



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

***PLANNING COMMISSION AGENDA***

***July 22, 2024***

**A meeting of the Farmington Planning Commission will be held on  
Monday, July 22, 2024, at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –June 24, 2024
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 limited to three minutes per person.

**1. UNFINISHED BUSINESS**

- A. **Rezoning** – From R-1 & R-2 to R-3  
**Property owned by:** DRP Holdings, LLC  
**Property Location:** North Side of Wilson Street  
**Presented by:** Jorgensen & Associates

**2. PUBLIC HEARINGS**

- B. **Rezoning** – From A-1 to MF-2  
**Property owned by:** MRS Enterprises, LLC.  
**Property Location:** 229 N. Broyles Street  
**Presented by:** Engineering Services
- C. **Rezoning** – From R-1 to PUD  
**Property owned by:** Schuber Mitchell Homes, LLC  
**Property Location:** 275 E. Old Farmington Rd.  
**Presented by:** OWN, Inc.
- D. **Conditional Use Permit:** – Telecommunications Tower  
**Property owned by:** J-Z Farmington, LLC  
**Property Location:** 231 Lossing St.  
**Presented by:** Greg Farris

**Planning Commission Minutes**  
**June 24, 2024, at 6 PM**

1. **ROLL CALL** – The meeting was called to order by Chair Robert Mann. A quorum was present.

**PRESENT**

Robert Mann, Chair  
Bobby Wilson  
Chad Ball  
**Gerry Harris**  
Judy Horne  
Keith Macedo - Zoom  
Norm Toering  
Howard Carter

**ABSENT –**

**City Employees Present:** Melissa McCarville, City Business Manager; Jay Moore, City Attorney; Rick Bramall, City Building Inspector; Chris Brackett, City Engineer; Bill Hellard, Fire Chief; LeAnn Tolleson, City Administrative Assistant

2. **Approval of Minutes:** The May 28, 2024, minutes were unanimously approved as written.

3. **Comments from Citizens:**

Phyllis Young - 546 Goose Creek asked why the city is going by the storm water draining practices when it doesn't seem like they are using it at all. She said that in section 4-10 it says you can't build a detention pond where there is going to be erosion downstream, there is a detention pond and erosion downstream from the pond. No one has come to look at her property from the Planning Commission when she has repeatedly asked. Ms. Young also state that in the same section it talks about maintenance, that once a year it should be brush hogged and it has not. She wanted to know who was supposed to be monitoring, is it the city, the construction company, the city engineer, she went on to say the property has not been brush hogged since Dec. 2021. Ms. Young also said that in another section of the practice manual it talks about the size of rocks on the outlet side of the drainage side are about 4-6 inches deep and the pipes are 42 inches and when the water is coming out of the pipes the rocks aren't doing a thing, the water is just rushing over them. She closed by stating "is the city actually using the storm water draining practices".

Having no further comments, Chairman Robert Mann closed the floor for public comments.

1. **Public Hearings**

**1B. Rezoning – From R-1 & R-2 to R-3, Property owned by DRP Holdings. Location –North side of Wilson Street, Presented by Jorgensen & Associates**

Chairman Robert Mann stated the Planning Commission received a letter from Lucas Winslow, all commissioners have seen and read the letter and it will be included with the documentation.

Jared Inman, Bates and Associates, rezone to R-3 to provide a better transition from R-1 to the south and the multi-family to the east.

Judy Horne asked how many acres it was and was told it is 68.98 acres. Gerry Harris asked how many street extensions there are going north and if there was a street going to Sellers, Jared Inman said he would have to check and get back to the commissioners. It was also a concern for Judy Horne, she went and looked at it and with the development there would be a lot of traffic and wanted to know if that was going to be the only way. Chairman Robert Mann said that this is just for the rezoning, not about building.

**Public Comment:** Cristina Barron 55 W. Chickasaw: Ms. Barron asked if the commissioners could explain what the rezoning R-1 & R-2 to R-3 means, she and her family are new to the area. Gerry Harris told Ms. Barron that going from R-1 & R-2 is going to be a higher density and R-3 is a higher density, but a smaller lot goes to 5400 square feet from 7500 square feet. Chad Ball said that the majority is zoned R-2 and is 7500 square foot lots and the R-3 would make it go to 5400 square foot lots and allows zero lot line. Chad said he is concerned most about the frontage Jorgenson & Associates are proposing the existing 75-foot frontage to 35-foot frontage for each house.

Judy Horne asked about the rear setbacks, Chad Ball said that the rear setbacks are all 20-square feet but the front setbacks for R-3 is 20-feet and R-1 is 25-feet. Chad Ball asked if the Planning Commission was ok with homes with 35-foot frontage and 5400 square foot lots opposed to 7500 square foot lots, and he is not comfortable with that.

Bobby Wilson said that he did agree with Judy Horne and that it does factor into the decision to the rezoning and has major concerns with the streets and the traffic. Gerry Harris said that the roads are too narrow and would like to see the roads be widened and the Planning Commission must change things in Farmington. If we are going to have a nice town with nice neighborhoods where the kids can play, we have got to change the ordinances.

Norm Toering stated that the R-3 has a 20-foot setback and if I had a sidewalk and a truck that is 20 feet long it wouldn't fit in the driveway. Why as a Planning Commission would we even approve something that is not going to work.

Keith Macedo asked what the process would be to make it a PUD and would like to see it as a PUD, if possible, Chairman Robert Mann said they would have to resubmit. Chairman Robert Mann asked if they wanted to do a PUD if they are denied with the rezoning could they have to come back later, or would it have to be a year? City Business Manager Melissa McCarville said the ordinance states they must wait a year.

Jared Inman requested the item be tabled so modify the requests.

Bobby Wilson made a motion to table the Rezoning – From R-1 & R-2 to R-3 until the July 22, 2024, meeting. Norm Toering seconded the motion.

City Attorney, Jay Moore asked Chairman Robert Mann to explain to the citizens in attendance what the rezoning is going to go towards.

There was no public comment. Having no further comments, Chairman Robert Mann called for question, and the request was approved 7-0.

Chairman Robert Mann stated that what this all means they can take back the item and rethink it and make it a PUD, which is a Planned Unit Development and must be accepted complete and it must be built exactly the way it was presented to the Planning Commission. It doesn't mean it will pass or that is what they will do.

Judy Horne proposed that the Planning Commission have a committee/group like some of the other cities have that look at proposals that the developers bring us to go over with them and work out details to make the city look better. Judy Horne brought some pictures north of Wilson that showed utility boxes and other type of boxes and concerned about them being close to the front of the house.

Judy wanted to have something called comprehensive staff review which is what City of Fayetteville has, which includes city planners, engineers, and other staff members, this group meets with one another to discuss what is being brought to the planning commission beforehand and discuss it. Chad Ball stated that the size of the City of Farmington we do not have enough staff to do this. We would have to take this to Council to get the budget approved to add more staff to have the committee. Chairman Robert Mann stated that the commission cannot appoint a body for a committee like that, it would have to come from Council. Robert Mann suggested to go to the mayor and have this conversation, but if you wanted to create an ordinance that gets the electrical boxes off the houses in multi-family homes then it would need to go to council.

Keith Macedo said this is something that needs to be done at a planning work session.

**Adjournment:** Having no further business, motion was made and seconded to adjourn; it was approved unanimously, and meeting was adjourned.

---

Chad Ball, Secretary

---

Robert Mann, Chair

Dear Farmington Planning Commission,

I am writing to respectfully oppose the rezoning of the 69 acres at the northwest corner of N. Hunter Street and W. Wilson Street. The rezoning of this property is likely to decrease the value of my home because it will be a more condensed neighborhood if the zoning goes from R2 to R3. When I purchased my home I noted that it was zoned R-2 and hoped to live in a lower-density neighborhood. The traffic is already busy in our neighborhood due to the new duplexes and construction, and I am concerned about the safety of the many children including my own when we are likely to have more car traffic and construction traffic from a higher density neighborhood. A higher density neighborhood is likely to make traffic worse.

The planning commission should not approve the rezoning of this property from R1 and R2 to R3. Thank you for time.

Sincerely,

Lucas Winslow  
49 W. Chikasaw Rd.  
Farmington, AR 72730



City of Farmington Planning Commission  
 RE: DRP Holding Rezoning (Summerfield Estates)

To whom it may concern;

We want to recognize the hesitancy from the Planning Commission for our previous request to rezone this property known as Summerfield Estates to R-3. As this development is being built out, the owner’s have had to reflect on how the market has changed. This being said, the owner’s intent is not to build to the most dense that R-3 has to offer. What DRP Holding’s would like to do is to submit a Bill of Assurance that would get recorded at the court house, that would ensure that the minimum width of lot that would be proposed would be 50’ wide and that none of the lots would have a zero-lot-line. The zoning code is stated as below (with revisions in red)

*R-3 (Zero Lot Line-this would be omitted) Single-Family Residential.* The R-3 District is established to provide suitable areas for medium density residential development. Such units would be located in areas where adequate city facilities existed prior to development or would be provided in conjunction with development, and where a suitable environment for medium density residential development would be available. Such districts could be used as buffer or transitional zones between incompatible development districts.

This district is intended to provide single-family residential dwellings on small sized, medium density lots of at least 5,400 square feet and a maximum of eight units per acre. **One side setback is abated (zero-lot-line) and the opposite side setback must be a minimum of ten feet (omitted).**

If the protective or restrictive covenants for the development permit accessory buildings, only one accessory building per zero-lot-line dwelling is permitted.

Permitted uses include single-family detached dwellings (**and essential governmental facilities and services, and utility facilities. Conditional use for home child care businesses - omitted**).

**No zero-lot-line dwelling unit may be developed adjacent to a non-zero-lot-line property with the side setback abated – Omitted).**

	R-3
Single-Family	5,400 ft.
Min. land area per dwelling unit	5,400 ft.
Front setback	20
Side setback	<b>(0/10-omitted) 5' proposed</b>
Rear setback	20

Lot frontage	<b>(35 feet-modified to 50')</b>
Duplex	NP
Triplex	NP
4 Plex and larger	NP
Churches and schools	NP
Front setback	NP

## City of Farmington Application for Rezoning

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

Applicant: DRP Holdings LLC Day Phone: 479.756.8811  
Address: 2790 S. Thompson St., Springdale, AR Fax: \_\_\_\_\_  
Representative: Jorgensen + Associates Day Phone: 479.442.9127  
Address: 124 W. Sunbridge Suite 5, Fayetteville, AR Fax: \_\_\_\_\_  
Property Owner: Same as Applicant Day Phone: \_\_\_\_\_  
Address: North side of Wilson Street 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 -- North side of Wilson Street  
Current Zoning -- R-1 & R-2 Proposed Zoning -- R-3

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

Type of zoning requested and reason for request:

R-3 Zoning is being requested in order to allow for narrower single-family residential lots. This will provide a variety of housing options in this neighborhood, and create a transition between the larger houses to the south and the higher-density multi-family to the northeast.

Responsibilities of the Applicant:

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

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

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

### NOTICE OF PUBLIC HEARING

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


#### PLACE LEGAL DESCRIPTION OF PROPERTY HERE

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


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

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

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

  
\_\_\_\_\_  
Applicant Signature Date 05/08/2024

*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 5/8/2024



## AGENT AUTHORIZATION

I (We), DRP Holdings, LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Jorgensen + Associates, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Craig Young  
Property Owner – Signature

Craig Young, CEO  
Property Owner - Print

\_\_\_\_\_  
Property Owner – Signature

\_\_\_\_\_  
Property Owner - Print

ADJOINING PROPERTY OWNERS

OWNER	ADDRESS	LOT #	ACREAGE	DATE
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]



[Illegible text, likely a surveyor's statement or certificate, containing details about the survey process and the professional's name and credentials.]

**JORGENSEN + ASSOCIATES**

REGISTERED PROFESSIONAL ENGINEER

STATE OF MICHIGAN

PROJECT NO. [illegible]

DATE: [illegible]

PROJECT: [illegible]

PROPERTY: [illegible]

PREPARED BY: [illegible]

CHECKED BY: [illegible]

DATE: [illegible]

### ADJOINING PROPERTY OWNERS:

PARCEL No.	OWNER	ADDRESS	PARCEL No.	OWNER	ADDRESS
760-03944-000	DONALDSON, THOMAS F JR & MELISSA K	222 RIVERTRACE DR - MARION, AR 72364	760-04615-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03946-000	LAWS, DANIEL M & ANALISE J	91 W CHIKASAW RD - FARMINGTON, AR 72730	760-04612-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03946-000	MOORE, RYAN SCOT & BAILIE NOEL	85 W CHIKASAW RD - FARMINGTON, AR 72730	760-04693-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03947-000	JOHNSON, CAMERON R & AISLEY C	73 W CHIKASAW RD - FARMINGTON, AR 72730	760-04894-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03948-000	PAXTON, AUSTIN JEFFREY & MELINDA ROSE	67 W CHIKASAW RD - FARMINGTON, AR 72730	760-04911-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03949-000	MILLHITE, DAMITA	61 W CHIKASAW RD - FARMINGTON, AR 72730	760-04912-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03950-000	BARRON, SAMUEL G & CHRISTINA	55 W CHICKASAW DR - FARMINGTON, AR 72730	760-04913-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03951-000	BUCKOLLS, KELLY & WINSLOW, LUCAS	49 W CHIKASAW RD - FARMINGTON, AR 72730	760-04914-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04116-000	BASER, BENJAMIN & ERIN	43 W CHIKASAW RD - FARMINGTON, AR 72730	760-04920-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04117-000	DONAHUE, BENJAMIN & KAREN	39 W CHIKASAW RD - FARMINGTON, AR 72730	760-04930-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04118-000	HERVEY, HAYLEY; ASHCRAFT, MATTHEW	35 W CHICKASAW - FARMINGTON, AR 72730	760-04931-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04119-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730	760-04967-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04120-000	CARMON, DAVID JORDAN	23 W CHIKASAW RD - FARMINGTON, AR 72730	760-04958-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04121-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730	760-04969-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04122-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730	760-04970-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04123-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730	760-04971-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04334-000	CEDAR CREST PROPERTY OWNERS ASSOCIATION	PO BOX 1120 - TONTITOWN, AR 72770	760-04972-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-01353-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730	760-04973-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04543-000	LAM, NGA; TRAN, TAM MINH	7301 RED PINE DR - FORT SMITH, AR 72916	760-04974-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04659-000	VISION CUSTOM HOMES LLC	279C S THOMPSON STE 102 SPRINGDALE, AR 72764	760-04908-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04657-000	VISION CUSTOM HOMES LLC	279C S THOMPSON STE 102 SPRINGDALE, AR 72764	760-04905-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04656-000	VISION CUSTOM HOMES LLC	279C S THOMPSON STE 102 SPRINGDALE, AR 72764	760-02382-000	GOOSE CREEK PROPERTIES LLC	496 DOUBLE SPRINGS RD - FARMINGTON, AR 72730
760-04655-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764	760-01353-005	WILSON, THOMAS E	14015 MULEDEER CIR - FAYETTEVILLE, AR 72704
760-04615-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764	765-16227-700	MINNAN, KAREN S HELVOCABLE THURST	6377 W SHREVE RD - FARMINGTON, AR 72730
760-04614-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764			

Type: REAL ESTATE  
Kind: WARRANTY DEED  
Recorded: 7/31/2020 11:28:27 AM  
Fee Amt: \$30.00 Page 1 of 4  
Washington County, AR  
Kyle Sylvester Circuit Clerk

**File# 2020-00026148**

Prepared by:  
Joshua B. Hite, Attorney  
Hite Law Firm, PLLC  
1450 E. Zion Road, Suite 7  
Fayetteville, AR 72703

**GENERAL WARRANTY DEED**

**File No. 20-4757**

**KNOW ALL BY THESE PRESENTS:**

That, **Darrin G. Pitts, as Trustee of the Pitts Dynasty Trust #3, dated April 13, 2006**, hereinafter called Grantor, for and in consideration of the sum of One and No/100----Dollars---(\$1.00) and other good and valuable consideration in hand paid by **DRP Holdings, LLC, an Arkansas limited liability company**, hereinafter called Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto said Grantee and unto Grantee's successors and assigns, forever, the following described land, situated and being in the County of Benton, State of Arkansas, to-wit (the "Property"):

**SEE EXHIBIT "A"**

TO HAVE AND TO HOLD the same unto said Grantee and unto the successors and assigns of Grantee, forever, with all appurtenances thereunto belonging. And Grantor hereby covenants with said Grantee that Grantor will forever warrant and defend the title to the Property against all claims whatsoever.

*[Signature Page Follows]*

WITNESS our hands and seals on this 30<sup>th</sup> day of July, 2020.

**GRANTOR:**

**Pitts Dynasty Trust #3, dated April 13, 2006**

By: [Signature]  
**Darrin G. Pitts, Trustee**

**ACKNOWLEDGMENT**

STATE OF Arkansas )  
 ) SS  
COUNTY OF Washington )

On this day before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Darrin G. Pitts**, to me personally known (or satisfactorily proven), who stated that he was the **Trustee of the Pitts Dynasty Trust #3, dated April 13, 2006**, and stated that he was duly authorized in such capacity to execute the foregoing instrument for and in the name and behalf of said trust and further stated and acknowledged that he had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

In Testimony Whereof, I have hereunto set my hand and official seal this 30 day of July, 2020.

Notary Public [Signature]

My Commission Expires: 2/24/27



## EXHIBIT "A"

### Tract 1:

A part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 23, Township 16 North, Range 31 West, Washington County, Arkansas and being described as follows: Commencing at the Southwest corner of said SW 1/4 NW 1/4, thence North 02°17'44" East 441.78, thence South 87°36'42" East 1320.33 feet, thence South 02°18'07" West 441.78 feet, thence North 87°36'42" West 1320.29 feet to the point of beginning, containing 13.39 acres, more or less.

### Tract 2:

A part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 23, Township 16 North, Range 31 West, Washington County, Arkansas and being described as follows: Commencing at the Southwest corner of said SW 1/4 NW 1/4, thence North 02°17'44" East 441.78 feet to the point of beginning, thence North 02°17'44" East 441.78 feet, thence South 87°39'54" East 1320.38 feet, thence South 02°18'07" West 443.01 feet, thence North 87°36'42" West 1320.33 feet to the point of beginning, containing 13.41 acres, more or less.

### Tract 3:

Lots 1 through 6 in Block 1; Lots 1 through 14 in Block 2; Lots 1 through 14 in Block 3; Lots 1 through 14 in Block 4; Lots 2 through 9 in Block 5; Lots 5 through 12 in Block 6; and Lots 1 through 5 in Block 7. All of the foregoing being located in the Farmington Estates Addition to the City of Farmington, Arkansas, as record in Plat Book 3 at Page 439 and Plat Book 3 at Page 457 in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

### Tract 4:

A part of the SW 1/4 of Section 23 in Township 16 North, Range 31 West of the 5th P.M. and being more particularly described as follows, to-wit: Beginning at a point which is 28 rods North of the SE corner of said 1/4 section, and running, thence North 132 rods to the Northeast corner of said quarter section; thence West 160 rods to the NW corner of said 1/4 section, thence South 88.80 rods to the bluff; thence South 66 1/2° E 5.58 chains; thence North 40° E 0.57 of a chain; thence South 50° E 2.80 chains, thence South 75 1/2° E 2.46 chains; thence South 66° E 4.35 chains, thence North 69° E 2.25 chains; thence South 76° E 2.56 chains; thence South 25 3/4° E 0.84 of a chain; thence South 72 1/2° E 3.28 chains to a point of the South bank of a creek, thence South with the South bank following its meanderings in a Easterly direction to the place of beginning, containing in all 115 1/2 acres, more or less, and LESS the following described 37.18 acres: A part of the SW 1/4 of Section 23, Township 16 North, Range 31 West in the City of Farmington, Washington County, Arkansas, described as follows: Beginning at a point 462 feet North of the SE corner of said Section and running thence North 2189 feet to the NE corner of said Section, thence West 780 feet along the Quarter Section line, thence South 1920 feet, thence East 200 feet, thence South 327 feet, to a point on South bank of creek, thence following the South bank of creek and its meanderings to the point of beginning, containing 37.18 acres, more or less.

### Tract 5:

A part of the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows: Beginning at the NW corner of said forty acre tract and running thence South 87°45'34" East 1322.17 feet to the NE corner of said forty acre tract, thence South 02°23'42" East 1110.16 feet, thence North 87°46'43" West 30.00 feet, thence South 01°48'45" West 198.05; thence South 87°45'42" East 27.90 feet, thence South 02°09'23" West 20.03 feet to the SE corner of said forty acre tract, thence North 87°44'07" West 1321.01 feet to the SW corner of said forty acre tract, thence North 02°20'42" East 1327.68 feet to the point of beginning, more or less. Subject to that portion in the right of way of E. Wilson Avenue.

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



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

Affidavit of Compliance



File Number: 20-4757

Grantee: DRP HOLDINGS, LLC  
Mailing Address: 2790 S. THOMPSON ST. STE 102  
SPRINGDALE AR 727640000

Grantor: THE PITTS DYNASTY TRUST #3, DATED APRIL 13, 2006  
Mailing Address: 2790 S. THOMPSON ST. STE 102  
SPRINGDALE AR 727640000

Property Purchase Price: \$0.00  
Tax Amount: \$0.00

County: WASHINGTON  
Date Issued: 07/31/2020  
Affidavit ID: 1280018432

The grantee/grantor claims the following exemption to the Real Estate Transfer Tax:

An instrument conveying land between corporations, partnerships, limited liability companies, or other business entities or between a business entity and its shareholder, partner, or member incident to the organization, reorganization, merger, consolidation, capitalization, asset distribution, or liquidation of a corporation, partnership, limited liability company, or other business entity.

Washington County, AR  
I certify this instrument was filed on  
7/31/2020 11:28:27 AM  
and recorded in REAL ESTATE

File# 2020-00026148  
Katie Subrester, Circuit Clerk  
*[Signature]*

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): City Title & Closing LLC as Grantee's Agent

Grantee or Agent Name (signature): [Signature] Date: 7/31/20

Address: 2790 S. Thompson St., Suite 102

City/State/Zip: Springdale AR 72764

## AFFIDAVIT

I hereby certify that I Charles A. Zardin  
Print name

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

Signature:  \_\_\_\_\_

Date: 06/04/2024



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

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

Location: Approximately 69 acres at the northwest corner of the intersection of N. Hunter St. & W. Wilson St.

Owned by:     DRP HOLDINGS LLC  
                  2790 S THOMPSON ST, STE 102  
                  SPRINGDALE, AR 72764

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from R-1 & R-2 to R-3.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on Monday June 24<sup>th</sup>, 2024 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 view on this matter by letter. All persons interested in this request are invited to call the City Business Manager at City Hall, 354 W. Main, 479-267-3865.

**ADJOINING PROPERTY OWNERS:**

PARCEL No.	OWNER	ADDRESS	PARCEL No.	OWNER	ADDRESS
760-03944-000	DONALDSON, THOMAS F JR & MELISSA K	222 HIVEHTRAGE DR - MARION, AR 72364	760-04613-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03945-000	LAWS, DANIEL M & ANALISE J	91 W CHIKASAW RD - FARMINGTON, AR 72730	760-04612-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03946-000	MOUHE, RYAN SCOT & BAILIE NOEL	85 W CHIKASAW RD - FARMINGTON, AR 72730	760-04893-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03947-000	JOHNSON, CAMERON R & AISLEY C	73 W CHIKASAW RD - FARMINGTON, AR 72730	760-04894-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03948-000	PAXTON, AUSTIN JEFFREY & MELINDA ROSE	67 W CHIKASAW RD - FARMINGTON, AR 72730	760-04911-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03949-000	WILHITE, DANITA	61 W CHIKASAW RD - FARMINGTON, AR 72730	760-04912-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03950-000	BARRON, SAMUEL G & CRISTINA	55 W CHICKASAW DR - FARMINGTON, AR 72730	760-04913-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03951-000	MICKNILLS, KELLY & WINSLOW, LUCAS	48 W CHIKASAW RD - FARMINGTON, AR 72730	760-04914-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04116-000	RASFER, BENJAMIN & ERIN	43 W CHIKASAW RD - FARMINGTON, AR 72730	760-04920-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04117-000	DONAHUE, BENJAMIN & KAREN	38 W CHIKASAW RD - FARMINGTON, AR 72730	760-04930-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04118-000	HERVEY, HAYLEY; ASHCRAFT, MATTHEW	36 W CHICKASAW - FARMINGTON, AR 72730	760-04931-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04120-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730	760-04957-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04121-000	CARMON, DAVID JORDAN	23 W CHIKASAW RD - FARMINGTON, AR 72730	760-04959-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04122-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730	760-04969-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04123-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730	760-04970-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04334-000	CEDAR CREST PROPERTY OWNERS ASSOCIATION	PO BOX 1120 - TOWNTOWN, AR 72770	760-04971-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04353-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730	760-04973-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04543-000	LAM, NGA; TRAN, TAM MINH	7301 RED PINE DR - FORT SMITH, AR 72916	760-04974-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04659-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764	760-04998-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04657-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764	760-04995-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04656-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764	760-02382-000	GOOSE CREEK PROPERTIES LLC	490 DOUBLE SPRINGS RD - FARMINGTON, AR 72730
760-04655-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764	760-01353-005	WILSON, THOMAS E	14015 MULEDEER CIR - FAYETTEVILLE, AR 72704
760-04615-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764	765-16227-700	INMAN, KAREN S REVOCABLE TRUST	6377 W SHREVE RD - FARMINGTON, AR 72730
760-04614-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764			

9589 0710 5270 0573 9204 50

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

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

Farmington, AR 72730

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)

<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 \$0.68

**\$8.73**

HERVEY, HAYLEY; Ashcraft, MATTHEW  
 35 W CHIKASAW  
 FARMINGTON AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0573 9204 67

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

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

Farmington, AR 72730

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)

<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 \$0.68

**\$8.73**

LOT 102 HOLDINGS LLC  
 PO BOX 1496  
 FARMINGTON AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0573 9204 74

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

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

Farmington, AR 72730

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)

<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 \$0.68

**\$8.73**

GARMON, DAVID JORDAN  
 23 W CHIKASAW RD  
 FARMINGTON AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0573 9204 81

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

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

Tontitown, AR 72770

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)

<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 \$0.68

**\$8.73**

CEDAR CREST PROPERTY OWNERS  
 ASSOCIATION  
 PO BOX 1120  
 TONTITOWN AR 72770

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0573 9204 98

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

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

Fort Smith, AR 72916

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)

<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 \$0.68

**\$8.73**

LAM, NGA, TRAN, TAM MINH  
 7301 RED PINE DR  
 FORT SMITH AR 72916

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0573 9205 04

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

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

Springdale, AR 72764

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)

<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 \$0.68

**\$8.73**

VISION CUSTOM HOMES LLC  
 2790 S THOMPSON STR 102  
 SPRINGDALE AR 72764

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0573 9205 11

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Springdale, AR 72764

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
<b>To</b>	\$8.73
<b>From</b>	
<b>City</b>	

DRP HOLDINGS LLC  
2790 S THOMPSON STE 102  
SPRINGDALE AR 72764

Postmark Here  
JUN 4 2024  
FAYETTEVILLE, AR 72703

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0573 9205 26

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
<b>To</b>	\$8.73
<b>From</b>	
<b>City</b>	

GOOSE CREEK PROPERTIES 496 DOUBL  
SPRINGS RD  
FARMINGTON AR 72730

Postmark Here  
JUN 4 2024  
FAYETTEVILLE, AR 72703

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0573 9205 35

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Fayetteville, AR 72704

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
<b>To</b>	\$8.73
<b>From</b>	
<b>City</b>	

WILSON, THOMAS  
14015 MULEDEER CIRCLE  
FAYETTEVILLE AR 72704

Postmark Here  
JUN 4 2024  
FAYETTEVILLE, AR 72703

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0573 9205 42

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
<b>To</b>	\$8.73
<b>From</b>	
<b>City</b>	

INMAN, KAREN S REVOCABLE TRUST  
6377 W SHREVE  
FARMINGTON AR 72730

Postmark Here  
JUN 4 2024  
FAYETTEVILLE, AR 72703

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0573 9205 59

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Marion, AR 72364

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
<b>To</b>	\$8.73
<b>From</b>	
<b>City</b>	

DONALDSON, THOMAS F JR & MELISSA K  
222 RIVERTRACE DR  
MARION, AR 72364

Postmark Here  
JUN 4 2024  
FAYETTEVILLE, AR 72703

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0573 9205 73

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
<b>To</b>	\$8.73
<b>From</b>	
<b>City</b>	

MOORE, RYANSCOT & BAILIE NOEL  
85 W CHIKASAW RD  
FARMINGTON AR 72730

Postmark Here  
JUN 4 2024  
FAYETTEVILLE, AR 72703

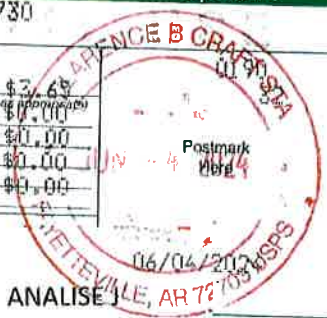
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0573 9205 66

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
<b>Total</b>	<b>\$8.73</b>



LAWS, DANIEL M & ANALISE  
91 W CHIKASAW RD  
FARMINGTON AR 72730

9589 0710 5270 0573 9205 80

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
<b>Total</b>	<b>\$8.73</b>



JOHNSON, CAMERON R & AISLEY C  
73 W CHIKASAW RD  
FARMINGTON AR 72730

9589 0710 5270 0573 9205 97

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
<b>Total</b>	<b>\$8.73</b>



PAXTON, AUSTIN JEFFREY & MELINDA  
67 W CHIKASAW RD  
FARMINGTON AR 72730

9589 0710 5270 0573 9206 03

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
<b>Total</b>	<b>\$8.73</b>



WILLHITE, DANITA  
61 W CHIKASAW RD  
FARMINGTON AR 72730

9589 0710 5270 0573 9206 10

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
<b>Total</b>	<b>\$8.73</b>



BARRON, SAMUEL G & CRISTINA  
55 W CHIKASAW RD  
FARMINGTON AR 72730

9589 0710 5270 0573 9206 27

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
<b>Total</b>	<b>\$8.73</b>



NUCKOLLS, KELLY & WINSLOW  
49 W CHIKASAW RD  
FARMINGTON AR 72730

9589 0710 5270 0573 9206 34

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

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

Farmington, AR 72730

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)

<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 \$0.68

**\$8.73** BASER, BENJAMIN & ERIN  
 43 W CHIKASAW RD  
 FARMINGTON AR 72730

Postmark: LITTLE ROCK, AR 72703 JUN - 4 2024

PS Form 3800, January 2023 PSN 7500-0100-9012 See Reverse for Instructions



9589 0710 5270 0573 9206 41

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

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

Farmington, AR 72730

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)

<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 \$0.68

**\$8.73** DONAHUE, BENJAMIN & KAREN  
 39 W CHIKASAW RD  
 FARMINGTON AR 72730

Postmark: LITTLE ROCK, AR 72703 JUN - 4 2024

PS Form 3800, January 2023 PSN 7500-0100-9012 See Reverse for Instructions





Account #: NWC3935558  
Company: JORGENSEN & ASSOCIATES  
124 W SUNBRIDGE 5  
FAYETTEVILLE, AR 72703

Ad number #: 408347

PO #:

Matter of: PC MEETING FARMINGTON 6/24

**AFFIDAVIT • STATE OF ARKANSAS**

I, María Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

PC MEETING FARMINGTON 6/24

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

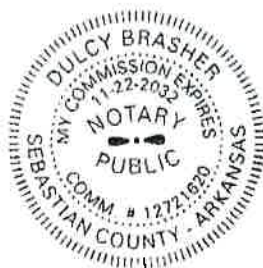
And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$142.88.  
(Includes \$0.00 Affidavit Charge).

*NWA Democrat Gazette 06/09/24; NWA nwaonline.com 06/09/24*

María Hernandez-Lopez  
Legal Clerk

State of ARKANSAS, County of Sebastian  
Subscribed and sworn to before me on this 10th day of June,

D. Brasher  
NOTARY PUBLIC



A petition to rezone the property as described below was filed with the City of Farmington on the 13th day of May, 2024.

PART OF THE NORTH 1/2 OF THE SW1/4, AND PART OF THE SOUTH 1/2 OF THE NW1/4, ALL IN SECTION 23, T18N, R31W IN WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SW1/4 OF SECTION 23, THENCE N87°43'31"W 28.01 FEET, THENCE N02°04'01"E 30.00 FEET TO THE POINT OF BEGINNING AT THE NORTH RIGHT-OF-WAY OF WILSON STREET, THENCE ALONG SAID RIGHT-OF-WAY N07°43'31"W 216.63 FEET, THENCE ALONG A CURVE TO THE LEFT 180.84 FEET, SAID CURVE HAVING A RADIUS OF 230 FEET, AND A CHORD BEARING AND DISTANCE OF S72°14'26"W 157.58 FEET, THENCE S52°12'23"W 246.75 FEET, THENCE ALONG A CURVE TO THE RIGHT 118.88 FEET, SAID CURVE HAVING A RADIUS OF 170 FEET, AND A CHORD BEARING AND DISTANCE OF S72°12'23"W 116.29 FEET, THENCE N87°47'37"W 807.65 FEET, THENCE ALONG A CURVE TO THE RIGHT 212.16 FEET, SAID CURVE HAVING A RADIUS OF 320.00 FEET, AND A CHORD BEARING AND DISTANCE OF N88°47'59"W 208.30 FEET, THENCE N49°48'22"W 448.91 FEET, THENCE ALONG A CURVE TO THE LEFT 152.49 FEET, SAID CURVE HAVING A RADIUS OF 230.00 FEET, AND A CHORD BEARING AND DISTANCE OF N88°47'58"W 149.71 FEET, THENCE N07°47'37"W 648.82 FEET, THENCE LEAVING SAID RIGHT-OF-WAY N02°20'55"E 720.95 FEET, THENCE S87°35'37"E 1319.46 FEET, THENCE N02°27'31"E 442.07 FEET, THENCE S87°44'24"E 1322.05 FEET, THENCE S02°26'58"W 1109.98 FEET, THENCE N88°05'29"W 28.75 FEET, THENCE S02°04'D1W 147.95' TO THE POINT OF BEGINNING, CONTAINING 68.98 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.

A public hearing to consider this request to rezone the above described property from R-1 & R-2 to R-3 will be held on the 24th day of June, 2024, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.  
June 9, 2024 408347



## City of Farmington Application for Rezoning

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

Applicant: <u>MRS Enterprises, LLC</u>	Day Phone: <u>(479) 409-2300</u>
Address: <u>PO Box 397 Farmington, AR 72730</u>	Fax: _____
Representative: <u>Engineering Services, Inc.</u>	Day Phone: <u>(479) 751-8733</u>
Address: <u>P.O. Box 282, Springdale, AR 72765</u>	Fax: <u>(479) 751-8746</u>
Property Owner: <u>MRS Enterprises, LLC</u>	Day Phone: <u>(479) 409-2300</u>
Address: <u>PO Box 397 Farmington, AR 72730</u>	Fax: _____
Indicate where correspondence should be sent (circle one): Applicant <input type="radio"/> <u>Representative</u> <input checked="" type="radio"/> Owner <input type="radio"/>	

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

**Property Description**

Site Address -- 229 N Broyles Street

Current Zoning -- A-1 Proposed Zoning -- MF-2

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

Type of zoning requested and reason for request:

The request is to rezone this property from A-1 to MF-2 to allow a multi-family development on this property.

---

---

**Responsibilities of the Applicant:**

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

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

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

### NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the \_\_\_\_\_ day of \_\_\_\_\_, 2023 \_\_\_\_.

#### PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from \_\_\_\_\_ to \_\_\_\_\_ will be held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023 \_\_\_\_\_, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

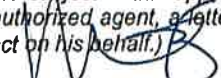
The City will post a sign on the property at a location visible to the public, notifying the public of the intent to rezone the property.

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

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

Date 4.22.24

*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

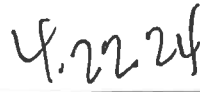
Date 4.22.24

**AGENT AUTHORIZATION**

I (We), MRS Enterprises, LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Engineering Services, Inc., to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.



\_\_\_\_\_  
Property Owner – Signature



\_\_\_\_\_  
Property Owner - Print

\_\_\_\_\_  
Property Owner – Signature

\_\_\_\_\_  
Property Owner - Print

This Instrument prepared by:  
D. Joel Kurtz  
*Attorney at Law*  
Williams Law Firm  
100 W Main, Gentry, AR 72734  
(479) 736-8800

**WARRANTY DEED**

(CORPORATE ENTITY)

KNOW ALL MEN BY THESE PRESENTS:

That **McDonald Building Group, LLC**, an Arkansas Limited Liability Company ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **MRS Enterprises LLC**, an Arkansas Limited Liability Company ("Grantee"), and unto its successors and assigns forever, the following described lands situated in the County of Washington, State of Arkansas:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N00°04'E 378 FEET FROM THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT AND RUNNING THENCE N00°04'E 150 FEET; THENCE WEST 568.42 FEET; THENCE S00°04'W 228 FEET; THENCE EAST 88.92 FEET; THENCE S00°04'W 72 FEET; THENCE EAST 290 FEET; THENCE N00°04'E 150 FEET; THENCE EAST 189.5 FEET TO THE POINT OF BEGINNING.

*[Legal description provided by Realty Title & Closing Services, LLC.]*

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

To have and to hold the same unto the said Grantee and unto its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

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

*SIGNATURE AND ACKNOWLEDGMENT PAGE FOLLOWS.*

IN WITNESS WHEREOF, the name of Grantor is hereunto affixed by its undersigned officer as of this 12 day of Feb, 2024.

**McDonald Building Group, LLC**

By: Damon M. McDonald  
Damon M. McDonald, Member

Please see the attached Real Property Transfer Tax Affidavit of Compliance for proof of tax paid and the required documentary stamps or documentary symbol.

STATE OF ARKANSAS )  
COUNTY OF WASHINGTON ) ss. ACKNOWLEDGMENT

On this day personally before me, a Notary Public, duly commissioned, qualified and acting, within and for this County and State, appeared the within named Damon M. McDonald, Member of McDonald Building Group, LLC, an Arkansas Limited Liability Company, to me personally well known (or satisfactorily proven to be such person), who stated that he was duly authorized to execute the foregoing instrument for and in the name and on behalf of said Limited Liability Company, and further stated and acknowledged that pursuant to said authority, he had so signed, executed and delivered the foregoing Deed for the consideration, uses, and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 12 day of Feb, 2024.

[Signature]  
Notary Public

My commission expires: \_\_\_\_\_

JENNIFER STEWART  
NOTARY PUBLIC, ARKANSAS  
WASHINGTON COUNTY  
Commission #12378169  
My Commission Expires 08/19/2030

Mail Tax Statement to:  
MES Enterprises, LLC  
PO BOX 347  
Farmington, AR 72730

RTC 23-82167T



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: 2315287-144

Grantee: MRS ENTERPRISES LLC  
Mailing Address: PO BOX 397  
FARMINGTON AR 727300397

Grantor: MCDONALD BUILDING GROUP, LLC  
Mailing Address: 671 OXFORD BEND RD  
FAYETTEVILLE AR 727033886

Property Purchase Price: \$360,000.00  
Tax Amount: \$1,188.00

County: WASHINGTON  
Date Issued: 02/15/2024  
Stamp ID: 73381888

Washington County, AR  
I certify this instrument was filed on  
2/15/2024 2:06:55 PM  
and recorded in REAL ESTATE

File# 2024-00003611  
Kylie 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

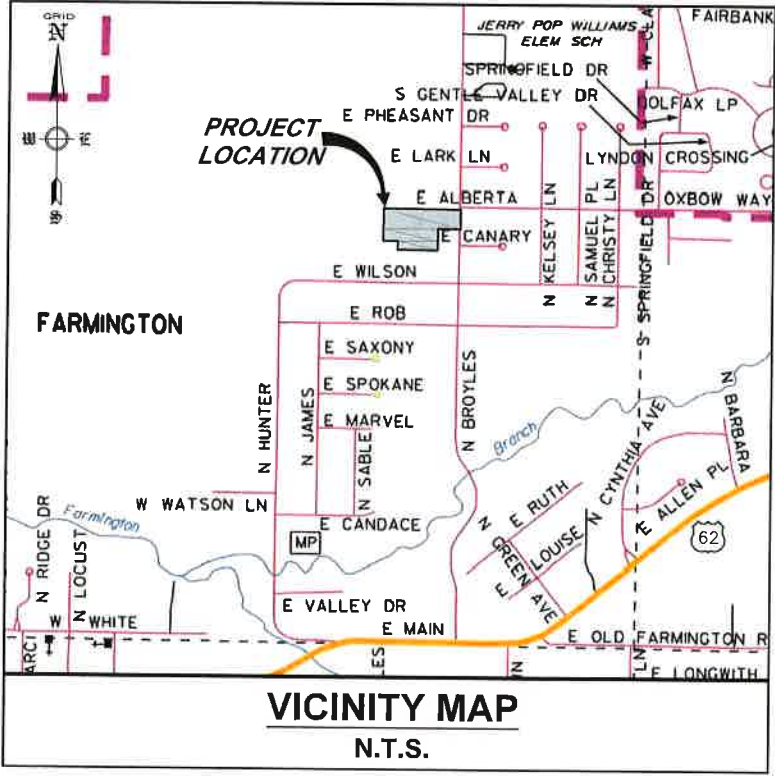
Grantee or Agent Name (printed): MRS Enterprises LLC

Grantee or Agent Name (signature): WACO Title as Agent Date: 2/15/2024

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

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







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

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

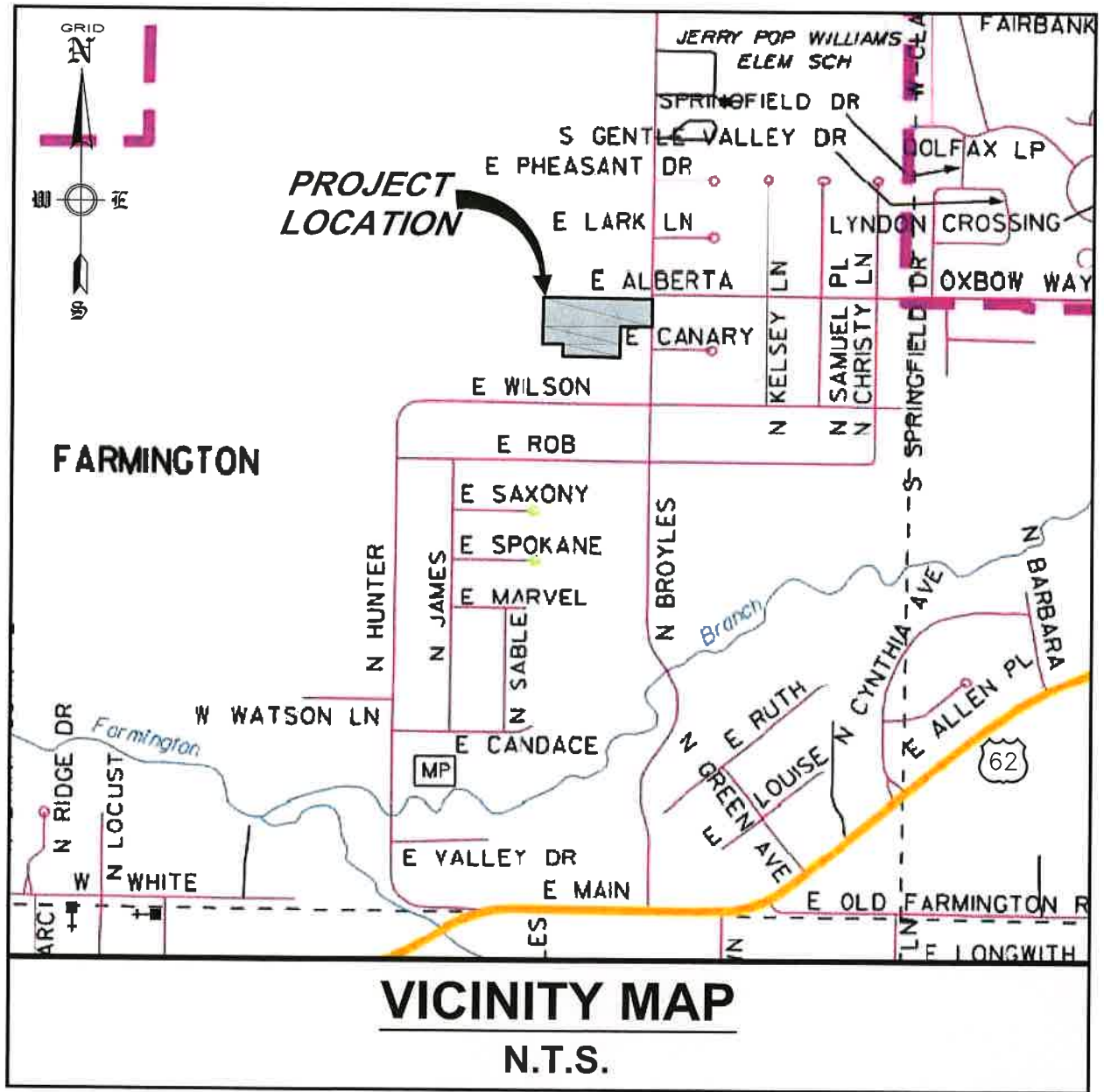
229 N Broyles Street, Farmington, AR 72730  
Location

McDonald Building Group, LLC  
Owned by

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

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on June 24, 2024 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.



**ADJACENT PROPERTY OWNER LIST  
229 N BROYLES STREET  
REZONING PETITION**

I, Daniel Lazenby, hereby certify that, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the subject property.

Signature: 

Date: June 4, 2024

PARCEL: 760-01361-000  
SOUTHWESTERN ELECTRIC POWER CO  
C/O AMERICAN ELECTRIC POWER  
PO BOX 16428  
COLUMBUS, OH 43216

PARCEL: 760-01354-003  
CLAYPOOL, STEVEN LANE  
221 N BROYLES ST  
FARMINGTON, AR 72730

PARCEL: 760-01354-002  
ALVARADO, DAVID M  
5215 S 65TH PL  
ROGERS, AR 72758

PARCEL: 760-01360-000  
JAMERSON, BOBBY N & ANITA G  
82 E WILSON STREET  
FARMINGTON, AR 72730

PARCEL: 760-01359-000  
HAMMONS, HAROLD CLAY  
12313 W ERVAN BEEKS RD  
FARMINGTON, AR 72730

PARCEL: 760-01358-000  
BARKER, JOSHUA JAMES  
68 E WILSON ST  
FARMINGTON, AR 72730

PARCEL: 760-01355-000  
PERSHALL, ROBIN LYNN  
60 E WILSON ST  
FARMINGTON, AR 72730  
ZONED A-1

PARCEL: 760-01354-000  
LOTS 102 HOLDINGS LLC  
PO BOX 1496  
FARMINGTON, AR 72730  
ZONED A-1

PARCEL: 760-01733-000  
FREDERICKS, JARED A  
103 E ALBERTA ST  
FARMINGTON, AR 72730  
ZONED R-1

PARCEL: 760-01738-000  
MILLARD, JANET C FAMILY TRUST  
102 CANARY DRIVE  
FARMINGTON, AR 72730  
ZONED R-1

PARCEL: 760-01353-001  
RUSHING, JERRY & JACQUELINE  
13808 DEAN DR  
NORTH LITTLE ROCK, AR 72118  
ZONED A-1

9589 0710 5270 1057 1553 13

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

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

Certified Mail Fee: \$

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

Postage: \$

Postmark Here: JUN 4 2024

PARCEL: 760-01361-000  
SOUTHWESTERN ELECTRIC POWER CO  
C/O AMERICAN ELECTRIC POWER  
PO BOX 16428  
COLUMBUS, OH 43216

PS Form 3800, January 2023 PSN 7520-02-000-9047 See Reverse for Instructions

9589 0710 5270 1057 1554 05

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

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

Certified Mail Fee: \$

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

Postage: \$

Postmark Here: JUN 4 2024

PARCEL: 760-01368-000  
BARKER, JOSHUA JAMES  
68 E WILSON ST  
FARMINGTON, AR 72730

PS Form 3800, January 2023 PSN 7520-02-000-9047 See Reverse for Instructions

9589 0710 5270 1057 1553 06

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

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

Certified Mail Fee: \$

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

Postage: \$

Postmark Here: JUN 4 2024

PARCEL: 760-01733-000  
FREDERICKS, JARED A  
103 E ALBERTA ST  
FARMINGTON, AR 72730

PS Form 3800, January 2023 PSN 7520-02-000-9047 See Reverse for Instructions

9589 0710 5270 1057 1553 44

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

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

Certified Mail Fee: \$

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

Postage: \$

Postmark Here: JUN 4 2024

PARCEL: 760-01730-000  
MILLARD, JANET C FAMILY TRUST  
102 CANARY DRIVE  
FARMINGTON, AR 72730

PS Form 3800, January 2023 PSN 7520-02-000-9047 See Reverse for Instructions

9589 0710 5270 1057 1553 37

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

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

Certified Mail Fee: \$

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

Postage: \$

Postmark Here: JUN 4 2024

PARCEL: 760-01355-000  
PERSHALL, RODIN LYNN  
60 E WILSON ST  
FARMINGTON, AR 72730

PS Form 3800, January 2023 PSN 7520-02-000-9047 See Reverse for Instructions

9589 0710 5270 1057 1553 20

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

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

Certified Mail Fee: \$

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

Postage: \$

Postmark Here: JUN 4 2024

PARCEL: 760-01360-000  
JAMERSON, DOBRY N & ANITA G  
82 E WILSON STREET  
FARMINGTON, AR 72730

PS Form 3800, January 2023 PSN 7520-02-000-9047 See Reverse for Instructions

9589 0710 5270 1057 1553 75

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

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

Certified Mail Fee: \$

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

Postage: \$

Postmark Here: JUN 4 2024

PARCEL: 760-01354-000  
LOTS 102 HOLDINGS LLC  
PO BOX 1496  
FARMINGTON, AR 72730

PS Form 3800, January 2023 PSN 7520-02-000-9047 See Reverse for Instructions

9589 0710 5270 1057 1553 68

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

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

Certified Mail Fee: \$

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

Postage: \$

Postmark Here: JUN 4 2024

PARCEL: 760-01350-000  
HAMMONS, HAROLD CLAY  
12313 W ERVAN DEERS RD  
FARMINGTON, AR 72730

PS Form 3800, January 2023 PSN 7520-02-000-9047 See Reverse for Instructions

9589 0710 5270 1057 1553 51

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

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

Certified Mail Fee: \$

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

Postage: \$

Postmark Here: JUN 4 2024

PARCEL: 760-01354-003  
CLAYPOOL, STEVEN LANE  
221 N BROYLES ST  
FARMINGTON, AR 72730

PS Form 3800, January 2023 PSN 7520-02-000-9047 See Reverse for Instructions

9589 0710 5270 1057 1553 99

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

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

Certified Mail Fee: \$

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

Postage: \$

Postmark Here: JUN 4 2024

PARCEL: 760-01354-002  
ALVARADO, DAVID M  
5216 S 65TH PL  
ROCGERS, AR 72758

PS Form 3800, January 2023 PSN 7520-02-000-9047 See Reverse for Instructions

9589 0710 5270 1057 1553 82

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

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

Certified Mail Fee: \$

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

Postage: \$

Postmark Here: JUN 4 2024

PARCEL: 760-01353-001  
RISHING, JERRY & JACQUELINE  
13808 DEAN DR  
NORTH LITTLE ROCK, AR 72118

PS Form 3800, January 2023 PSN 7520-02-000-9047 See Reverse for Instructions



Account #: NWC1414291  
Company: ENGINEERING SERVICES INC  
PO BOX 282  
SPRINGDALE, AR 72765

Ad number #: 409496  
PO #:

Matter of: Public Hearing June 24 A-1 to MF-2

**AFFIDAVIT • STATE OF ARKANSAS**

I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

Public Hearing June 24 A-1 to MF-2

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$142.88.  
(Includes \$0.00 Affidavit Charge).

*NWA Democrat Gazette 06/09/24; NWA nwaonline.com 06/09/24*

  
Legal Clerk

State of ARKANSAS, County of Sebastian  
Subscribed and sworn to before me on this 10th day of June,

  
NOTARY PUBLIC



NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 17th day of May, 2024.

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 23, SAID POINT BEING IN NORTH BROYLES STREET; THENCE ALONG SAID NORTH BROYLES STREET, N02°19'10"E A DISTANCE OF 378.00 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH BROYLES STREET, N87°47'43"W A DISTANCE OF 189.56 FEET TO A FOUND 1/2 INCH REBAR; THENCE S02°10'54"W A DISTANCE OF 149.81 FEET TO A FOUND 3/8 INCH REBAR; THENCE N87°43'47"W A DISTANCE OF 290.00 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N02°20'13"E A DISTANCE OF 72.00 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N87°43'47"W A DISTANCE OF 88.92 FEET TO A FOUND 1/2 INCH REBAR; THENCE N02°14'21"E A DISTANCE OF 227.85 FEET TO A FOUND IRON PIN WITH CAP "PS 1532"; THENCE S87°44'50"E A DISTANCE OF 568.42 FEET TO A POINT IN SAID NORTH BROYLES STREET; THENCE ALONG SAID NORTH BROYLES STREET, S02°19'10"W A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.11 ACRES (135,638 SQUARE FEET), MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF NORTH BROYLES STREET ON THE EAST SIDE THEREOF AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

A public hearing to consider this request to rezone the above described property from A-1 to MF-2 will be held on the 24th day of June, 2024, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

June 9, 2024 409496

# City of Farmington Application for Rezoning

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

Applicant: Schuber Mitchell Homes, LLC Day Phone: 417.626.7000

Address: 2340 S. Range Line Rd, Joplin, MO 64804 Fax: \_\_\_\_\_

Representative: OWN, Inc. Day Phone: 417.782.7399

Address: 811 E 3rd St, Joplin, MO 64801 Fax: \_\_\_\_\_

Property Owner: Schuber Mitchell Homes, LLC Day Phone: 417.626.7000

Address: 2340 S. Range Line Rd, Joplin, MO 64804 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 -- 275 E Old Farmington Rd, Farmington, AR 72730

Current Zoning -- R-1 Proposed Zoning -- PUD

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

Type of zoning requested and reason for request:

We are requesting are rezoning from R-1 to PUD.

### Responsibilities of the Applicant:

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

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

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

**NOTICE OF PUBLIC HEARING**

A petition to rezone the property as described below has been filed with the City of Farmington on the 18th day of June, 2024.


*PLACE LEGAL DESCRIPTION OF PROPERTY HERE*

A public hearing to consider this request to rezone the above described property from R-1 to PUD will be held on the 22nd day of July, 2024, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

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

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

 Date 6/18/24  
Applicant Signature

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

 Date 6/18/24  
Owner/Agent Signature



## AFFIDAVIT

I hereby certify that I Michael Berry  
Print name

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

Signature:  Date: 6/18/24

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

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

275 E Old Farmington Rd, Farmington, AR 72730

Location

Schuber Mitchell Homes, LLC

Owned by

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

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on July 22, 2024 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.

## AGENT AUTHORIZATION

I (We),                     Schuber Mitchell Homes, LLC                    , the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s),                     OWN, Inc.                    , to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.

                                          
Property Owner – Signature

                    Michael Berry                      
Property Owner - Print

\_\_\_\_\_  
Property Owner – Signature

\_\_\_\_\_  
Property Owner - Print

IN WITNESS WHEREOF, the undersigned Declarant has executed this Declaration of Covenants, Conditions and Restrictions for Silo Trails Subdivision City of Farmington , Washington County, Arkansas.

**DECLARANT:**

**SCHUBER MITCHELL HOMES , LLC,**  
a Missouri limited liability company,

\_\_\_\_\_  
\_\_\_\_\_, Manager

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

BE IT REMEMBERED that on this day came before me, the undersigned, a Notary Public duly commissioned, qualified and acting, within and for the said County and State, the within named , being the person who executed the foregoing instrument, to me personally known, who stated that he is the Manager of **SCHUBER MITCHELL HOMES , LLC**, a Missouri limited liability company, and is duly authorized in said capacity to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that he had so signed, executed, and delivered said instrument for the consideration, uses, and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this \_\_\_\_ day of \_\_\_\_\_ 2024.

My Commission Expires:

\_\_\_\_\_  
Notary Public



July 9, 2024

City of Farmington  
ATTN: Melissa McCarville  
354 W. Main Street  
Farmington, AR 72730

**Silo Trails Subdivision**  
A Planned Unit Development  
City of Farmington, Washington County, Arkansas

Developer:  
Schuber Mitchell Homes, LLC  
2340 S. Range Line Road  
Joplin, MO 64804

Prepared By:  
OWN, Inc.  
811 E. 3rd Street  
Joplin, MO 64801

1. Current Ownership

- a. The property is currently owned by the Rae Jene Dunn Trust-1. A Property Owner Representation Form will be presented to the Planning Commission before the meeting authorizing Schuber Mitchell Homes, LLC to act as the Owner's Representative.

2. Scope of Project

- a. The Silo Trails Subdivision consists of 41.39 acres. The intent is to layout, design, and construct the property in one phase. As a part of the PUD development, infrastructure will be designed and constructed to serve the anticipated 363 single family dwellings, which includes water, sewer, stormwater detention facilities, franchise utilities, as well as street and sidewalks.

3. Proposed Planning Areas

- a. Single-Family Residential, 363 lots, 41.39 acres.

4. Intent of the PUD District

- a. The Silo Trails Subdivision will provide single-family residential lots and community areas that comply with the R-1 zoning with the following exceptions:
  - i. Lot frontage of 35 feet as measured from the building setback line
  - ii. The following setbacks:
    - 1. Front setbacks of 12 feet
    - 2. Side setbacks of 5 feet
    - 3. Rear setbacks of 10 feet
    - 4. Side street setbacks of 10 feet
  - iii. Street sections to include parking lanes that would provide overflow parking and ease of access for the residents of the community.
  - iv. Sidewalks are to be constructed in the rear of the lots to keep pedestrian traffic away from vehicular traffic.
- b. The overall purpose of our proposal is to provide a more functional and aesthetically pleasing plan for the area that ensures compatibility with existing and future land uses. The property currently has large areas of undevelopable land such as an existing gas main with a large easement that will provide an excellent area for trails and additional connectivity within the subdivision. The site also has jurisdictional wetlands and streams that will provide natural waterways and beautification within the community park areas. These features will facilitate and encourage social and community interactions promoting relaxation, recreation and social interaction while also preserving and enhancing the natural features and native vegetation, preventing soil erosion and protecting water quality.

## 5. Permitted Uses

- a. In order to increase creativity and flexibility in the development of areas suitable for a Planned Unit Development, there are no specifically prescribed uses within the boundaries of a Planned Unit Development. However, this Planned Unit Development request will provide zoning uses, locations and a specific list of permitted uses in order to protect, enhance, and reasonably conform to surrounding land uses.
- b. Density
  - i. 8.77 units per acre
- c. Lot and Area Requirements
  - i. Structure Type - Single-Family Residential.
  - ii. Lot area - 1,925 square feet.
  - iii. Land Area per Dwelling Unit - 4,967 square feet.
  - iv. Lot Width - 35' minimum.
  - v. Maximum Lot Coverage
    1. Interior Lot - 58%
    2. Exterior/Corner Lot - 51%

## 6. Common Open Space

- a. Silo Trails development will provide flexibility allowed in development density, well-designed open space that will provide innovative design and visual attractiveness. While the City Code requires a minimum of ten percent of gross residential areas to be designated as common green space, this development will have approximately 23.5%, or 9.72 acres, of the overall property utilized as green space. The green space will include walking trails throughout, connecting every member of the neighborhood to the different amenities strategically placed to create a well-balanced community. These amenities will consist of gazebos, firepits, walking trails, and other green spaces. The community will have adequate parking to serve the facilities and homeowners.
- b. Sidewalks will be constructed, as each lot develops, for the subdivision to facilitate a traversable community and provide easy access to amenities.

## 7. Parking and Off-Street Loading

- a. The Proposed Planned Unit Development shall comply with the off-street parking and loading requirements as established in the city's zoning regulations. However, the requirements for individual structures or lots may be met through a provision of adequate parking on the lot on which such structures are located, or upon adjacent property which is under the control of a property owners' association. The proposed development will provide driveways on each individual lot as well as parking lanes throughout the development to comply with off-street parking and loading requirements.

## 8. Landscaping and Screening Requirements

- a. In order to enhance the integrity and attractiveness of the development, this proposed development will include landscaping and screening as part of the PUD. The nature and extent of screening and landscaping shall be determined by the planning commission in relation to the overall character of the development and its specific location. The required screening will be submitted to the planning commission as part of the preliminary plat. The landscape plans will show the general location, type and quality (size/age) of plant material. Screening plans are to include typical details of fences, berms and plant material to be used.

#### 9. Housing Types

- a. Bungalows, including single story and two story homes, are proposed for all phases of Silo Trails Subdivision to provide a higher density development and an enhanced community area for the City of Farmington.. Including single story and two-story homes.

#### 10. Structural Design Standards

- a. All Bungalows will have a minimum of one front façade facing an adjacent public street with a common architectural theme with a minimum of 2 off-street parking spaces per dwelling unit. The structure of the dwellings will consist of engineered LP; all roofs shall have architectural shingles.

#### 11. Off-site Street Improvements will be

- a. Old Farmington Rd
  - i. Old Farmington Rd half-street improvements along the north property boundary will be constructed in accordance with the City of Farmington's requirements for the typical Local Street cross section.
  - ii. Widening of the existing roadway to 20 ft of pavement from the northeastern property corner along the proposed developments northern boundary, and west to Highway 62, while providing areas of mill and overlay for deteriorated pavement.
- b. S Holland Drive
  - i. S Holland Drive half-street improvements along the east property boundary will be constructed in accordance with the City of Farmington's requirements for the Collector Street cross section.
- c. S Sprague Lane
  - i. S Sprague Lane half-street improvements along the property boundary will be constructed in accordance with the City of Farmington's requirements for the Local Street cross section.

#### 12. Cul de sacs

- a. In order to preserve and enhance natural features, preserve native vegetation, prevent soil erosion and protect water quality, cul de sacs are being proposed at the southern



end of the development to protect the perennial stream. This design also provides additional open space and green space to promote social and community interactions.

### 13. Sewer System Improvements

- a. Preliminary calculations and discussions have taken place with Fayetteville Utilities regarding sewer and water capacity for the proposed development. It is currently anticipated that sewer upgrades (consisting of larger interceptor pipes) will be necessary near East Main Street, South Hunter Street and Ash Street. These upgrades will be made as part of this planned development. A finalized sewer report will be provided as part of the construction drawing submittal detailing the locations of necessary improvements. Construction drawings for the development will include these improvements and upgrades.

### 14. Water System Improvements

- a. Preliminary calculations and discussions have taken place with Fayetteville Utilities regarding sewer and water capacity for the proposed development. At this time, there are no anticipated water system upgrades needed in the area for the proposed development. A finalized water report will be provided as part of the construction drawing submittal detailing the locations of necessary improvements (if deemed necessary) . Construction drawings for the development will include these improvements and upgrades.

After Recording Return to:  
Schuber Mitchell Homes, LLC  
2340 South Rangeline Rd  
Joplin, MO 64804

**Declaration of Covenants, Conditions, and  
Restrictions for Silo Trails Subdivision  
City of Farmington, Washington County, Arkansas  
(All Phases in Subdivision)**

THIS Declaration of Covenants, Conditions and Restrictions, referred to herein as the "Declaration", is made this 1<sup>st</sup> day of \_\_\_\_\_, by Schuber Mitchell Homes, LLC, a Missouri limited liability company, referred to herein as "Declarant", concerning the residential subdivision known as Silo Trails Subdivision, referred to as "the Subdivision".

WITNESSETH

WHEREAS, the Declarant is currently the Owner of or in the future will be the owner of real property located in Washington County, Arkansas, being more fully described in Exhibit A attached to this Declaration and incorporated herein by reference, sometimes referred to herein as the "Property"; and

WHEREAS, the Declarant is in the process of developing and platting the aforesaid Property into a residential community, and contemplates subdividing such Property into individual, quality, residential Lots, and, in addition, contemplates setting aside certain tracts of land for common landscaped areas, for signs identifying the Subdivision, and other amenities; and

WHEREAS, the Declarant desires that the entire Subdivision constitute a residential community, the total development of which shall take several years;

WHEREAS, the Declarant desires to provide for building and use restrictions to promote and ensure that the Subdivision is a quality residential community, that all homes are constructed of quality materials and workmanship and are compatible with other homes in the Subdivision, and to protect the property values of all Owners within the Subdivision;

WHEREAS, the Declarant desires and aspires for the Subdivision to grow and mature into an environment where all members of Silo Trails Subdivision feel a sense of comfort and belonging; and the Declarant additionally desires for each Owner to be friendly, respectful, trustworthy, and gracious to one another and that this Declaration facilitates and promotes such a sense of community.

NOW THEREFORE, in consideration of the foregoing and for the purpose of enhancing and protecting the value and desirability thereof, the Declarant hereby declares and subjects all of the Property described in Exhibit A, now known as Silo Trails Subdivision, to the covenants, charges, assessments, conditions, and restrictions set forth in this Declaration, all of which shall run with said Property and shall benefit and be binding upon all parties and all persons owning all or any part thereof, and their heirs, personal representatives, successors, and assigns. Any and all contracts, purchase agreements, or Deeds affecting any of the Property or Lots therein shall be deemed to have these covenants and restrictions incorporated therein by reference, and any and all such contracts, purchase agreements, or Deeds affecting any of the Property or Lots therein shall be conclusively held to have been executed, delivered, and accepted with full knowledge of all covenants and restrictions contained herein. Furthermore, it is expressly declared and agreed that these covenants also benefit the Declarant and future Owners of the Property because of

the interest of the Declarant and such future Owners in having the entire Property maintained in an attractive manner for the benefit of all Owners of any portion of the Property.

### **STATEMENT OF DECLARANT'S INTENTIONS REGARDING THE SUBDIVISION**

It is the Declarant's belief that good neighbors tend to share meals, tools, and phone numbers. Good neighbors keep their lawns, pets, noise levels, and gossip in check. In short, good neighbors look out for one another, are genuinely friendly, and trust that their fellow neighbors have their best interest at heart. The Declarant intends for the Owners to seek to be the best neighbors possible to one another, and in doing such, our community will continually strive to: (i) welcome new residents and foster and maintain those relationships, (ii) offer assistance when a neighbor is in either stated or apparent need; (iii) graciously receive help when a neighbor extends a hand; (iv) trust each other and assume the best in each interaction; (v) respect other families' property, time, and resources; and (vi) do our part to create a community where every resident loves coming home. Please, do to others as you would have them do to you.

### **SECTION I CONCEPTS AND DEFINITIONS**

The following words, whether or not capitalized, when used in this Declaration or in any amended or supplementary Declaration (unless the context shall otherwise clearly indicate or prohibit), shall have the following respective concepts and meanings:

“**Amended Declaration**” shall mean and refer to each and every instrument recorded in the Records which amends, supplements, modifies, clarifies or restates some or all of the terms and provisions of this Declaration.

“**Architectural Control Committee**” or “**ACC**” shall mean and refer to that particular committee which may be from time to time appointed or selected pursuant to Section II hereof.

“**Articles**” shall mean and refer to the Articles of Incorporation of the Association, as the same may be from time to time duly amended or modified.

“**Assessments**” shall mean any charge levied against a Lot, Owner, etc. pursuant to this Declaration.

“**Association**” shall mean and refer to the Silo Trails Home Owners Association, which shall be formed as an Arkansas non-profit corporation which has the power, duty and responsibility of maintaining and administering certain portions of the Subdivision and all of the Common Properties, administering and enforcing the Declaration, and otherwise maintaining and enhancing the quality of life within the Subdivision.

“**Board**” or “**Board of Directors**” shall mean and refer to the Board of Directors of the Association.

“**Bylaws**” shall mean and refer to the Bylaws of the Association, as adopted and amended from time to time in accordance with the provisions of this Declaration and the Arkansas Non-Profit Corporation Act of 1993 or other applicable laws promulgated by the State of Arkansas.

“**City**” shall mean and refer to the City of Farmington , Washington County, Arkansas.

**“Common Properties”** shall mean and refer to any and all areas of land within the Subdivision which are known, described or designated as green areas, common areas, the Streets, any controlled access areas and monitoring devices, Street lighting and signs (and all elements thereof), detention ponds, entryways, monuments, perimeter fences and walls, off-site monuments and directional signs, landscape easements, and any greenbelt and the like, including, without limitation, those shown on any Plat, as well as those not shown on a Plat but which are intended for or devoted to the common use and enjoyment of the Members of the Association, together with any and all improvements that are now or that may hereafter be constructed thereon. The **“Common Properties”** shall also include any and all public right-of-way lands for which the City has required that the Declarant and/or the Association expend private, non-reimbursable time and monies to care for and maintain, such as, but not limited to, Street medians or park areas.

**“Completion”** shall mean the date of the completion of construction of Dwellings on one hundred percent (100%) of the Lots in the Subdivision and the closing of the sale of one hundred percent (100%) of said Lots with the Dwelling constructed thereon.

**“Covenants”** shall mean and refer to all covenants, conditions, restrictions, easements, charges and liens set forth within this Declaration or any Amended Declaration.

**“Days”** as used herein shall mean calendar days, with the exception of “business days” which term shall mean each day except for any Saturday, Sunday or legal holiday under the laws of the State of Arkansas or the United States of America.

**“Declarant”** shall mean and refer to SCHUBER MITCHELL HOMES , LLC, and any or all successors and assigns thereof with respect to the voluntary disposition of all (or substantially all) of the right, title and interest of SCHUBER MITCHELL HOMES , LLC in and to the Subdivision; provided however, no Person merely purchasing one or more Lots from SCHUBER MITCHELL HOMES , LLC or its successors or assigns in the ordinary course of business shall be considered a “Declarant.”

**“Declaration”** shall mean and refer to this particular instrument entitled: “Declaration of Covenants, Conditions and Restrictions for Silo Trails Subdivision, City of Farmington, Washington County, Arkansas,” together with any and all amendments or supplements hereto.

**“Deed”** shall mean and refer to any deed, assignment, testamentary bequest, muniment of title or other instrument, or intestate inheritance and succession, conveying or transferring fee simple title in a Lot.

**“Development Period”** shall mean a period commencing on the date of the recording of the original Declaration in the Records and continuing thereafter until and ending on the earlier of (a) the date of the completion of construction of Dwellings on seventy-five percent (75%) of the Lots in the Subdivision and the closing of the sale of seventy-five percent (75%) of said Lots with the Dwelling constructed thereon, or (b) the date the Declarant voluntarily terminates the Development Period by recording a written notice of such termination in the Records.

**“Director”** shall mean and refer to any duly elected member of the Board.

**“Dwelling”** shall mean and refer to any building or portion of a building situated upon any Lot that is designed and intended for Residential Use.

**“Front Yard”** shall mean and refer to (a) as to interior Lots, the front yard area of the dwelling between the Street (on the one hand) and the dwelling exterior and fence (on the other hand) and (b) as to corner Lots, the front yard area of the dwelling between the Street (on the one hand) and the dwelling exterior and fence (on the other hand), and that portion of the side yard area exposed to the Street, between the Street (on the one hand) and the dwelling exterior and fence (on the other hand), but excluding patios, courtyards and fenced areas, unless otherwise defined by the Board.

**“Improvement”** shall mean any physical change to raw land or to an existing Structure which alters the physical appearance, characteristics or properties of the land or Structure, including but not limited to the new construction of a Structure or Structures and related amenities, adding or removing square footage area or space to or from a Structure, painting or repainting a Structure, or in any way altering the size, shape or physical appearance of any Structure or any building or other improvement, temporary or permanent, located on any Lot.

**“Lot”** shall mean and refer to each separately identifiable portion of the Subdivision which is (a) platted into individual Lots and becomes a part of the Subdivision pursuant to a Plat filed and recorded in the Records, (b) assessed by any one or more of the applicable governmental or other taxing authorities, (c) to be used solely for a Residential Use and (d) not intended to constitute any portion of the Common Properties. “Lots” shall mean and refer to more than one Lot.

**“Member”** shall mean and refer to each Resident or Owner, who is in good standing with the Association, who has filed a proper statement of residency with the Association, who has complied with all directives and requirements of the Association, and who otherwise satisfies the requirements set forth in Section II. B. hereof.

**“Owner”** shall mean and refer to the holder(s) of record title to the fee simple interest of any Lot whether or not such holder(s) actually reside(s) on any part of the Lot, excluding those having any such interest merely as security for the performance of an obligation.

**“Person”** shall mean an individual, partnership, joint venture, corporation, limited liability company, joint stock company, trust (including a business trust), unincorporated association or other entity, or a government or any political subdivision or agency thereof.

**“Plat”** or **“Plats”** shall mean and refer to the final Subdivision Plat filed in the Records as Instrument Number \_\_\_\_\_, and any re-plats of the Subdivision, and any amendments thereto, which have been approved by the City and filed and recorded in the Records.

**“Property”** shall mean the real property, together with all improvements, easements, rights and appurtenances thereto, located in Washington County, Arkansas, being more fully described in Exhibit A attached to this Declaration and incorporated herein by reference.

**“PUD”** shall mean that certain planned unit development conditional use permit issued and approved by the City (Permit No. \_\_\_\_\_) for the Planned Unit Development for “micro” single family homes in a R-1 zone as to that certain property located at 275 E Old Farmington Road, Farmington, Arkansas (Parcel ID 760-02971-000, 760-02970-000, 760-02968-000, 760-02974-000), consisting of 41+/- acres, as may be amended, supplemented or extended from time to time.

**“Rear Yard”** shall mean the area to the rear of the house.

**“Records”** shall mean the Public Real Estate Records as maintained in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, including the Map and Plat Records of Washington County, Arkansas.

**“Resident”** shall mean and refer to:

- (a) each Owner of the fee simple title to any Lot within the Subdivision; and
- (b) each Person residing within any part of the Subdivision who is a bond-fide lessee pursuant to a legally cognizable lease agreement with an Owner; and
- (c) each individual lawfully domiciled in a Dwelling other than an Owner or bona-fide lessee.

**“Residential Use”** shall mean and refer to any use and/or occupancy of any Lot as a dwelling by a single person, a couple, a single family or a permitted family size group of persons approved by the Board.

**“Streets”** shall mean the right-of-way of all private Streets, sidewalks and other rights-of-way situated within, and shown on the Plats, together with all pavement, curbs, Street lights, signs and related facilities thereon.

**“Structure”** shall mean and refer to: (a) any device or thing, other than trees, shrubbery (less than two (2) feet high if in the form of a hedge in respect to a Lot) and landscaping (the placement of which upon any Lot shall not adversely affect the appearance of such Lot), (b) any Dwelling, building, improvement, parking facility or area, garage, porch, shed, greenhouse or bathhouse, cabana, coop or cage, covered or uncovered patio, swimming pool, play apparatus, fence, curbing, paving, wall or hedge (more than two (2) feet high if in the form of a hedge in respect to a Lot), signboard or other living quarters or any temporary or permanent improvement to any Lot; (b) any excavation, fill or ditch; (c) with respect to Lots and, any enclosure or receptacle for the concealment, collection and/or disposition of refuse; and (d) any change in the grade of any Lot which involves a change of more than three (3) inches from the existing grade initially approved by the applicable ACC.

**“Subdivision”** shall mean and refer to the subdivision of all or a portion of the Property, known as Silo Trails, in accordance with a Plat or Plats thereof heretofore or hereafter filed of record in the Records, as well as any and all revisions, modifications, corrections or clarifications thereto.

**“Violations Committee”** shall mean and refer to that particular committee which may be from time to time appointed or selected pursuant to Section II. D hereof.

**“Yard”** shall mean and refer to the area of the Lot located between the dwelling exterior and the streets and/or property lines for each Lot.

## **SECTION II GOVERNING BODIES**

A. **GENERALLY.** These Covenants shall be implemented by the Association, the Board of Directors of the Association and the Association's Architectural Control Committee and Violations Committee, as established herein.

B. **HOME OWNERS ASSOCIATION.**

1. **Membership.**

a. Each and every Owner of each and every Lot within the Subdivision shall automatically be, and must at all times remain, a Member of the Association in good standing, and shall be bound by the terms and conditions of this Declaration, the Articles and Bylaws of the Association, and such rules and regulations as may be promulgated and adopted by the Association under such Articles and Bylaws. Each and every Resident (who is not otherwise an Owner) may, but is not required to, be a non-voting Member of the Association. Membership of an Owner in the Association shall be appurtenant to and may not be separated from the interest of such Owner in and to any portion of a Lot. Ownership of any Lot shall be the sole qualification for being a Member; however, a Member's privileges to use the Common Properties may be regulated or suspended as provided in this Declaration, the Bylaws, or the rules and regulations promulgated by the Board. Any Person who holds an interest in and to all or any part of a Lot merely as security for the performance of an obligation shall not be a Member.

b. Except as provided in this Declaration, the Association shall be the sole judge of the qualifications of its membership and of the right to participate in and vote at its meetings and shall have the right to prescribe the procedure to be followed concerning all such meetings and votes.

c. Subject to the terms and conditions herein, an Owner is permitted to lease or rent any Dwelling owned by an Owner. However, any such lease or rental agreement: (i) shall be in writing; (ii) in no event shall have more than two (2) parties named on such lease or rental agreement; (iii) and in no event shall be entered into with more than one (1) family. Further, any lease or rental agreement entered into between an Owner and a tenant of a Dwelling must require compliance by the tenant and all occupants with all of the covenants, conditions and restrictions contained in this Declaration, the Articles, the Bylaws and any rules and regulations promulgated by the Board, from time to time, which provisions shall be for the express benefit of the Association. Upon entering into any lease or rental agreement entered into between an Owner and a tenant of a Dwelling, each Owner shall have an affirmative duty to provide any such tenant with a copy of this Declaration. Notwithstanding any such lease or rental agreement, the Association shall continue to notify Owner, and Owner shall continue to be directly responsible for, all assessments, liabilities and obligations under this Declaration. Additionally, all such leases and rental agreements shall comply with all applicable laws, including but not limited to zoning.

2. **Transfers.** The membership of an Owner may not be severed from or in any way transferred, pledged, mortgaged or alienated except upon the sale, assignment, or transfer of such Owner's interest in all or any part of such Owner's Lot and then only to the purchaser, assignee, or transferee as the new Owner of the Lot in question. Each Owner shall notify the Association of any transfer or assignment of the fee title to his/her/its Lot and the name and address of the transferee or purchaser. Such transfer shall automatically

operate to transfer the membership to the new Owner thereof. On transfer, conveyance, or sale by any Owner of all of his or her or interest in any Lot, such Owner's membership in the Association shall thereon cease and terminate. An Owner of a Lot, by contracting to sell his Lot on an installment basis, shall be deemed to have transferred his membership to the contract purchaser upon execution of the contract for sale. When an Owner sells his Lot by traditional offer and acceptance providing for a closing of the sale to occur at which time the purchaser will pay the purchase price to the seller or deliver to the seller a promissory note for the purchase price in exchange for a conveyance by deed of the property, the transfer of membership shall be deemed to occur upon delivery of the deed. For purposes of this Declaration, the "Owner" shall be deemed to include the purchaser under an installment contract, regardless of whether a deed has been executed to be held in escrow or whether the deed will be executed and delivered upon payment in full of the installment payments. The Articles of Incorporation and Bylaws of the Association, as may be amended from time to time, are incorporated by this reference to the same effect as if set forth word for word herein.

3. **Voting Rights.**

- a. During the Development Period only the Declarant shall be able to vote as a Member of the Association.
- b. Following the expiration of the Development Period all Members shall constitute the voting Members of the Association. The Owners of each Lot in good standing shall be entitled to one (1) vote per Lot. Where more than one Owner owns and holds a record fee interest in a Lot, either as joint tenants, tenants in common, or tenants by the entirety, for the purposes of voting at meetings of the Association or on issues submitted to the Members, said multiple Owners shall cast one vote collectively for each Lot owned.
- c. Any Owner or Member shall not be in "good standing" if such Person is: (i) in violation of any portion of these Covenants or any rule or regulation promulgated by the Board or any portion of applicable laws, rules, regulations and ordinances; or (ii) delinquent in the full, complete, and timely payment of any assessments or charge which is levied, payable or collectible pursuant to the provisions of these Covenants, the Bylaws or any rule or regulation promulgated by the Board. The Board may suspend the voting rights of any Member who is not in good standing for any period during which such Member remains not in good standing. The preceding clause shall control over any provision of this Declaration to the contrary.
- d. The Board may make such rules and regulations, consistent with the terms of this Declaration and the Bylaws, as it deems advisable, for: (i) any meeting of Members; (ii) proof of membership in the Association; (iii) the status of good standing; (iv) evidence of right to vote; (v) the appointment and duties of examiners and inspectors of votes; (vi) the procedures for actual voting in person or by proxy; (vii) registration of Members for voting purposes; and (viii) such other matters concerning the conduct of meetings and voting as the Board shall deem fit.

4. **Notice; Voting Procedures; Meeting.** Quorum notice and voting requirements of and pertaining to the Association may be set forth within the Articles and/or Bylaws, as either or both may be amended from time to time, and shall be in accordance with permitted Arkansas law. During the Development Period, from time to time, as and when determined



necessary by the Board, the Board may call and schedule a meeting of the Members. From and after the expiration of the Development Period, the Members shall meet annually to deal with and vote on matters relating to the business of the Association, as directed by the Board, including the election of the Directors.

5. **Matters Generally Subject of the Vote of Members.** Additionally, to the extent that the Board desires to encumber any portion of the Common Properties as security for payment of indebtedness incurred in respect to improvements to the Common Properties, the Board shall obtain the prior approval of the majority of Members.

6. **Registration with the Association.**

a. Each and every Owner, Member and Resident shall have an affirmative duty and obligation to originally provide, and thereafter revise and update, within fifteen (15) days after a material change has occurred, various items of information to the Association such as: (a) the full name and address of each Owner, Member and Resident; (b) the name, address and telephone numbers of other local individuals who can be contacted (in the event the Resident cannot be located) in case of an emergency; and (c) such other information as may be reasonably requested from time to time by the Association. Failure to provide the Association with a name and proper mailing address shall constitute a waiver of any notice otherwise required hereunder.

7. **Other Matters.**

a. The official address of the Association shall be as shown on the Arkansas Secretary of State's and shall remain so until changed by a majority of the Board of Directors of the Association.

b. The Association shall, at all times, observe all of the laws, regulations, ordinances, and the like of all governmental authorities recognized in the City, the State of Arkansas, and of the United States of America, and if, at any time, any of the provisions of this Declaration shall be found to be in conflict with such laws, regulations, ordinances, and the like, the same shall become null and void, but no other part of this Declaration not in conflict therewith shall be affected thereby.

c. By written consent of a majority of the Owners of all the Lots within the Subdivision (one per Lot), the Association may be given such additional powers and duties as may be deemed necessary and reasonable, and by such vote, this Declaration may be modified or amended in any manner.

d. Subject to the limitations set forth in this Declaration, the Association shall have the right to make such reasonable rules and regulations and to provide such means and to employ such agents as will enable it adequately and properly to carry out the provisions of this Declaration.

C. **BOARD OF DIRECTORS.** The Board of Directors of the Association shall consist initially of three (3) Directors, appointed by the Declarant. The initial Directors shall each serve during the Development Period. At the end of the Development Period, the Declarant shall appoint three (3) replacement directors that are Lot Owners to serve staggered three (3), two (2) and one (1) year terms. After the expiration of the terms of the directors, elections shall be held to fill each of the available seats, which shall thereafter serve three (3) year terms. These elections will be held at

called meetings upon giving ten (10) days' written notice to all Lot Owners, who may cast one vote for each platted Lot owned. Aside from the initial Directors, all Directors must be Owners of a Lot. Any director may resign at any time by notice to the Board. In the event of the death or resignation of any initial director prior to the expiration of his or her term, the vacancy shall be filled by an appointment of the remaining director(s).

The Board of Directors of the Association shall have the power to enforce these covenants and to review all violations of these covenants for proper action. The Board of Directors shall have the authority to delegate any or all of its authority to a third-party property management service. Additionally, the Board of Directors may, at its option, employ and discharge a manager, independent contractors, and such other employees as it deems necessary and prescribe their duties, and enter into contracts and agreements, if necessary, all for the purpose of providing for the performance of the business, powers, duties, and obligations of the Board of Directors.

**D. ARCHITECTURAL CONTROL COMMITTEE.**

1. **Purpose and Composition.** To ensure that all Dwellings, Structures, Improvements and accessory or other buildings constructed in the Subdivision have good quality materials and workmanship and are compatible with other Dwellings, Structures, Improvements and accessory or other buildings constructed or to be constructed in the Subdivision, there is hereby established an Architectural Control Committee. The Board may, in its sole discretion, elect to create the ACC or to serve as the ACC. Alternatively, the Board may elect to delegate the authority that would be granted to the ACC to a third-party property management service. If the Board shall elect to create the ACC, upon its initial formation, the ACC shall be composed of three (3) members, to be appointed by the Declarant, who shall serve during the Development Period, following which time the Board of Directors of the Association shall assume its authority to designate no more than five (5) total members. Members, other than those initially appointed by the Declarant, shall serve three (3) year terms. No absentee Owner, other than the Declarant's appointed representative, may serve on the ACC. In the event of the death or resignation of any member of the ACC during the Development Period, the Declarant shall appoint a successor. After the Development Period ends, in the event of the death or resignation of any member prior to the expiration of his or her term, the Board of Directors of the Association shall appoint a successor to complete the term of the deceased or resigning member.
2. **Authority and Duties.**
  - a. Any Owner seeking to construct a new home or other pertinent Structure, or to add or to modify any portion of the exterior of an existing home, shall submit the plans and written specifications to the ACC or third-party property management service, as applicable, for review. Submittals shall include building elevations and materials, building location or plat plan, finished lot elevation and grades, and exterior color scheme.
  - b. No construction, change, modification or alteration shall commence until the plans and specifications detailing the nature, kind, shape, height, construction materials, and location of the Improvements on the Lot, shall have been submitted to, and approved in writing by, the ACC or third-party property management service. In the event the ACC or third-party property management service, as applicable, fails to approve or disapprove said specifications within fifteen (15) days after written confirmation by the ACC or third-party property management service, as applicable, that sufficiently complete plans and specifications have been submitted to it, approval will not be

required and full compliance with this section of the Declaration will be deemed to have occurred. It shall be the responsibility of the Lot Owner to obtain the written confirmation that sufficiently complete plans and specifications have been submitted.

- c. Without limiting the factors to be considered in the approval or disapproval of any plans and specifications submitted to it, the ACC or third-party property management service, as applicable, shall apply the building restrictions set forth below under Section III of this Declaration
- d. Notwithstanding the foregoing provisions, the ACC or third-party property management service, as applicable, and the Association shall have no affirmative obligation to be certain that all elements of the design comply with the restrictions contained in the Declaration, and no member of the ACC or third-party property management service, as applicable, or the Association and its Board of Directors shall have any liability, responsibility or obligation whatsoever for any action or decision, or lack thereof. The ACC and its members shall have only an advisory function, and the sole responsibility for compliance with all of the terms of this Declaration shall rest with the Lot Owner. Each Lot Owner agrees to save, defend, and hold harmless the ACC and the Association and its members on account of any activities of the ACC relating to such Lot Owners' property or Improvements to be constructed.

#### E. VIOLATIONS COMMITTEE.

1. **Purpose and Structure.** The Board shall also serve as the Violations Committee, a function that may be delegated to a separate violations committee or to a third-party property management service. If the Board desires to create a separate Violations Committee, it shall appoint three (3) members, and the terms of such members shall be three (3) years. In the event of the death or resignation of a member, the Board shall have the authority to appoint a successor to complete the term of the deceased or resigning member.
2. **Procedure.** Any Lot Owner may file a written grievance with the Board or to the third-party property management service, as applicable, regarding a violation, or attempted violation, of these Covenants. The identity of the reporting Owner may, at the reporting Owner's election, remain anonymous, and in that case, no governing body of the Subdivision may disclose the identity of the reporting Owner.
3. **Enforcement.** Upon receipt of a substantiated complaint, the Board of Directors shall notify the offending party of the violation and request that it be rectified within ten (10) days. If the violation is not corrected within that time, after proper notice of the violation having been given, the Board of Directors shall proceed with reasonable diligence to seek judicial enforcement of its decision. In the event the Board seeks judicial enforcement, the offending Owner shall be held liable to the Board for payment of all costs incurred by it in seeking the enforcement of the Covenants, including attorney's fees.

### SECTION III BUILDING AND USE RESTRICTIONS

All Dwellings shall be stick built at the building site (no pre-manufactured housing) and shall be subject to the following requirements:

- a. The exterior veneer of the Dwelling will be constructed of material which consists of brick, stucco, fiber cement siding, stone (including manufactured rock designed for exterior use), vinyl or other common exterior finishes for residential homes. Certain exterior architectural elements, including cedar or other decorative material, may be utilized.
- b. 100% of the entire exterior of any Dwelling must be completed prior to any occupancy.
- c. No building shall be erected, altered, placed or permitted to remain on any Lot, other than one detached single-family dwelling per Lot.
- d. All construction shall be completed on any structure within 12 months from the beginning of construction.
- e. All grading, seeding, sodding, and initial landscaping must be done within 2 months of completion of the construction of the Dwelling.
- f. Landscaping must permit reasonable access to public and private utility lines and easements for installation and repair.
- g. Notwithstanding anything contained herein to the contrary, Owners may plant shrubs and/or trees for the purpose of screening in the Rear Yard only, at a maximum height of eight (8) feet, in the following varieties without prior approval of the ACC: cypress, holly, and arborvitae. Owners must properly maintain such screening plants and promptly remove any that die.
- h. Except for typical garden hoses and common portable sprinklers that may be attached to such hoses, no pipes, hoses, sprinklers or other parts of any irrigation system for watering of landscaping on a Lot shall be visible above ground.
- i. All power and utility lines, television or coaxial cables, internet or fiber connections, and all other like wires and lines shall be brought in underground servicing each Lot to the dwelling, garage, or outbuilding on such Lot, unless otherwise indicated on the Plat or this Declaration.
- j. The mailbox receptacles shall be either at centralized mailbox locations or individually provided by each Owner in a location and design as approved by the ACC that is consistent with the design of the neighborhood.
- k. All driveways will be constructed of concrete including poured, stamped, or stained. No asphalt or other material will be allowed for driveway construction. The driveway is considered any part of the property that will park an automobile. It shall be maintained in a good state of repair.
- l. No fencing shall be allowed other than for trash receptacle screening.
- m. Trash receptacles shall be stored behind dedicated screening except on the day of trash service.
- n. No trampoline, swing set, play structure, basketball goals, pool of any kind, or any other structure shall be allowed on any Lot that would be unsightly or prevent mowing with commercial equipment.
- o. The established grade of a Lot is not to be changed by any individual as to adversely affect the adjacent property owner. All grading and site work during the Development Period must be approved by the Declarant and after the Development Period, must be approved by the Board.
- p. No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, all of which shall be kept in sanitary containers designed for that purpose and kept in a clean and sanitary condition. No incineration or open burning of rubbish, trash, garbage or other waste shall be permitted.
- q. An owner of a vacant Lot is responsible for the removal of any debris, unsightly underbrush, weeds, or unsightly vegetation.
- r. Recreational vehicles including camping trailers, boats, motor homes, and the like shall never be permanent and can be parked for no longer than four (4) hours on any Lot, driveway or street. No mobile or manufactured homes are allowed. No trailer of any type, including but not limited to food trucks or business trailers, shall never be permanent and can be parked for no longer than four (4) hours on any Lot, driveway or street.
- s. No obnoxious or offensive trade or activity or non-activity, shall be carried on upon any Lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood, including yard appearance and condition.
- t. No external tower antenna may be erected.

- u. No inoperable, junk, or abandoned car(s) or truck(s) may be parked or placed on the street, driveway, or any Lot, nor shall maintenance or repair work be performed on cars or trucks in the street.
- v. No bus, commercial truck, commercial trailer, or any other like vehicle or equipment in excess of ten thousand (10,000) pounds, shall be parked in the street in front of any Lot or be parked on the driveway or on any portion of any Lot, except for construction and repair equipment while a dwelling is being built or repaired. No enclosed or open trailer, of any type or model, shall be parked in the street in front of any Lot or be parked on the driveway or on any portion of any Lot, except for construction and repair equipment while a dwelling is being built or repaired.
- w. No vehicle shall be parked on the Yard or in any manner that partially or completely blocks the sidewalk that is adjacent to the Lot.
- x. No carports or similar vehicle storage structures shall be permitted.
- y. No vehicles with loud exhaust, loud music, or other nuisances to the Subdivision shall not be permitted.
- z. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot except that dogs, cats and other household pets may be kept provided they are not kept, bred, or maintained for commercial purposes and are not nuisances to the Subdivision.
- aa. No animal cages, kennels, pens, fences, or the like shall be permitted in any visible exterior space.
- bb. No household shall be permitted to own, keep, or harbor more than 2 cats and/or dogs over the age of four months.
- cc. The following specific breeds of dogs (or dogs mixed with these breeds) are not permitted: Pit Bulls (aka American Staffordshire Terriers, Staffordshire Bull Terriers, or American Pit Bull Terriers).
- dd. Subject to the rights reserved to or afforded to Declarant herein, including but not limited to those set forth in Section XI, no building or structure intended for or adapted to business or commercial purposes shall be erected, placed, permitted, or maintained on any Lot, or any part thereof, save and except those related to development, construction, and sales purposes of the Declarant or any homebuilder who has received Declarant's permission for temporary construction or sales facilities.
- ee. Lots may NOT be further subdivided and the boundaries between Lots shall not be relocated, except for the powers and privileges herein reserved by the Declarant.
- ff. The main roof of each single-family dwelling and garage shall be built with asphalt composition shingles having a tab on tab design. All shingles on roofs shall be of substantially the same color as contained on roofs on all other Dwellings in the Subdivision. Replacement shingles must also meet these restrictions.
- gg. All exterior surfaces must be kept free of any mold, mildew, moss, fungus, algae, etc.
- hh. A "storage container" will be allowed as long as it is located in the Rear Yard and the rear of the storage container must be flush against the rear of the home. The maximum size storage container cannot exceed any of the following dimensions: 48" in Height, 72" in Width, and 42" in Depth.
- ii. No personal property, junk, trash, parts, toys, equipment, tools, etc. may be stored anywhere on the exterior of the home except for items that fit within the approved "storage building"
- jj. Each primary dwelling shall face the street which abuts the front of the Lot upon which the Dwelling is to be situated. No Structure shall be placed within any setback's requirement imposed by City codes and regulations
- kk. No cesspool, outhouse or outside toilet shall be permitted on any Lot, except for the purpose of new home construction. Toilets located in any Structure shall be connected to an approved public sewage disposal system. Sewage disposal facilities must comply in all respects with all applicable state, county and/or governmental laws, rules and regulations.
- ll. No sign of any kind shall be displayed to the public view on any Lot, except one sign of not more than 2.5 feet x 2.5 feet, advertising the property for sale. No signs advertising any Dwelling for lease or for rent shall be displayed or erected. These restrictions shall not apply to signs used by the Declarant.
- mm. No television, radio, citizen's band, short wave or other antenna, solar panel, clothesline, or other unsightly projection shall be visible from either: (i) the Front Yard of any Dwelling; or (ii) from the

street running directly in front of any Dwelling. To the extent that this restriction may be inconsistent with the regulations of the Federal Communications Commission (the "FCC"), as amended from time to time, this restriction shall be deemed modified to the extent necessary to comply with such FCC regulations and still provide such limitations as are consistent with the intent of this restriction.

#### SECTION IV COMMON SPACE AND AMENITIES

- A. There shall be created, as shown on the face of the Plat of the Subdivision and identified as "Common Properties" or as identified by the Declarant, such common tracts or areas and amenities as the Declarant shall create for the use and benefit of the Subdivision, Lots and Members, including without limitation the entrances and related signage and monuments, any detention area, fountain in detention area, benches around detention area, sidewalks around detention area and elsewhere in the Subdivision, sod, landscaping and trees around detention area and sidewalks, community mailboxes to be located throughout the Subdivision and such other common areas and amenities as the Declarant or the Association may, from time to time, determine to be in the best interest of the Association and its Members, herein collectively referred to as the "Common Properties". Such Common Properties shall be for the use and benefit of all Lots and properties in the Subdivision, including the Members and residents, and the landscaping, signage, etc. thereon shall be maintained by the Association as provided in this Declaration.
- B. Upon the filing of the final Subdivision Plat, the mentioned Common Properties located in the Subdivision shall be conveyed to and accepted by the Association and the Association shall assume the cost and expense thereof and reimburse the Declarant for such amounts it has paid in regard thereto. In addition, any property, improvement or amenity may be deeded, sold, transferred and/or conveyed to the Association by the Declarant if deemed to be for the common good or common use of the Subdivision and/or its Members by the Declarant, or necessary to the operation, use, existence, upkeep and safety of the Common Properties, Subdivision and/or Members.
- C. Maintenance of the Common Properties and landscaping, signage, etc. thereon shall be at the cost and expense of the Members of the Association (Lot Owners) within the Subdivision. All of such costs, including, but not limited to, maintenance expenses, insurance, and real property taxes, shall be borne by the Lot Owners based on the ratio of the total number of Lots they own to the total number of Lots that have been created by the filing of the final Plat and any amendments thereto.
- D. The Board of Directors of the Association shall have the authority to promulgate such rules and regulations and amendments thereto regarding the use of the Common Properties and amenities as it from time to time deems appropriate. Additionally, the Board reserves the right to make such Common Properties and amenities available to non-residents by membership subject to such terms and conditions as the Board may deem appropriate.
- E. As noted above, the detention pond(s) located within the subdivision constitute a portion of the Common Properties, which the Association is obligated to maintain pursuant to the terms and conditions of this Declaration. In order to provide additional assurances that such detention pond(s) and all other storm water management facilities developed, constructed, or installed within the Subdivision from time to time (collectively, the "Storm Water Facilities," and each such item is a "Storm Water Facility") are properly maintained in compliance with various regulations that are adopted by the City of Farmington, Arkansas (the "City") from time to time (collectively the "Farmington Regulations"), the responsibility for the operation, maintenance, repair, and replacement of all Storm Water Facilities is also hereby imposed on all Lot Owners pursuant to the provisions of this Section IV(E). In order to insure compliance with and enforcement of such

Farmington Regulations, the City is hereby declared to be a third-party beneficiary under this Declaration, and is specifically authorized and empowered hereunder, as fully as if a signatory hereto, to undertake and perform required the operation, maintenance, repair and replacement of any such Storm Water Facilities, upon the failure of the Association and Owners to timely do so following written notice from the City to the Association and Owners. Such notice shall provide a reasonable time, not less than thirty (30) days, to correct any such applicable problem(s) and reasonably set forth and describe the same. Further, should the City undertake the operation, maintenance, repair and replacement of such Storm Water Facilities as herein provided, the City shall be entitled to be reimbursed for all costs incurred in effecting same and, upon failure of an Owner to reimburse the City for his or her pro-rata share of the cost, the City is authorized and empowered to establish and collect assessments to pay the defaulting Owner's share of the costs. The power and authority herein granted to and vested in the City shall apply, notwithstanding the existence or non-existence of the Association. By acceptance of the deed or other instrument of conveyance for his/her/their Lot, each Owner shall be deemed to covenant and agree to pay any assessment levied to offset the costs incurred by the City for the operation, maintenance, repair and replacement of any Storm Water Facility following proper notice as set forth above (the "Storm Water Assessment"). This Storm Water Assessment, together with such interest thereon and costs of collection as provided below, shall be a continuing lien on the Lot affected and shall also be a personal obligation of the Owner(s) of such Lot from the date when the Storm Water Assessment is due and payable until paid in full. Such personal obligation shall not pass to successors in title to the affected Lot unless expressly assumed by such successor. Any Storm Water Assessment levied as set forth in this Section IV(E) shall become a lien on the affected Lot as soon as such Assessment is due and payable. In the event any Owner fails to pay the Storm Water Assessment when due, the Storm Water Assessment shall then bear interest at the maximum legal rate permitted by the State of Arkansas on the date when such Storm Water Assessment is due and shall continue to accrue at that rate until it is paid in full. Such Storm Water Assessment shall be due fifty (50) days after the date it has been fixed and levied, and, if not paid, shall become delinquent and the payment of both the principal and interest accrued may be enforced as in the case of a lien on the affected Lot, and a notice of such lien may be filed with the Circuit Clerk of Washington County, Arkansas. Notwithstanding anything herein to the contrary, any lien(s) or assessment(s) provided for in this Section IV(E) shall be subordinate and inferior to the lien of any bona fide first mortgage or deed of trust now or hereafter placed upon the Lot(s). In the event legal proceedings are commenced to collect the Storm Water Assessment, or if the services of any attorney are retained by the City, the non-paying Owner(s) shall be obligated to pay all costs incurred, plus reasonable attorney fees, which costs and fees shall become a portion of the lien and may be foreclosed on in the same manner as the assessment as provided above. The Storm Water Assessment shall be used exclusively to offset any cost to the City associated with operation, maintenance, repair and replacement of any Storm Water Facilities and for no other reason or purpose.

- F. The Association shall be responsible for maintaining, mowing, weeding, trimming, cultivating and pruning all Yards in the Subdivision, including any landscaping installed or placed in the Yards by the Association (collectively, the "Association's Yard Maintenance"). Notwithstanding the foregoing, each Owner shall be responsible for cutting, trimming, mowing, fertilizing and the general upkeep of any trees, shrubbery and other landscaping installed or otherwise placed within the Yards by an Owner. Further, if an Owner elects to install approved screening in the Rear Yard, Owner shall leave a gap in the screening sufficient for a commercial mower to pass through in order for the Association to perform the Association's Yard Maintenance. However, the Association shall not be responsible for the removal of any snow and ice, trash, debris, filth and refuse from Lots and/or Yards; in any such case, the Owners shall be responsible for cleaning and removing the same from their individual Lot and/or Yards. The Declarant hereby reserves, and grants to the Association, the Board, and its officers, agents, employees, and assigns, an easement upon, across,

over in, and under the Property, the Lots and the Yards, and the right to make such use of the Property, the Lots and the Yards as may be necessary or appropriate perform the duties and functions for which they are obligated or permitted to perform, including the right to enter upon any Lot for the purpose of conducting the Association's Yard Maintenance. In addition to all other Assessments set forth and charged herein, each Owner shall pay and remit to the Association the amount of Seventy-Five and No/100 Dollars (\$75.00) each calendar month to pay expenses and to reimburse the Association for performing, implementing and carrying out the Association's Yard Maintenance (the "Yard Maintenance Expense"). All Owners shall pay the Association the Yard Maintenance Expenses when due and owing via electronic funds transfer debit transactions utilizing the Automated Clearing House (ACH) network of the U.S. Federal Reserve System. From time to time, in the event a majority of the Board determines that the current Yard Maintenance Expense is insufficient to provide for the performance, implementation and carrying out of the Association's Yard Maintenance, the Board may change the amount of the Yard Maintenance Expense prospectively for any such period. Unpaid Yard Maintenance Expenses shall be a continuing lien on the Lot which shall run with the land and be and remain binding upon such property, the Owner thereof, and such Owner's heirs, successors, and assigns, in accordance with and pursuant to the terms and conditions of Section V(D).

#### **SECTION V REGULAR AND SPECIAL ASSESSMENTS FOR ASSOCIATION**

- A. By acceptance of the Deed or other instrument of conveyance for his or her Lot within the Subdivision, each Lot Owner shall be deemed to covenant and agree to pay the Association regular (annual/monthly/etc.) assessments and any special assessments for operating expenses incurred by the Association and for maintenance and care of the Common Properties and hereby consents to the imposition of any liens provided herein in connection therewith without further notice. The first such assessments shall be due and payable at the time any Lot is transferred from a builder to a homeowner at closing and shall be \$200.00 and payable by the purchasing homeowner. Thereafter, such assessments shall be fixed, established, and collected from time to time by the Board of Directors as provided in this Declaration and by the Association. The maximum amount of such annual dues shall not exceed the amount budgeted for such maintenance costs for the applicable year and contributions to fund anticipated future costs of the foregoing items, which budget shall be established by the Board prior to levying annual dues for such year. Such budget shall be in writing, maintained by, and made available to Owners by the Board. The Board may require the payment of annual dues on a yearly, quarterly, or monthly basis, as determined by the Board from time to time.
- B. From time to time, in the event a majority of the Board determines that the Association's current funds are insufficient to provide for the operation of the Association and the maintaining, improving, repairing, insuring, operating, and managing of the Common Properties in good and safe working order, condition, and repair, the Board may: (i) may change the basis of assessments fixed by this Section V hereof prospectively for any such period provided that any such change shall have the affirmative vote of two-thirds (2/3) of the votes of Members entitled to vote at a meeting called for such purpose, written notice of which shall be sent to all Members at least ten (10) days in advance and shall set forth the purpose of the meeting; or (ii) levy a special assessment against each of the Lots pursuant to a resolution of the Board setting forth the nature of the need for and the amount of such special assessment.
- C. It shall be the duty of the Association to notify all Owners or contract purchasers of Lots within the Subdivision, whose addresses shall be supplied by the Owner or contract purchaser to the Association, by sending written notice to each of such Owners within fifteen (15) days after the



date on which the assessment has been fixed or levied, giving the amount of the charge or assessment for the current year, when the same shall be due, and the amount due for each Lot. Failure of the Association to levy an assessment due to lack of address for the Owner of any particular Lot within the Subdivision or for any other reason, shall not discharge the obligation of any such Owner from paying such assessment, and it shall be the obligation of any such Owner to notify the Association of such Owner's current address.

- D. The annual and special assessments, together with such interest thereon and costs of collection as provided below, shall be a continuing lien on the property affected and shall also be a personal obligation of the Owner of such property from the date when the assessment is due and payable until paid in full. In the event any Owner fails to pay the assessment when due, then the assessment shall bear interest at the maximum legal rate permitted by the State of Arkansas on the date when such assessment is due and shall continue to accrue at that rate, until it is paid in full. Unpaid assessments shall be a continuing lien on the Lot which shall run with the land and be and remain binding upon such property, the Owner thereof, and such Owner's heirs, successors, and assigns. For each notice of lien so filed, or for any lien so filed, the Association shall be entitled to collect from the Lot Owner or Owners of the Lot described in such notice of lien a fee of \$200 which shall be collectible in the same manner as the original assessment provided for in this Declaration. The non-paying Owner or Owners shall be obligated to pay all costs incurred, plus reasonable attorney fees, which costs and fees shall become a portion of the lien and may be foreclosed on in the same manner as the assessment provided above.
- E. The assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety, enjoyment, and welfare of the residents of the Subdivision, and, in particular, for the improvement and maintenance of property, services and facilities devoted to the above stated purpose and related to the use and enjoyment of the Common Properties and of the Dwellings situated in the Subdivision. Without limiting the generality of the foregoing statement of purpose, such assessments shall be applied by the Association to the payment of the costs of the following:
1. To enforce any and all building and land-use restrictions that exist as of the date of this Declaration or which may be lawfully imposed hereafter on or against any of the Property in the Subdivision.
  2. To maintain the Common Properties and amenities and improvements thereon as provided in this Declaration.
  3. To pay expenses to carry out the above, such as attorney's fees, manager's fees, expenses of liability, fire and other insurance, bookkeeping and accounting expenses, and any and all other expenses that may from time to time be deemed necessary to carry out the intent of this Declaration by the Association.
  4. To protect property values in the Subdivision by promoting pride in and enthusiasm for it; to work for improved transportation, schools, libraries, and recreation facilities within the community in which the Subdivision is located, and to do all lawful things and tasks that the Association, in its discretion, may deem to be in the best interest of the Subdivision and the Owners of the Lots in the Subdivision.
- I. Notwithstanding anything herein to the contrary, the following properties subject to and governed by this Declaration shall be wholly exempted from the assessments, charges, fees and liens created herein or imposed hereby:

- (i) All Common Areas; and
- (ii) All Lots titled in the name of the Developer or otherwise owned by the Developer until the Developer makes the original conveyance thereof to an Owner.

**SECTION VI  
DURATION AND AMENDMENT**

- A. **DURATION.** The Covenants of this Declaration shall run with and bind the Property subject to this Declaration, and shall be binding on and inure to the benefit of and be enforceable by the Association and/or the Owners and Residents of any Lot or any of the Property subject to this Declaration, their respective legal representatives, heirs, devisees, personal representatives, successors and assigns, for an original thirty (30) year term expiring on the thirtieth (30th) anniversary of the date of recordation of this Declaration, after which time these Covenants shall be automatically extended for successive periods of five (5) years unless an instrument is signed by the Owners of at least seventy-five percent (75%) of all Lots within this Subdivision and recorded in the Records, which contains and sets forth an agreement to abolish these Covenants.
- B. **AMENDMENT OR MODIFICATION.** The Covenants, restrictions and other terms contained herein may be altered, amended or modified by written declaration, signed and acknowledged by the Owners of sixty-six percent (66)% or more of the Lots and recorded in the Records. Notwithstanding the above, no alteration or modification of the Covenants or the provisions of this Declaration may be made prior to expiration of the Development Period without the express written consent of the Declarant. Notwithstanding any provisions hereof to the contrary, the Declarant may at its sole discretion and without notice or consent being required of anyone: (i) modify, amend, or repeal any one or more of these Covenants or the provisions of this Declaration at any time prior to the expiration of the Development Period, provided said amendment, modification or repeal is in writing and properly recorded in the Records; and/or (ii) amend these Covenants or the provisions of this Declaration to cause these covenants and restrictions to be in compliance with any and all applicable laws, rules and regulations (including without limitation any and all applicable laws, rules and regulations of the Federal Housing Administration and/or the Veterans Administration).

**SECTION VII  
MISCELLANEOUS**

- A. The consent to any act or the waiver of breach of any provision of this Declaration, shall not operate or be construed as a consent or waiver of act or breach by any party, or as a waiver or modification of the provisions of this Declaration.
- B. In the event any one or more of the provisions contained in this Declaration shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect the remaining provisions of this Declaration and this Declaration shall be construed as if such invalid, illegal or unenforceable provision or provisions had never been contained herein.
- C. Any notice, request or other communication (each, a "Notice") required or permitted to be given hereunder shall be in writing and shall be delivered by hand or courier (such as United Parcel Service or Federal Express), sent by facsimile or e-mail, or mailed by first-class, registered or certified mail, postage prepaid and addressed to a party at its address of record. Any such Notice

shall be considered given (i) on the date and at the time of delivery if delivered personally to the party to whom notice is given; or (ii) on the date and at the time of delivery or refusal of acceptance of delivery if delivered or attempted to be delivered by an overnight courier service to the party to whom notice is given; or (iii) on the date of delivery or attempted delivery when sent by first-class, registered or certified mail; or (iv) on the date and at the time shown on the facsimile or electronic mail message if sent via fax or sent electronically to the number or address and receipt of such facsimile or electronic mail message is confirmed or acknowledged.

**SECTION VIII  
GOVERNING LAW, CHOICE OF FORUM, VENUE,  
AND CONSENT TO JURISDICTION**

- A. This Declaration and the Covenants, terms and provisions hereof shall be construed in accordance with and governed by the laws of the State of Arkansas in the same manner as any other similar instruments or agreements that are made and to be performed wholly within such jurisdiction, without regard to the conflicts of laws provisions thereof.
- B. Any and all claims or causes of action shall and must be filed only in the courts of the State of Arkansas for Washington County or the United States District Court for the Western District of Arkansas, which shall have exclusive jurisdiction over any and all disputes which arise between the parties under this Agreement, whether in law or in equity. Each of the parties mentioned herein, including the Declarant, Board, Committees, Owners, Residents and Members, expressly agrees, consents, and stipulates that venue shall be exclusively within said courts. Each of the parties mentioned herein expressly agrees, consents and stipulates to the exercise of personal jurisdiction over them or it and subject matter jurisdiction over any such controversy arising between the parties being only in the courts listed herein.

**SECTION IX  
PUD COMPLIANCE**

- A. The Subdivision, and all Lots and Dwelling therein, may be only be used, developed, maintained and constructed in accordance with the terms and conditions set forth in the PUD. The Association shall comply with, and shall cause all Lots and Dwellings in the Subdivision to comply with, all applicable terms and conditions set forth in the PUD.

**SECTION X  
DECLARANT'S DISCLAIMER**

- A. Declarant and its successors and its assigns, its agent, consultants and employees, hereby disclaim any and all warranties, express or implied, of good workmanship, quality, habitability, fitness for any other purpose merchantability or representation concerning same. No warranties of any kind shall arise as a result of any plans, specifications, standards or approvals made or approved by the Declarant or its nominees. Declarant shall not be liable to any owner or any other person on account of any claim, liability, damage, or expense suffered or incurred by or threatened against any owner or such person arising out of or in any way related to the subject matter of any review, acceptance, inspection, permission, consent or required approval which must be obtained from the Declarant, whether granted or denied. All future owners of the subdivision shall be responsible for

determining the suitability of a lot for construction purposes.

**SECTION XI  
RESERVATION OF SPECIFIC DECLARANT'S RIGHTS**

- A. In addition to all other rights and privileges afforded to or reserved to Declarant herein, Declarant specifically reserves the right to, so long as Declarant owns or retains beneficial ownership of any Lot or Dwelling within the Subdivision, during the Development Period or otherwise (each, a "Declarant Owned Property"), maintain sales offices, construction offices, management offices, model homes, and signs, flags and other on-site marketing and sales promotion materials advertising the Subdivision, any Dwelling or any Lot. Specifically, Declarant may maintain one or more sales offices and model homes within the Subdivision on any Declarant Owned Property. Pursuant to this Section XI, Declarant shall have the right to determine the number of model homes and the size and location within the Subdivision of any sales offices, management offices, and model homes. Declarant shall also have the right to relocate any sales offices, management offices, and model homes from time to time at its discretion. After the Declarant ceases to be the Owner of a Declarant Owned Property, the Declarant shall have the right to remove any sales offices and management offices therefrom. No structure or Dwelling used by Declarant for a sales office, construction office, management office or model home shall be deemed the property of any party other than Declarant unless specifically assigned, conveyed or dedicated by Declarant to such other party.
- B. In addition to all other rights and privileges afforded to or reserved to Declarant herein, Declarant specifically reserves the right to add additional property to the Subdivision by filing an amendment to Exhibit A in the Records.

*[Signature Page Follows]*

IN WITNESS WHEREOF, the undersigned Declarant has executed this Declaration of Covenants, Conditions and Restrictions for Silo Trails Subdivision City of Farmington , Washington County, Arkansas.

DECLARANT:

**SCHUBER MITCHELL HOMES , LLC,**  
a Missouri limited liability company,

\_\_\_\_\_, Manager

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

BE IT REMEMBERED that on this day came before me, the undersigned, a Notary Public duly commissioned, qualified and acting, within and for the said County and State, the within named \_\_\_\_\_, being the person who executed the foregoing instrument, to me personally known, who stated that he is the Manager of **SCHUBER MITCHELL HOMES , LLC**, a Missouri limited liability company, and is duly authorized in said capacity to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that he had so signed, executed, and delivered said instrument for the consideration, uses, and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this \_\_\_\_ day of \_\_\_\_\_ 2024.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

**Exhibit A**

*The Property*

***DUNN RESIDENTIAL DEVELOPMENT***  
***TRAFFIC IMPACT ASSESSMENT***

PREPARED FOR

Tyler Merriot  
Schuber Mitchell Homes  
601 Braeburn Ct  
Bentonville, AR 72712

July 8, 2024

PREPARED BY:



**CJW** 



## Table of Contents

1	Executive Summary.....	2
1.1	Project.....	2
1.2	Findings.....	2
1.3	Recommendations.....	2
2	Introduction.....	3
2.1	Purpose.....	3
2.2	Objective.....	3
3	Proposed Development.....	5
3.1	Study Area.....	5
3.2	On-Site Development.....	5
3.3	Site Accessibility.....	5
3.3.1	<i>Future</i> .....	5
4	Existing Conditions.....	6
4.1	Physical Characteristics.....	6
4.1.1	<i>Existing</i> .....	6
4.2	Data Sources.....	6
4.3	Traffic Volumes.....	7
4.4	Level of Service.....	9
5	Projected Traffic.....	10
5.1	Existing Traffic Build Forecasting.....	10
5.1.1	<i>Trip Generation</i> .....	10
5.1.2	<i>Adjustments to Trip Generation Rates</i> .....	10
5.1.3	<i>Trip Distribution</i> .....	11
5.2	Future Build Forecasting.....	14
6	Analysis of Traffic and Improvements.....	16
6.1	Site Access Performance.....	16
6.2	Capacity and Level of Service Analysis.....	17
6.3	Proposed Improvements.....	18
6.4	Improvements.....	18





7	Recommendations and Conclusion .....	18
7.1	Sight Distance at Proposed Entrances .....	18
7.2	Access Points.....	19
7.3	Summary of Needed Improvement .....	19
7.4	Summary of Intersection Analysis.....	19

### List of Tables

Table 1: Study Corridor Characteristics .....	5
Table 2: Existing Peak Hour Measure of Effectiveness .....	10
Table 3: Average Daily, AM & PM Peak Hour Trip Generation.....	10
Table 4: New Trip Directional Distribution .....	11
Table 5: 2026 Daily Projected Traffic Volumes (Future Build).....	14
Table 6: 2026 AM Peak Projected Traffic Volumes (Future Build).....	15
Table 7: 2026 PM Peak Traffic Volumes (Future Build) .....	16
Table 8: 2026 Peak Hour Measure of Effectiveness .....	17
Table 9: Intersection Improvements: Turn Lane Warrants.....	18

### List of Exhibits

Exhibit 1: Study Area.....	4
Exhibit 2: Existing Traffic Volume.....	8
Exhibit 3: Projected Land Use Directional Distribution.....	12
Exhibit 4: Projected 2026 Traffic Assignment.....	13

### Appendices

- I. *Proposed Development*
- II. *Existing Conditions*
- III. *Projected Traffic*



## 1 Executive Summary

### 1.1 Project

A residential development is proposed for an existing parcel south of Old Farmington Rd and west of Holland Dr in Farmington, AR. The proposed residential development would include Single Family Attached Housing with 363 dwelling units. The Land Use type that most nearly matches this development is code 215 – Single Family Attached Housing. It is anticipated that the property will include four access points.

### 1.2 Findings

The results of the study showed that in the existing condition, the intersection of Holland Dr & Old Farmington Rd operates at a level of service A overall. The intersection of Sprauge Ln & Old Farmington Rd operates at a level of service A overall

A review of the 2026 peak hour intersection analysis revealed that the intersection of **Holland Dr & Old Farmington Rd** would operate at a **level of service A overall**. The intersection of **Sprauge Ln & Old Farmington Rd** would operate at a **level of service A overall**. The intersection of **Sprauge Ln & Access P1** would operate at a **level of service A overall**. The intersection of **Access P2 & Old Farmington Rd** would operate at a **level of service A overall**. The intersection of **Access P3 & Old Farmington Rd** would operate at a **level of service A overall**. The intersection of **Holland Dr & Access P4** would operate at a **level of service A overall**.

### 1.3 Recommendations

**Roadway Improvements 2026** – After reviewing the affected roadways, Old Farmington Road must be widened to the standard minimum width per Farmington, Arkansas standards.



## 2 Introduction

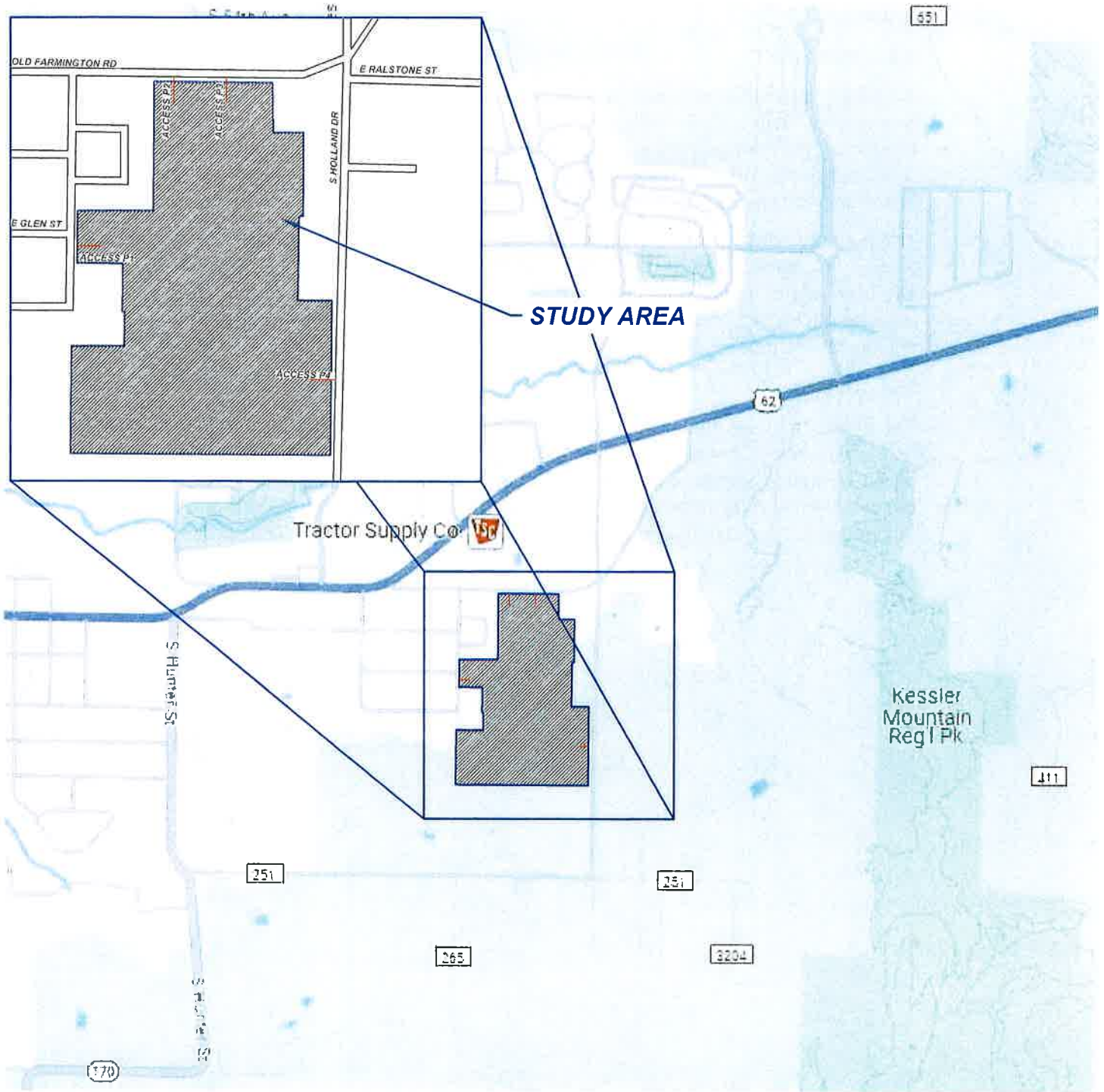
### 2.1 Purpose

A residential development is proposed for an existing parcel south of Old Farmington Rd and west of Holland Dr in Farmington, AR. The proposed residential development would include Single Family Attached Housing with 363 dwelling units. The Land Use type that most nearly matches this development is code 215 – Single Family Attached Housing. It is anticipated that the property will include four access points.

The purpose of this study is to determine the potential impact to the transportation network due to potential development and identify any necessary improvements (lane additions and/or traffic control modifications) to the adjacent and nearby road system to mitigate the impact and maintain a satisfactory level of service, adequate safety, and access for the proposed development.

### 2.2 Objective

The objective of this study is to evaluate development access points and traffic impacts on the public roadway network adjacent to the site of the proposed development. This report will identify possible traffic related concerns that could arise due to the proposed development and recommend any needed improvements based on comprehensive data attained in the field and traffic projections.



NORTH



www.GoCJW.com

Springfield Office:  
Tel: 417.889.3400  
Fax: 417.889.3402

CJW PROJECT No. 24022

### 3 Proposed Development

#### 3.1 Study Area

A residential development is proposed for an existing parcel south of Old Farmington Rd and west of Holland Dr in Farmington, AR. The proposed residential development would include Single Family Attached Housing with 363 dwelling units. **Exhibit 1** illustrates the location of the proposed development. Old Farmington Rd, Sprauge Ln, and Holland Dr would be affected by the proposed development. **Table 1** shows the study corridor characteristics of the roadway network that would be affected.

**Table 1: Study Corridor Characteristics**

Name	Classification	Speed Limit (MPH)	Daily Traffic Volume	Lanes	Fixed Route Transit	Ped/Bicycle Facilities
Old Farmington Rd	Local	20 mph	360	2 lanes undivided	No	No
Sprauge Ln	Local	25 mph	370	2 lanes undivided	No	No
Holland Dr	Local	25 mph	980	2 lanes undivided	No	No

#### 3.2 On-Site Development

The proposed residential development would include Single Family Attached Housing with 363 dwelling units. The Land Use type that most nearly matches this development is code 215 – Single Family Attached Housing. It is anticipated that the property will include four access points. A site plan can be found in **Appendix I**.

#### 3.3 Site Accessibility

##### 3.3.1 Future

Access P1 – Access P1 will provide full access onto Sprauge Ln to the subject property and will provide full ingress/egress to all development traffic.

Access P2 – Access P2 will provide full access onto Old Farmington Rd to the subject property and will provide full ingress/egress to all development traffic.

Access P3 – Access P3 will provide full access onto Old Farmington Rd to the subject property and will provide full ingress/egress to all development traffic.

Access P4 – Access P4 will provide full access onto Holland Dr to the subject property and will provide full ingress/egress to all development traffic.

---

## 4 Existing Conditions

### 4.1 Physical Characteristics

#### 4.1.1 Existing

Old Farmington Rd (North of the development) Old Farmington Rd is an east/west roadway. The roadway provides full access to residential properties in Farmington, Arkansas. It is a two-lane roadway with lane widths of 9 feet near the development. Old Farmington Rd is classified as a Local by the Arkansas Department of Transportation Functional Classification Map. The roadway is under the jurisdiction of Farmington, AR and is posted with a 20 MPH speed limit near the development.

Sprauge Ln (West of the development) Sprauge Ln is a north/south roadway. The roadway provides full access to residential properties in Farmington, Arkansas. It is a two-lane roadway with lane widths of 10 feet near the development. Sprauge Ln is classified as a Local by the Arkansas Department of Transportation Functional Classification Map. The roadway is under the jurisdiction of Farmington, AR.

Holland Dr (East of the development) Holland Dr is a north/south roadway. The roadway provides full access to commercial and residential properties in Farmington, Arkansas. It is a two-lane roadway with lane widths of 10 feet near the development. Holland Dr is classified as a Local by the Arkansas Department of Transportation Functional Classification Map. The roadway is under the jurisdiction of Farmington, AR and is posted with a 25 MPH speed limit near the development.

### 4.2 Data Sources

Data used in this report includes turning movement counts, average daily traffic, roadway network characteristics, level of service, trip generation, traffic forecast, and turn lane warrants. Turning movement counts that are found throughout this report were conducted by CJW. Average Daily Traffic volumes were obtained using peak hour values that represent 9% of the daily traffic volumes. Arkansas Department of Transportation Functional Classification Maps were used to determine roadway characteristics such as classification and jurisdiction. Level of Service for each intersection was obtained using Synchro 10 that follows the Highway Capacity Manual. Traffic generated to and from the development was estimated based upon data provided in "Trip Generation, 11th Edition," an informative report published by the Institute of Transportation Engineers. The ITE Trip Generation Report is recognized by land use and traffic planners as the most authoritative text available for estimating the trip generation of various types of land development. Traffic volumes for future development

are estimated in terms of "Trip Ends" for each land use. A Trip End is defined as a one-way trip to or from the subject property that has the property as either its origin or destination. The number of trips was subsequently used to determine the impact on adjacent roadways. The traffic forecast was calculated using the assumption of an annual growth of 2%.

#### 4.3 Traffic Volumes

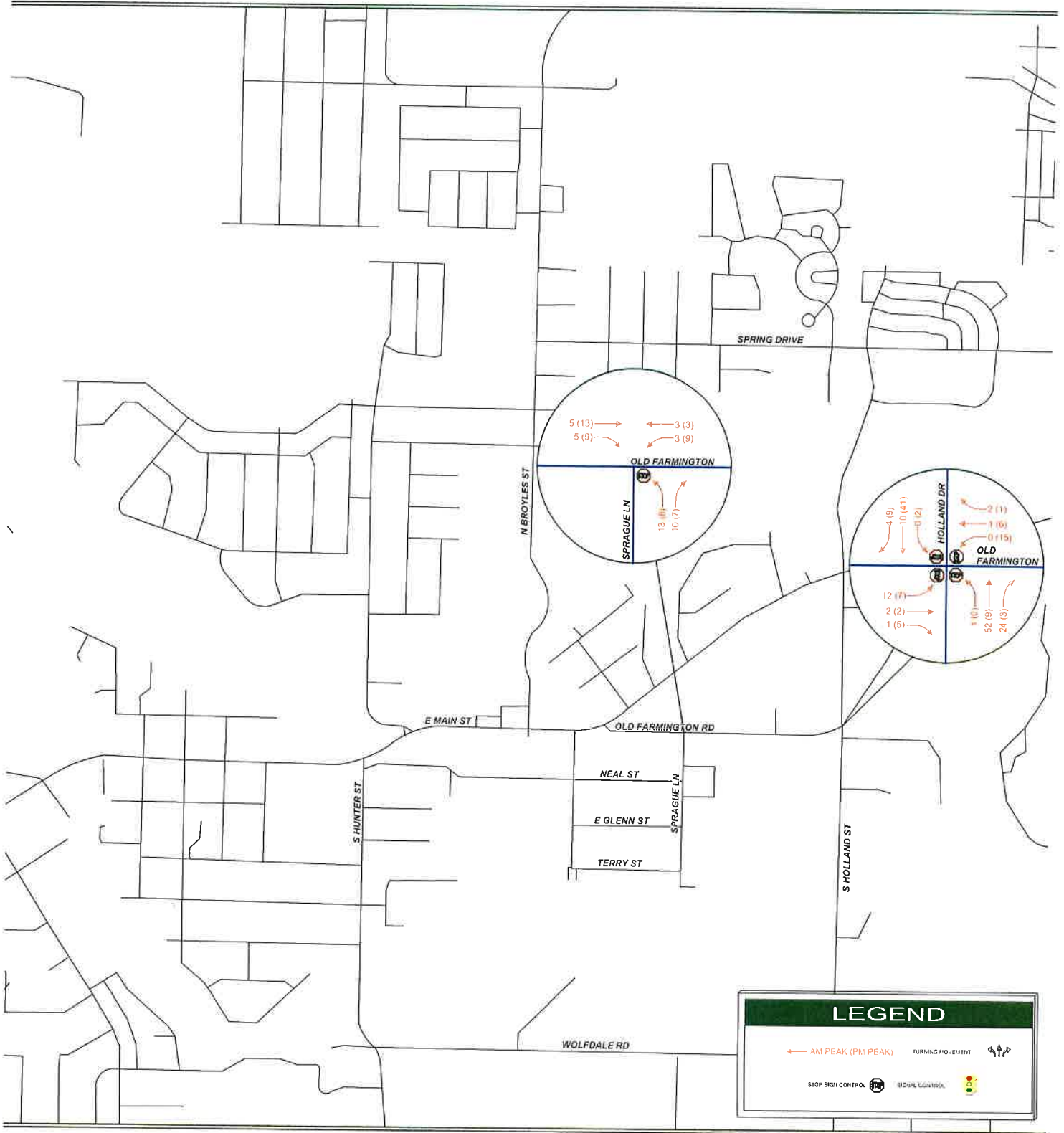
**Exhibit 2** illustrates the existing roadway system and the existing AM & PM peak hour traffic volumes for the adjacent roadways. Specific turning movements are denoted in **Exhibit 2**.

Traffic is typically analyzed in the peak hour condition, which allows an analysis of the "worst-case scenario" due to the nature of traffic in the study area and projected land uses.

Old Farmington Rd (North of the development) Traffic volumes at Old Farmington Rd recorded 360 vehicles per day, 21 vehicles in the AM peak hour, and 32 vehicles in the PM peak hour.

Sprauge Ln (West of the development) Traffic volumes at Sprauge Ln recorded 370 vehicles per day, 31 vehicles in the AM peak hour, and 33 vehicles in the PM peak hour.

Holland Dr (East of the development) Traffic volumes at Holland Dr recorded 980 vehicles per day, 88 vehicles in the AM peak hour, and 73 vehicles in the PM peak hour.



**LEGEND**

- ← AM PEAK (PM PEAK) →
- TURNING MOVEMENT
- STOP SIGN CONTROL
- SIGNAL CONTROL



Springfield Office:  
 Tel: 417.889.3400  
 Fax: 417.889.3402

www.GoCJWA.com

CJWA PROJECT No. 24022



#### 4.4 Level of Service

Due to the expansion proposed at this property, a capacity analysis of the existing road system was conducted to analyze intersection operations during the AM & PM peak hour.

The capacity was analyzed using Synchro Traffic modeling software, which is based on procedures and techniques outlined in the HIGHWAY CAPACITY MANUAL, 2010 Edition which is published by the Transportation Research Board to determine the operational level of service (LOS) and lane requirements. The quality of traffic flow is estimated based on calculations of delay to vehicles on each approach at an intersection. A grading system has been developed in the Highway Capacity Manual related to delay per vehicle which defines the quality of flow from Level A for free-flowing conditions through Level F representing extreme congestion with excessive delays. Levels of traffic service are quantifiable measures of traffic flow that are represented by such factors as speed and delay time, traffic interruptions, safety, driving comfort, and convenience. Level of service (LOS), vehicular delay, and volume-to-capacity are key “measures of effectiveness” (MOEs) in the analysis of intersections.

The thresholds that define LOS are based on the type of traffic control used at an intersection; i.e., whether it is signalized or unsignalized. For signalized intersections, the average control delay per vehicle is estimated for each movement and aggregated for each approach and the intersection as a whole. At intersections with partial (side-street) stop control, the delay for each minor movement and approach is determined with no report for the intersection as a whole (since motorists on the main road are not required to stop and are assumed to operate under free-flow conditions). LOS is directly related to control delay. Highway designers strive for a minimum LOS of “C” as design criteria for operations during peak hour conditions, but a LOS E is acceptable during the peak hour.

**Table 2** shows the LOS for the existing traffic volumes and lane geometrics for the AM & PM peak hour



Table 2: Existing Peak Hour Measure of Effectiveness

INTERSECTION N/S	E/W	# of Lanes	Traffic Control	AM Delay	LOS	PM Delay	LOS
<b>Old Farmington Rd &amp; Holland Dr</b>			<b>FWSC</b>	<b>7.2</b>	<b>A</b>	<b>7.2</b>	<b>A</b>
	Eastbound	1	Left / Through / Right / Stop	7.3	A	7.1	A
	Westbound	1	Left / Through / Right / Stop	6.8	A	7.3	A
	Northbound	1	Left / Through / Right / Stop	7.2	A	7.0	A
	Southbound	1	Left / Through / Right / Stop	7.0	A	7.2	A
<b>Old Farmington Rd &amp; Sprauge Ln</b>			<b>OWSC</b>	<b>5.8</b>	<b>A</b>	<b>4.1</b>	<b>A</b>
	Eastbound	1	Through / Right / Free	0.0	A	0.0	A
	Westbound	1	Left / Through / Free	3.6	A	5.6	A
	Northbound	1	Left / Right / Stop	8.6	A	8.6	A

## 5 Projected Traffic

### 5.1 Existing Traffic Build Forecasting

#### 5.1.1 Trip Generation

Traffic generated to and from the development is estimated based upon data provided in "Trip Generation, 11th Edition, (Online)". The ITE Trip Generation Report is recognized by land use and traffic planners as the most authoritative text available for estimating the trip generation of various types of land development. Traffic volumes for future development are estimated in terms of "Trip Ends" for each land use. A Trip End is defined as a one-way trip to or from the subject property that has the property as either its origin or destination. The trip generation can be seen in **Table 3**.

Table 3: Average Daily, AM & PM Peak Hour Trip Generation

LAND USE	ITE			24-HOUR	AM PEAK		PM PEAK	
	CODE	Size	Variable	WEEKDAY	IN	OUT	IN	OUT
Single Family Attached Housing	215	363	Dwelling Unit	2,716	46	137	126	88
				<b>2,716</b>	<b>46</b>	<b>137</b>	<b>126</b>	<b>88</b>

#### 5.1.2 Adjustments to Trip Generation Rates

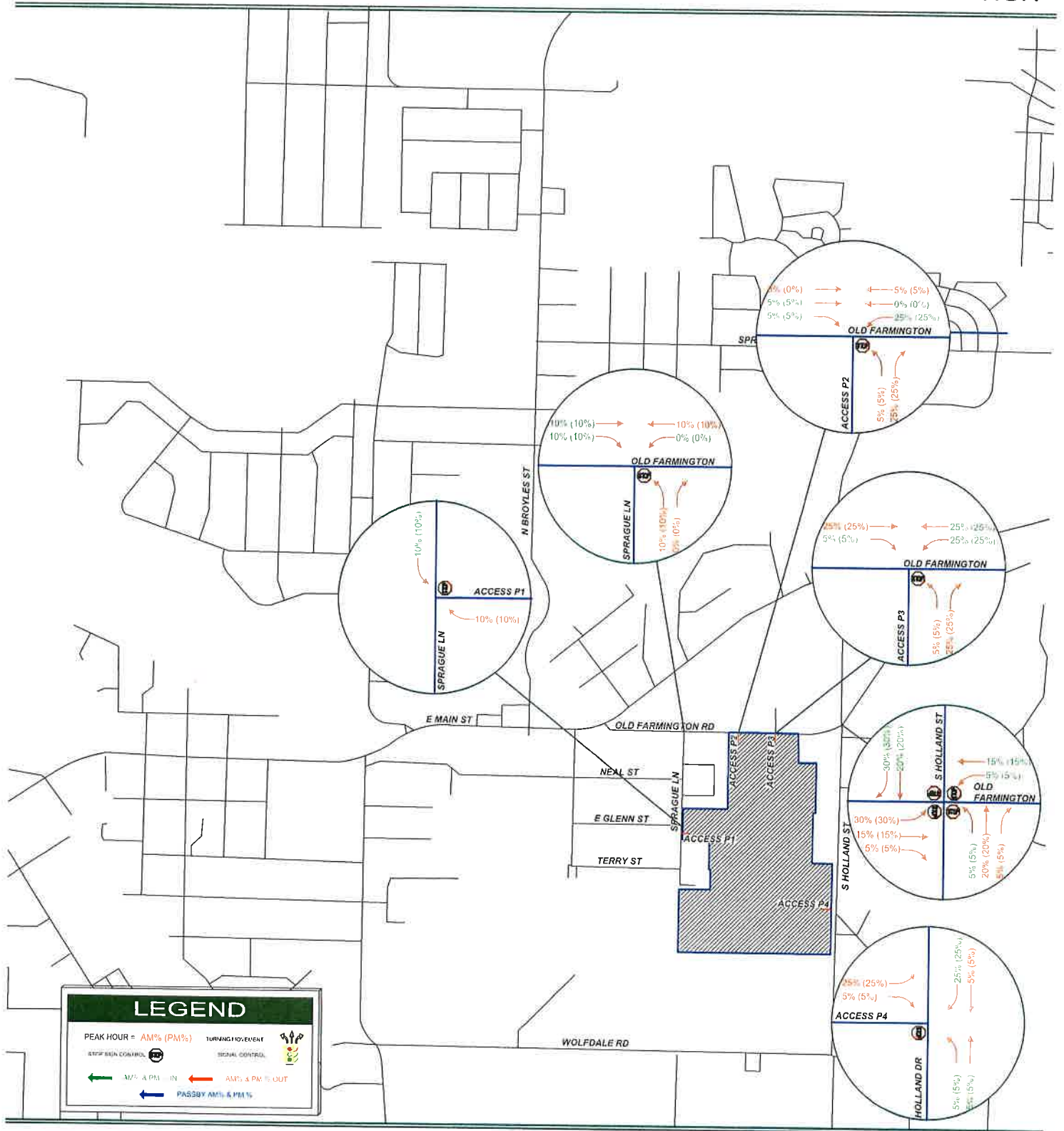
Without applying any reductions to the site, it is expected that in the AM, 46 vehicles will enter and 137 vehicles will exit. In the PM, 126 vehicles will enter and 88 vehicles will exit. Full Trip Generation calculations can be viewed in **Appendix III** of this document.

### 5.1.3 Trip Distribution

For the purpose of this study a directional distribution of traffic was compiled in order to accurately describe the traffic patterns the development is projected to generate. The directional distribution is used to distribute the traffic generated by the proposed development onto the roadway network. Origin-destination was used to determine future trip generation. **Table 4** summarizes the expected AM & PM new trip directional distribution of traffic to and from the site as used in the study. Trip distribution can be viewed in **Exhibit III**.

**Table 4: New Trip Directional Distribution**

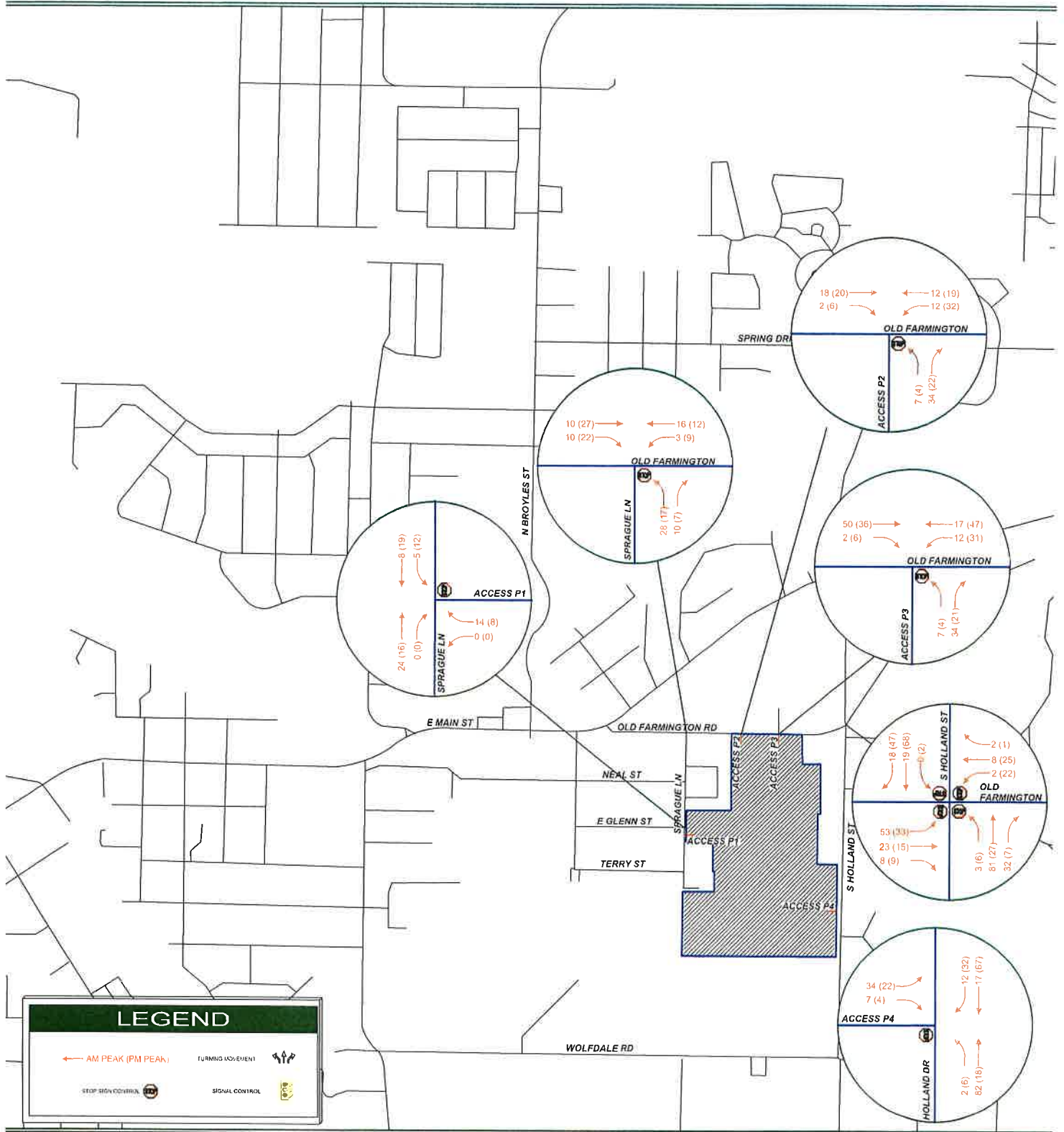
LOCATION			AM Peak New Trip Traffic Distribution		PM Peak New Trip Traffic Distribution	
Roadway	From	To	% IN	% OUT	% IN	% OUT
Holland Dr	North of	Old Farmington Rd	50%/50%		50%/50%	
Holland Dr	Old Farmington Rd	Access P4	30%/30%		30%/30%	
Holland Dr	South of	Access P4	10%/10%		10%/10%	
Old Farmington Rd	East of	Holland Dr	20%/20%		20%/20%	
Old Farmington Rd	Holland Dr	Access P3	50%/50%		50%/50%	
Old Farmington Rd	Access P3	Access P2	30%/30%		30%/30%	
Old Farmington Rd	Access P2	Sprauge Ln	10%/10%		10%/10%	
Old Farmington Rd	West of	Sprauge Ln	20%/20%		20%/20%	
Sprauge Ln	Old Farmington Rd	Access P1	10%/10%		10%/10%	
Access P1			10%/10%		10%/10%	
Access P2			30%/30%		30%/30%	
Access P3			30%/30%		30%/30%	
Access P4			30%/30%		30%/30%	



Springfield Office:  
Tel: 417.889.3400  
Fax: 417.889.3402

www.GoCJW.com

CJW PROJECT No. 24022



NORTH  
SCALE: NTS



Springfield Office:  
Tel: 417.889.3400  
Fax: 417.889.3402

www.GoCJW.com

CJW PROJECT No. 24022

5.2 Future Build Forecasting

The traffic volumes that will be on the transportation network for the year 2026 with construction of the proposed development was calculated from the existing traffic grown annually at 2% for 2 years, the estimated generated trip ends from Table 3, and the assumed directional distribution of traffic from Table 4. Tables 5, 6, & 7 represent the two-way traffic anticipated for the future build condition during the daily, AM, & PM Peak Hour respectively onto each roadway segment.

**Table 5: 2026 Daily Projected Traffic Volumes (Future Build)**

Roadway	From	To	Daily Traffic	
			Existing	2026 Projections with the Proposed
Holland Dr	North of	Old Farmington Rd	770	1,980
Holland Dr	Old Farmington Rd	Access P4	810	1,540
Holland Dr	South of	Access P4	810	1,050
Old Farmington Rd	East of	Holland Dr	320	800
Old Farmington Rd	Holland Dr	Access P3	320	1,500
Old Farmington Rd	Access P3	Access P2	320	1,030
Old Farmington Rd	Access P2	Sprauge Ln	320	540
Old Farmington Rd	West of	Sprauge Ln	370	870
Sprauge Ln	Old Farmington Rd	Access P1	370	610
Sprauge Ln	South of	Access P1	370	390
Access P1			-	220
Access P2			-	710
Access P3			-	690
Access P4			-	710



**Table 6: 2026 AM Peak Projected Traffic Volumes (Future Build)**

Roadway	From	To	AM Peak	
			Existing	2026 Projections with the Proposed
Holland Dr	North of	Old Farmington Rd	80	173
Holland Dr	Old Farmington Rd	Access P4	88	145
Holland Dr	South of	Access P4	88	108
Old Farmington Rd	East of	Holland Dr	29	67
Old Farmington Rd	Holland Dr	Access P3	21	113
Old Farmington Rd	Access P3	Access P2	21	76
Old Farmington Rd	Access P2	Sprauge Ln	21	39
Old Farmington Rd	West of	Sprauge Ln	26	64
Sprauge Ln	Old Farmington Rd	Access P1	31	51
Sprauge Ln	South of	Access P1	31	32
Access P1			-	19
Access P2			-	55
Access P3			-	55
Access P4			-	55

**Table 7: 2026 PM Peak Traffic Volumes (Future Build)**

Roadway	From	To	PM Peak	
			Existing	2026 Projections with the Proposed
Holland Dr	North of	Old Farmington Rd	69	178
Holland Dr	Old Farmington Rd	Access P4	73	139
Holland Dr	South of	Access P4	73	95
Old Farmington Rd	East of	Holland Dr	29	72
Old Farmington Rd	Holland Dr	Access P3	29	135
Old Farmington Rd	Access P3	Access P2	29	93
Old Farmington Rd	Access P2	Sprauge Ln	32	55
Old Farmington Rd	West of	Sprauge Ln	33	78
Sprauge Ln	Old Farmington Rd	Access P1	33	55
Sprauge Ln	South of	Access P1	33	35
Access P1			-	20
Access P2			-	64
Access P3			-	62
Access P4			-	64

## 6 Analysis of Traffic and Improvements

### 6.1 Site Access Performance

Access P1 – Access P1 will provide full access onto Sprauge Ln to the subject property and will provide full ingress/egress to all development traffic.

Access P2 – Access P2 will provide full access onto Old Farmington Rd to the subject property and will provide full ingress/egress to all development traffic.

Access P3 – Access P3 will provide full access onto Old Farmington Rd to the subject property and will provide full ingress/egress to all development traffic.

Access P4 – Access P4 will provide full access onto Holland Dr to the subject property and will provide full ingress/egress to all development traffic.



## 6.2 Capacity and Level of Service Analysis

Due to the expansion proposed at this property, a capacity analysis of the road system in future without improvements condition was conducted to analyze intersection operations during the AM & PM peak hour.

**Table 8** shows the LOS for the future without improvements condition traffic volumes and lane geometrics for the AM & PM peak hour.

**Table 8: 2026 Peak Hour Measure of Effectiveness**

INTERSECTION N/S	E/W	# of Lanes	Traffic Control	AM Delay	AM LOS	PM Delay	PM LOS
<b>Access P4 &amp; Holland Dr</b>			<b>OWSC</b>	<b>2.6</b>	<b>A</b>	<b>1.9</b>	<b>A</b>
Eastbound Left / Right		1	Stop	9.2	A	9.2	A
Northbound Left / Through		1	Free	0.2	A	2.0	A
Southbound Through / Right		1	Free	0.0	A	0.0	A
<b>Old Farmington Rd &amp; Holland Dr</b>			<b>FWSC</b>	<b>7.7</b>	<b>A</b>	<b>7.7</b>	<b>A</b>
Eastbound Left / Through / Right		1	Stop	7.9	A	7.7	A
Westbound Left / Through / Right		1	Stop	7.4	A	7.7	A
Northbound Left / Through / Right		1	Stop	7.7	A	7.5	A
Southbound Left / Through / Right			Stop	7.2	A	7.7	A
<b>Old Farmington Rd &amp; Access P3</b>			<b>OWSC</b>	<b>3.7</b>	<b>A</b>	<b>3.1</b>	<b>A</b>
Eastbound Through / Right		1	Free	0.0	A	0.0	A
Westbound Left / Through		1	Free	3.1	A	3.0	A
Northbound Left / Right		1	Stop	8.8	A	8.7	A
<b>Old Farmington Rd &amp; Access P2</b>			<b>OWSC</b>	<b>5.2</b>	<b>A</b>	<b>4.4</b>	<b>A</b>
Eastbound Through / Right		1	Free	0.0	A	0.0	A
Westbound Left / Through		1	Free	3.7	A	4.6	A
Northbound Left / Right		1	Stop	8.6	A	8.6	A
<b>Old Farmington Rd &amp; Sprague Ln</b>			<b>OWSC</b>	<b>4.6</b>	<b>A</b>	<b>3.0</b>	<b>A</b>
Eastbound Through / Right		1	Free	0.0	A	0.0	A
Westbound Left / Through		1	Free	1.1	A	3.2	A
Northbound Left / Right		1	Stop	8.8	A	8.9	A
<b>Access P1 &amp; Sprague Ln</b>			<b>OWSC</b>	<b>3.0</b>	<b>A</b>	<b>2.9</b>	<b>A</b>
Westbound Left / Right		1	Stop	8.5	A	8.4	A
Northbound Through / Right		1	Free	0.0	A	0.0	A
Southbound Left / Through		1	Free	2.6	A	2.8	A

### 6.3 Proposed Improvements

It is anticipated that the property will include four access points. Roadway access point capacity must be analyzed thoroughly in order to ensure that the roadway network adequately handles future traffic demands based on the additional development trip generation.

**Table 9: Intersection Improvements: Turn Lane Warrants**

Intersection	Direction	Turn Lane	Warranted?	Storage Length (ft)	Taper Length (ft)
Access P4 & Holland Dr <sup>1</sup>	Northbound	Left	No	-	-
Access P4 & Holland Dr <sup>2</sup>	Southbound	Right	No	-	-
Old Farmington Rd & Holland Dr <sup>1</sup>	Eastbound	Left	No	-	-
Old Farmington Rd & Holland Dr <sup>2</sup>	Eastbound	Right	No	-	-
Old Farmington Rd & Holland Dr <sup>1</sup>	Westbound	Left	No	-	-
Old Farmington Rd & Holland Dr <sup>2</sup>	Westbound	Right	No	-	-
Old Farmington Rd & Holland Dr <sup>1</sup>	Northbound	Left	No	-	-
Old Farmington Rd & Holland Dr <sup>2</sup>	Northbound	Right	No	-	-
Old Farmington Rd & Holland Dr <sup>1</sup>	Southbound	Left	No	-	-
Old Farmington Rd & Holland Dr <sup>2</sup>	Southbound	Right	No	-	-
Old Farmington Rd & Access P3 <sup>2</sup>	Eastbound	Right	No	-	-
Old Farmington Rd & Access P3 <sup>1</sup>	Westbound	Left	No	-	-
Old Farmington Rd & Access P2 <sup>2</sup>	Eastbound	Right	No	-	-
Old Farmington Rd & Access P2 <sup>1</sup>	Westbound	Left	No	-	-
Old Farmington Rd & Sprauge Ln <sup>2</sup>	Eastbound	Right	No	-	-
Old Farmington Rd & Sprauge Ln <sup>1</sup>	Westbound	Left	No	-	-
Access P1 & Sprauge Ln <sup>2</sup>	Northbound	Right	No	-	-
Access P1 & Sprauge Ln <sup>1</sup>	Southbound	Left	No	-	-

<sup>1</sup> Left turn lane is not needed for left turn volume less than 100 vph.

<sup>2</sup> Right turn lane is not needed for right turn volume less than 100 vph.

### 6.4 Improvements

After reviewing the affected roadways, Old Farmington Road must be widened to the standard minimum width per Farmington, Arkansas standards.

## 7 Recommendations and Conclusion

### 7.1 Sight Distance at Proposed Entrances

Careful consideration should be given to sight distance obstructions when planning any future development or aesthetic enhancements, such as berms, fencing, or landscaping, to ensure that these improvements do not obstruct the view of entering and exiting traffic at the development entrance with public roads. It is generally recommended that all improvements higher than 3.5 feet above the elevation of the nearest pavement edge be held back at least 20 feet from the traveled roadway.



## 7.2 Access Points

Access P1 – Access P1 will provide full access onto Sprauge Ln to the subject property and will provide full ingress/egress to all development traffic.

Access P2 – Access P2 will provide full access onto Old Farmington Rd to the subject property and will provide full ingress/egress to all development traffic.

Access P3 – Access P3 will provide full access onto Old Farmington Rd to the subject property and will provide full ingress/egress to all development traffic.

Access P4 – Access P4 will provide full access onto Holland Dr to the subject property and will provide full ingress/egress to all development traffic.

## 7.3 Summary of Needed Improvement

**Roadway Improvements 2026** – After reviewing the affected roadways, Old Farmington Road must be widened to the standard minimum width per Farmington, Arkansas standards.

## 7.4 Summary of Intersection Analysis

A review of the 2026 peak hour intersection analysis revealed that the intersection of **Holland Dr & Old Farmington Rd** would operate at a **level of service A overall**. The intersection of **Sprauge Ln & Old Farmington Rd** would operate at a **level of service A overall**. The intersection of **Sprauge Ln & Access P1** would operate at a **level of service A overall**. The intersection of **Access P2 & Old Farmington Rd** would operate at a **level of service A overall**. The intersection of **Access P3 & Old Farmington Rd** would operate at a **level of service A overall**. The intersection of **Holland Dr & Access P4** would operate at a **level of service A overall**.

We trust this traffic study satisfactorily answers questions concerning the traffic impact on the proposed development. If you need additional information, please contact me.  
Respectfully submitted,

CJW TRANSPORTATION CONSULTANTS, LLC

C. Jay Wynn, PE, PTOE, LSI  
CJW Transportation Consultants, LLC.

Tawny Denzer  
CJW Transportation Consultants, LLC.



***APPENDIX I - PROPOSED DEVELOPMENT***



**PREPARED BY:**

**CJW** 





*APPENDIX II – EXISTING CONDITIONS*



PREPARED BY:

CJW 



Intersection: Holland Drive & Old Farmington Road N/S Street: Holland Drive

E/W Street: Old Farmington Road

AM Count

Observer: TD

Date: 2/14/2024

Time	EB		WB		TD		NB		SB		
	L	R	L	R	L	R	L	R	L	R	
7:00-7:15	3	0	0	0	1	1	0	4	0	3	1
7:15-7:30	2	1	0	0	0	0	0	5	0	2	1
7:30-7:45	3	0	0	0	0	0	0	10	0	1	1
7:45-8:00	4	0	0	0	1	1	0	5	0	4	1
8:00-8:15	0	0	0	0	1	1	0	0	0	1	1
8:15-8:30	0	0	0	0	0	0	0	0	0	0	0
8:30-8:45	0	0	0	0	0	0	0	0	0	0	0
8:45-9:00	0	0	0	0	0	0	0	0	0	0	0
Peak Hour	12	1	0	0	2	2	0	24	0	10	4
PHF	0.75	0.50	#DIV/0!	#DIV/0!	0.50	0.50	#DIV/0!	0.60	#DIV/0!	0.63	1.00

Intersection: Holland Drive & Old Farmington Road

N/S Street: Holland Drive  
E/W Street: Old Farmington Road

PM Count

Observer: TD Date: 2/13/2024

Time	EB			WB			TD			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R	L	T	R
4:00-4:15	1	0	2	1	1	0	0	0	0	1	4	1	1	3	2
4:15-4:30	2	0	1	5	0	0	1	4	0	0	4	0	0	6	1
4:30-4:45	0	1	2	2	2	0	0	1	0	0	1	0	1	12	1
4:45-5:00	2	0	0	3	1	0	0	3	0	0	3	0	0	13	3
5:00-5:15	2	1	2	7	2	1	1	2	2	2	2	2	1	7	2
5:15-5:30	3	0	1	3	1	0	0	3	1	1	3	1	0	9	3
5:30-5:45	0	0	2	1	0	0	0	4	0	0	4	0	0	6	1
5:45-6:00	1	0	0	0	0	1	1	4	1	1	4	1	0	3	4
Peak Hour	7	2	5	15	6	1	1	9	3	3	9	2	2	41	9
PHF	0.58	0.50	0.63	0.54	0.75	0.25	0.25	#DIV/0!	0.75	0.38	0.75	0.50	0.79	0.75	0.75

Intersection: Sprauge Lane & Old Farmington Road N/S Street: Sprauge Lane E/W Street: Old Farmington Road

AM Count

Observer: JS Date: 2/14/2024

Time	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
7:00-7:15	0	1	1	1	1	0	2	3	3	0	0	0
7:15-7:30	0	0	1	1	0	0	3	3	3	0	0	0
7:30-7:45	0	1	0	0	2	0	4	3	3	0	0	0
7:45-8:00	0	2	3	1	0	0	4	1	1	0	0	0
8:00-8:15	0	0	0	2	0	0	1	1	0	0	0	0
8:15-8:30	0	0	0	0	0	0	0	0	0	0	0	0
8:30-8:45	0	0	0	0	0	0	0	0	0	0	0	0
8:45-9:00	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour	0	4	5	3	3	0	13	0	10	0	0	0
PHF	#DIV/0!	0.50	0.42	0.75	0.38	#DIV/0!	0.81	#DIV/0!	0.83	#DIV/0!	#DIV/0!	#DIV/0!



Intersection: Sprauge Lane & Old Farmington Road

N/S Street: Sprauge Lane  
E/W Street: Old Farmington Road

PM Count

Observer: JS

Date: 2/13/2024

Time	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
4:00-4:15		2	4	2	2		0		2			
4:15-4:30		3	1	1	1		1		1			
4:30-4:45		4	1	2	1		1		0			
4:45-5:00		1	0	4	0		0		0			
5:00-5:15		2	1	3	1		3		3			
5:15-5:30		4	5	3	0		2		4			
5:30-5:45		2	0	2	0		3		0			
5:45-6:00		5	3	1	2		0		0			
Peak Hour	0	13	9	9	3	0	8	0	7	0	0	0
PHF	#DIV/0!	0.65	0.45	0.75	0.38	#DIV/0!	0.67	#DIV/0!	0.44	#DIV/0!	#DIV/0!	#DIV/0!

Lanes, Volumes, Timings  
 3: Sprauge Ln & Old Farmington Rd

AM Peak  
 03/04/2024

















	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↗			↖	↗	
Traffic Volume (vph)	5	5	3	3	13	10
Future Volume (vph)	5	5	3	3	13	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.932				0.941	
Flt Protected				0.976	0.973	
Satd. Flow (prot)	1736	0	0	1818	1706	0
Flt Permitted				0.976	0.973	
Satd. Flow (perm)	1736	0	0	1818	1706	0
Link Speed (mph)	20			20	20	
Link Distance (ft)	187			1389	1321	
Travel Time (s)	6.4			47.4	45.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	5	5	3	3	14	11
Shared Lane Traffic (%)						
Lane Group Flow (vph)	10	0	0	6	25	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

**Intersection Summary**

Area Type: Other  
 Control Type: Unsignalized  
 Intersection Capacity Utilization 13.3% ICU Level of Service A  
 Analysis Period (min) 15

Lanes, Volumes, Timings  
5: Holland Dr & Old Farmington Rd

AM Peak  
03/04/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	12	2	1	0	1	2	1	52	24	0	10	4
Future Volume (vph)	12	2	1	0	1	2	1	52	24	0	10	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.992			0.910			0.958			0.964	
Flt Protected		0.961						0.999				
Satd. Flow (prot)	0	1776	0	0	1695	0	0	1783	0	0	1796	0
Flt Permitted		0.961						0.999				
Satd. Flow (perm)	0	1776	0	0	1695	0	0	1783	0	0	1796	0
Link Speed (mph)		20			20			25			25	
Link Distance (ft)		1389			540			465			529	
Travel Time (s)		47.4			18.4			12.7			14.4	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	13	2	1	0	1	2	1	57	26	0	11	4
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	16	0	0	3	0	0	84	0	0	15	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Stop			Stop	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	19.2%
Analysis Period (min)	15
	ICU Level of Service A

Lanes, Volumes, Timings  
 3: Sprague Ln & Old Farmington Rd

PM Peak  
 03/04/2024



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	13	9	9	3	8	7
Future Volume (vph)	13	9	9	3	8	7
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.944				0.936	
Flt Protected				0.963	0.974	
Satd. Flow (prot)	1758	0	0	1794	1698	0
Flt Permitted				0.963	0.974	
Satd. Flow (perm)	1758	0	0	1794	1698	0
Link Speed (mph)	20			20	20	
Link Distance (ft)	187			1389	1321	
Travel Time (s)	6.4			47.4	45.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	14	10	10	3	9	8
Shared Lane Traffic (%)						
Lane Group Flow (vph)	24	0	0	13	17	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary

Area Type: Other  
 Control Type: Unsignalized  
 Intersection Capacity Utilization 17.3% ICU Level of Service A  
 Analysis Period (min) 15

Lanes, Volumes, Timings  
5: Holland Dr & Old Farmington Rd

PM Peak  
03/04/2024



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (vph)	7	2	5	15	6	1	0	9	3	2	41	9
Future Volume (vph)	7	2	5	15	6	1	0	9	3	2	41	9
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.955			0.994			0.969			0.976	
Fit Protected		0.974			0.968						0.998	
Satd. Flow (prot)	0	1733	0	0	1792	0	0	1805	0	0	1814	0
Fit Permitted		0.974			0.968						0.998	
Satd. Flow (perm)	0	1733	0	0	1792	0	0	1805	0	0	1814	0
Link Speed (mph)		20			20			25			25	
Link Distance (ft)		1389			540			465			529	
Travel Time (s)		47.4			18.4			12.7			14.4	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	8	2	5	16	7	1	0	10	3	2	45	10
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	15	0	0	24	0	0	13	0	0	57	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Stop			Stop	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	14.4%
ICU Level of Service	A
Analysis Period (min)	15

*APPENDIX III - PROJECTED TRAFFIC*

PREPARED BY:

CJW 

LAND USE	ITE CODE	Size	Variable	24-Hour Trip Generation	24-HOUR WEEKDAY	TRIP GENERATION				PM PEAK HOUR RATE	PM % IN	PM % OUT	WEEKDAY AM PEAK		WEEKDAY PM PEAK	
						AM PEAK HOUR RATE	AM % IN	AM % OUT	ENTER				EXIT	ENTER	EXIT	
						AM PEAK HOUR RATE	AM % IN	AM % OUT	ENTER				EXIT	ENTER	EXIT	
Full Development Single-Family Attached Housing	215	363	Dwelling Units	7.62*X-50.48	2,716	0.52*X-5.70	25%	75%	0.60*X-3.93	59%	41%	46	137	126	88	
				TOTAL NEW TRIPS	2,716		TOTAL NEW TRIPS	46	137	TOTAL NEW TRIPS	126	88				







Lanes, Volumes, Timings  
3: Sprague Ln & Old Farmington Rd

AM Peak  
07/09/2024



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	10	10	3	16	28	10
Future Volume (vph)	10	10	3	16	28	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.932			0.964		
Flt Protected				0.993	0.965	
Satd. Flow (prot)	1736	0	0	1850	1733	0
Flt Permitted				0.993	0.965	
Satd. Flow (perm)	1736	0	0	1850	1733	0
Link Speed (mph)	20		20		20	
Link Distance (ft)	187		488		806	
Travel Time (s)	6.4		16.6		27.5	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	11	11	3	17	30	11
Shared Lane Traffic (%)						
Lane Group Flow (vph)	22	0	0	20	41	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0		0		12	
Link Offset(ft)	0		0		0	
Crosswalk Width(ft)	16		16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	9		15		15	
Sign Control	Free		Free		Stop	

Intersection Summary

Area Type: Other  
 Control Type: Unsignalized  
 Intersection Capacity Utilization 13.4%      ICU Level of Service A  
 Analysis Period (min) 15

Lanes, Volumes, Timings  
4: AP2 & Old Farmington Rd

AM Peak  
07/09/2024













	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↘			↖	↗	
Traffic Volume (vph)	18	2	12	12	7	34
Future Volume (vph)	18	2	12	12	7	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.988				0.889	
Flt Protected				0.976	0.991	
Satd. Flow (prot)	1840	0	0	1818	1641	0
Flt Permitted				0.976	0.991	
Satd. Flow (perm)	1840	0	0	1818	1641	0
Link Speed (mph)	20			20	30	
Link Distance (ft)	488			319	160	
Travel Time (s)	16.6			10.9	3.6	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	20	2	13	13	8	37
Shared Lane Traffic (%)						
Lane Group Flow (vph)	22	0	0	26	45	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

**Intersection Summary**

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	18.0%
Analysis Period (min)	15
	ICU Level of Service A

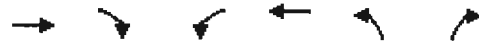
Lanes, Volumes, Timings  
5: Holland Dr & Old Farmington Rd

AM Peak  
07/09/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (vph)	53	23	8	2	8	2	3	81	32	0	19	18
Future Volume (vph)	53	23	8	2	8	2	3	81	32	0	19	18
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.987			0.979			0.962			0.934	
Flt Protected		0.969			0.992			0.999				
Satd. Flow (prot)	0	1782	0	0	1809	0	0	1790	0	0	1740	0
Flt Permitted		0.969			0.992			0.999				
Satd. Flow (perm)	0	1782	0	0	1809	0	0	1790	0	0	1740	0
Link Speed (mph)		20			20			25			25	
Link Distance (ft)		584			540			1225			529	
Travel Time (s)		19.9			18.4			33.4			14.4	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	58	25	9	2	9	2	3	88	35	0	21	20
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	92	0	0	13	0	0	126	0	0	41	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Stop			Stop	
<b>Intersection Summary</b>												
Area Type:	Other											
Control Type:	Unsignalized											
Intersection Capacity Utilization	26.7%						ICU Level of Service A					
Analysis Period (min)	15											

Lanes, Volumes, Timings  
8: AP3 & Old Farmington Rd

AM Peak  
07/09/2024



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	50	2	12	17	7	34
Future Volume (vph)	50	2	12	17	7	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.995				0.889	
Flt Protected				0.979	0.991	
Satd. Flow (prot)	1853	0	0	1824	1641	0
Flt Permitted				0.979	0.991	
Satd. Flow (perm)	1853	0	0	1824	1641	0
Link Speed (mph)	20			20	30	
Link Distance (ft)	319			584	169	
Travel Time (s)	10.9			19.9	3.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	54	2	13	18	8	37
Shared Lane Traffic (%)						
Lane Group Flow (vph)	56	0	0	31	45	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	18.2%
Analysis Period (min)	15
	ICU Level of Service A

Lanes, Volumes, Timings  
11: Holland Dr & AP4

AM Peak  
07/09/2024



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	34	7	2	82	17	12
Future Volume (vph)	34	7	2	82	17	12
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.976				0.943	
Flt Protected	0.961			0.999		
Satd. Flow (prot)	1747		0	0	1861	1757
Flt Permitted	0.961			0.999		
Satd. Flow (perm)	1747		0	0	1861	1757
Link Speed (mph)	30			25	25	
Link Distance (ft)	170			76	1225	
Travel Time (s)	3.9			2.1	33.4	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	37	8	2	89	18	13
Shared Lane Traffic (%)						
Lane Group Flow (vph)	45	0	0	91	31	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	15.9%
Analysis Period (min)	15
	ICU Level of Service A

Lanes, Volumes, Timings  
12: Sprague Ln & AP1

AM Peak  
07/09/2024



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	0	14	24	0	5	8
Future Volume (vph)	0	14	24	0	5	8
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.865					
Flt Protected						0.982
Satd. Flow (prot)	1611	0	1863	0	0	1829
Flt Permitted						0.982
Satd. Flow (perm)	1611	0	1863	0	0	1829
Link Speed (mph)	30		20		20	
Link Distance (ft)	306		398		806	
Travel Time (s)	7.0		13.6		27.5	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	15	26	0	5	9
Shared Lane Traffic (%)						
Lane Group Flow (vph)	15	0	26	0	0	14
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0		0	
Link Offset(ft)	0		0		0	
Crosswalk Width(ft)	16		16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9		15	
Sign Control	Stop		Free		Free	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	14.9%
Analysis Period (min)	15
	ICU Level of Service A

Lanes, Volumes, Timings  
3: Sprague Ln & Old Farmington Rd

PM Peak  
07/09/2024

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↘			↙	↘	↙
Traffic Volume (vph)	27	22	9	12	17	7
Future Volume (vph)	27	22	9	12	17	7
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.939				0.958	
Flt Protected				0.979	0.967	
Satd. Flow (prot)	1749	0	0	1824	1726	0
Flt Permitted				0.979	0.967	
Satd. Flow (perm)	1749	0	0	1824	1726	0
Link Speed (mph)	20			20	20	
Link Distance (ft)	187			488	806	
Travel Time (s)	6.4			16.6	27.5	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	29	24	10	13	18	8
Shared Lane Traffic (%)						
Lane Group Flow (vph)	53	0	0	23	26	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

**Intersection Summary**

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	17.8%
Analysis Period (min)	15
	ICU Level of Service A



Lanes, Volumes, Timings  
4: AP2 & Old Farmington Rd

PM Peak  
07/09/2024















Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔			↔	↔	
Traffic Volume (vph)	20	6	32	19	4	22
Future Volume (vph)	20	6	32	19	4	22
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.967				0.884	
Flt Protected				0.970	0.993	
Satd. Flow (prot)	1801	0	0	1807	1635	0
Flt Permitted				0.970	0.993	
Satd. Flow (perm)	1801	0	0	1807	1635	0
Link Speed (mph)	20			20	30	
Link Distance (ft)	488			319	160	
Travel Time (s)	16.6			10.9	3.6	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	22	7	35	21	4	24
Shared Lane Traffic (%)						
Lane Group Flow (vph)	29	0	0	56	28	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	19.4%
ICU Level of Service	A
Analysis Period (min)	15

Lanes, Volumes, Timings  
5: Holland Dr & Old Farmington Rd

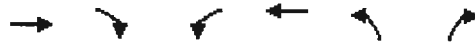
PM Peak  
07/09/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (vph)	33	15	9	22	25	1	6	27	7	2	68	47
Future Volume (vph)	33	15	9	22	25	1	6	27	7	2	68	47
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.978			0.997			0.975			0.946	
Flt Protected		0.972			0.977			0.992			0.999	
Satd. Flow (prot)	0	1771	0	0	1814	0	0	1802	0	0	1760	0
Flt Permitted		0.972			0.977			0.992			0.999	
Satd. Flow (perm)	0	1771	0	0	1814	0	0	1802	0	0	1760	0
Link Speed (mph)		20			20			25			25	
Link Distance (ft)		584			540			1025			529	
Travel Time (s)		19.9			18.4			28.0			14.4	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	36	16	10	24	27	1	7	29	8	2	74	51
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	62	0	0	52	0	0	44	0	0	127	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Stop			Stop	

Intersection Summary	
Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	17.9%
Analysis Period (min)	15
	ICU Level of Service A

Lanes, Volumes, Timings  
8: AP3 & Old Farmington Rd

PM Peak  
07/09/2024












Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↻			↻	↻	
Traffic Volume (vph)	36	6	31	47	4	21
Future Volume (vph)	36	6	31	47	4	21
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.979				0.885	
Flt Protected				0.980	0.993	
Satd. Flow (prot)	1824	0	0	1825	1637	0
Flt Permitted				0.980	0.993	
Satd. Flow (perm)	1824	0	0	1825	1637	0
Link Speed (mph)	20			20	30	
Link Distance (ft)	319			584	169	
Travel Time (s)	10.9			19.9	3.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	39	7	34	51	4	23
Shared Lane Traffic (%)						
Lane Group Flow (vph)	46	0	0	85	27	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary

Area Type: Other  
 Control Type: Unsignalized  
 Intersection Capacity Utilization 20.9% ICU Level of Service A  
 Analysis Period (min) 15

Lanes, Volumes, Timings  
11: Holland Dr & AP4

PM Peak  
07/09/2024

						
Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	22	4	6	18	67	32
Future Volume (vph)	22	4	6	18	67	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.981				0.956	
Flt Protected	0.959			0.987		
Satd. Flow (prot)	1752	0	0	1839	1781	0
Flt Permitted	0.959			0.987		
Satd. Flow (perm)	1752	0	0	1839	1781	0
Link Speed (mph)	30			25	25	
Link Distance (ft)	205			136	1025	
Travel Time (s)	4.7			3.7	28.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	24	4	7	20	73	35
Shared Lane Traffic (%)						
Lane Group Flow (vph)	28	0	0	27	108	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

**Intersection Summary**

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	16.2%
Analysis Period (min)	15
	ICU Level of Service A

Lanes, Volumes, Timings  
12: Sprague Ln & AP1

PM Peak  
07/09/2024



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	0	8	16	0	12	19
Future Volume (vph)	0	8	16	0	12	19
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Fr <sub>t</sub>	0.865					
Fit Protected						0.981
Satd. Flow (prot)	1611	0	1863	0	0	1827
Fit Permitted						0.981
Satd. Flow (perm)	1611	0	1863	0	0	1827
Link Speed (mph)	30		20		20	
Link Distance (ft)	306		398		806	
Travel Time (s)	7.0		13.6		27.5	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	9	17	0	13	21
Shared Lane Traffic (%)						
Lane Group Flow (vph)	9	0	17	0	0	34
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0		0	
Link Offset(ft)	0		0		0	
Crosswalk Width(ft)	16		16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free		Free	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	18.3%
ICU Level of Service	A
Analysis Period (min)	15

**OWN**  
Engineering & Surveying

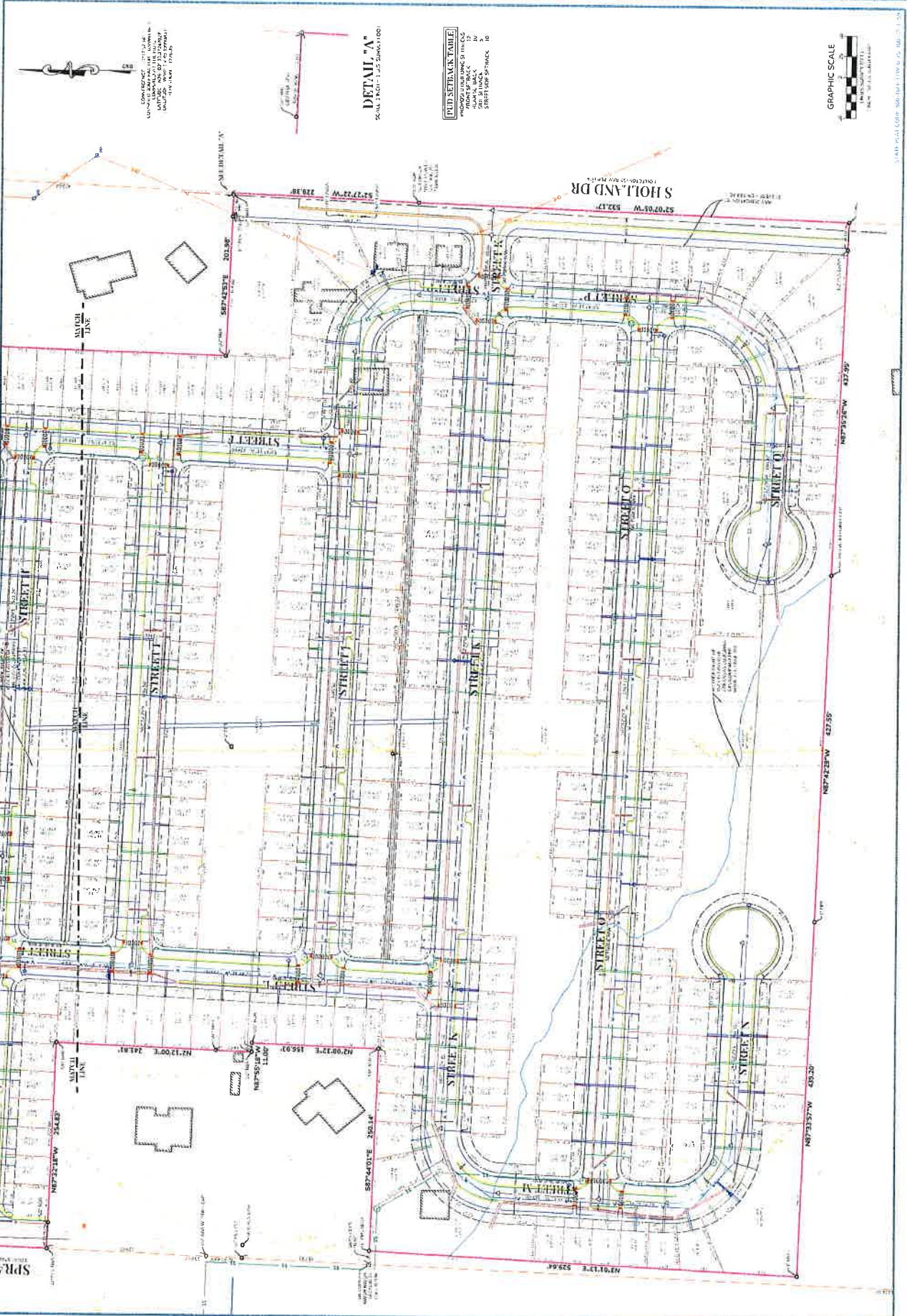
3311 W VILLAGE PKWY  
ROGERS, AR 72758  
479 286 8181  
WEA@OWN.COM

DRAWING INFO	
PROJECT NO.	21070001
DATE	08/18/2021
CHECKED BY	MM
DRAWN BY	MM
REVISIONS	

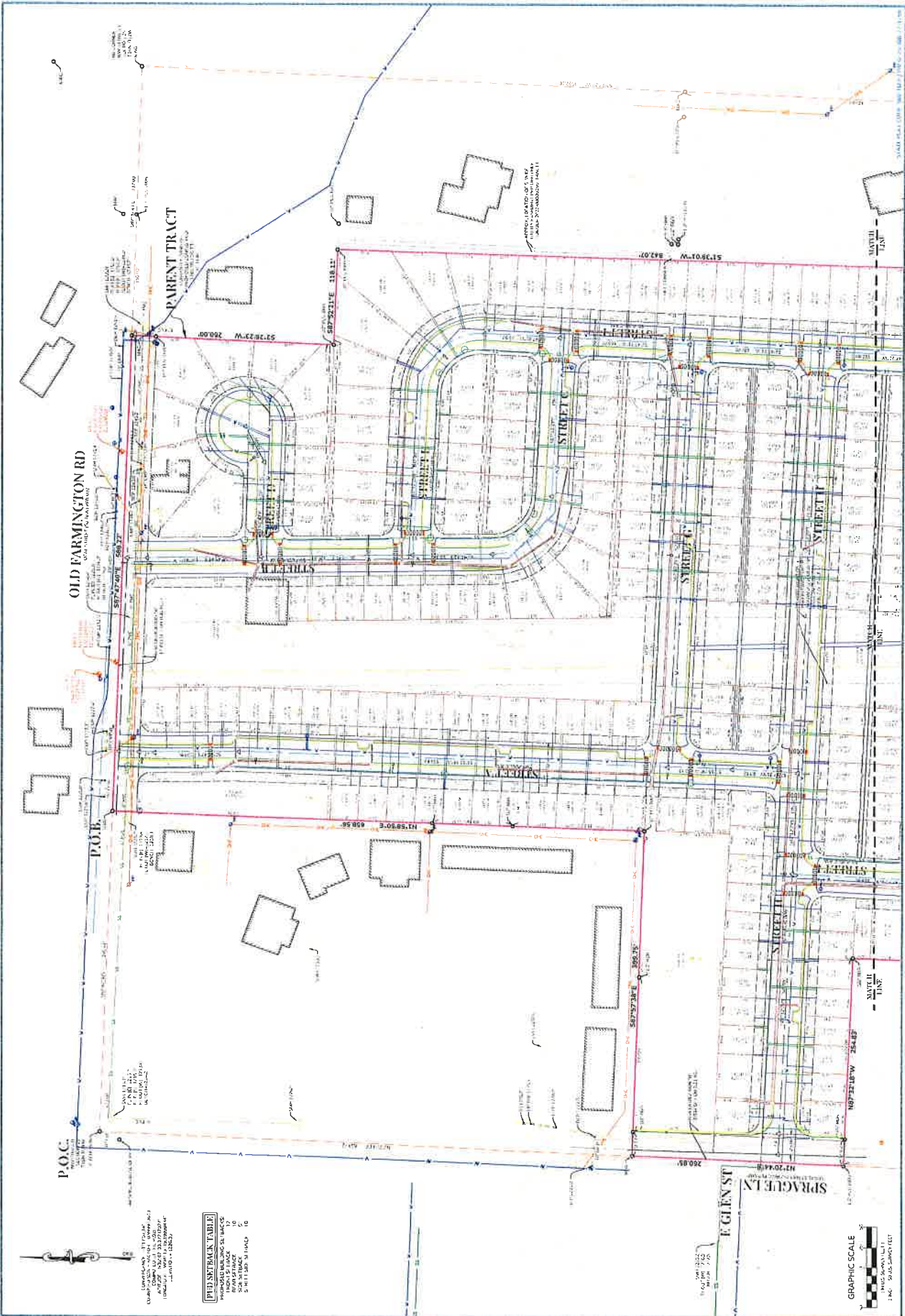
**SCHUBER MITCHELL HOMES, LLC**  
**PUD SITE PLAN**  
**DUNN SUBDIVISION**

CITY OF FARMINGTON  
PARCELS: 760-02974-000, 760-02968-000, AND 760-02976-000  
WASHINGTON COUNTY, ARKANSAS

DRAWING NO. NWA-100-0406  
SHEET NUMBER 6 OF 6



 <p>OWN Engineering Group</p>	<p>3111 W VILLAGE PKWY ROGERS, AR 72758 479.286.8181 WEAROWN.COM</p>	<p>DATE: 04/11 DRAWN BY: KKN CHECKED BY: KKN DATE: 04/11/2024</p>	<p>NO. 0152170704 REVISIONS</p>	<p>DRAWING NO. NWA-100-0406 SHEET NUMBER 5 OF 6</p>
	<p>PROJECT: 3111 W VILLAGE PKWY SHEET: 5 OF 6</p>	<p>DRAWING INFO</p>	<p>PROJECT: 3111 W VILLAGE PKWY SHEET: 5 OF 6</p>	<p>PROJECT: 3111 W VILLAGE PKWY SHEET: 5 OF 6</p>



**PUD/SETBACK TABLE**

MINIMUM BUILDING SETBACKS	10
MINIMUM FRONT SETBACK	10
MINIMUM SIDE SETBACK	5
MINIMUM REAR SETBACK	5

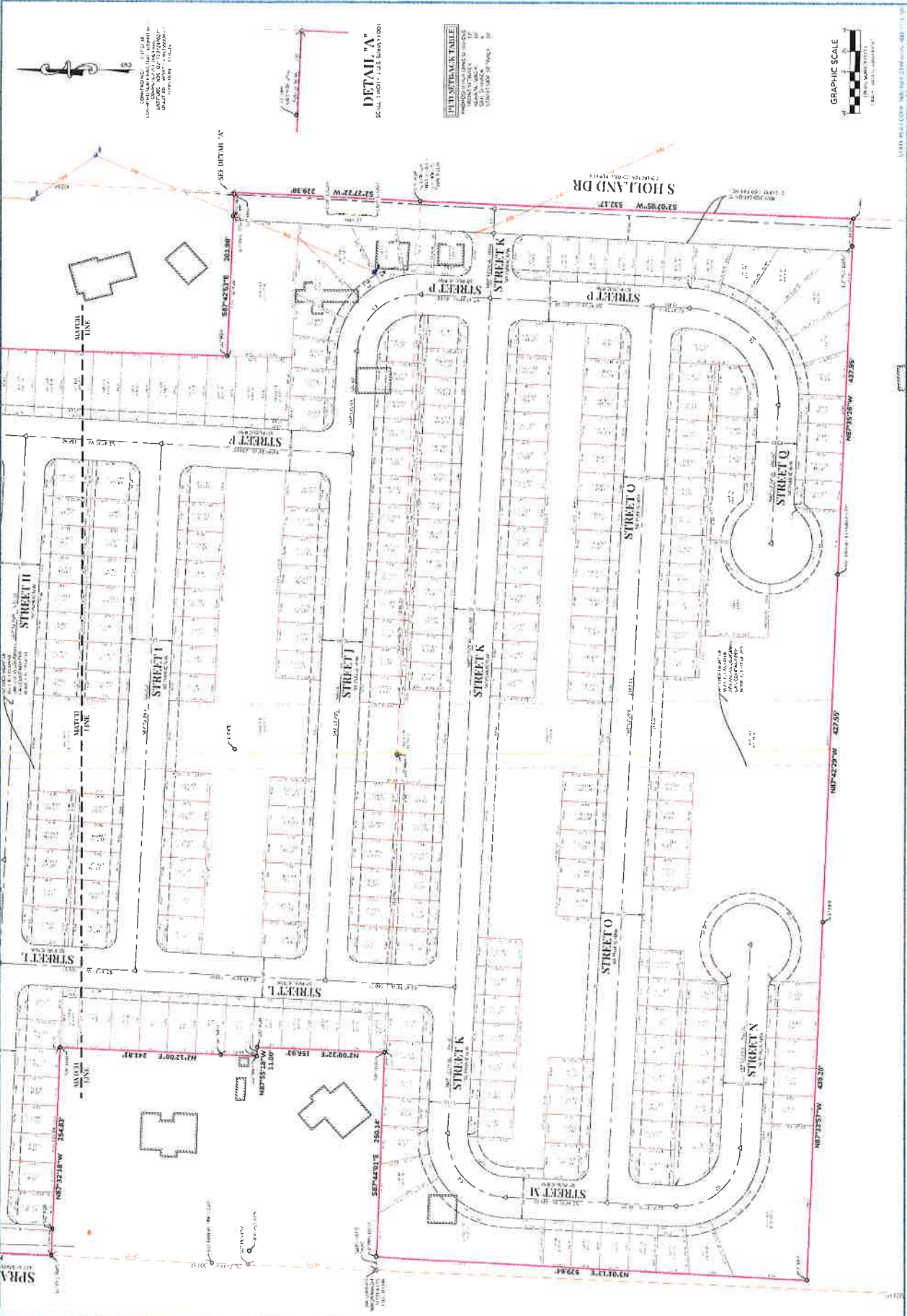
1. DISTANCES ARE IN FEET.  
 2. DISTANCES ARE TO THE CENTERLINE OF THE STREET UNLESS OTHERWISE NOTED.  
 3. DISTANCES ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.  
 4. DISTANCES ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.  
 5. DISTANCES ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.


  
 OWN Engineering & Surveying
   
 5311 W. VILLAGE PKWY
   
 ROGERS, AR 72788
   
 479.286.8181
   
 WEAREOWN.COM
   
 10/10/14 1:27:58 PM 1:27:58 PM
   
 10/10/14 1:27:58 PM 1:27:58 PM

NO.	DESCRIPTION	DATE

DRAWING INFO  
 DRAWN BY: KLV  
 CHECKED BY: TMS  
 DATE: 10/10/14  
 PROJECT NO: 1401001

SCHUBERT MITCHELL HOMES, LLC  
 PUD SITE PLAN  
 DUNN SUBDIVISION  
 CITY OF FARMINGTON  
 WASHINGTON COUNTY, ARKANSAS  
 PARCELS: 760-02974-000 AND 760-02970-000  
 760-02974-000 AND 760-02970-000  
 SHEET NUMBER 4 OF 6  
 DRAWING NO. NWA-100-0405





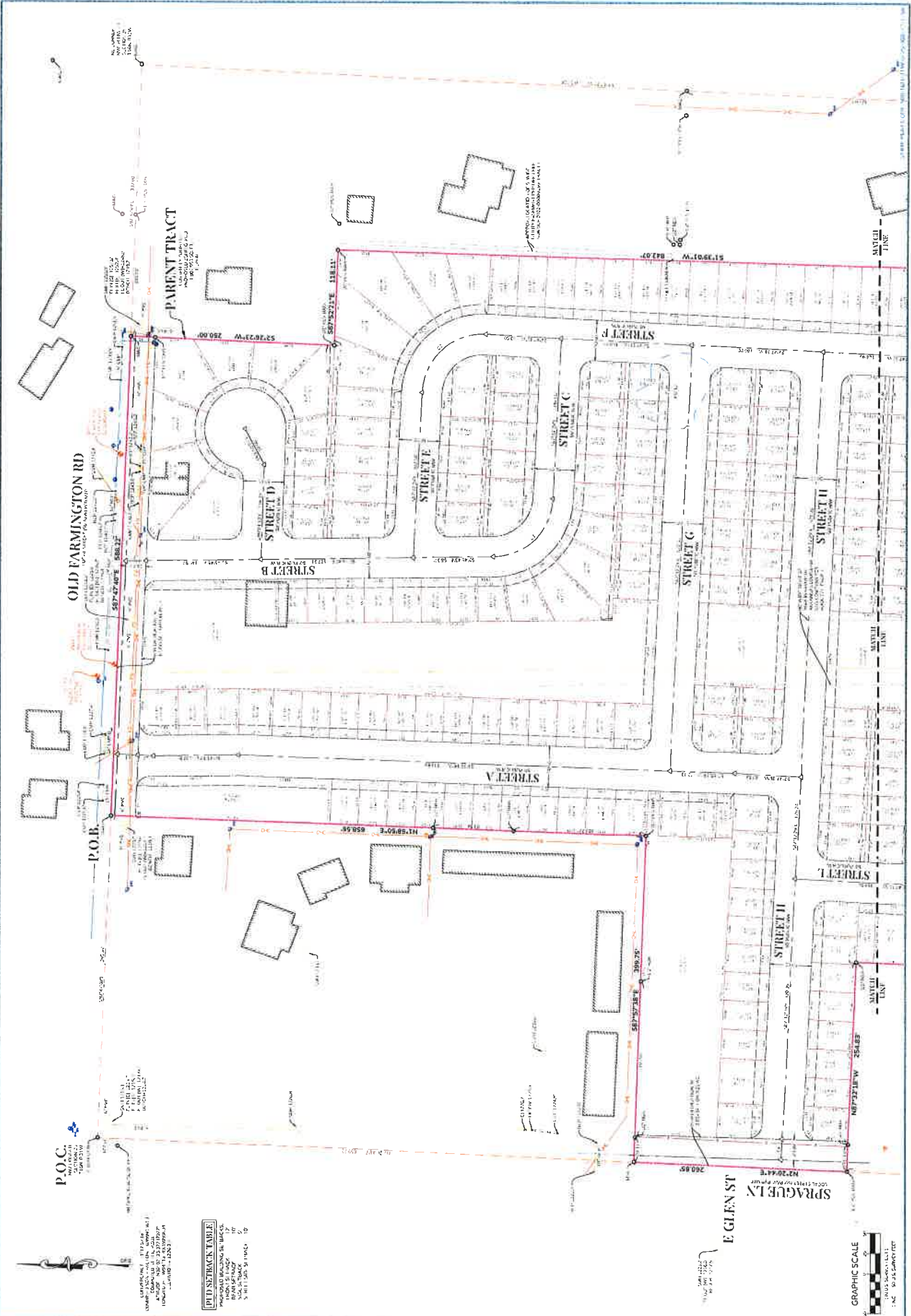
DRAWING NO. NWA-100-0406  
 SHEET NUMBER 3 OF 6

SCUBBER MITCHELL HOMES, LLC  
 PUD SITE PLAN  
 DUNN SUBDIVISION  
 CITY OF FARMINGTON  
 WASHINGTON COUNTY, ARKANSAS  
 PARCELS 760-02974-000, 760-02968-000 AND 760-02970-000  
 760-02974-000, 760-02968-000 AND 760-02970-000

NO.	REVISION	BY	DATE

DRAWING INFO	
DATE	
PROJECT	
DRAWN BY	
CHECKED BY	
DATE	

3311 W. VILLAGE PKWY  
 ROGERS AR 72758  
 479.286.8181  
 WEAREOWN.COM  
**OWN**  
 Engineering by **OWN**



**P.O.C.**  
 PROJECT OFFICE  
 1001 N. 1ST ST  
 FARMINGTON, AR 72401

**P.O.B.**  
 POINT OF BEGINNING  
 1001 N. 1ST ST  
 FARMINGTON, AR 72401

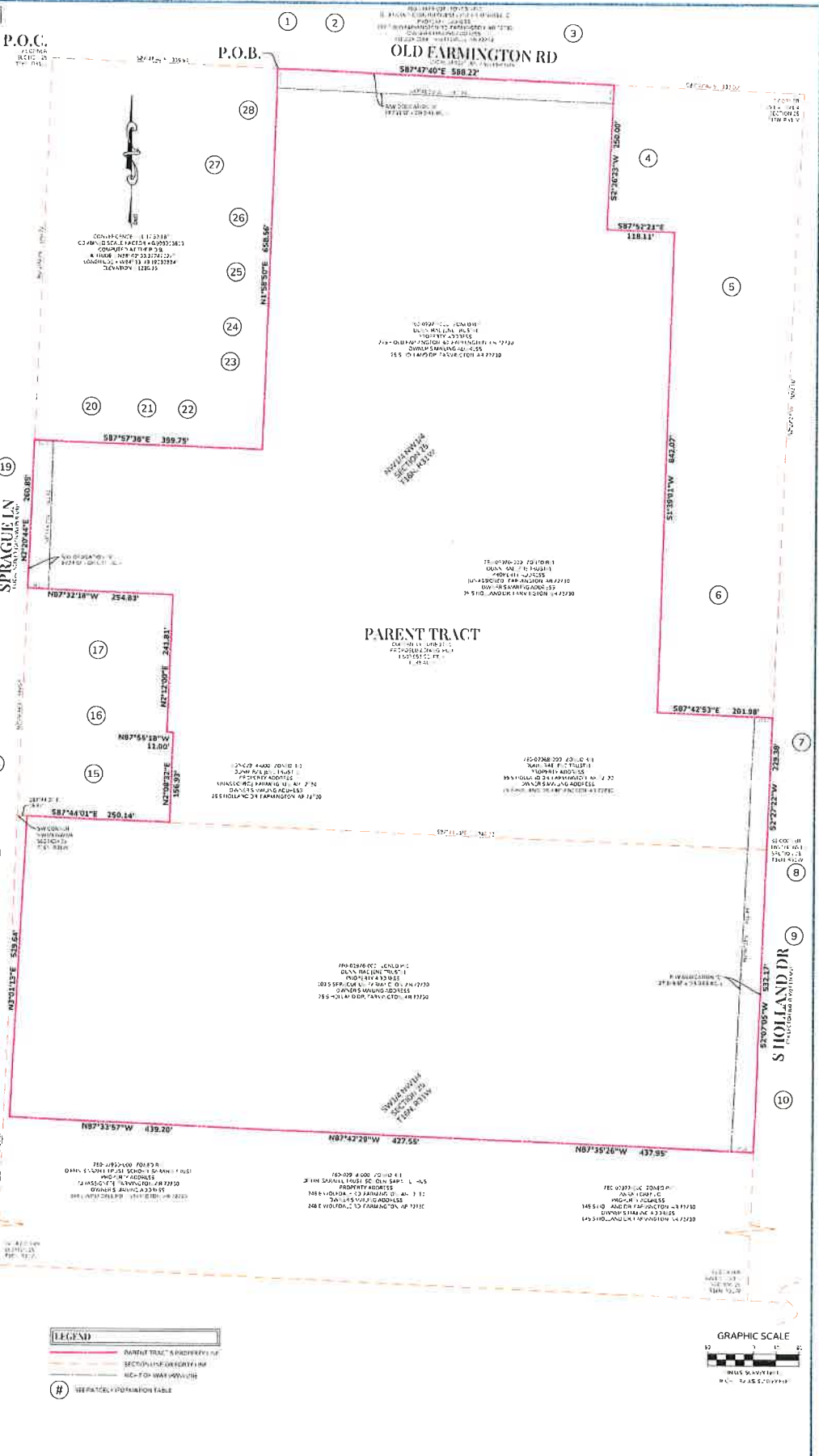
**UTILITY SCALE TABLE**

UTILITY	SCALE
WATER	1" = 10'
SEWER	1" = 10'
GAS	1" = 10'
ELECTRIC	1" = 10'
TELEPHONE	1" = 10'

**GRAPHIC SCALE**  
 1" = 100'  
 1" = 500'

**PARCEL INFORMATION TABLE**

1	LOT 1 WITH ADDITION 660-01-01-000, 660-01-01-001 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
2	LOT 2 WITH ADDITION 660-01-01-002, 660-01-01-003 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
3	LOT 3 WITH ADDITION 660-01-01-004, 660-01-01-005 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
4	LOT 4 WITH ADDITION 660-01-01-006, 660-01-01-007 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
5	LOT 5 WITH ADDITION 660-01-01-008, 660-01-01-009 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
6	LOT 6 WITH ADDITION 660-01-01-010, 660-01-01-011 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
7	LOT 7 WITH ADDITION 660-01-01-012, 660-01-01-013 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
8	LOT 8 WITH ADDITION 660-01-01-014, 660-01-01-015 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
9	LOT 9 WITH ADDITION 660-01-01-016, 660-01-01-017 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
10	LOT 10 WITH ADDITION 660-01-01-018, 660-01-01-019 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
11	LOT 11 WITH ADDITION 660-01-01-020, 660-01-01-021 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
12	LOT 12 WITH ADDITION 660-01-01-022, 660-01-01-023 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
13	LOT 13 WITH ADDITION 660-01-01-024, 660-01-01-025 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
14	LOT 14 WITH ADDITION 660-01-01-026, 660-01-01-027 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
15	LOT 15 WITH ADDITION 660-01-01-028, 660-01-01-029 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
16	LOT 16 WITH ADDITION 660-01-01-030, 660-01-01-031 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
17	LOT 17 WITH ADDITION 660-01-01-032, 660-01-01-033 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
18	LOT 18 WITH ADDITION 660-01-01-034, 660-01-01-035 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
19	LOT 19 WITH ADDITION 660-01-01-036, 660-01-01-037 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
20	LOT 20 WITH ADDITION 660-01-01-038, 660-01-01-039 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
21	LOT 21 WITH ADDITION 660-01-01-040, 660-01-01-041 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
22	LOT 22 WITH ADDITION 660-01-01-042, 660-01-01-043 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
23	LOT 23 WITH ADDITION 660-01-01-044, 660-01-01-045 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
24	LOT 24 WITH ADDITION 660-01-01-046, 660-01-01-047 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
25	LOT 25 WITH ADDITION 660-01-01-048, 660-01-01-049 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
26	LOT 26 WITH ADDITION 660-01-01-050, 660-01-01-051 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
27	LOT 27 WITH ADDITION 660-01-01-052, 660-01-01-053 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730
28	LOT 28 WITH ADDITION 660-01-01-054, 660-01-01-055 SOUTH 1/4 SEC. 16, T11N, R10E, E1/4 PROPERTY ADDRESS 232 CEDARHURST DR FARMINGTON AR 72730 OWNER'S MAILING ADDRESS 1731 CEDAR ST. CEDARHURST AR 72730



**LEGEND**

	PARENT TRACT'S PROPERTY LINE
	SECTION LINE (PROPERTY LINE)
	SECTION CORNER
	SECTION CORNER
	SECTION CORNER



DRAWING NO  
NWA-100-0406

SHEET NUMBER  
**2**  
OF 6

SCHUBER MITCHELL HOMES, LLC

**PUD SITE PLAN**

**DUNN SUBDIVISION**

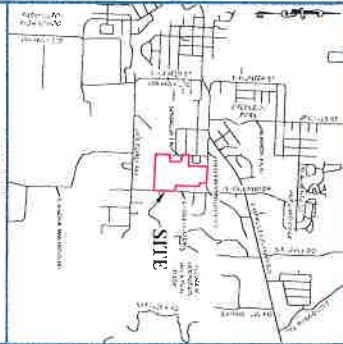
PARCELS: 760-02971-000, 760-02970-000,  
760-02974-000, 760-02968-000, AND 760-02976-000

CITY OF FARMINGTON  
WASHINGTON COUNTY, ARKANSAS

REVISIONS			DRAWING INFO	
NO.	DESCRIPTION	BY	DATE	

5311 W. VILLAGE PKWY  
ROGERS, AR 72758  
479.286.8101  
WEAREOWN.COM

Engineering beyond



GENERAL MAP  
SHEET 1: NORTH 100x150 FEET  
SHEET 2: SOUTH 100x150 FEET

# PUD PRELIMINARY DEVELOPMENT PLAN REVIEW

## SITE PLAN OF DUNN SUBDIVISION

### CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS

#### CREATING LOTS 1-363 AND OUTLOTS A-R

PARENT TRACTS EXISTING PARCEL NUMBERS: 760-02971-000, 760-02970-000,  
760-02974-000, 760-02968-000, AND 760-02976-000

STANDARD DESCRIPTION OF PARENT TRACTS

PARENT TRACT 760-02971-000: ...  
PARENT TRACT 760-02970-000: ...  
PARENT TRACT 760-02974-000: ...  
PARENT TRACT 760-02968-000: ...  
PARENT TRACT 760-02976-000: ...

GENERAL NOTES:  
1. THE SUBDIVISION IS TO BE DEVELOPED AS AN UNINCORPORATED PUD.  
2. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF FARMINGTON SUBDIVISION REGULATIONS AND ORDINANCES.  
3. ALL UTILITIES SHALL BE LOCATED AS SHOWN ON THESE PLANS.  
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ACQUISITION OF ALL NECESSARY PERMITS AND APPROVALS.  
5. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF FARMINGTON SUBDIVISION REGULATIONS AND ORDINANCES.  
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ACQUISITION OF ALL NECESSARY PERMITS AND APPROVALS.



LEGEND

Symbol	Description
1	Lot 1-363
2	Outlots A-R
3	Easements
4	Utility Lines
5	Other

CONTRACT INFORMATION:  
DATE: 10/15/2024  
DRAWING NO.: NWA-100-0406  
SHEET NO.: 1 OF 6  
DESIGNED BY: [Name]  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

PLANNING NOTES

1. THE SUBDIVISION IS TO BE DEVELOPED AS AN UNINCORPORATED PUD.
2. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF FARMINGTON SUBDIVISION REGULATIONS AND ORDINANCES.
3. ALL UTILITIES SHALL BE LOCATED AS SHOWN ON THESE PLANS.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ACQUISITION OF ALL NECESSARY PERMITS AND APPROVALS.
5. THE SUBDIVISION SHALL BE SUBJECT TO THE CITY OF FARMINGTON SUBDIVISION REGULATIONS AND ORDINANCES.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ACQUISITION OF ALL NECESSARY PERMITS AND APPROVALS.

FINAL LOT AND OUTLOT DATA

Lot/Outlot	Area (Sq Ft)	Dimensions (Feet)	Notes
Lot 1	10000	100x100	
Lot 2	10000	100x100	
...	...	...	...
Lot 363	10000	100x100	
Outlot A	10000	100x100	
Outlot B	10000	100x100	
Outlot C	10000	100x100	
Outlot D	10000	100x100	
Outlot E	10000	100x100	
Outlot F	10000	100x100	
Outlot G	10000	100x100	
Outlot H	10000	100x100	
Outlot I	10000	100x100	
Outlot J	10000	100x100	
Outlot K	10000	100x100	
Outlot L	10000	100x100	
Outlot M	10000	100x100	
Outlot N	10000	100x100	
Outlot O	10000	100x100	
Outlot P	10000	100x100	
Outlot Q	10000	100x100	
Outlot R	10000	100x100	

OWNER: [Name]  
AGENT: [Name]  
ADDRESS: [Address]  
CITY: [City]  
STATE: [State]  
ZIP: [ZIP]

### SUBDIVISION INFORMATION

OWNER: [Name]  
AGENT: [Name]  
ADDRESS: [Address]  
CITY: [City]  
STATE: [State]  
ZIP: [ZIP]

### PROPERTY INFORMATION

ADDRESS: [Address]  
CITY: [City]  
STATE: [State]  
ZIP: [ZIP]

### DEVELOPER INFORMATION

NAME: [Name]  
ADDRESS: [Address]  
CITY: [City]  
STATE: [State]  
ZIP: [ZIP]

### PLANNING INFORMATION

DATE: [Date]  
DRAWING NO.: [Number]  
SHEET NO.: [Number] OF [Total]

### DESIGNER INFORMATION

DESIGNED BY: [Name]  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

### REVISIONS

No.	Date	Description

### DRAWING INFO

FIELD BY: [Name]  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

### OWNER INFORMATION

NAME: [Name]  
ADDRESS: [Address]  
CITY: [City]  
STATE: [State]  
ZIP: [ZIP]

### AGENCY INFORMATION

NAME: [Name]  
ADDRESS: [Address]  
CITY: [City]  
STATE: [State]  
ZIP: [ZIP]

7020 0640 0001 3068 9330

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

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

Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
<b>Total</b>	<b>\$8.73</b>

Postmark Here  
0712 82  
07/10/2024

SANDERS, JERRY M & GAIL  
 178 WOLFDAL RD  
 FARMINGTON, AR 72730

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

7020 0640 0001 3068 9347

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

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

Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
<b>Total</b>	<b>\$8.73</b>

Postmark Here  
0712 82  
07/10/2024

JONES, JIMMY H  
 107 S SPRAGUE LN  
 FARMINGTON, AR 72730

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

7022 2410 0002 2433 0257

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

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

Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
<b>Total</b>	<b>\$8.73</b>

Postmark Here  
0712 82  
07/10/2024

SMITH, ADAM TRAVIS & AMY GAIL  
 232 E OLD FARMINGTON RD  
 FARMINGTON, AR 72730

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

7020 0640 0001 3068 9293

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

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

Fayetteville, AR 72703

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
<b>Total</b>	<b>\$8.73</b>

Postmark Here  
0712 82  
07/10/2024

KBRB LLC  
 PO BOX 9046  
 FAYETTEVILLE, AR 72703

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

7020 0640 0001 3068 9392

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

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

Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
<b>Total</b>	<b>\$8.73</b>

Postmark Here  
0712 82  
07/10/2024

PRINCE, FORREST W & GEORGE DANIELS  
 197 E TERRY ST  
 FARMINGTON, AR 72730

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

7020 0640 0001 3068 9408

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

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

Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
<b>Total</b>	<b>\$8.73</b>

Postmark Here  
0712 82  
07/10/2024

DAVIDSON, JOSIAH & EMILY  
 100 S SPRAGUE LN  
 FARMINGTON, AR 72730

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

7020 0640 0001 3068 9378

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

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

Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$7.65
<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	\$0.68
Total	\$8.73

07/10/2024

SANDERS, JERRY M & GAIL  
178 WOLFDAL E RD  
FARMINGTON, AR 72730

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

7020 0640 0001 3068 9385

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

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

Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$7.65
<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	\$0.68
Total	\$8.73

07/10/2024

MCFATRICH FAMILY TRUST JIMMIE  
L & WILDA M MCFATRICH  
80 S SPRAGUE LN  
FARMINGTON, AR 72730

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

7020 0640 0001 3068 9361

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

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

Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$7.65
<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	\$0.68
Total	\$8.73

07/10/2024

EARY, SHAWN O'NEAL  
197 E GLEN ST  
FARMINGTON, AR 72730

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

7020 0640 0001 3068 9354

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

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

Fayetteville, AR 72703

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$7.65
<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	\$0.68
Total	\$8.73

07/10/2024

OTTAVIANO, DARYL R  
PO BOX 9466  
FAYETTEVILLE, AR 72703

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

7022 2410 0002 2433 0219

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

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

Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$7.65
<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	\$0.68
Total	\$8.73

07/10/2024

ALDERSON, SHARLA K  
74 S HOLLAND DR  
FARMINGTON, AR 72730

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

7022 2410 0002 2433 0226

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

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

Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$7.65
<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	\$0.68
Total	\$8.73

07/10/2024

HARMON, CRYSTAL  
227 E OLD FARMINGTON RD  
FARMINGTON, AR 72730

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

7022 2410 0002 2433 0233

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

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

ROGERS, AR 72716

**OFFICIAL USE**

Certified Mail Fee	\$4.40
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	10.66
Total	\$15.73

Postmark Here  
JUL 10 2024

DANG, YOOM  
6309 S 44TH PL  
ROGERS, AR 72758

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

7020 0640 0001 3068 9316

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

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

FAYETTEVILLE, AR 72704

**OFFICIAL USE**

Certified Mail Fee	\$4.40
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	16.25
Total	\$26.73

Postmark Here  
JUL 10 2024

MOORE, WILLIAM PATRICK II &  
BONNIE MAE  
3504 N SANDPIPER DR  
FAYETTEVILLE, AR 72704

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

7020 0640 0001 3068 9323

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

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

ROGERS, AR 72756

**OFFICIAL USE**

Certified Mail Fee	\$4.40
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	10.66
Total	\$15.73

Postmark Here  
JUL 10 2024

WILMA PROPERTIES LLC  
122 N "C" ST  
ROGERS, AR 72756

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

7022 2410 0002 2433 0202

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

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

FRISCO, TX 75035

**OFFICIAL USE**

Certified Mail Fee	\$4.40
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	10.66
Total	\$15.73

Postmark Here  
JUL 10 2024

VENKATA LLC  
12571 BELMEADE DR  
FRISCO, TX 75035

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

7020 0640 0001 3068 9309

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

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

PRAIRIE GROVE, AR 72753

**OFFICIAL USE**

Certified Mail Fee	\$4.40
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	11.29
Total	\$19.99

Postmark Here  
JUL 10 2024

ALLEN, BRADY  
PO BOX 531  
PRAIRIE GROVE, AR 72753

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

7022 2410 0002 2433 0172

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

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

FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.65
<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	\$0.68
Total	\$8.73

Postmark Here  
JUL 11 2024

MCFATRICH FAMILY TRUST JIMMIE  
L & WILDA M MCFATRICH  
80 S SPRAGUE LN, FARMINGTON,  
AR 72730

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

7022 2410 0002 2433 0165

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

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Prairie Grove, AR 72753

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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 \$0.68

Total \$8.73

**CEDAR MOUNTAIN PROPERTIES  
LLC**  
13996 COVE CREEK NORTH  
PRAIRIE GROVE, AR 72753

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

7022 2410 0002 2433 0158

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

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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 \$0.68

Total \$8.73

**LACY, DENVER DEAN & TANYA  
JEAN**  
PO BOX 198  
FARMINGTON, AR 72730

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

7022 2410 0002 2433 0141

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

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Fayetteville, AR 72701

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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 \$0.68

Total \$8.73

**SHARPRIDGE TRUST**  
2062 S SMOKEHOUSE TRL  
FAYETTEVILLE, AR 72701

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

7022 2410 0002 2433 0134

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

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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 \$0.68

Total \$8.73

**MAHAN, MARSHALL E & CARIN**  
122 S HOLLAND DR  
FARMINGTON, AR 72730

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

7022 2410 0002 2433 0127

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

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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 \$0.68

Total \$8.73

**ALDERSON, SHARLA K**  
74 S HOLLAND DR  
FARMINGTON, AR 72730

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

7022 2410 0002 2433 0110

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

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Prairie Grove, AR 72753

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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 \$0.68

Total \$8.73

**DAVIS, WESLEY KYLE**  
12524 ROSE CEMETERY RD  
PRAIRIE GROVE, AR 72753

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

7022 2410 0002 2433 0103

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

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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 \$0.68

Total \$8.73



DUNN, RAE JENE TRUST-1  
25 S HOLLAND DR  
FARMINGTON, AR 72730

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

7022 2410 0002 2433 0196

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

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Rogers, AR 72756

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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 \$0.68

Total \$8.73



WILMA PROPERTIES LLC  
122 N "C" ST  
ROGERS, AR 72756

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

7022 2410 0002 2433 0169

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

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
FRISCO, TX 75035

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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 \$0.68

Total \$8.73



VENKATA LLC  
12571 BELMEADE DR  
FRISCO, TX 75035

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

7022 2410 0002 2433 0240

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

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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 \$0.68

Total \$8.73



BERGER, JEFFREY A  
71 S HOLLAND DR  
FARMINGTON, AR 72730

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



**City of Farmington**  
**Application for a Telecommunications Permit**

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

Applicant: SCI Wireless Day Phone: 574-286-9719  
Address: 200 Ridge Point Dr, Heath, TX 75126 Fax: \_\_\_\_\_  
Representative: Greg Ferris Day Phone: 316-516-0808  
Address: PO Box 573, Wichita, KS 67201 Fax: \_\_\_\_\_  
Property Owner: J-Z Farmington, LLC Day Phone: 479-466-0661  
Address: PO Box 258, Farmington, AR 72730 Fax: \_\_\_\_\_  
Indicate where correspondence should be sent (circle one): Applicant - **Representative** - Owner

Fee: A non-refundable review fee of **\$2500** for co-location request and **\$5000** for a new tower is required at the time the application is accepted.

Fee paid \$ \_\_\_\_\_ Date \_\_\_\_\_ Receipt # \_\_\_\_\_

**Describe Proposed Property (Attach additional pages if necessary)**

Property Description  
Site Address -- 231 Lossing St  
Current Zoning -- R1  
Property size (acres, square feet) -- +/- 5.74 Acres  
Attach legal description:

**Financial Interests**

The following entities or people have a financial interest in this project:  
J-Z Farmington, LLC, Property Owner  
Tillman Infrastructure LLC (Tenant)

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 Jun 14, 2024  
Applicant Signature

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

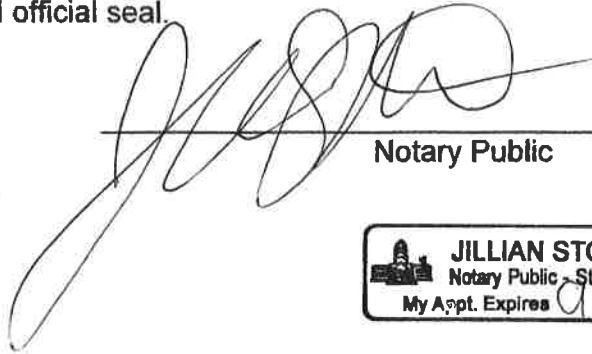
 Date Jun 14, 2024  
Owner/Agent Signature

State of Kansas  
County of Sedgwick

On this the 14<sup>th</sup> day of June, 2021, the undersigned notary, personally appeared Greg FETTS known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

My Commission expires: 9-11-24



Notary Public



## Telecommunications Permit Application Checklist:

Yes No N/A, why?

	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. The applicant shall provide documentation that substantiates the need for the new wireless telecommunications facility or a material modification of an existing facility to provide service. Such documentation shall include propagation studies of the proposed site and all adjoining planned, proposed, in-service sites and existing sites out of service that demonstrate a significant gap in coverage. If additional capacity is the objective, applicants shall include an analysis of current and projected usage. Such propagation studies (including all backup data and assumptions used) shall show signal propagation at the height of the proposed antenna(s) and at each increment of ten (10) feet lower, to require verification at each increment of the applicant's need for the proposed height.	✓		
5. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	✓		
6. List of adjacent property owners and copy of notification letter sent.	✓		
7. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).			Will be provided Prior to deadline
8. 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 Prior to deadline
<b>The Following Shall Appear on the Site Plan:</b>			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	✓		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	✓		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	✓		
4. Complete and accurate legend.	✓		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	✓		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	✓		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	✓		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	✓		

9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	✓		
10. Status of regulatory permits:		✓	Will be provided With BP Application
a. NPDES Storm water Permit			
b. 404 Permit			
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 <sup>th</sup> of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure abutment, etc.	✓		
12. Spot elevations at grade breaks along the flow line of drainage swales.		✓	Will be provided With BP Application
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:		✓	Will be provided With BP Application
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.			
<b>Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)</b>			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	✓		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	✓		
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:	✓		
a. Provide structure location and types.	✓		
b. Provide pipe types and sizes.	✓		
2. Regarding all proposed sanitary sewer systems	✓		
a. Provide pipe locations, sizes and types.	✓		
b. Manhole locations.	✓		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site	✓		
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.			
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.)	✓		Will be provided With BP Application
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.	✓		Will be provided With BP Application
<b>Proposed and Existing Streets, Rights-of-way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	✓		
2. A Layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	✓		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)		✓	N/A
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.	✓		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		✓	N/A
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)	✓		
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.)		✓	Will be provided With BP Application
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	✓		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)	✓		
8. The location and size of existing and proposed signs, if any.		✓	N/A
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.		✓	Will be provided With BP Application	
13. Finished floor elevation of existing and purposed structures.		✓		
14. Indicate location and type of garbage service (Large Scale Developments only.) Dimension turnaround area at dumpster location.		✓		
15. A description of commonly held areas, if applicable.		✓		
16. Draft of covenants, conditions and restrictions, if any.		✓		
17. Draft POA agreements, if any.		✓		
18. A written description of requested variances and waivers from any city requirements.		✓		
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.		✓		
20. Preliminary drainage plan as required by the consulting engineer.		✓		
<b>Telecommunications Structure Specific Information</b>				
1. Location, size and height of all existing and proposed structures.	Y			
2. The type, locations and dimensions of all proposed and existing landscaping, and fencing.				
3. The number and azimuth, size and center line height location of all proposed and existing antennas on the supporting structure.				
4. The number and type of the antenna(s) proposed with a copy of the specification sheet.				
5. The make, model, type and manufacturer of the tower and design plan stating the tower's capacity to accommodate multiple users.				
6. A site plan describing the proposed tower and antenna(s) and all related fixtures, structures, appurtenances and apparatus, including height above preexisting grade, materials, color and lighting.				
7. The frequency, modulation and class of service of radio or other transmitting equipment.			Will be provided With BP Application	
8. The actual intended transmission power stated as the maximum effective radiated power in watts.			Will be provided With BP Application	
9. Verified documentation which proves that the wireless telecommunication facility with the proposed installation or modifications will be in full compliance with current RF emissions guidelines established by the FCC. If the new facility or proposed modifications are not categorically excluded (i.e., likely to cause exposure in excess of the FCC's			Will be provided With BP Application	

guidelines), a complete RF emissions study is required to provide verification.			Will be provided With BP Application
10. A copy of the FCC license applicable for the intended use of the wireless telecommunications facilities if the applicant is not licensed by the FCC.	✓		
11. A copy of the geotechnical sub-surface soils investigation, evaluation report and foundation recommendation for a proposed or existing tower site and if existing tower or water tank site, a copy of the installed foundation design.			Will be provided With BP Application
12. A copy of the City of Farmington business license.			

*\*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.*

# FERRIS CONSULTING

PO BOX 573 WICHITA, KS 67201  
PHONE 316-516-0808 EMAIL ferrisco@aol.com

June 14, 2024

Melissa McCarville, City Business Manager  
City of Farmington, AR  
354 W. Main  
Farmington, AR, 72730

Dear Ms. McCarville:

Attached is the application for the Tower Permit and Conditional Use Permit for the communication tower located at 231 Lossing St. for the July 22, 2024, Planning Commission Meeting. Included with this application are:

- Application for a Telecommunications Permit including the Telecommunications Checklist
- Conditional Use on Appeal Initial Application
- Authorization letter from J-Z Farmington, LLC
- Warranty Deed
- Narrative describing compliance with the Farmington Code
- Ownership list with property maps
- Propagation plots from AT&T demonstrating the need for the tower
- Photos of an existing monopine
- Aerial showing existing towers within 1 mile
- Construction drawings
- A check for \$50.00 for the Conditional

A copy of the letter included with the Conditional Use Application will be mailed to all property owners next week. An ad, placed in the Northwest Arkansas Democrat Gazette, will be placed next week. Proof of these will be sent to the City.

If you need anything else, please let me know.

Sincerely,



Gregory Ferris





Conditional Use on Appeal  
Initial Application

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

Applicant: SCI Wireless Day Phone: 574-286-9719  
 Address: 200 Ridge Point Dr, Heath, TX 75126 Fax: \_\_\_\_\_  
 Representative: Greg Ferris Day Phone: 316-516-0808  
 Address: PO Box 573, Wichita, KS 67201 Fax: \_\_\_\_\_  
 Property Owner: J-Z Farmington, LLC Day Phone: 479-466-0661  
 Address: PO Box 258, Farmington, AR 72730 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 -- 231 Lossing St.  
 Current Zoning -- R1

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

Type of conditional use requested:  
154-foot Wireless Communication Stealth/Camouflaged Tower for AT&T Wireless.  
within a 60'x60' fenced compound with radio equipment and electricity along with access road

Responsibilities of the Applicant:  
 1. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit (see attached), that notice has been given to all adjacent property owners by certified

mail, return receipt requested, will be submitted. Notification should be sent after the City of Farmington has accepted the application and the date of the public hearing has been confirmed. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the City of Farmington no later than seven (7) days prior to the meeting date. A sample notice is attached.

2. Pay a \$50.00 application fee
3. Provide a copy of the deed of the property.
4. Written authorization (by a signature below) from the property owner that the use presented is agreeable to them.
5. Complete the conditional use checklist.
6. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

**NOTICE OF PUBLIC HEARING**

*Letter Attached*

A petition for a conditional use at the property as described below has been filed with the City of Farmington on the ~~June 15<sup>th</sup>~~ day of June, 201A.

**PLACE LEGAL DESCRIPTION OF PROPERTY HERE**

*See Attached*

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

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

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

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

\_\_\_\_\_  
Applicant Signature *[Signature]* Date June 14, 2024

*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 *[Signature]* Date June 14, 2024



# Conditional Use on Appeal Checklist

Initial Application

Renewal Application

**CONDITIONAL USE ON APPEAL MUST BE RENEWED EACH YEAR.**

Applicant's Name SCI Wireless for Tillman Infrastructure Date \_\_\_\_\_  
Address 200 Ridge Point Dr, Heath, TX 75126 Zoning R1  
Phone # \_\_\_\_\_ Email \_\_\_\_\_

Description of proposed use:  
Stealth Communication Wireless Tower with fence and equipment

**The following criteria must be answered with a "yes" finding before the Farmington Planning Commission will hold a public meeting on the Conditional Use on Appeal application. For #3 through #10, provide a brief explanation on the back of this form.**

- Yes    1.    A written application has been filed with the City and the \$50.00 permit application fee or renewal application fee has been paid.
  - No
  - Yes    2.    Does applicant reside at the address that this conditional use was applied for?
  - No
  - Yes    3.    The applicant has provided proof that each adjacent property owner has been notified by Return Receipt mail (initial applicants) or personal contact (for renewal only). If personal contact is used, a signed affidavit by the owner must be submitted. The affidavit must contain information notifying of the proposed intent and the date of the public hearing, at a minimum.
  - No
  - Yes    4.    Are public services and utilities available and adequate?
  - No
  - Yes    5.    Is fire protection adequate? Farmington Fire Chief must inspect and sign-off below.
  - No
- \_\_\_\_\_  
Farmington Fire Chief
- Yes    6.    Is the proposed use compatible with the surrounding area and the planned use for the area?
  - No
  - Yes    7.    Is screening and egress safe and convenient?
  - No
  - Yes    8.    Are off-street parking and loading areas adequate?
  - No
  - Yes    9.    Will refuse and service areas **not** cause adverse effects on adjacent property?
  - No
  - Yes    10.    Will off street parking and loading areas **not** cause adverse effects on adjacent property?
  - No
  - Yes    11.    Will signs be in compliance with the City's sign ordinance? (In some zoning classifications signs are not permitted.)
  - No
  - Yes    12.    Do the subdivision covenants\* allow this use (if applicable)?
  - No

**APPLICANT MUST BE PRESENT AT THE PLANNING COMMISSION MEETING FOR THIS CONDITIONAL USE PUBLIC HEARING.**

*\*The City of Farmington does not enforce covenants however; property owners and renters need to be aware of the requirements of their subdivision.*



**NOTICE OF HEARING BEFORE THE FARMINGTON PLANNING  
COMMISSION ON AN APPLICATION FOR CONDITINAL USE**

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

231 Lossing St

Location:

J- Farmington, LLC

Owned by:

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

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

Explanation: A monopine wireless communication tower located in a fenced  
compound with radio equipment

A hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on July 22, 2024 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 St., Farmington, AR 72730. Ph. #267-3865.



**AFFIDAVIT**

I hereby certify that I Greg Ferris  
Print name

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

Signature: [Handwritten Signature] Date: July 14, 2024

**NOTICE OF PUBLIC MEETING**

**A Conditional Use Permit and a Telecommunications Permit for the property described below has been filed with the City of Farmington on the 15th day of June 2024. It is on property located at 231 Lossing St.**

**The Legal Description Is:**

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING ARKANSAS LAND SURVEY MONUMENT; THENCE NORTH 341.00 FEET TO A POINT; THENCE N58°28'W 44.5 FEET TO A POINT; THENCE N16°22'W 474.1 FEET TO A POINT; THENCE WEST 252.6 FEET TO A POINT; THENCE S00°44'31"E 542.88 FEET TO A POINT; THENCE S86°26'52"E 99.97 FEET TO A POINT; THENCE N62°58'46"E 35.1 FEET TO A POINT; THENCE S16°08'41"E 150.09 FEET TO A POINT; THENCE S18°29'23"E 27.6 FEET TO A POINT; THENCE S05°26'56"W 116.08 FEET TO A POINT; THENCE S89°57'31"E 246.58 FEET TO THE POINT OF BEGINNING, CONTAINING 5.74 ACRES, MORE OR LESS.

**A public meeting to consider this request for the referenced permits at the above-described property will be held on the 22<sup>nd</sup> day of July 2024, 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 June 14, 2024

**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 June 14, 2024

**Owner/Agent Signature**

June 3, 2024

Melissa McCarville, City Business Manager  
City of Farmington, Arkansas  
354 W. Main  
Farmington, AR 72730


Dear Ms. McCarville,

J-Z Farmington LLC is the owner of the property on the attached application. Greg Ferris of SCI Wireless is authorized to represent J-Z Farmington LLC as its agent, on the request for a Tower Use Permit, and the Application for Conditional Use Permit on the property with the Property Identification Number of 760-01329-000 on the leased premises of 75' x 75' plus easements. The legal description of the leased premises is attached.

This authorization is restricted to the leased area on the property with a Property Identification Number of 760-01329-000 and does not apply to any other property owned by J-Z Farmington LLC or Jon-Zoe Properties LLC. This authorization is a one-time authorization for the Tower Use Permit and Application for a Conditional Use Permit applied for in June 2024.

Please let me know if you have any questions.

Sincerely,  
J-Z Farmington, LLC



Randolph J. Chick, Manager



Doc ID: 020137130003 Type: REL  
 Kind: WARRANTY DEED  
 Recorded: 09/23/2021 at 04:25:05 PM  
 Fee Amt: \$25.00 Page 1 of 3  
 Washington County, AR  
 Kyle Sylvester Circuit Clerk  
 File **2021-00036794**

**WARRANTY DEED**

KNOW ALL BY THESE PRESENTS:

THAT Jon-Zoe Properties, LLC, an Arkansas Limited Liability Company, GRANTOR, by Randolph J. Chick, Manager, duly authorized act by the Operating Agreement of said LLC, for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid by J-Z Farmington, LLC, an Arkansas Limited Liability Company, GRANTEE, hereby grants, bargains, sells, and conveys unto the Grantee, and unto its successors and assigns forever, the real property located in Washington County, Arkansas, described in Exhibit 'A' attached hereto.

To have and to hold unto the Grantee, and unto its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And Grantor hereby covenants with the Grantee that it will forever warrant and defend the title to such real property against all lawful claims.

IN WITNESS WHEREOF, the name of the Grantor is hereunto affixed by its Manager this 23<sup>rd</sup> day of September, 2021.

JON-ZOE PROPERTIES, LLC

By *Randolph J. Chick*  
 RANDOLPH J. CHICK, Manager

**ACKNOWLEDGMENT**

STATE OF ARKANSAS

COUNTY OF WASHINGTON

On this 23<sup>rd</sup> day of September, 2021, before me, the undersigned officer, personally appeared Randolph J. Chick, Manager of Jon-Zoe Properties, LLC, known to me to be the person whose name is subscribed to the within instrument, and



acknowledged that he had executed the same as Manager for the purposes therein mentioned.

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

Richard P. Osborne  
NOTARY PUBLIC

My Commission Expires:

12/07/2022

OFFICIAL SEAL  
RICHARD P. OSBORNE  
NOTARY PUBLIC, ARKANSAS  
WASHINGTON COUNTY  
COMMISSION #12392358  
EXPIRES 12/07/2022

I hereby state under penalty of false swearing that the deed above is between related parties and no documentary stamps are required.

J-Z FARMINGTON, LLC

By Randolph J. Chick  
RANDOLPH J. CHICK, Manager  
P. O. Box 258  
Farmington, AR 72730

This Instrument Prepared By:

Richard P. Osborne  
Attorney at Law  
26 East Center Street  
Fayetteville, AR 72701  
Office: (479) 521-5555  
E-Mail: rpo@rpolaw.com

**EXHIBIT 'A'**

**LEGAL DESCRIPTION FOR J-Z FARMINGTON, LLC**

**A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING ARKANSAS LAND SURVEY MONUMENT; THENCE NORTH 341.00 FEET TO A POINT; THENCE N58°28'W 44.5 FEET TO A POINT; THENCE N16°22'W 474.1 FEET TO A POINT; THENCE WEST 252.6 FEET TO A POINT; THENCE S00°44'31"E 542.88 FEET TO A POINT; THENCE S86°26'52"E 99.97 FEET TO A POINT; THENCE N62°58'46"E 35.1 FEET TO A POINT; THENCE S16°08'41"E 150.09 FEET TO A POINT; THENCE S18°29'23"E 27.6 FEET TO A POINT; THENCE S05°26'56"W 116.08 FEET TO A POINT; THENCE S89°57'31"E 246.58 FEET TO THE POINT OF BEGINNING, CONTAINING 5.74 ACRES, MORE OR LESS.**

***THE ABOVE DESCRIPTION WAS PRODUCED FROM A PLAT OF SURVEY PERFORMED BY BILL JENKINS, PLS 688, AND FILED FOR RECORD AS DOCUMENT 2011-22915 IN THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS.***

**Washington County, AR**

**I certify this instrument was filed on  
09/23/2021 04:25:05 PM  
and recorded in Real Estate  
File Number 2021-00036794  
Kyle Sylvester - Circuit Clerk**

by





Account #: STNFC

Company: NWC FERRIS CONSULTING

PO BOX 573

Wichita, KS 67201

Ad number #: 413465

PO #:

Matter of: Farmington Notice of Public Meeting 7/22

AFFIDAVIT • STATE OF ARKANSAS

I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

Farmington Notice of Public Meeting 7/22

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$165.68. (Includes \$0.00 Affidavit Charge).

*NWA Democrat Gazette 06/23/24; NWA nwaonline.com 06/23/24*

Maria Hernandez-Lopez  
Legal Clerk

State of ARKANSAS, County of Sebastian,  
Subscribed and sworn to before me on this 24th day of June,

[Signature]  
NOTARY PUBLIC



NOTICE OF PUBLIC MEETING  
A Conditional Use Permit and  
a Telecommunications Permit  
for the property described  
below has been filed with the  
City of Farmington on the 15th  
day of June 2024. It is on prop-  
erty located at 231 Lossing St.

The Legal Description is:  
A PART OF THE SOUTHEAST  
QUARTER (SE1/4) OF THE  
SOUTHEAST QUARTER (SE1/4)  
OF SECTION TWENTY-TWO (22),  
TOWNSHIP SIXTEEN (16)  
NORTH, RANGE THIRTY-ONE (31)  
WEST OF THE FIFTH PRINCIPAL  
MERIDIAN, WASHINGTON  
COUNTY, ARKANSAS, BEING  
MORE PARTICULARLY DE-  
SCRIBED AS FOLLOWS: BEGIN-  
NING AT THE SOUTHEAST  
CORNER OF SAID 40 ACRE  
TRACT, SAID POINT BEING AN  
EXISTING ARKANSAS LAND  
SURVEY MONUMENT; THENCE  
NORTH 341.00 FEET TO A  
POINT; THENCE N58°28'W 44.5  
FEET TO A POINT; THENCE  
N15°22'W 474.1 FEET TO A  
POINT; THENCE WEST 252.6  
FEET TO A POINT; THENCE  
S00°44,31"E 542.88 FEET TO A  
POINT; THENCE S86°26'52"E  
99.97 FEET TO A POINT; THENCE  
N62°58'46"E 35.1 FEET TO A  
POINT; THENCE S16°08'41"E  
150.09 FEET TO A POINT;  
THENCE S18°29'23"E 27.6  
FEET TO A POINT; THENCE  
S05°26'S6MW 116.08 FEET TO  
A POINT; THENCE S89°05'31"E  
246.58 FEET TO THE POINT OF  
BEGINNING, CONTAINING 5.74  
ACRES, MORE OR LESS.

A public meeting to consider  
this request for the referenced  
permits at the above-described  
property will be held on the  
22nd day of July 2024, 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 re-  
spects, to the best of my knowl-  
edge and belief, true and  
correct. I understand that sub-  
mittal of incomplete, incorrect  
or false information is grounds  
for invalidation of the applica-  
tion. I understand that the City  
of Farmington may not approve  
my application or may set con-  
ditions on approval.

Date June 14, 2024  
/s/ Greg Ferris

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 be-  
half.)

Date June 14, 2024  
/s/ Greg Ferris  
June 23, 2024 413465

7022 0410 0001 2695 4610

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

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

Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
<b>Total Postage and Fees</b>	<b>\$8.73</b>

Sent To  
 FARMINGTON PUB SCHOOL #6  
 42 S DOUBLE SPRING RD  
 FARMINGTON, AR 72730

Postmark Here  
 JUN 15 2024  
 DOWNTOWN STA 67202 WCHITASKI

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

9589 0710 0270 2042 5225 2425 4925 56

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

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

Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
<b>Total Postage and Fees</b>	<b>\$8.73</b>

Sent To  
 Jon - Zoe Properties  
 PO Box 258  
 Farmington, AR 72730

Postmark Here  
 JUN 15 2024  
 DOWNTOWN STA 67202 WCHITASKI

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instruction

7022 0410 0001 2695 4618

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

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

Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
<b>Total Postage and Fees</b>	<b>\$8.73</b>

Sent To  
 JON-ZOE PROPERTIES LLC  
 P O BOX 258  
 FARMINGTON, AR 72730

Postmark Here  
 JUN 15 2024  
 DOWNTOWN STA 67202 WCHITASKI

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

7022 0410 0001 2695 4595

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

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

Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
<b>Total Postage and Fees</b>	<b>\$8.73</b>

Sent To  
 FARMINGTON PUB SCHOOL #6  
 42 S DOUBLE SPRING RD  
 FARMINGTON, AR 72730

Postmark Here  
 JUN 15 2024  
 DOWNTOWN STA 67202 WCHITASKI

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

7022 0410 0001 2695 4571

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

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

Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
<b>Total Postage and Fees</b>	<b>\$8.73</b>

Sent To  
 VON BERGEN, GUY R & LOREVIC M  
 11512 GILES RD  
 FARMINGTON, AR 72730

Postmark Here  
 JUN 15 2024  
 DOWNTOWN STA 67202 WCHITASKI

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

7022 0410 0001 2695 4588

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

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

Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
<b>Total Postage and Fees</b>	<b>\$8.73</b>

Sent To  
 HAUGENSTEIN, LEROY ALLEN & MARY  
 ELIZABETH  
 63 ST JOHN PL  
 FARMINGTON, AR 72730

Postmark Here  
 JUN 15 2024  
 DOWNTOWN STA 67202 WCHITASKI

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

7022 0430 0001 2695 4625

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

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

Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
Total Postage and Fees	\$8.73

Sent To  
 JON-ZOE PROPERTIES LLC  
 P O BOX 258  
 FARMINGTON, AR 72730

Postmark Here  
 06/15/2024

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

7022 0430 0001 2695 4649

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

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

Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
Total Postage and Fees	\$8.73

Sent To  
 GAMBLE, DUSTIN K & SARA N  
 25 N TOLMAN TREES  
 FARMINGTON, AR 72730

Postmark Here  
 06/15/2024

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

7022 0430 0001 2695 4564

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

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

Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
Total Postage and Fees	\$8.73

Sent To  
 FARMINGTON CEMETERY ASSOC  
 PO BOX 142  
 FARMINGTON, AR 72730-0142

Postmark Here  
 06/15/2024

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

7022 0430 0001 2695 4632

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

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

Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
Total Postage and Fees	\$8.73

Sent To  
 HÄUENSTEIN, LEROY ALLEN & MARY  
 ELIZABETH  
 63 ST JOHN PL  
 FARMINGTON, AR 72730

Postmark Here  
 06/15/2024

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

7021 2720 0001 2758 7005

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

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

Farmington, AR 72730

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<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	\$0.68
Total Postage and Fees	\$8.73

Sent To  
 FARMINGTON PUB SCHOOL #6  
 42 S DOUBLE SPRING RD  
 FARMINGTON, AR 72730

Postmark Here  
 06/15/2024

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



City of Farmington, AR Planning Commission

Telecommunication Monopine Tower Narrative

**Applicant:** SCI Wireless and Tillman Infrastructure  
497 Ridge Point Drive  
Heath, TX 75126

**Tenant:** AT&T Wireless  
308 S. Akard St., 19<sup>th</sup> Floor  
Dallas, TX 75202

**Landowner:** J-Z Farmington LLC, Randolph J. Chick, Manager  
PO Box 258  
Farmington, AR 72730

**Rep.:** Greg Ferris, SCI Wireless  
PO Box 573  
Wichita, KS 67201

316-516-0808, ferrisco@aol.com  
Location: A Part of the SE 1/4 of the SE 1/4 Sec. 22, Twp 16, R 31W Farmington, AR,  
PIN: 760-01329-000, ID: 34601

Project Description

Tillman Infrastructure ("Tillman") is requesting the review and approval of Telecommunications Permit to establish a new 150-foot telecommunication monopine tower, with a 4-foot lightning rod, located approximately 520' Southeast of the intersection of N. Kimberly Street and Lossing Street, Farmington, AR. The ("Facility") will consist of a stealth monopine and utility cabinets within a 60' x 60' fence enclosure with access gates. The ground space within the enclosure and access area will be covered with crushed stone.

AT&T Wireless ("AT&T") will collocate their panel antennas, remote radio units, antenna mounting frame and mounting poles, fiber optic cables and equipment, a GPS antenna, surge protector,



generator, radio equipment cabinets, utility connections on the Facility. The tower will accommodate a total of at least three antenna arrays which will allow for additional carriers.

#### Location

The Facility will be located in the wooded area Southeast of the end of Lossing Street, East of N. Kimberly Street. The property is zoned R1. The site is well buffered by mature trees. Only the area of the compound and access will be cleared. The remainder of the trees will not be removed, which will create a natural landscape buffer. The area to the immediate East and to the North are large lot residential developments. However, these are well buffered by the mature trees and are over 195 feet from the proposed tower. The properties to the West and Southwest are owned by the School District. The property owner of the proposed site owns the property to the South.

#### Objective

The Facility will provide an antenna platform for AT&T locate their antennas. This will provide added service to this area of Farmington. There is one tower nearly 2/3 of a mile Southeast of the proposed facility. This is out of the area AT&T needs for coverage. Therefore, a new tower is required for AT&T to provide coverage to this area. A map showing the proposed location, a 1.00-mile ring from the proposed location, and FCC licensed towers within that mile of the proposed site is included with this application. Also provided are propagation maps from AT&T demonstrating the need for this tower.

#### Coverage

The Facility will augment the coverage and capacity of AT&T's wireless telecommunications network in the surrounding area including the addition of FirstNet, the national first responders' emergency network, equipment. With the increase in demand or AT&T services in the area, the existing network of sites cannot provide satisfactory and reliable service to users of the network. The lack of signal strength and network capacity in the area constitutes a gap in coverage that will be minimized by the proposed project. The Facility will ensure that AT&T can meet the high demand for their services in the immediate area surrounding the site. This demand is generated by the increasing number of people that use wireless telecommunications services not only for phone calls but for texting, emailing, teleconferencing, video streaming and surfing the web. Wireless phones and devices have replaced "traditional" landline phones and have become the primary device and service used for communication including contacting emergency services in the form of 911 calls. AT&T is committed to providing quality and reliable service to meet this user demand. In addition to facilitating the public's access to E-911, ATT will be adding FirstNet equipment which allows dedicated frequencies and services to first responders to allow them to coordinate efforts in the event of emergencies such as fires, active shooters, or weather emergencies.

## About AT&T

As a licensee authorized by the Federal Communications Commission to provide wireless services in this region, AT&T must establish a network of wireless telecommunications facilities in the Jonesboro area and beyond. Each wireless telecommunications facility, or base station, consists of transmitting and receiving antennas mounted on a communication tower or other suitable structure and electronic equipment cabinets. It will also consist of radios for receiving and transmitting wireless communications and complex electronic equipment to operate the radios, interface with other cellular sites, provide connections to the landline telephone network, and link the facility with the main switching center.

AT&T will operate this facility in full compliance with the regulations and licensing requirements of the FCC and FAA as governed by the Telecommunications Act of 1996 and other applicable laws.

In order to meet the basic level of operational radio signal coverage, radio frequency (RF) engineers have designed a network of wireless telecommunications facilities for the area and routinely maintains and modifies the facilities to ensure they use the most up to date equipment and technology to provide the most reliable and high-quality service possible. Due to increases in demand for wireless telecommunications services modifying the existing facilities does not always fix network coverage and capacity issues resulting in the need for the development of new wireless telecommunications facilities.

The applicant's engineers choose specific sites after lengthy analysis. Selection criteria include: limitations imposed by surrounding topography, the intended service area of the site, and the ability of the new site to "see" other sites in the network from its proposed location. Other selection factors include suitable access, availability of electrical and telephone service, and a willing property lessor. The antennas and equipment are screened or integrated with the building whenever possible. Only after careful analysis of many candidates and successful lease negotiations have been completed is a land use application such as this one submitted.

The cellular site is a passive use and will have no impact on other properties in the surrounding area. The facility is unstaffed. After an initial construction period of 30 to 45 days, the only traffic generated will be for routine maintenance visits, typically once or twice a month. There are no activities that will produce airborne emissions, odor, vibration, heat, glare, or noxious and toxic materials. All equipment and materials needed to operate the site are located in the equipment cabinets. The cellular site does not require water or sanitary facilities and therefore will generate no wastewater.

## Wireless Communication Standards

Chapter 14.08 of the Farmington Code of Ordinances has the requirements and standards for wireless communication facilities. SCI, Tillman, and AT&T submit that this application for a Tower

Use Permit is compliant with the Farmington Code of Ordinances. The requirements for a Wireless Communication Facility are detailed in the code. This application complies with those requirements as follows:

**Sec 14.08.03 - Overall policy, goals, and intent.**

1) Provision of adequate wireless services throughout the City to provide the citizens, businesses, healthcare facilities, schools, and other institutions with the coverage and capacity needed.

*Applicant's comment: The intent of the tower is to provide service to this area of Farmington. Currently there is not adequate in building coverage. This tower will be 5G capable and will provide increased coverage and capacity to the adjacent school. Propagation maps are included to show why this site was selected and required. This site was selected because it best served the RF needs of AT&T. Its proximity to the school was an important factor. It also was selected because it was well buffered with existing trees. The site also was selected because there are no dwellings within 195' for the proposed towers. This is well beyond the City's requirement of 110% of the tower height, or 165 feet. The heavy foliage buffers any residential property from the facility.*

2) Requiring a wireless facilities permit (in adherence with federal laws as interpreted by the FCC) for any new, co-location or substantial modification of a wireless facility.  
*Applicant's comment: The proposed facility is applying for a Telecommunications Permit in Farmington. The application includes a check list of the Farmington requirements. All new towers must conform to FCC regulations and go through the FCC permitting process. This tower will follow that process.*

3) Implementing an application process for person(s) seeking a wireless facilities permit.  
*Applicant's comment: The City has implemented a process and SCI is following that process through this application.*

4) Establishing a policy for examining an application for and issuing a wireless facilities permit that is both fair and consistent.  
*Applicant's comment: The Farmington Code has established a policy and the applicant is following that process.*

5) Promoting and encouraging, wherever possible, the sharing and/or co-location of wireless facilities among service providers.

*Applicant's comment: The proposed tower will be constructed for collocation of at least two additional antenna arrays. The proposed compound will adequately house equipment for at least two more carriers. This will encourage collocation on this facility. There isn't another tower within one-half mile that AT&T could use.*

*Tillman Infrastructure actively seeks other carriers to utilize its towers. Tillman has agreements in place with all wireless carriers that make it easy for them to collocate on any tower owned by Tillman.*

- 6) Promoting and encouraging, wherever possible, the placement, height and quantity of wireless facilities in such a manner, including but not limited to:
- a. Requiring the use of stealth or camouflaged wireless facilities technology to minimize aesthetic and visual impacts on the land, property, buildings, and other facilities adjacent to, surrounding, and in generally the same area as the requested location of such wireless facilities, which shall mean using the least visually and physically intrusive facility that is not technologically impracticable under the facts and circumstances.

*Applicant's comment: The proposed facility will be a stealth monopine. The monopine is a stealth application. The Code encourages stealth applications. This will blend into the existing trees.*

- b. Requiring the screening of the tower base and accessory ground equipment.  
*Applicant's comment: The site has mature trees that will screen the tower base, ground equipment and a substantial portion of the tower itself.*
- c. Requiring attractive screening, vegetation, and landscaping where appropriate.  
*Applicant's comment: The mature trees will provide attractive screening. If the City determines that the existing foliage is not sufficient, landscaping will be added to the City's specifications and requirements.*

- d. Minimization of noise and light.  
*Applicant's comment: The tower is under 200 feet so should not require any lighting as required by the FAA. Towers do not have any devices that put off noise and are very quiet. Minimal security lighting will be inside the compound. These are generally motion detecting lights that only light up the area inside the compound for security purposes.*

- e. Creation of an environment where multiple carriers can be placed on each tower and needless over-proliferation of towers throughout the City is avoided.  
*Applicant's comment: The proposed collocation ability will allow this tower to be used by multiple carriers. Since there are no other towers within one-half miles of the site, other carriers will be drawn to this tower. Because of the proposed height, there should be adequate coverage for additional carriers. Tillman's relationship with other carriers will also make this tower easily available for collocation. The proposed tower, at the proposed height, with antenna arrays hidden in the stealth application, limits the number of new towers that would be required.*

f. Requiring appropriate environmental compliance.  
*Applicant's comment: The tower will follow the FCC guidelines and go through the NEPA and SHIPO process. This will ensure environmental compliance.*

**Sec 14.08.05. – Permit Required**

a. Placement of New Wireless Facilities or Communication Towers.

(1) All New Communication or Wireless Facility Towers shall be required to first apply for and obtain a Conditional Use Permit from the City prior to applying for a wireless facilities or communications tower permit.  
*Applicant's comment: City Staff informed us to use the Application for Telecommunication Permit instead of a Conditional Use Permit. That permit is attached to this application. The Telecommunications Permit goes through the same public hearing process as the Conditional Use Permit. However, the requirements and application information included in a Telecommunications permit is far greater. An application for a Conditional Use Permit is also included with this application.*

b. No person shall perform any construction of or on a wireless facility without having first obtained a building permit for such construction. In order to obtain a building permit for a wireless facility, the applicant must complete the wireless facilities permit process in addition to the building permit application.  
*Applicant's comment: Once the Telecommunication Permit is approved the applicant will apply for a building permit.*

c. No person shall use a wireless facility for which a wireless facilities permit is required without the final inspection and approval of the wireless facility showing that the construction of the facility meets all requirements and conditions of the wireless facilities permit, and that all applicable building codes and related building requirements have been met.  
*Applicant's comment: Complete tower and foundation drawings will be included in the building permit application. These will have all the required information and will demonstrate that all requirements are met.*

d. An applicant for or holder of a wireless facilities permit shall obtain, at its own expense, all permits and licenses required by applicable law, rule, regulation or code, and must maintain the same, in full force and effect, for as long as required by the city, the Federal Communications Commission or other governmental agencies having jurisdiction over the wireless facility.  
*Applicant's comment: Applicant will comply completely with this section.*

e. The applicant shall provide written and notarized documentation to verify it has the right to proceed as proposed on the site and to employ such easements and/or other property interests to access the site as may be necessary for repair and maintenance of the facility. Such documentation may consist of an executed warranty deed or other conveyances clearly depicting the site and all easements for utilities, and ingress and egress.

*Applicant's comment: A signed notarized application is attached to this application. A letter from the owner that authorizes the applicant to sign the application is included. Also attached is a copy of the deed.*

f. Statement required by Section 14.08.07 f:

*Applicant's comment: The proposed wireless facilities shall be maintained in a safe manner, and in compliance with all conditions of the wireless facilities permit, without exception, as well as all applicable building codes and ordinances, including any and all applicable city, state and federal laws, rules, and regulations. The construction of this wireless facility is legally permissible as documented by the property owner's notarized signature on the application.*

g. Section 14.08.07 h (3) and (4):

*Applicant's comment: The tower height of 150 feet does not meet the threshold for lighting as required by the FAA (towers over 200 feet). No lighting is proposed unless ordered by the FAA. The only signage that will be on the site is that which is required by the FCC for all towers. There will be no signage that will be lit. The only lighting inside the compound will be low security lighting.*

PIN 760-01329-001

FARMINGTON CEMETERY ASSOCIATION

PO BOX 142

FARMINGTON, AR 72730-0142

PIN 760-01322-000

FARMINGTON PUBLIC SCHOOL DISTRICT 6

42 S DOUBLE SPRING RD

FARMINGTON, AR 72730

PIN 760-01328-000

FARMINGTON SCHOOL DISTRICT # 6

42 S DOUBLE SPRINGS RD

FARMINGTON, AR 72730-2506

PIN 760-01610-003

FARMINGTON PUBLIC SCHOOL DISTRICT 6

42 S DOUBLE SPRING RD

FARMINGTON, AR 72730

PIN 760-01608-000

JON-ZOE PROPERTIES LLC

P O BOX 258

FARMINGTON, AR 72730

PIN 760-01593-000

PIN 760-01332-000

VON BERGEN, GUY R & LOREVIC M

11512 GILES RD

FARMINGTON, AR 72730

JON-ZOE PROPERTIES LLC

P O BOX 258

FARMINGTON, AR 72730

PIN 760-01394-000

JON-ZOE PROPERTIES LLC

P O BOX 258

FARMINGTON, AR 72730

PIN 760-01961-000

GAMBLE, DUSTIN R & SARA N

25 N TOLMAN TREES

FARMINGTON AR 72730

PIN 760-01960-000

HAUENSTEIN, LEROY ALLEN & MARY

ELIZABETH

63 ST JOHN PL

FARMINGTON, AR 72730

PIN 760-01957-000

HAUENSTEIN, LEROY ALLEN & MARY

ELIZABETH

63 ST JOHN PL

FARMINGTON, AR 72730

PIN 760-01593-000

PIN 760-01332-000

VON BERGEN, GUY R & LOREVIC M

11512 GILES RD

FARMINGTON, AR 72730

# Washington County

Assessor's Office

Russell Hill, Assessor



Date Created: 5/30/2024

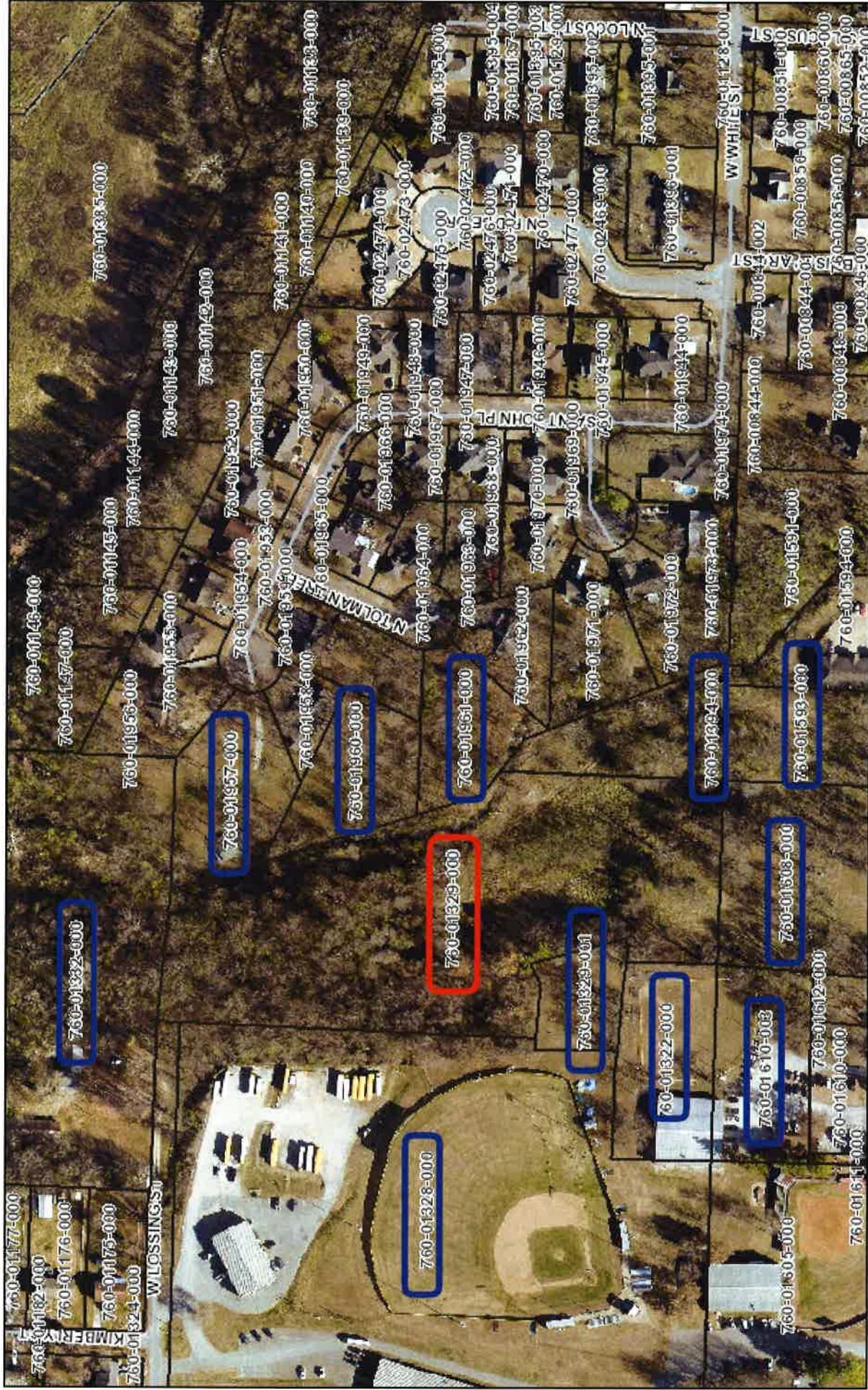
Created By: gferrisco@gmail.com

1 inch = 340 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.



# Washington County, AR Public Webmap

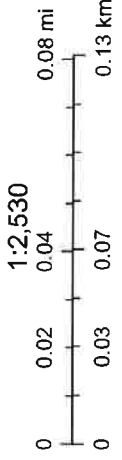


11/11/2021, 10:06:59 AM

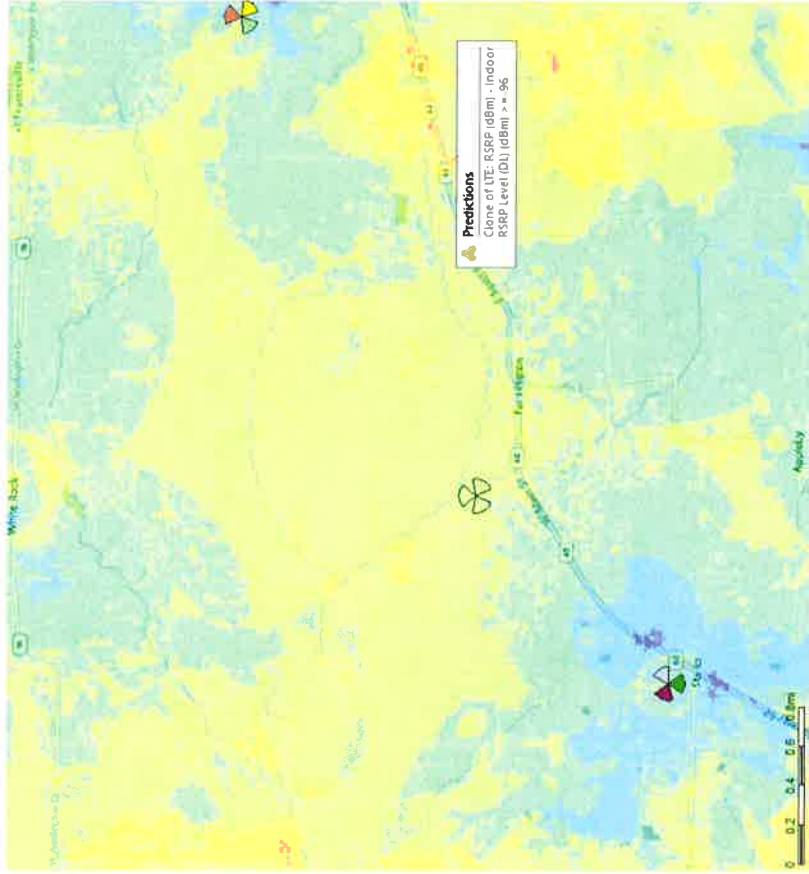
-  Parcels
-  Interstate
-  State\_Highway
-  TRANSN\_HIGHWAY\_LINEAR\_REF\_SYSTEM\_AHTD\_line
-  US\_Highway
-  Street\_Centerlines

 Adjacent Parcels

 Subject Parcel

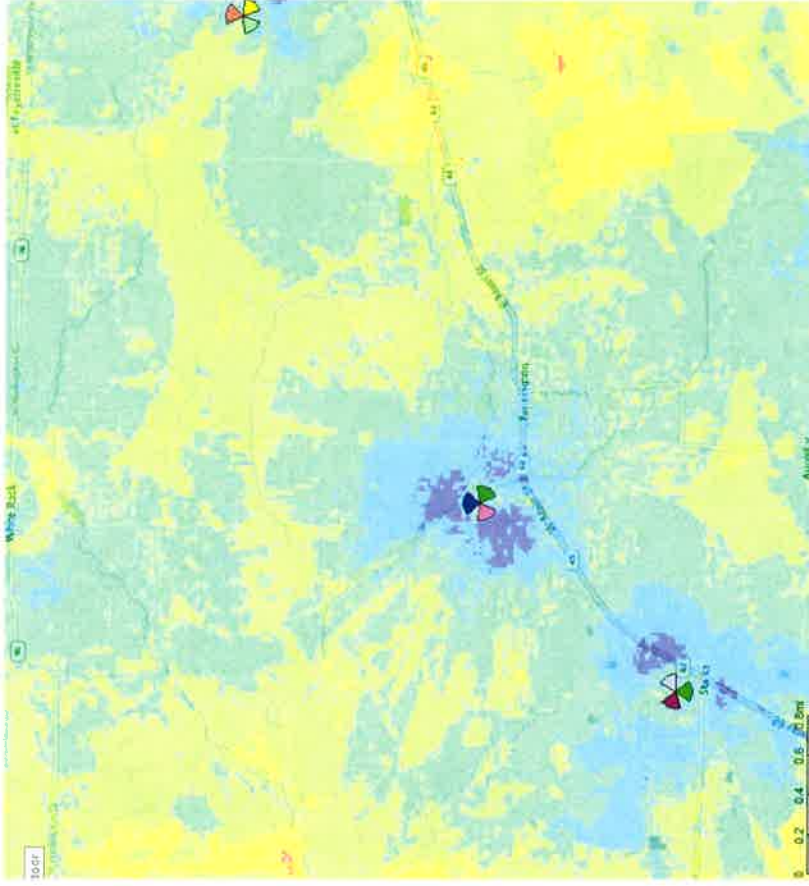


Existing Coverage



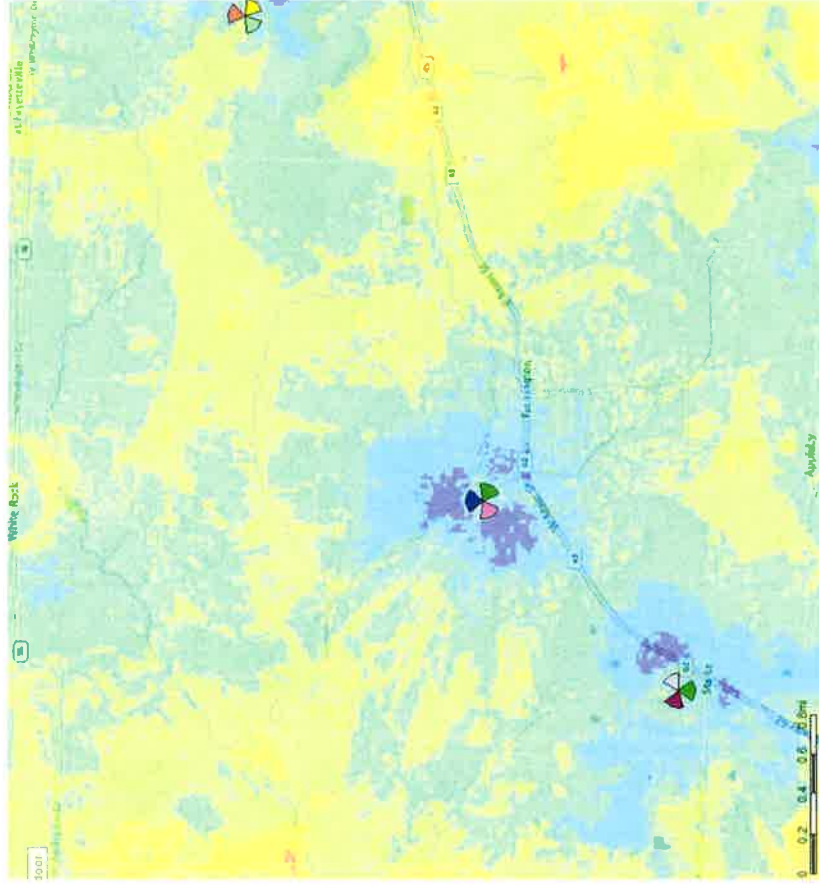
AT&T Propagation Maps

Proposed New Site Coverage: 150'

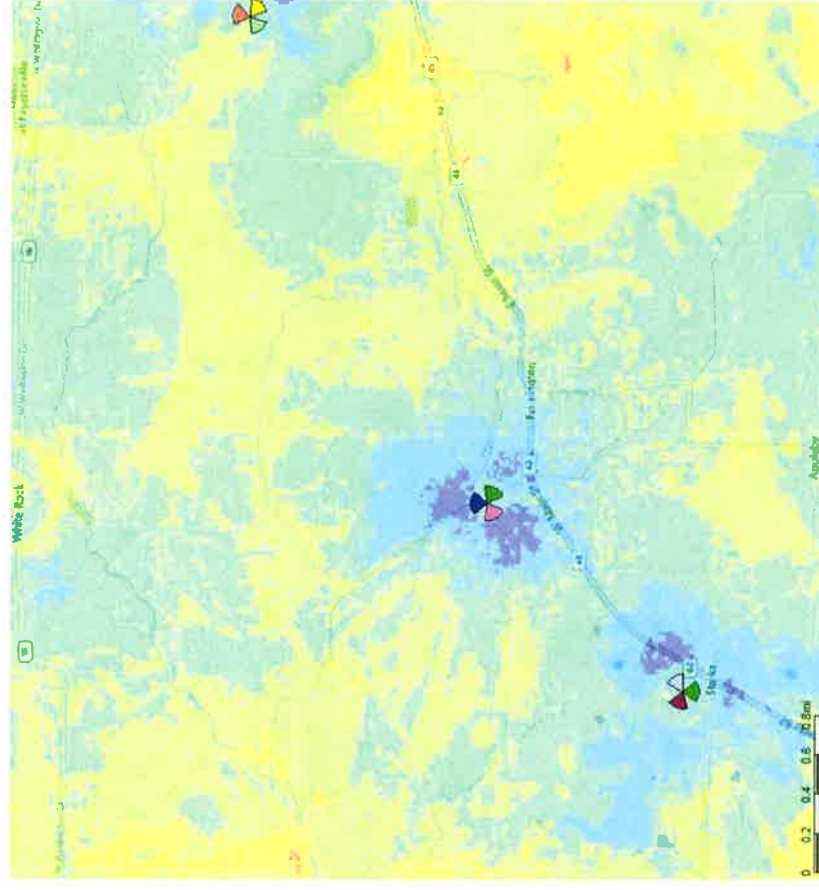


- LTE: RSRP (dBm) - Indoor
- RSRP Level (DL) (dBm) >= -66
- RSRP Level (DL) (dBm) >= -76
- RSRP Level (DL) (dBm) >= -86
- RSRP Level (DL) (dBm) >= -96
- RSRP Level (DL) (dBm) >= -106
- RSRP Level (DL) (dBm) >= -116

Coverage: 150'

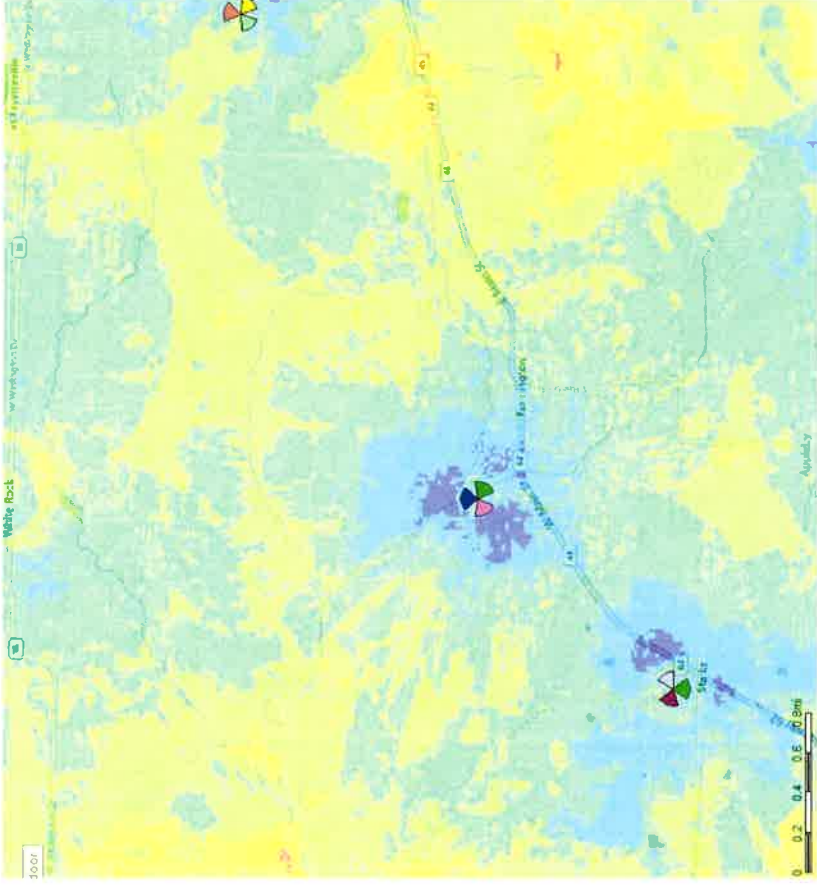


Coverage: 140'

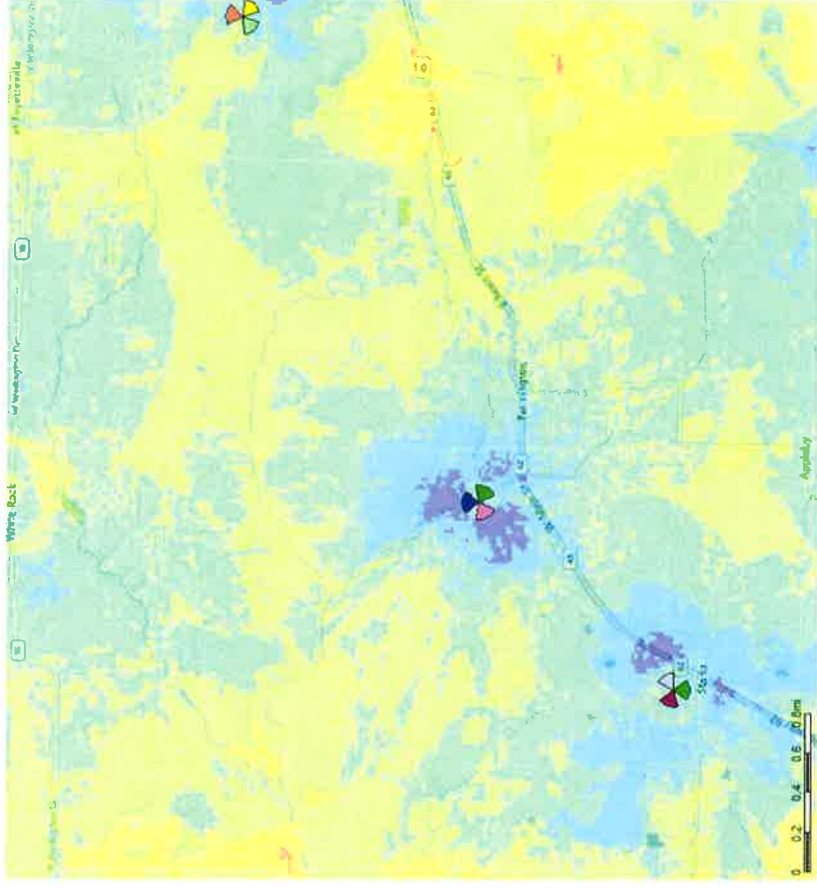


- LTE: RSRP (dBm) - Indoor
- RSRP Level (DL) (dBm)  $\geq -66$
  - RSRP Level (DL) (dBm)  $\geq -76$
  - RSRP Level (DL) (dBm)  $\geq -86$
  - RSRP Level (DL) (dBm)  $\geq -96$
  - RSRP Level (DL) (dBm)  $\geq -106$
  - RSRP Level (DL) (dBm)  $\geq -116$

Coverage: 150'



Coverage: 130'



- LTE: RSRP (dBm) - Indoor**
- RSRP Level (DL) (dBm) > = -66
  - RSRP Level (DL) (dBm) > = -76
  - RSRP Level (DL) (dBm) > = -86
  - RSRP Level (DL) (dBm) > = -96
  - RSRP Level (DL) (dBm) > = -106
  - RSRP Level (DL) (dBm) > = -116

**Tower Erection Photos**

Date: 2019-11-25

P-001761

TI-OPP-15951



Tower facing NORTH View

Yes



Tower facing EAST View

Yes



Tower facing SOUTH View

Yes



Tower facing WEST View

Yes

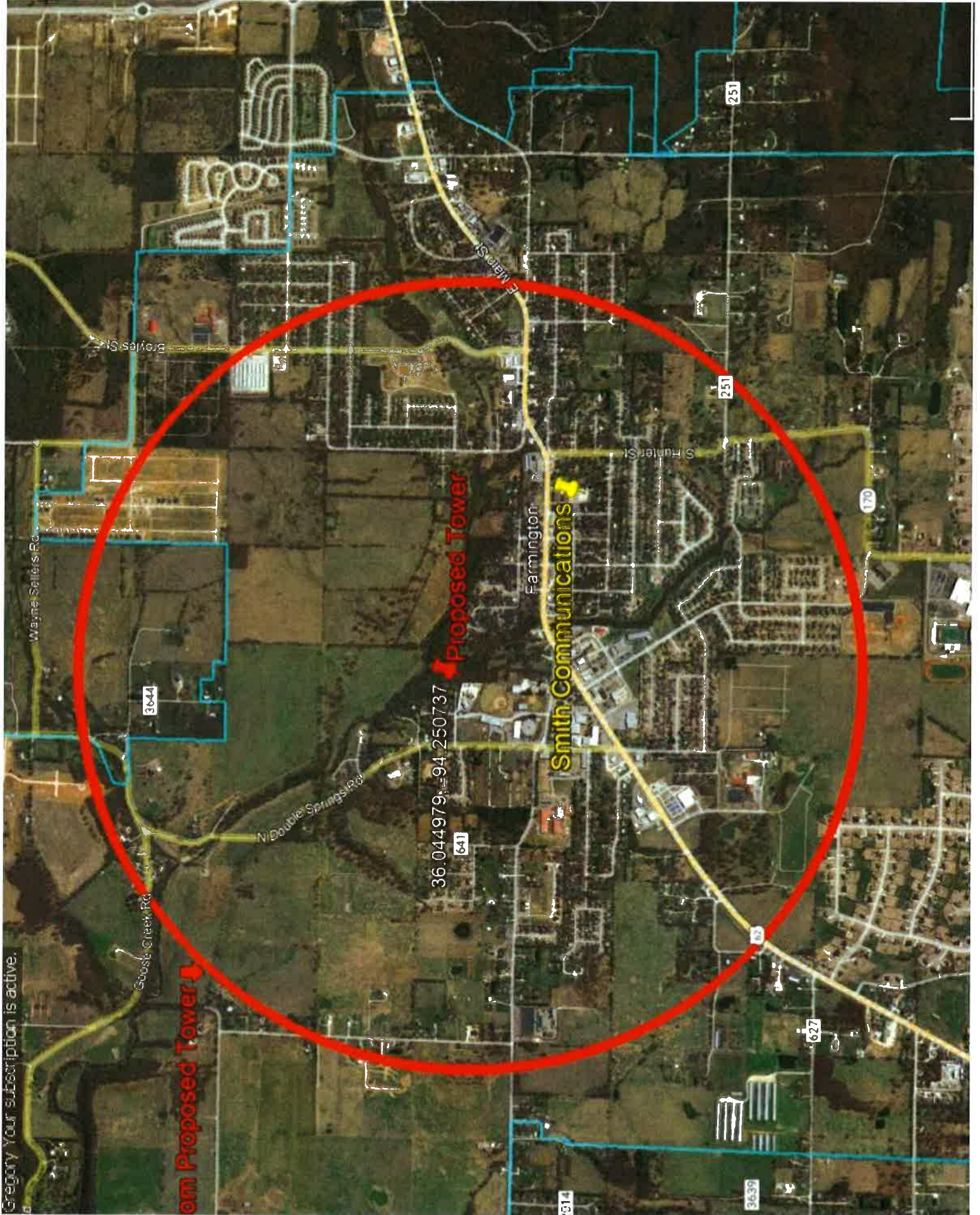
Gregory Your subscription is active.

**om Proposed Tower** ↓

36.044979, -94.250737

**Proposed Tower** ↓

**Smith Communications** ↓





# CITY OF

# FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10916431-3830
DATE	06/20/2024 8:27 AM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK#5639 CONDITIONAL USE PERMIT TELECOMMUNICATIONS TOWER

1 x Conditional Use Permit \$50.00

Subtotal \$50.00

TOTAL **\$50.00**

Receipt sent via Swipesimple, powered by Cardflight © Cardflight, Inc. 2024