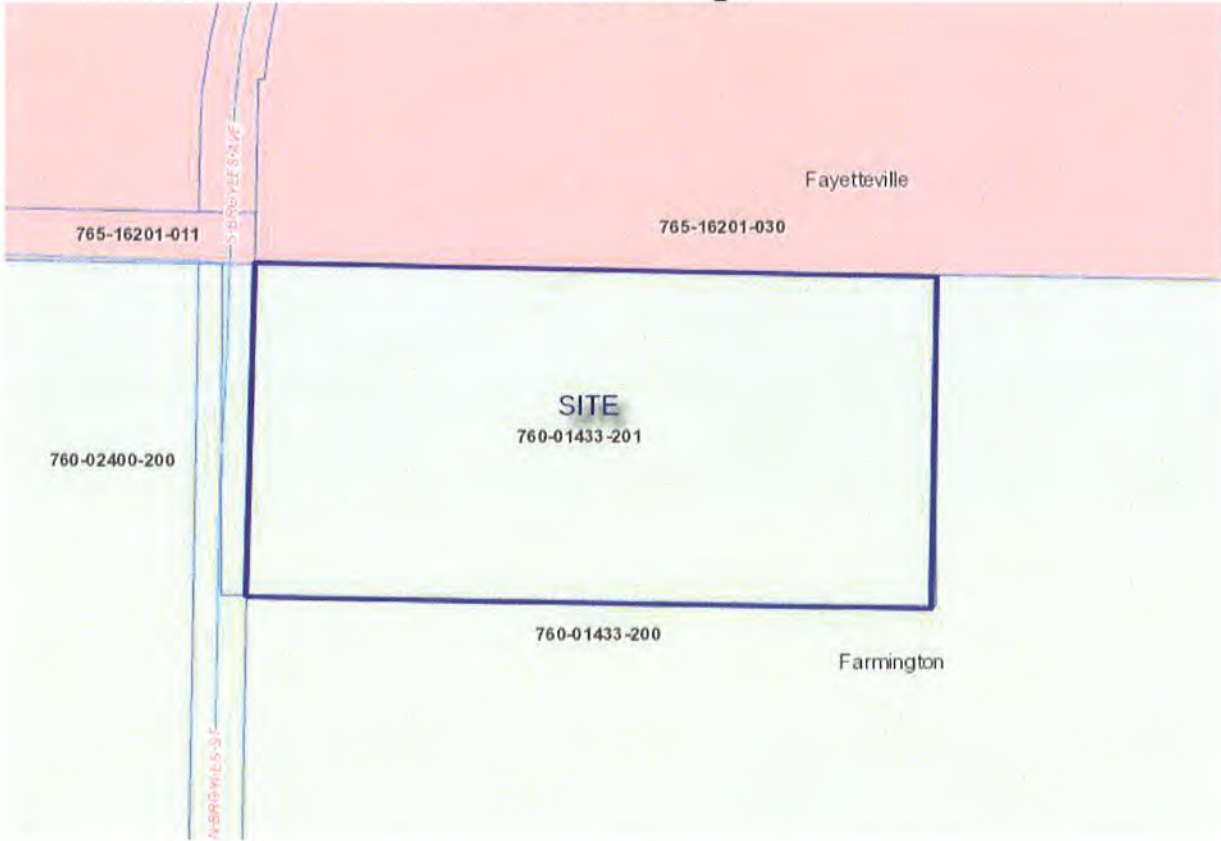
PARCEL #760-01433-201:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N87°31'26"W 508.75' FROM AN EXISTING STONE MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S01°51'24"W 375.00', THENCE N87°31'26"W 812.00', THENCE N01°51'24"E 375.00' TO THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE NORTH LINE THEREOF S87°31'26"E 812.00' TO THE POINT OF BEGINNING, CONTAINING 6.99 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN NORTH BROYLES STREET RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD..

Sincerely,

Jason Young
Project Manager
Bates & Associates, Inc.

Parcel Map





Bates & Associates, Inc.

Civil Engineering & Surveying

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

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

May 23, 2018

RE: Farmington Maintenance Building Public Notice

To whom it may concern,

The City of Farmington requests that the following notice be published in the Arkansas Democrat Gazette no later than Sunday, June 10. Please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for a Subdivision at the property described below has been filed with the City of Farmington on the 22nd Day of May, 2018.

Parcel 760-01433-201:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N87°31'26"W 508.75' FROM AN EXISTING STONE MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S01°51'24"W 375.00', THENCE N87°31'26"W 812.00', THENCE N01°51'24"E 375.00' TO THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE NORTH LINE THEREOF S87°31'26"E 812.00' TO THE POINT OF BEGINNING, CONTAINING 6.99 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN NORTH BROYLES STREET RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

6.99 Acres, located on the East side of North Broyles Street, Farmington, Arkansas 72730, North of Jerry "Pop" Williams Elementary.

The Applicant requests a 11,832 sq. ft. building and associated parking lot and paving.

A public meeting to consider this request for a Subdivision at the above described property will be held on the 25th day of June, 2018, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

Sincerely,

Geoffrey H. Bates, P.E.

Bates & Associates, Inc.



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

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

May 23, 2018

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

RE: City of Farmington Maintenance Building Large Scale Development

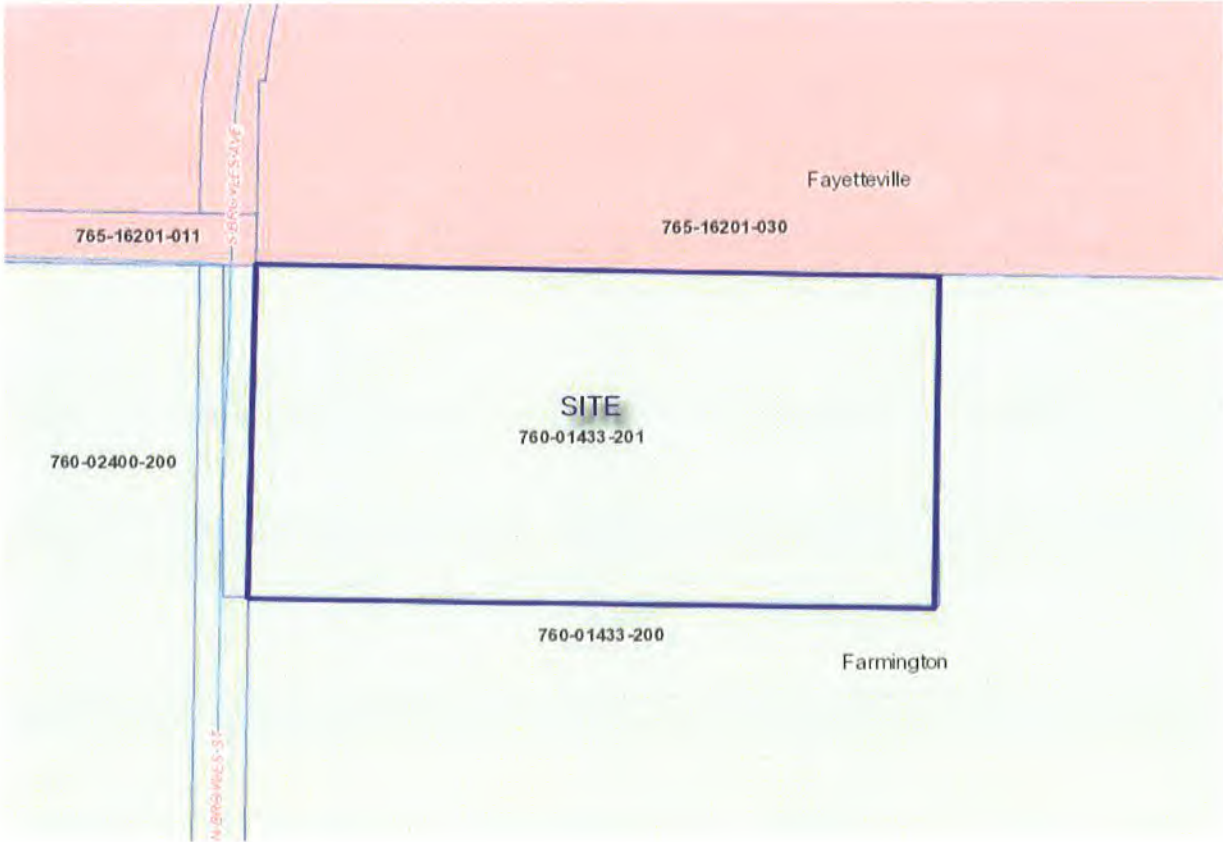
Dear City Staff,

Please see the attached Parcel Map and list of Adjoining Property owners for the City of Farmington Maintenance Building Large Scale Development.

ADJACENT LAND OWNERS (PARCEL 760-01433-201)

- 1) PARCEL #765-16201-030
CITY OF FAYETTEVILLE
113 W MOUNTAIN ST
FAYETTEVILLE, AR 72701-6083
ZONED: R-A (FAYETTEVILLE)
- 2) PARCEL #760-01433-200
FARMINGTON SCHOOL DISTRICT # 6
42 S DOUBLE SPRINGS RD
FARMINGTON, AR 72730-2506
ZONED: A-1
- 3) PARCEL #760-02400-200
YATES FAMILY CHARITABLE REMAINDER TRUST
PO BOX 10558
FAYETTEVILLE, AR 72703-0044
ZONED: R-1
- 4) PARCEL #765-16201-011
CITY OF FAYETTEVILLE
113 W MOUNTAIN ST
FAYETTEVILLE, AR 72701-6083
ZONED: R-A (FAYETTEVILLE)

PARCEL MAP



**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION FOR LARGE SCALE DEVELOPMENT**

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

Southeast corner of Broyles St. and Woodsey Farm Rd.
Location

City of Farmington
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for LARGE SCALE DEVELOPMENT 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 June 25, 2018 at 6:00 p.m.

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

Mailed certified to:

* Farmington School District
42 S. Double Springs
Farmington, Ar 72730

* Yates Family Charitable Reminder Trust
P.O. Box 10558
Fayetteville Ar. 72703

* City of Fayetteville
113 West Mountain St.
Fayetteville, Ar. 72701

7017 1070 0001 1151 4415

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

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

FAYETTEVILLE, AR 72703

OFFICIAL USE

Certified Mail Fee	\$3.45	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	55
<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	\$0.50	Postmark Here
Total Postage and Fees	\$6.70	06/05/2018

Sent To: James Family Charitable Remnant Trust
 Street and Apt. No., or PO Box No. P.O. Box 10558
 City, State, ZIP+4® Fayetteville Ar 72703

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

7017 1070 0001 1151 4422

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

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

FARMINGTON, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.45	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	55
<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	\$0.50	Postmark Here
Total Postage and Fees	\$6.70	06/05/2018

Sent To: Farmington School District
 Street and Apt. No., or PO Box No. 40 S. Double Springs
 City, State, ZIP+4® Farmington, Ar 72730

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

7017 1070 0001 1151 4408

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

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

FAYETTEVILLE, AR 72701

OFFICIAL USE

Certified Mail Fee	\$3.45	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	55
<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	\$0.50	Postmark Here
Total Postage and Fees	\$6.70	06/05/2018

Sent To: City of Fayetteville
 Street and Apt. No., or PO Box No. 115 W. Mountain
 City, State, ZIP+4® Fayetteville Ar 72701

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Remindly
 Yates Family Charitable Trust
 P.O. Box 10558
 Fayetteville, AR 72703



9590 9402 3916 8060 2723 21

2. Article Number (Transfer from service label)

7017 1070 0001 1151 4415

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Jarady Rainey* Agent
 Addressee

B. Received by (Printed Name)

SANDRA RAINCY

C. Date of Delivery

6/12/18

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

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

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Farmington School District
 12 S. Double Springs
 Farmington, AR 72730



9590 9402 3916 8060 2723 38

2. Article Number (Transfer from service label)

7017 1070 0001 1151 4422

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Julie Howard* Agent
 Addressee

B. Received by (Printed Name)

Howard

C. Date of Delivery

6/12/18

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

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

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

Brenda Coleman

From: Brenda Coleman <brendacoleman@cityoffarmington-ar.gov>
Sent: Tuesday, June 5, 2018 3:22 PM
To: Cathy Wiles (cwiles@nwadg.com)
Subject: publish - notice of public hearing
Attachments: NOTICE OF PUBLIC HEARING - city maint. bldg..docx

Cathy,

Please place the attached notice of public meeting ad in the Enterprise Leader in the June 13th edition. Please send proof of publication to Melissa McCarville.

Thanks,
Brenda Coleman
Administrative Assistant
City of Farmington, Arkansas
479-267-3865

NOTICE OF PUBLIC HEARING

A petition for Large Scale Development for the property described below has been filed with the City of Farmington on the 22nd of May, 2018.

TRACT B:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N87°31'26"W 508.75' FROM AN EXISTING STONE MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S01°51'24"W 375.00', THENCE N87°31'26"W 812.00', THENCE N01°51'24"E 375.00' TO THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE NORTH LINE THEREOF S87°31'26"E 812.00' TO THE POINT OF BEGINNING, CONTAINING 6.99 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN NORTH BROYLES STREET RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

A public hearing to consider this Large Scale Development will be held on the 25th day of June, 2018, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington Arkansas. All interested persons are invited to attend.

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

Applicant: City of Farmington
Project Name: City Maintenance Building
Engineer/Architect: Bates & Associates, Inc.

Date: June 5, 2018

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. The LSD Application Checklist shows that no septic system is proposed but a septic system is shown on the plans. Show the test hole locations and provide the test information verifying the suitability of the soils for a septic system.
3. Show the parking space requirements for the building proposed. Add the parking spaces required to the site plan.
4. Dimension the handicap space shown on the plans.
5. Label the FEMA FIRM Special Flood Area shown on the plans.
6. Gravel parking lots are not allowed by City Ordinance. This area must be paved with a dust free surface or a variance must be submitted.
7. Show the detention pond outlet structure on the plans.
8. The outlet structure shown in the drainage report discharges to the southeast. Provide a basin with a rock check damn or some other method to convert this flow back to sheet flow before it leaves the site.

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

Applicant: City of Farmington

Date: 6-5-18

Project Name: City Maintenance Building

Engineer/Architect: Bates & Associates, Inc..

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

Representing: Water City of Fayetteville Name: Corey Granderson, PE Staff Engineer

① Contact City of Fayetteville Engineering division to schedule waterline tap for proposed water meter. 575-8206.

② Contact City of Fayetteville Building Safety Division for plumbing permits and inspections of water yard-lines. Call 575-8233.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: City of Farmington

Date: 6-5-18

Project Name: City Maintenance Building

Engineer/Architect: Bates & Associates, Inc..

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

Representing: PGTELCO Name: SHANE BELL
479-841-0980

If PGTELCO's service is desired, please extend a minimum 2" conduit from within the building to the greenspace on the South side of the proposed driveway.

Or, extend a 2" Conduit from within the building straight West to the greenspace similar to the proposed water service.

Received By: _____

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

Applicant: City Maintenance Shop

Date: June 5, 2018

Project Name: City Maintenance Shop

Engineer/Architect: Bates & 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. Per ordinance the adjacent property owners must be notified prior to the planning commission meeting. Return receipts must be provided no less than 7 days prior to the meeting.
2. An ad must be placed in the paper a minimum of 15 days prior to the planning commission meeting. Proof of publication should be provided a minimum of 7 days prior to the meeting.
3. Engineering fees will continue to accrue throughout the project. All engineering fees incurred by the City will be reimbursed to the City by the developer.
4. The revised plan should be submitted by next Tuesday June 12th) at noon. The City requires 15 copies for planning commission. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office.

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: City of Farmington

Date: 6-5-18

Project Name: City Maintenance Building

Engineer/Architect: Bates & Associates, Inc..

Following are **recommendations** from the Technical Plat Review Committee that **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 Commission before **12 noon** the following Tuesday from the date above in order for the information to be placed on the agenda for the Commission meeting. A narrative addressing each recommendation must be submitted along with the revised plat.

Representing: Ozarks Name: Wesley Mal

1.) Please See Ozarks General Comm

2.) Will you need Single or 3phase Sec

3.) Where do you want the Location of

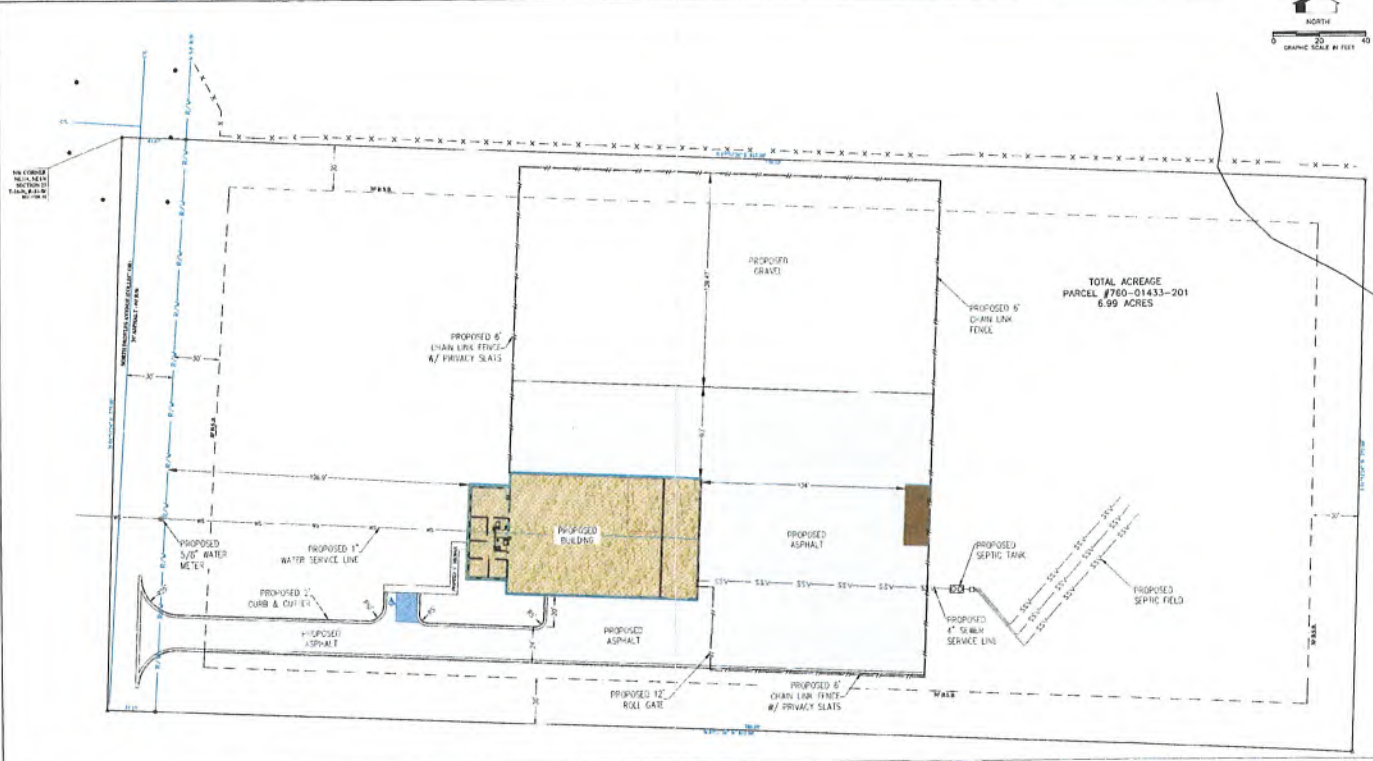
4.) We have a 3phase line on West S
Broyles and Single phase line on North
of property. (Ozarks will Need Utility Ea
from Transformer site to line you decided
use.)

Received By: _____

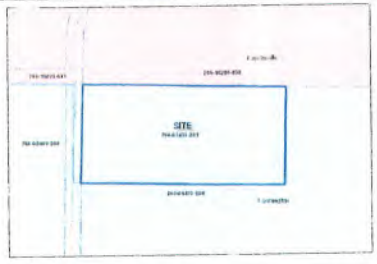


DATE	DESCRIPTION

CITY MAINTENANCE BUILDING
LARGE SCALE DEVELOPMENT PLANS
SITE PLAN
FARMINGTON, ARKANSAS



TOTAL ACREAGE
PARCEL #760-01483-201
6.99 ACRES



ADJACENT PROPERTY OWNERS:

- 1) PARCEL #205-10201-010
CITY OF FARMINGTON
1115 W. WASHINGTON ST.
FARMINGTON, AR 72703-0493
ZONED A-1 (4.2) (ARTICLE 12)
- 2) PARCEL #205-10410-020
FARMINGTON SCHOOL DISTRICT #4
47 S. DOUBLE SPRING RD.
FARMINGTON, AR 72703-0204
ZONED A-1
- 3) PARCEL #205-10410-020
1423 E. PARKWAY CHAIRLACE REMANENT TRACT
PO BOX 10204
FARMINGTON, AR 72703-0044
ZONED A-1
- 4) PARCEL #205-10201-011
CITY OF FARMINGTON
1115 W. WASHINGTON ST.
FARMINGTON, AR 72703-0493
ZONED A-1 (4.2) (ARTICLE 12)

UTILITY NOTES:

1. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
2. ALL WATER CONNECTIONS AND BACKFLOW PREVENTERS MUST BE APPROVED BY FARMINGTON WATER DEPARTMENT.
3. NOTIFY PUBLIC WORKS INSPECTOR IN ADVANCE OF ANY WORKING WITHIN THE RIGHT OF WAY OF PUBLIC INFRASTRUCTURE.
4. CONNECTIONS OF WATER SERVICES SHOULD BE CONDUCTED WITH FARMINGTON WATER DEPARTMENT (PHONE: 479-684-4730).
5. ALL MECHANICAL AND UTILITY EQUIPMENT LOCATED ON THE AREA OF SERVICE SHALL BE PROTECTED BY FITTING.
6. ALL EXISTING UTILITIES BELOW CITY SHALL BE RELOCATED UNDERGROUND. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
7. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE AN 18" COVER AT FINAL GRADE AND MARKED WITH FLAG TO INDICATE THE END OF CONDUIT. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
8. ALL UTILITY CONDUITS MUST BE MARKED WITH 18" MARKER PLACEMENT MARKERS ON THE STAKES BEFORE CONSTRUCTION WILL BEGIN.
9. THERE MUST BE STAKE CHANGES BY THE DEVELOPER WITH LATER TIME AND MATERIALS ARE USED FOR ROCK BENCHING, BENCHING, GROUT MATERIAL, BENCHING, SHORING, SHIELDING, ETC.
10. DEVELOPER MUST PROVIDE ACCESS TO ALL UTILITIES WITH A SIGNAL, CITY EMPLOYEE OF THE FINAL PLAN.
11. ALL UTILITY ENTRENCHING TO BE CLEARED OF ALL ROOTS, BRUSH, LUMPY MATERIALS AND DEBRIS SO THAT THE ENTRENCHING IS ACCESSIBLE WITH FURNISHING OF CONTRACTOR TO BE CLEARED BY THE DEVELOPER AND BE SUBJECT TO EXTRA CHARGES FROM CLOSING THE CLOSURE OF THE ENTRENCHING.
12. PLEASE CONTACT SERVICE ELECTRIC WHEN CONSTRUCTION WORKS ARE AGAIN WHEN CONSTRUCTION IS WITHIN 50' OF COMPLETION.

NOTES:

1. THERE ARE NO KNOWN UNDERGROUND UTILITIES ON-SITE OR IN THE VICINITY OF THE SITE.
2. THERE ARE NO KNOWN REGIONAL UTILITIES ON-SITE OR WITHIN THE VICINITY OF THE PROPERTY.
3. THERE ARE NO KNOWN ABANDONED WATER WELLS, SLUDGE DISPOSALS, SPILLS, WATER IMPROVEMENTS OR LAND-USE/FORM STRUCTURES WITHIN THE PROJECT.
4. THERE ARE NO KNOWN EXISTING OR PROPOSED DRIVING Lanes OR ACCESS ADJACENT TO THIS PROPERTY.
5. THERE ARE NO KNOWN HISTORICAL OR CULTURAL RESOURCES, INCLUDING ARCHAEOLOGICAL REMAINS, SUBJECT TO FLOODING, SLIPS, SETTLEMENT, EXCESSIVE MOISTURE, OR INADEQUATELY PAVED AREAS.
6. THERE ARE NO EXISTING TANKS OR TOWER SITES.



DATE: 08/14/2024
BY: G. M. BATES

1. ALL WORK WITHIN THE CITY OF FARMINGTON RIGHT OF WAY WILL HAVE TO COMPLY WITH CITY FARMINGTON STANDARDS AND ALL REQUIRE INSPECTION FROM THE CITY.

Date: 05/24/2018

City of: Farmington

Name: City Maintenance Building

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed this project will be at full cost to the developer.
 2. All property corners and easements must be clearly marked before construction will begin.
 3. All off site easements that are needed for Ozarks to extend electrical service to the property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
 4. All conduits placed at road crossings by developer must have 48 inch of cover at final grade and marked with post to identify end of conduits. (3 - 4 inch schedule 40 conduits to be used for electric only at all road crossings, conduits must extend past the edge of any obstructions so that they are accessible during construction.) There must be minimum separation of 12 inches between conduits for electric and conduits for other utilities. This is NESC code 354. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.
 5. Transformer must have a minimum of 30 feet clearance from any structure. Any variation of this requirement must have written approval from an Ozarks representative.
 6. Developer will need to contact Ozarks Electric and provide them with electrical load information before any cost to developer can be determined.
 7. Developer to provide all trench and PVC conduits including PVC sweeps in accordance with Ozarks specifications. No metal conduit or metal sweeps are to be used.
 8. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat as well as a hard copy.
 9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
 10. Developer or contractor must apply for temporary construction service and permanent service before any design and cost is determined by Ozarks.
 11. Please contact Ozarks Electric when construction begins on this project and again when construction is within three months of completion.
- Call Wes Mahaffey At (479)263-2167 wmahaffey@ozarksecc.com

Additional Comments:

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: City of Farmington

Date: 6-5-18

Project Name: City Maintenance Building

Engineer/Architect: Bates & Associates, Inc..

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

Representing: City of Farmington

Name: Judy Horne
Planning Commission Member

Although this property is A-1 zone, the City should make efforts to make the site attractive. In addition to the suggested landscaping shown on plat, I suggest the addition of several large shrubs. Also, Golden Rain Trees are indicated beside parking area near building entrance. I suggest these trees be planted away from the area because they can be slightly "messy" when the gold blossoms fall. Nearer the parking spaces and in front of the trees several low growing shrubs could be planted (such as Dwarf Yaupon Holly which at maturity is about 60" wide X 48" high) Finally, along the screening fence, I suggest planting large, easy-grow shrubs such as oakleaf hydrangea or small evergreens.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: City of Farmington
Project Name: City Maintenance Building
Engineer/Architect: Bates & Associates, Inc.

Date: June 5, 2018

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. The LSD Application Checklist shows that no septic system is proposed but a septic system is shown on the plans. Show the test hole locations and provide the test information verifying the suitability of the soils for a septic system. Test pit locations added. Soils report unavailable at time of resubmittal
3. Show the parking space requirements for the building proposed. Add the parking spaces required to the site plan. Parking Chart and spaces added to plans.
4. Dimension the handicap space shown on the plans. HC space dimensioned
5. Label the FEMA FIRM Special Flood Area shown on the plans. Flood Plain Labeled
6. Gravel parking lots are not allowed by City Ordinance. This area must be paved with a dust free surface or a variance must be submitted. Gravel Removed
7. Show the detention pond outlet structure on the plans. Outlet Structure Added
8. The outlet structure shown in the drainage report discharges to the southeast. Provide a basin with a rock check damn or some other method to convert this flow back to sheet flow before it leaves the site. Level Spreader added.

No Gravel

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

Applicant: City of Farmington

Date: 6-5-18

Project Name: City Maintenance Building

Engineer/Architect: Bates & Associates, Inc..

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

Representing: Rick Brumell Name: City of Farmington

1 #15 on "general notes to contractor" is not correct and needs to be corrected or removed.

Note Revised.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: City of Farmington

Date: 6-5-18

Project Name: City Maintenance Building

Engineer/Architect: Bates & Associates, Inc..

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

Representing: Water City of Fayetteville Name: Corey Granderson, PE Staff Engineer

① Contact City of Fayetteville Engineering division to schedule waterline tap for proposed water meter.
575-8206.

Noted

② Contact City of Fayetteville Building Safety Division for plumbing permits and inspections of water yard-lines. Call 575-8233.

Noted

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: City of Farmington

Date: 6-5-18

Project Name: City Maintenance Building

Engineer/Architect: Bates & Associates, Inc..

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

Representing: PGTELCO Name: SHANE BELL
479-841-0980

If PGTELCO's service is desired, please extend a minimum 2" conduit from within the building to the greenspace on the South side of the proposed driveway.

2" conduit added

Or, extend a 2" Conduit from within the building straight West to the greenspace similar to the proposed water service.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: City Maintenance Shop

Date: June 5, 2018

Project Name: City Maintenance Shop

Engineer/Architect: Bates & 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. Per ordinance the adjacent property owners must be notified prior to the planning commission meeting. Return receipts must be provided no less than 7 days prior to the meeting. City of Farmington will notify adjoiningers.
2. An ad must be placed in the paper a minimum of 15 days prior to the planning commission meeting. Proof of publication should be provided a minimum of 7 days prior to the meeting. City of Farmington will publish newspaper ad.
3. Engineering fees will continue to accrue throughout the project. All engineering fees incurred by the City will be reimbursed to the City by the developer.
4. The revised plan should be submitted by next Tuesday June 12th) at noon. The City requires 15 copies for planning commission. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office.

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: City of Farmington

Date: 6-5-18

Project Name: City Maintenance Building

Engineer/Architect: Bates & Associates, Inc..

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Representing: City of Farmington Name: Judy Harne
Planning Commission Member

Although this property is A-1 zone, the City should make efforts to make the site attractive. In addition to the suggested landscaping shown on plat, I suggest the addition of several large shrubs. Also, Golden Rain Trees are indicated beside parking area near building entrance. I suggest these trees be planted away from the area because they can be slightly "messy" when the gold blossoms fall. Nearer the parking spaces and in front of the trees several low growing shrubs could be planted (such as Dwarf Yaupon Holly which at maturity is about 60" wide X 48" high) Finally, along the screening fence, I suggest planting large, easy-grow shrubs such as oakleaf hydrangea or small evergreens.

Landscape Plan revised.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: City of Farmington

Date: 6-5-18

Project Name: City Maintenance Building

Engineer/Architect: Bates & Associates, Inc..

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Representing: Ozarks Name: Wesley Mahaffey

1.) Please See Ozarks General Comments Form

2.) Will you need Single or 3phase Service
Three-phase will be required.

3.) Where do you want the Location of Transformer
Location of transformer added to plans.

4.) We have a 3phase line on West side of Broyles and Single phase line on North side of property. (Ozarks will Need Utility Easement from Transformer site to line you decide to use.)
Transformer location and easement added. Final location to be determined by owner.

Received By: _____

Date: 05/24/2018

City of: Farmington

Name: City Maintenance Building

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed this project will be at full cost to the developer.
 2. All property corners and easements must be clearly marked before construction will begin.
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 4. All conduits placed at road crossings by developer must have 48 inch of cover at final grade and marked with post to identify end of conduits. (3 – 4 inch schedule 40 conduits to be used for electric only at all road crossings, conduits must extend past the edge of any obstructions so that they are accessible during construction.) There must be minimum separation of 12 inches between conduits for electric and conduits for other utilities. This is NESC code 354. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.
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 8. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat as well as a hard copy.
 9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
 10. Developer or contractor must apply for temporary construction service and permanent service before any design and cost is determined by Ozarks.
 11. Please contact Ozarks Electric when construction begins on this project and again when construction is within three months of completion.
- Call Wes Mahaffey At (479)263-2167 wmahaffey@ozarksecc.com

Additional Comments:



CITY OF FARMINGTON
APPLICATION & CHECKLIST
FOR A
FINAL PLAT / REPLAT

APPLICATION:

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

Date of preliminary plat approval: 01/23/17

Date of grading permit: 02/02/17

Date of final infrastructure inspection: pending

Engineering Fees Paid yes no

Development site address or location: Rhea's Mill Rd

(Windgate Subdivision)

GENERAL INFORMATION:

Primary Contact Person: Geoff Bates

Business Name: Bates & Associates, Inc.

Address: 7230 S. Pleasant Ridge Drive

City: Fayetteville State AR Zip Code 72704

Phone: 479-442-9350 Email: geoff@batesnwa.com

Check all that apply: Applicant Owner Other _____

Name: Michael Pennington

Business Name: Gateway Homes, LLC

Address: PO Box 6095

City: Springdale State AR Zip Code 72766

Check all that apply: Applicant Owner Other _____

Name: _____

Business Name: _____

Address: _____

City: _____ State _____ Zip Code _____

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 application. I understand that the City may not approve my application or may set conditions on approval.

 Date: 5/22/18

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/her behalf)

 Date: 5/22/18

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

Applicant: Mike Pennington – Gateway Homes, LLC
Project Name: Windgate Subdivision – Final Plat
Engineer/Architect: Bates & Associates, Inc.

Date: June 5, 2018

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. It is our understanding that Washington County will only accept 18"x24" sheets and smaller for filing. Verify and submit on sheet size accepted by Washington County for filing.
3. Update the signature block. The accepted signature blocks are attached.
4. Verify the street names and locations are acceptable to the City of Fayetteville 911 coordinator. Add the lot addresses to the plat.
5. The note of the title sheet states that all setbacks are utility easements, but the side setbacks are not labeled as such on the plat. Please clarify.
6. Add a legend with all line types and symbols to the plat.
7. Show the sidewalk with a 6' greenspace to avoid conflicts with the property corner pins. Hatch the sidewalk is a greyscale on the plat.
8. The sidewalk along Rheas Mills and along the Detention Pond Lot 28 must be installed prior to final approval of the subdivision.
9. When all improvements have been installed, a final inspection must be conducted with the Engineer of Record, the contractor, Olsson Associates representatives and City representatives. All punch list items must be completed and accepted prior to final approval of the final plat.

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

Applicant: Gateway Homes

Date: June 5, 2018

Project Name: Windgate – Final Plat

Engineer/Architect: Bates & 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. Per ordinance the adjacent property owners must be notified prior to the planning commission meeting. Return receipts must be provided no less than 7 days prior to the meeting.
2. An ad must be placed in the paper a minimum of 15 days prior to the planning commission meeting. Proof of publication should be provided a minimum of 7 days prior to the meeting.
3. Engineering fees will continue to accrue throughout the project. All engineering fees incurred by the City will be reimbursed to the City by the developer.
4. The revised plan should be submitted by next Tuesday June 12th) at noon. The City requires 15 copies for planning commission. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office.

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

Applicant: Gateway Home, LLC.

Date: 6-5-18

Project Name: Windgate Subdivision— Final Plat

Engineer/Architect: Bates & Associates, Inc.

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

Representing: Ozarks Name: Wesley Mahaf

1.) Ozarks will need 30ft U.E. Along Overhead Line so over Lot 4. We can retire this line when underground is put in.

2.) Ozark will need 20ft U.E. Between Lots 2 and 3 like whats between lots 6 and 7.

3.) Ozark will need a 20ft. U.E. between lots 11 and 12. Like that between lots 3 and 4.

4.) Ozark will need a 20ft U.E. between lots 14, 15 and 16.

5.) All Utility Easement need to be Noted U.E. I've noticed some are and some are not.

6.) Would like Road Crossings, Address's, and U.E. put on Signed Final 2D Auto Cad File that is sent to Ozarks

7.) Also refers to Ozarks General Commem

Received By: _____

Date: 05/24/2018

City: Farmington

Subdivision Name: Windgate Subd.

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
2. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
3. All off site easements that are needed for Ozarks to extend electrical service to the subdivision property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. All conduits placed for the road crossings will be installed by the developer and must be 4 inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 Pipes)
5. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat. All conduits for road crossings and specific widths of U.E., Lot size, St. Light location and address to Lots must be shown on final plat before Ozarks Electric will sign the final plat.
6. Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
10. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If developer decide to go with their own contact Cooperative representative below.
11. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.

Wes Mahaffey At (479)263-2167 or wmahaffey@ozarksecc.com

Additional Comments:

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

Applicant: Gateway Home, LLC.

Date: 6-5-18

Project Name: Windgate Subdivision- Final Plat

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Farmington Name: Rick Bromell

1. Please provide 911 addresses on each lot. Contact Dainah Gilbert at 575-8380 for address numbers

2. Front setback should be 25' per city ordinance. 30' is stated on front cover

3. Lot 14 shows 30' Building Set Back, need to change to 25'.

Received By: _____

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

Applicant: Gateway Home, LLC.

Date: 6-5-18

Project Name: Windgate Subdivision- Final Plat

Engineer/Architect: Bates & Associates, Inc.

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

Representing: _____ Name: Zak Johnson

Washington Water Authority

- Final Acceptance of constructed water infrastructure has not been granted for this project.

Outstanding items include:

- Hydrostatic Pressure Test / Disinfection / Bacteriological Sampling
- Tracer Wire Test
- Final Inspection
- Record Drawings → Paper / PDF / CAD

- All items must be complete and to WWA requirements before service will be provided.

Also need,

- Maintenance Bond
- Cost Certification
- Payment Affidavit
- Payment of Depletions / meter fees

Received By: _____

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

Applicant: Gateway Home, LLC.

Date: 6-5-18

Project Name: Windgate Subdivision- Final Plat

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Farmington Name: Judy Horne, member
Landscaping Farmington Planning Commission
Lot 28 is .56 acres, the required
acreage for a new subdivision neighborhood
park. However, if this area is to be
a storm^{water} detention pond, additional land
must be provided for a park. (See
Article XII I. Unacceptable. Park Land.
OR Alternative plan would be to pay
\$600 per single-family unit to City
of Farmington Park Fund in lieu of
land conveyance. (\$600 x 27 lots)

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Mike Pennington – Gateway Homes, LLC
Project Name: Windgate Subdivision – Final Plat
Engineer/Architect: Bates & Associates, Inc.

Date: June 5, 2018

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. It is our understanding that Washington County will only accept 18"x24" sheets and smaller for filing. Verify and submit on sheet size accepted by Washington County for filing. 18" x 24" will be
3. Update the signature block. The accepted signature blocks are attached. Blocks updated. submitted.
4. Verify the street names and locations are acceptable to the City of Fayetteville 911 coordinator. Add the lot addresses to the plat. Street names verified and addresses added.
5. The note of the title sheet states that all setbacks are utility easements, but the side setbacks are not labeled as such on the plat. Please clarify. All setbacks shown as easements on plat.
6. Add a legend with all line types and symbols to the plat. Legend updated to reflect linetypes and symbols.
7. Show the sidewalk with a 6' greenspace to avoid conflicts with the property corner pins. Hatch the sidewalk is a greyscale on the plat. Sidewalk revised.
8. The sidewalk along Rheas Mills and along the Detention Pond Lot 28 must be installed prior to final approval of the subdivision. Sidewalk will be constructed.
9. When all improvements have been installed, a final inspection must be conducted with the Engineer of Record, the contractor, Olsson Associates representatives and City representatives. All punch list items must be completed and accepted prior to final approval of the final plat. Noted.

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Gateway Homes

Date: June 5, 2018

Project Name: Windgate – Final Plat

Engineer/Architect: Bates & 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. Per ordinance the adjacent property owners must be notified prior to the planning commission meeting. Return receipts must be provided no less than 7 days prior to the meeting. Adjoining property owners will be notified.
2. An ad must be placed in the paper a minimum of 15 days prior to the planning commission meeting. Proof of publication should be provided a minimum of 7 days prior to the meeting. Newspaper ad will be placed 15 days prior to meeting.
3. Engineering fees will continue to accrue throughout the project. All engineering fees incurred by the City will be reimbursed to the City by the developer. Noted
4. The revised plan should be submitted by next Tuesday June 12th) at noon. The City requires 15 copies for planning commission. ~~A revised copy and drainage plan should be delivered directly to Chris Brackett at his office.~~ Noted

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Gateway Home, LLC.

Date: 6-5-18

Project Name: Windgate Subdivision-- Final Plat

Engineer/Architect: Bates & Associates, Inc.

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Representing: Sewer (City of Fayetteville) Name: Corey Granderson, PE
Staff Engineer.

- ① Provide sewer utility acceptance signature block for City Engineer. Signature Blocks updated.
- ② Provide Easement approval signature blocks. Signature blocks updated.
- ③ Schedule final inspection of sewer system with City of Fayetteville. All standard closeout documents must be provided prior to city-approval of this plat (As-builts, bands, testing, etc.)

Final Inspection will be scheduled.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Gateway Home, LLC.

Date: 6-5-18

Project Name: Windgate Subdivision- Final Plat

Engineer/Architect: Bates & Associates, Inc.

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

Representing: Ozarks Name: Wesley Mahaffey

1) Ozarks will need 30ft U.E. Along Overhead Line so over Lot 4. We can retire this line when underground is put in.

30' Easement over 3-phase line shown on previous submittal. Service line will be relocated.

2) Ozark will need 20ft U.E. Between Lots 2 and 3 like whats between lots 6 and 7.

3) Ozark will need a 20ft. U.E. between lots 11 and 12 just like that between lots 3 and 4.

4) Ozark will need a 20ft U.E. between lots 14, 15 and 16, 17.

5) All Utility Easement need to be Noted U.E. I've noticed some are and some are not.

All setbacks revised to easements.

6) Would like Road Crossings, Address's, and U.E. put on Signed Final 2D Auto Cad File that is sent to Ozarks

Road crossings added to CAD file, and revised final plat will be emailed in CAD.

7) Also refer to Ozarks General Comment Form

Received By: _____

Date: 05/24/2018

City: Farmington

Subdivision Name: Windgate Subd.

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
2. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
3. All off site easements that are needed for Ozarks to extend electrical service to the subdivision property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. All conduits placed for the road crossings will be installed by the developer and must be 4 inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 Pipes)
5. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat. All conduits for road crossings and specific widths of U.E., Lot size, St. Light location and address to Lots must be shown on final plat before Ozarks Electric will sign the final plat.
6. Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
10. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If developer decide to go with their own contact Cooperative representative below.
11. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.

Wes Mahaffey At (479)263-2167 or wmahaffey@ozarksecc.com

Additional Comments:

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

Applicant: Gateway Home, LLC.

Date: 6-5-18

Project Name: Windgate Subdivision- Final Plat

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Representing: City of Farmington Name: Rick Bromell

1. Please provide 911 addresses on each lot. Contact Darnick Gilbert at 575-8380 for address numbers

Addresses added as provided by Washington County

2. Front setback should be 25' per city ordinance. 30' is stated on front cover

Setback chart revised.

3. Lot 14 shows 30' Building Set Back, need to change to 25'.

label revised.

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Representing: _____ Name: Zak J. J. J.

Washington Water Authority

- Final Acceptance of constructed water infrastructure has not been granted for this project.

Outstanding items include:

- Hydrostatic Pressure Test / Disinfection / Bacteriological Sampling

- Tracer Wire Test

- Final Inspection

- Record Drawings → Paper / PDF / CAD

Testing, final inspection, and record drawings will be provided.

- All items must be complete and to WWA requirements before service will be provided.

Also need,

- Maintenance Bond

- Cost Cert. Partia

- Payment Affidavit

- Payment of Depletion / meter fees

Bonds, certification, affidavit, and payment will be provided.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Gateway Home, LLC.

Date: 6-5-18

Project Name: Windgate Subdivision- Final Plat

Engineer/Architect: Bates & Associates, Inc.

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Representing: City of Farmington Name: Judy Horner, member
Landscape Farmington Planning Comm.
Lot 28 is .56 acres, the required
acreage for a new subdivision neighborhood
park. However, if this area is to be
a storm^{water} detention pond, additional land
must be provided for a park. (See
Article XII I. Unacceptable. Park Land.
OR Alternative plan would be to pay
\$600 per single-family unit to City
of Farmington Park Fund in lieu of
land conveyance. (\$600 x 27 lots)

Park fees will be paid by owner.

Received By: _____

NORTHWEST ARKANSAS Democrat Gazette

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AFFIDAVIT OF PUBLICATION

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

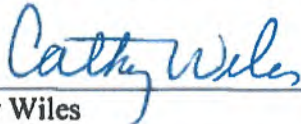
BATES & ASSOCIATES

Public Hearing

Was inserted in the Regular Edition on:

June 8, 2018

Publication Charges: \$81.90



Cathy Wiles

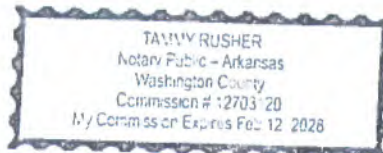
Subscribed and sworn to before me

This 12 day of June, 2018.



Notary Public

My Commission Expires: 2/12/28



****NOTE****

Please do not pay from Affidavit.

Invoice will be sent.

NOTICE OF PUBLIC MEETING

An application for a Final Plat at the property described below has been filed with the City of Farmington on the 22nd Day of May, 2018.

Parcel 760-01905-000:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S87°40'58"E 263.35' FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°40'58"E 523.60', THENCE S02°19'06"W 366.46' TO AND EXISTING REBAR, THENCE S87°41'42"E 336.24', THENCE S02°17'41"W 291.45' TO AND EXISTING REBAR, THENCE N87°40'31"W 859.31', THENCE N02°15'41"E 657.72', TO THE POINT OF BEGINNING, CONTAINING 10.15 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

10.15 Acres, located on south side of Rheas Mill Rd. / WC 96, Farmington, Arkansas 72730, East of Bellwood Drive and West of North Hawkins Lane

The Applicant requests a 28 Lot Subdivision.

A public meeting to consider this request for a Subdivision at the above described property will be held on the 25th day of June, 2018, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

74559252 June 8, 2018

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MARSHALL, JAMES & ELNA
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FARMINGTON, AR 72730

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To: **MORELL, FREDERICK & LOUISE**
IRREVOCABLE TRUST
190 W CIMARRON APT 661
FARMINGTON, AR 72730

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**HOUGHLAND, CHARLES C III
& ALEXIA L**
24 BELLWOOD DR
FARMINGTON, AR 72730

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HOGG, NORMAN R
32 BELLWOOD DR
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ELIZANDRO, JERI L
40 BELLWOOD DR
FARMINGTON, AR 72730-2711

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SAMUELS, GREGORY D & KAY
401 RHEAS MILL RD
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PENN, ERNIE L; THOMAS, KELLY S
PO BOX 515
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06/14/2018

SALONEN, RICHARD W & MELIDA
18 BELLWOOD DR
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7015 1520 0002 2921 6913
7015 1520 0002 2921 6906

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KINION, GERALDINE
458 RHEAS MILL RD
FARMINGTON, AR 72730-9658

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

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& MARY LINDA
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
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MCALISTER, WILLIAM A & EDITH L
125 OAKRIDGE DR
FARMINGTON, AR 72730-9738

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
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WOODS, SETH EDWARD &
VANESSA ANN
428 RHEAS MILL RD
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6999 7015 1520 0002 2921 6866

6739 7015 1520 0002 2921 6739

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Postage	\$0.50
Extra Services & Fees (check box, add fee as appropriate)	\$4.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$4.75
<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

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MULLEN, SHARON;
DEVAULT, CHRISTINE
HOLLY; DANIELS, AMY M
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<input type="checkbox"/> Adult Signature Required	\$0.00
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ANDERSON, DON G & JUANITA J
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<input type="checkbox"/> Adult Signature Required	\$0.00
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REIMER, LLOYD & MICHELLE
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PROTECTION, KS 67127

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<input type="checkbox"/> Adult Signature Required	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
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7015 1520 0002 2921 6746
7015 1520 0002 2921 6758