



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 26, 2021***

**A meeting of the Farmington Planning Commission will be held on  
Monday, July 26, 2021 at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes – June 28, 2020
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARINGS**

***Applications for items A & B will be combined.***

- A. **Re-Plat** –Farmington Creek Subdivision (Ecology Park) -  
**Property owned by:** PBS Properties  
**Property Location:** Nature Trail Drive and Ecology Park  
**Presented by:** James Koch
- B. **Large Scale Development**–Ecology Park  
**Property owned by:** PBS Properties  
**Property Location:** Nature Trail Drive and Ecology Park  
**Presented by:** James Koch
- C. **Large Scale Development** –Holland Crossing Mini Storage  
**Property owned by:** Alberta Investments, LLC  
**Property Location:** N. Holland Dr. Parcel #760-03869-000, 760-03866-000,  
760-03868-000  
**Presented by:** Crafton Tull
- D. **Final Plat** – The Grove at Engles Mills  
**Property owned by:** Riverwood Homes  
**Property Location:** Property between Folsom & the High School & Twin Falls  
south of phase 1 and 2  
**Presented by:** Bates & Associates, Inc.

**E. Preliminary Plat:** Goose Creek Village Phase 3 & 4  
**Property owned by:** Red Canyon Development  
**Property Location:** Double Springs  
**Presented by:** Jorgenson & Associates

**F. Large Scale Development & Variance:** S. Hunter Street Townhomes Development  
**Property owned by:** Brad Smith/Jerry Coyle  
**Property Location:** 81 S. Hunter  
**Presented by:** Bates & Associates, Inc.

July 12, 2021

City of Farmington  
Attn.: Melissa McCarville  
345 West Main Street  
Farmington, AR 72730

**RE: Large Scale Development & Re-Plat Application  
Ecology Park Residential Multi-Family Development – Farmington, AR**

As the project representative and on behalf of the owner and developer Mr. Paul A. Schmidt, please accept this correspondence addressing comments received from the July 6, 2021, Technical Plat Review.

*Included with this cover letter are the following items:*

- 15 folded sets of the revised civil design drawings
- 15 folded copies of the revised re-plat
- Certified mailing receipts for mailing to ALO with copy of correspondence mailed to them.
- Affidavit of publication for public notice

Narrative addressing each comment as follows:

City of Farmington

- The requested note has been added to the cover sheet of the civil design drawings.
- Right of way for Double Springs Road has been illustrated as 36 ft. from the centerline to achieve the Minor Arterial right-of-way requirements.
- Building Setbacks have been added as required. There are two minor encroachments into the building setback illustrated in the Site Plan, (Corner of Unit "E" 1.56 ft. and front of Unit "F" 1.1 FT.). We respectfully request approval of this encroachment per the Variance Application request submitted with the original submittal of our project April 20, 2021.
- Sidewalk has been revised to illustrate continuance through drives along the public right of way as requested.
- Ratios for Dedication and Fee Payment are understood.
- A privacy fence has been added as screening to existing residential zoning properties.
- Fire Hydrant locations have been adjusted per Fire Department comments.
- Fire lane signs have been added per Fire Department comments.

PGTelco

- No comments

Ozarks Electric

- Revisions are being made to the Ozark Electric design to relocate the overhead

Ecology Park  
Farmington, AR  
July 9, 2021

electric power underground. Once this has been received from Ozarks Electric, the easement will be revised accordingly. We will be able to finalize the re-plat once this has been determined.

City of Fayetteville

- We are currently under design review for our Water & Sewer improvements. When this has been approved by the City of Fayetteville, easements will be revised accordingly. We will be able to finalize the re-plat once this has been determined.

Please let me know if additional information is required, we look forward to continuing our development review with the City of Farmington.

Respectfully,

James F. Koch, P.E., C.P.E.S.C.  
P.O. Box 415  
Fayetteville, AR 72702  
Voice / Text (479) 200-5370  
Email: [jkochpe@gmail.com](mailto:jkochpe@gmail.com)

July 9, 2021

RE: Large Scale Development Application  
Ecology Park – Farmington, AR

You are receiving this letter as required by the City of Farmington because your property is adjacent to a land that has been submitted for Large Scale Development review.

As the project representative and on behalf of the owner and developer Mr. Paul A. Schmidt, this correspondence is formal notification to you for the Large-Scale Development Application in Farmington, AR

*The scope, nature and intent of the Large-Scale Development and Re-Plat is to develop the property as a Residential Multi-family development named Ecology Park. This project is within the formerly platted Farmington Creek Subdivision that is being submitted as a re-plat to remove right of way and consolidate parcels into a single tract of land. The proposed Ecology Park development is to prepare the site and construct 30 residential multi-family units within the re-plated 4.2-acre +/- parcel of land. Residential units are proposed as a total of 10 separate structures to include a mix of duplex, tri-plex, and four-plex style buildings within the MF-2 zoned tract of land. This item has been submitted for the June 22 Planning Commission review cycle with the Planning Commission meeting at 6 P.W. July 26 at 354 w. Main Street, Farmington, AR. If attendance in person is not possible, a link for the online meeting can be provided to you by the City of Farmington.*

Additional information for this submittal can be obtained from the City of Farmington Planning Department. Please do not hesitate to let us know if additional information is needed.

Respectfully,

James F. Koch, P.E., C.P.E.S.C.  
P.O. Box 415  
Fayetteville, AR 72702

Attachments:

- Proposed Development Site Plan

June 21, 2021

City of Farmington  
Attn.: Melissa McCarville  
345 West Main Street  
Farmington, AR 72730

**RE: \*\*\*RE-SUBMITTAL\*\*\* - Large Scale Development & Re-Plat Application  
For Ecology Park Residential Multi-Family Development - Farmington, AR**

As the project representative and on behalf of the owner and developer Mr. Paul A. Schmidt, please accept this correspondence for the re-submitted Ecology Park Large-Scale Development & Farmington Creek Subdivision Re-Plat to be placed on the City of Farmington Planning Agenda for review and comment.

*The scope, nature and intent of this Large-Scale Development & Re-Plat is to secure development approval for the proposed Residential Multi-family development named Ecology Park. This project is within the formerly platted Farmington Creek Subdivision that is also being submitted as a re-plat to remove right of way and consolidate parcels into a single tract of land. The proposed Ecology Park development will prepare the site and construct 30 residential multi-family units within the re-plated 4.2-acre +/- parcel of land. Residential units are proposed as a total of 10 separate structures to include a mix of duplex, tri-plex, and four-plex style buildings within the MF-2 zoned tract of land.*

*Included with this cover letter are the following items:*

- *15 folded sets of the proposed civil design drawings*
- *15 folded copies of the proposed re-plat*
- *1 copy of the preliminary drainage analysis*

Please let me know if additional information is required, we look forward to continuing our development review with the City of Farmington.

Respectfully,



James F. Koch, P.E., C.P.E.S.C.  
P.O. Box 415  
Fayetteville, AR 72702  
Voice / Text (479) 200-5370  
Email: [jkochpe@gmail.com](mailto:jkochpe@gmail.com)

April 19, 2021

City of Farmington  
Attn.: Melissa McCarville  
345 West Main Street  
Farmington, AR 72730

**RE: Large Scale Development Application  
For Ecology Park Residential Multi-Family Development – Farmington, AR**

As the project representative and on behalf of the owner and developer Mr. Paul A. Schmidt, please accept this correspondence for the requested Large-Scale Development to be placed on the City of Farmington Planning Agenda for review and comment.

*The scope, nature and intent of this Large-Scale Application is to present to Farmington planning the proposed Residential Multi-family development named Ecology Park. This project is within the formerly platted Farmington Creek Subdivision that is currently pending replat review and is pending Planning Commission and City Council acceptance. The proposed Ecology Park development is to prepare the site and construct 29 residential multi-family units within the replated 4.2-acre +/- parcel of land. In addition to the Large-Scale Development application, a Variance Application is also being submitted requesting allowance to place buildings within the building setbacks of the subject MF-2 zoned tract of land.*

*Included with this cover letter are the following items:*

- *LSD Application*
- *Variance Application*
- *Check for Review Fee (\$525.00)*
- *Adjacent Landowners List Certified by Licensed Surveyor*
- *15 folded sets of the proposed design drawings*
- *1 copy of the preliminary drainage analysis*

Please let me know if additional information is required, we look forward to continuing with the City of Farmington review.

Respectfully,



James F. Koch, P.E., C.P.E.S.C.  
P.O. Box 415  
Fayetteville, AR 72702  
Voice / Text (479) 200-5370  
Email: [jkochpe@gmail.com](mailto:jkochpe@gmail.com)

Ecology Park  
Farmington, AR  
April 19, 2021

City of Farmington  
Application and Checklist  
Large Scale Development

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

Applicant: Paul A. Schmidt Day Phone: (501) 681-6690  
 Address: P.O. Box 1287, Bentonville, AR 72712 Fax: \_\_\_\_\_  
 Representative: James Koch, PE Day Phone: (479) 200-5370  
 Address: P.O. Box 415 Fax: \_\_\_\_\_  
 Property Owner: PBS Properties Day Phone: (501) 681-6690  
 Address: P.O. Box 1287, Bentonville, AR 72712 Fax: \_\_\_\_\_

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

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

For office use only:

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

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

Property Description \_\_\_\_\_ Ecology Park  
 Site Address -- \_\_\_\_\_  
 Current Zoning -- MF-2  
 Attach legal description \_\_\_\_\_

**Financial Interests**

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

PBS Properties (Paul Schmidt)


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



Date 4/19/2021

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 4/19/2021

Owner/Agent Signature



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

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

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

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

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

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

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

Ecology Park, Farmington, AR

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Location

PAS Leasing / PBS Properties, LLC

---

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for LARGE SCALE DEVELOPMENT of the above property .

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

# AFFIDAVIT OF PUBLICATION

I, Brittany Smith, solemnly swear that I am the Accounting Legal Clerk for the Northwest Arkansas Newspapers, LLC, and I do solemnly swear that the attached advertisement:

James Koch  
Public Hearing

was published in the following weekly paper(s):

X  Washington County Enterprise Leader

Of general and bona fide circulation in Washington County, Arkansas

Date(s) of Publication: June 30, 2021

Publication Charges: \$60.75

Brittany Smith  
Brittany Smith

Subscribed and sworn to before me  
This 30 day of June, 2021.

Cathy Wiles  
Notary Public  
My Commission Expires: 2/20/24

Cathy Wiles  
Benton COUNTY  
NOTARY PUBLIC - ARKANSAS  
My Commission Expires 02-20-2024  
Commission No. 12397118

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

Public Hearing Notice for Large-Scale Development and Re-Plat Application in Farmington, AR Notice is being given that an application for Large Scale Development for Ecology Park & a Re-Plat for the Farmington Creek Subdivision has been submitted to the City of Farmington for Planning Review. This property is situated along Nature Trail Drive and Ecology Drive in Farmington, AR. The scope, nature and intent of the Large-Scale Development and Re-Plat is to develop the property as a Residential Multi-family development named Ecology Park. This project is within the formerly platted Farmington Creek Subdivision that is being submitted as a re-plat to remove right of way and consolidate parcels into a single tract of land. The proposed Ecology Park development is to prepare the site and construct 30 residential multi-family units within the re-plated 4.2-acre +/- parcel of land. Residential units are proposed as a total of 10 separate structures to include a mix of duplex, tri-plex, and four-plex style buildings within the MF-2 zoned tract of land. This item has been submitted for the June 22 Planning Commission review cycle with the Planning Commission meeting at 6 P.M. July 26 at 354 w. Main Street, Farmington, AR. If attendance in person is not possible, a link for the online meeting can be provided to you by the City of Farmington. Additional information for this application can be obtained from the City of Farmington Planning Department by calling Phone: 479-267-3865  
75432630 June 30, 2021

# City of Farmington, Arkansas Application for Variance/Waiver



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

Applicant: <u>Paul A. Schmidt</u>	Day phone: <u>(501) 681-6690</u>
Address: <u>P.O. Box 1287, Bentonville, AR 72712</u>	Fax: _____
Representative: <u>James Koch, PE</u>	Day phone: <u>(479) 200-5370</u>
Address: <u>P.O. Box 415</u>	Fax: _____
Property Owner: <u>PBS Properties</u>	Day phone: <u>(501) 681-6690</u>
Address: <u>P.O. Box 1287, Bentonville, AR 72712</u>	Fax: _____

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

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

Property description: Ecology Park  
Site address: \_\_\_\_\_  
Current zoning: MF-2

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

Type of variance requested and reason for request:

Building setback to support the proposed Large Scale Development for the proposed Ecology Park residential multifamily development.

Responsibilities of the Applicant:

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

**NOTICE OF PUBLIC MEETING**

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


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

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

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

 \_\_\_\_\_ Date 4/19/2021  
Applicant Signature

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

 \_\_\_\_\_ Date 4/19/2021  
Owner/Agent Signature



**LIST OF PROPERTY OWNERS ADJACENT TO  
LOTS 12, 13, 14, 15, 16, 19, 20, 21, AND THE OPEN AREA OF THE FARMINGTON  
CREEK SUBDIVISION TO THE CITY OF FARMINGTON AS RECORDED IN PLAT  
BOOK 7 AT PAGE 79 OF THE PLAT RECORDS OF WASHINGTON COUNTY,  
ARKANSAS, AND A PART OF THE NW1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP  
16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS.**

- |   |   |    |  |
|---|---|----|--|
| 1 | P.N. 760-01838-000<br>HERNDON, BILLY & SAVANNA<br>351 N DOUBLE SPRINGS RD<br>FARMINGTON, AR 72730 | 10 | P.N. 760-01000-000<br>HOMESTEAD INC<br>PO BOX 8835<br>FAYETTEVILLE, AR 72703   |
| 2 | P.N. 760-02382-000<br>GOOSE CREEK PROPERTIES LLC<br>496 DOUBLE SPRINGS RD<br>FARMINGTON, AR 72730 | 11 | P.N. 760-01001-000<br>ELLISON INVESTMENTS LLC<br>3291 S THOMPSON ST SUITE G #102<br>SPRINGDALE, AR 72764                 |
| 3 | P.N. 760-01316-000<br>GOOSE CREEK PROPERTIES LLC<br>496 DOUBLE SPRINGS RD<br>FARMINGTON, AR 72730 | 12 | P.N. 760-01002-000<br>PAS LEASING LLC<br>PO BOX 1287<br>BENTONVILLE, AR 72712  |
| 4 | P.N. 760-00984-000<br>BARTHOLOMEW, BEVERLY SUE AKA<br>PO BOX 745<br>FARMINGTON, AR 72730          | 13 | P.N. 760-01003-000<br>PBS PROPERTIES LLC<br>PO BOX 1287<br>BENTONVILLE, AR 72712   |
| 5 | P.N. 760-00985-000<br>CEDAR MOUNTAIN PROPERTIES LLC<br>PO BOX 1194<br>FAYETTEVILLE, AR 72702      | 14 | P.N. 760-01004-000<br>PAS LEASING LLC<br>PO BOX 1287<br>BENTONVILLE, AR 72712  |
| 6 | P.N. 760-00986-000<br>KUHNS, CINDY<br>277 W ECOLOGY DR<br>FARMINGTON, AR 72730                    | 15 | P.N. 760-01005-000<br>PBS PROPERTIES LLC<br>PO BOX 1287<br>BENTONVILLE, AR 72712   |
| 7 | P.N. 760-00987-000<br>ST CLAIR, JOE R & SHIRLEY J<br>271 W ECOLOGY DR<br>FARMINGTON, AR 72730     | 16 | P.N. 760-00995-000<br>TERRELL, TONI; JUDD, DOROTHY<br>LYNN; BAKER, PATTI JEAN<br>311 N NATURE LN<br>FARMINGTON, AR 72730 |
| 8 | P.N. 760-00988-000<br>PBS PROPERTIES LLC<br>PO BOX 1287<br>BENTONVILLE, AR 72712                  | 17 | P.N. 760-00996-000<br>PBS PROPERTIES LLC<br>PO BOX 1287<br>BENTONVILLE, AR 72712   |
| 9 | P.N. 760-00989-000<br>PBS PROPERTIES LLC<br>PO BOX 1287<br>BENTONVILLE, AR 72712                  | 18 | P.N. 760-01844-000<br>496 DOUBLE SPRINGS RD<br>FARMINGTON, AR 72730  |

I HEREBY DECLARE THAT THIS LIST WAS COMPILED FROM THE LATEST PROPERTY INFORMATION AVAILABLE AT THE CIRCUIT CLERK'S OFFICE OF WASHINGTON COUNTY, ARKANSAS.

Lazaro Paya  
LAZARO G. PAYA AR LS #1380

03/17/2021  
DATE



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DATE 4/20/2021

No. 269891

RECEIVED FROM

James Koch

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- FOR

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PAYMENT		
BAL. DUE		

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- CHECK
- MONEY ORDER
- CREDIT CARD

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

BY Leann Miller

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

Applicant: PBS Properties

Date: 5/4/2021

Project Name: Ecology Park

Engineer/Architect: James Koch, PE

---

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

---

Representing: Ozarks Name: Wes Mahaffey  
30 Ft. U.E. Along All Ozark Existing  
Overhead Lines.

NO Trees in U.E.

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

---



## Leann Tolleson

---

**From:** Ely, Jonathan <jely@fayetteville-ar.gov>  
**Sent:** Friday, April 30, 2021 4:25 PM  
**To:** Leann Tolleson  
**Cc:** Boccaccio, Joshua; Sherrets, Kristin  
**Subject:** RE: Farmington Tech Review packet for 5-4-21

LeAnn,

Please include the following comments from Fayetteville Water and Sewer for the Ecology Park Large Scale Development:

- This project must be submitted through City of Fayetteville Engineering Department for a grading/utility permit associated with utility main extensions.
- Confirm with Fire Marshall if a new fire hydrant will be required to serve this development. Fire hydrants are not allowed to be installed on water mains less than 6" diameter.
- Provide a looped water main connection around the north end of Nature Drive, back to the existing 6" water main stubout on N Double Springs Rd.
- Building sewer services are not allowed to connect to sewer mains larger than 12" diameter. New sewer mains must be stubbed out off the existing 21" main for service to each of these units.
- Sewer service lines shall not run parallel in utility easements or right of way. Adjust sewer service lines accordingly.
- 6" sewer service lines shall connect at manholes, 4" sewer service lines shall connect directly to the main with a wye.
- Provide minimum 20ft UE for all existing and proposed water and sewer mains. It appears there is not adequate easement shown for the proposed 4" water main extension.
- Use city standard detail W35 for water meter array.
- Existing sewer manholes shown to be in pavement or sidewalks will likely require new lids and/or adjustment to tops. Provide information.
- GIS indicates the existing water main that extends along W Ecology Drive is a 4", not a 6" as shown on the plans.
- Water meters should be located as close as possible to the right of way line, just behind the sidewalk.
- Grading plan indicates significant amounts of fill to be placed over existing sanitary sewer mains. Provide information on depth of these mains, and if adjustments will be necessary to manhole tops. If sewer mains are over 10ft deep, minimum 25 ft Utility easement must be provided centered on sewer main.
- Adjustments or connections to manholes on 21" diameter sewer main will require that these manholes be epoxy lined if they are not already.

Thank you,

**Jonathan Ely, P.E.**  
Development and Construction Manager  
Engineering Division  
City of Fayetteville, Arkansas  
T 479.444.3424  
[www.fayetteville-ar.gov](http://www.fayetteville-ar.gov)



ECOLOGY PARK



Date: 6/30/2021  
City of: FARMINGTON  
Name: PBS

General Comments:

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

Additional Comments:

**30FT. U.E. ALONG OVERHEAD LINE**



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

Applicant: PBS Properties

Date: 7/6/2021

Project Name: Ecology Park

Engineer/Architect: James Koch, PE

---

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

---

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.
2. The revised plan must be submitted by next Tuesday, 13<sup>th</sup> by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan and a landscape plan. Plans must be folded with all sheets included in one set.
5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office.
6. Planning Commission meeting will be **Monday, July 26, 2021 at 6:00 pm**. We are doing in person meetings; we will also provide information for virtual meetings. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.
7. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication and letters that the meeting is in person or through Zoom. **With this in mind, the ad must be in Sunday, July 11, 2021 to meet the deadline.**
8. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is in person and through Zoom.



**Fire Department**  
City of Farmington, AR  
372 W. Main St.  
Farmington, AR 72730  
479-267-3338



Date: 7/6/21

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Ecology Park

**Hydrant Placement**

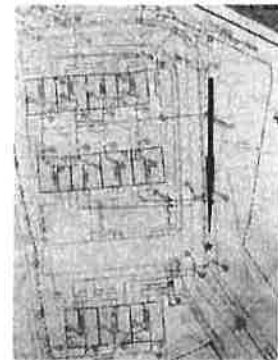
Hydrant needs to be added at the entrance off Double Springs on the north side and this hydrant moved to location across from parking between buildings.

**Fire Lane Signage**

Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

**D103.6.2 Roads More Than 26 Feet in Width**

Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).



SIGN TYPE "A"



SIGN TYPE "C"



SIGN TYPE "D"



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

Applicant: PBS Properties

Date: July 6, 2021

Project Name: Ecology Park LSD & Farmington Creek Subdivision Replat

Engineer/Architect: James Koch, P.E.

---

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

---

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. The following review note should be added to the cover sheet: Review of these plans is limited to general compliance with City codes and regulations and does not warrant the engineer's design or relieve the developer of any requirements, even if errors, omissions, or any inadequacies are discovered after plan approval. The City's requirements shall govern over any conflicts with the plans or specifications. Any conditions determined in the field which require changes shall be subject to further review and corrective action.
3. Show the right-of-way for Double Springs Road as per the Farmington Master Street Plan (Minor Arterial, 72' Right-of-way).
4. Show the Building Setback along all the public right-of-way for Double Springs Road, Ecology Drive and Nature Drive.
5. Label the right-of-way from centerline, greenspace and sidewalk along all public right-of-way.
6. Show the sidewalk to be continuous through the drives along the public right-of-way.

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

Applicant: PBS Properties

Date: 07-06-2021

Project Name: Ecology Park

Engineer/Architect: James Koch, PE

---

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

---

Representing: City of Farmington, AR

Name: Judy Horne, Planning Commission  
479-267-1022    jhorne923@gmail.com

**XII. Dedication and Landscaping of Neighborhood Parks.**

1. Subdivisions are required to include a dedicated park within the development OR pay a fee into the City's Park Fund in lieu of creating dedicated park space. (Article XII Sections A. through P of the Landscaping Ordinance.) A. and B. below show the two options.

- A. Ratios for Dedication.** Developers of residential developments shall dedicate, in perpetuity, to the City of Farmington land area, exclusive of streets, for a park and/or trails within the development. Land shall be dedicated at a ratio of .02 acre (870 sq. ft.) of land for each single-family dwelling unit and .01 acre (435 sq. ft.) of land for each multi-family dwelling unit.
- B. Fee Payment In Lieu of Land Conveyance.** In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund \$600.00 for each single-family unit and \$300.00 for each multi-family unit. The City shall review the designated fees every two (2) years and make adjustment suggestions to the City Council.

It appears there are 30 MF units. Fee payment will be 30 units X \$300 = \$9,000.

2. If there will be a landscaped entrance into this multi-family layout, extreme caution must be used to plant only very low-growing vegetation for vehicular and pedestrian safety onto Double Springs Road.

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

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**Holland Crossing Mini Storage** – if extensions to public sewer or water, including fire lines, are needed a utility/grading permit must be applied for with the City of Fayetteville.

**The Grove at Engles Mill Final Plat** – This subdivision is served by multiple water providers, and will need multiple signature lines. One for City of Fayetteville, one for Washington Water. Prior to City of Fayetteville signing off on the final plat, the engineer of record must coordinate with the city to closeout the project. This will included record drawings, certifications, final inspections, and bonds.

**Ecology Park Replat** – This project is currently under review for a utility/grading permit with the City of Fayetteville. Comments will be provided back to the engineer of record this week.

**Goose Creek Preliminary Plat Phase 3 & \$** - a utility/grading permit must be applied for with the City of Fayetteville.

Thanks  
Chris

**Chris Brackett, PE, CFM**  
Senior Engineer / Transportation

D 479.332.3930  
C 479.236.0361

302 E. Millsap Road  
Fayetteville, AR 72703  
O 479.443.3404



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*[View Legal Disclaimer](#)*

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

Applicant: PBS Properties

Date: 7/6/2021

Project Name: Ecology Park

Engineer/Architect: James Koch, PE

---

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

---

**Representing: PGTelco / Zing Broadband**

Name: Shane Bell

Phone: 479-841-0980

Email: [sbell@pgtc.com](mailto:sbell@pgtc.com)

PGTelco has no comment for this project.

Thank you.

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

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

Applicant: PBS Properties

Date: 07-06-2021

Project Name: Ecology Park

Engineer/Architect: James Koch, PE

---

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

---

Representing: City of Farmington, AR

Name: Judy Horne, Planning Commission  
479-267-1022    jhorne923@gmail.com

XII. Dedication and Landscaping of Neighborhood Parks.

1. Subdivisions are required to include a dedicated park within the development OR pay a fee into the City's Park Fund in lieu of creating dedicated park space. (Article XII Sections A. through P of the Landscaping Ordinance.) A. and B. below show the two options.

- A. **Ratios for Dedication.** Developers of residential developments shall dedicate, in perpetuity, to the City of Farmington land area, exclusive of streets, for a park and/or trails within the development. Land shall be dedicated at a ratio of .02 acre (870 sq. ft.) of land for each single-family dwelling unit and .01 acre (435 sq. ft.) of land for each multi-family dwelling unit.
- B. **Fee Payment In Lieu of Land Conveyance.** In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund \$600.00 for each single-family unit and \$300.00 for each multi-family unit. The City shall review the designated fees every two (2) years and make adjustment suggestions to the City Council.

It appears there are 30 MF units. Fee payment will be 30 units X \$300 = \$9,000.

2. If there will be a landscaped entrance into this multi-family layout, extreme caution must be used to plant only very low-growing vegetation for vehicular and pedestrian safety onto Double Springs Road.

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

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June 21, 2021

City of Farmington  
354 W. Main  
Farmington, AR 72730

Re: Holland Crossing Mini Storage  
Farmington, AR  
CTA No. 19108800

To whom it may concern,

Holland Crossing Mini-storage is a proposed self-storage facility south of Alberta Drive and N. Holland Drive. The development will include a large mixture of size options as well as some climate controlled units. The project will require public water main extensions, storm sewer improvements, and a sanitary service connection for the main office. Detention and runoff have been addressed by previous developments in the area including the construction of a large pond in the SW corner of the site. Lastly, part of the site is currently impacted by a flood zone, however, more recent studies show the limits of the flood zone to be much less than currently mapped. For the time being, we plan to submit a LOMR-f to FEMA to address what is currently mapped after construction.

If you have any additional questions or concerns, please contact us at your earliest convenience. Thank you in advance for your consideration of this project.

Sincerely,

Taylor Lindley, P.E.



**City of Farmington  
Application and Checklist  
Large Scale Development**

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

Applicant: Crafton Tull Day Phone: 479-636-4838  
901 N. 47th St, Ste 400  
 Address: Rogers, AR 72756 Fax: \_\_\_\_\_  
 Representative: Taylor Lindley Day Phone: 479-878-2410  
901 N. 47th St, Ste 400  
 Address: Rogers, AR 72756 Fax: \_\_\_\_\_  
 Property Owner: ARG, LLC Day Phone: 479-455-9090  
4058 N. College Ave, Ste 300  
 Address: Fayetteville, AR 72703 Fax: \_\_\_\_\_

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

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

For office use only:

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

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

Property Description

Site Address -- N. Holland Dr/Parcels: 760-03869-000, 760-03866-000, 760-03868-000

Current Zoning -- C-2

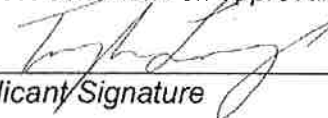
Attach legal description

Financial Interests

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

ARG, LLC

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

 Date 6.22.2021  
 Applicant/Signature

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

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

## LSD/Subdivision Application Checklist:

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	<b>X</b>		
2. Payment of application fee.	<b>X</b>		
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.	<b>X</b>		
4. Fifteen (15) copies of the site plan <b>folded</b> to a size of no greater than 10" X 10 ½ ".	<b>X</b>		
5. List of adjacent property owners and copy of notification letter sent. *	<b>X</b>		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).	<b>X</b>		
7. Proof of publication of public hearing notice, should be published a minimum of 15 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).			X - PUBLIC NOTICE WILL BE PUBLISHED AFTER LSDP APPROVAL
<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.	<b>X</b>		
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.*	<b>X</b>		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	<b>X</b>		
4. Complete and accurate legend.	<b>X</b>		
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.	<b>X</b>		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.			X - NO WETLANDS ON SITE
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	<b>X</b>		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	<b>X</b>		
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.	<b>X</b>		
10. Status of regulatory permits:			X - TO BE COMPLETED AT LATER DATE
a. NPDES Storm water Permit			
b. 404 Permit			
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 <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	<b>X</b>		

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

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
<b>Proposed and Existing Streets, Rights-of-way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.			X - NO NEW STREETS
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.			X - NO OFFSITE IMPROVEMENTS
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			X - NO EXISTING WELLS
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)			X - NO ACES AGREEME
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)			X - NO DANGEROUS ARE
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.			X - NO PUBLIC AREA
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			X - NOT RESIDENTIAL
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)	X		
8. The location and size of existing and proposed signs, if any.	X		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	X		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	X		
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.	X		
14. Indicate location and type of garbage service (Large Scale			X - NO GARBGE SERVICE

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

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

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

Applicant: Crafton Tull

Date: 07-06-2021

Project Name: Holland Crossing Mini Storage

Engineer/Architect: Taylor Lindley

---

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

---

Representing: City of Farmington, AR

Name: Judy Horne, Planning Commission  
479-267-1022 [jhorne923@gmail.com](mailto:jhorne923@gmail.com)

**1.** Street Frontage Buffer is required. See Article VI. A., B. D.

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

**2.** Any portions of proposed commercial development that are adjacent to any Residential or Commercial zones must comply with Article VII. A., B. and C. [With special compliance with VII. B (6) regarding adjacent residential]

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

**(6) Special Side and Rear Perimeter Screening Requirements When Residential Use Is Adjacent To Commercial Use:**

(a.) Developer shall provide complete screening by means of a privacy barrier (wall or wood privacy fence) a minimum of six feet (6') in height and landscaping in front of fence to provide noise abatement.

(b.) Landscaping in front of the barrier shall consist of as many trees and shrubs as necessary, and of suitable size and density to provide 60% coverage of the physical barrier within two years of planting.

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

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July 12, 2021

City of Farmington  
Technical Plat Review Committee  
354 W. Main  
P.O. Box 150  
Farmington, AR 72730

Re: Technical Review – Holland Crossing

The following are responses to City comments received on July 6, 2021:

Christopher B. Brackett, P.E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.  
[Noted. Each technical plat comment addressed in this response letter and on the plans.](#)
2. This development appears to be part of Lots 5, 8 and 9 of the Holland Crossing Commercial Subdivision. Please verify the legal description on the cover.  
[Please see revised property description on the cover.](#)
3. Was the property line between Lots 8 & 9 adjusted to the boundary of the Holland Crossing Duplex Subdivision? If not, then show this property line as per the Final Plat of the Holland Crossing Commercial Subdivision.  
[Per Plat Record 24A-00000113, Lots 8 and 9 were combined into Lot 28. The proposed development is on Lot 28 as well as Lot 5 created from Plat Record 24A-00000050. The property lines shown on the plans are accurate and a revised description has been prepared.](#)
4. Show the current FEMA Floodplain.  
[FEMA Preliminary Study shown on plans.](#)
5. Add a description for the Flood Study used for the most current flood information as shown on the plat. Show the flood plain and floodway from this study.  
[Preliminary study referenced on the overall site plan.](#)
6. Show lighting for this development.  
[Light poles for the parking lot on the southeast corner shown on utility plans. Light pack details for the buildings have been provided in the plans.](#)
7. Show building setbacks from existing lot lines.  
[There will be a lot line combination plat filed after approval of the large scale development that combines Lot 28 and Lot 5 so that there will be no building setbacks created by the two separate parcels through the middle of the development. We are showing building setbacks around the border of the site.](#)
8. Verify that all drainage outlets are directed into the existing detention pond for the subdivision.  
[All drainage outlets will discharge water into the existing detention pond.](#)
9. All fire hydrants, fire lanes and FDC must be approved by the Fire Chief.  
[Understood. A meeting will be arranged between the Fire Chief and CTA to verify the site meets the fire code.](#)





10. Drainage Report: Include a determination that the proposed development does not exceed the curve number used for this area in the detention pond calculation for the subdivision.  
[Included in Drainage Report. Additional maps have been provided as well.](#)
11. If extensions to public sewer or water, including fire lines, are needed a utility/grading permit must be applied for with the City of Fayetteville.  
[Understood.](#)

Melissa McCarville

12. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.  
[Noted.](#)
13. The revised plan must be submitted by next Tuesday, 13<sup>th</sup> by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan and a landscape plan. Plans must be folded with all sheets included in one set.  
[Plans will be re-submitted by July 13<sup>th</sup>.](#)
14. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office.  
[Noted.](#)
15. Planning Commission meeting will be Monday, July 26, 2021 at 6:00 pm. We are doing in person meetings; we will also provide information for virtual meetings. A link for the meeting will be sent out closer to the date. Please watch out Facebook page and website for details.  
[Noted.](#)
16. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication and letters that the meeting is in person or through Zoom. With this in mind, the ad must be in by Sunday, July 11, 2021 to meet the deadline.  
[An email from the Democratic Gazette is attached. An affidavit of publication will be provided. This typically takes a couple days after it was published.](#)
17. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is in person and through Zoom. We will limit the number of people in the room.  
[Certified mail receipts attached.](#)
18. This property is zoned C-2, please add a note in that regard.  
[Zoning information is included in the Project Information table on cover sheet.](#)

William Hellard, Fire Chief

1. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).  
[Understood. A meeting will be arranged between the Fire Chief and CTA to verify the site meets the fire code.](#)
2. The average spacing between fire hydrants shall not exceed that listed in Table C105.1.  
[Understood. A meeting will be arranged between the Fire Chief and CTA to verify the site meets the fire code.](#)





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Judy Horne

1. Street Frontage Buffer is required. See article VI. A., B. D.  
[A buffer has been provided.](#)
2. Any portions of proposed commercial development that are adjacent to any Residential or Commercial zones must comply with Article VII. A., B. and C. [With special compliance with VII. B (6) regarding adjacent residential].  
[Landscaping and fence abutting the residential property have both been shown to provide a buffer between zones.](#)

Should you have any additional questions, feel free to contact us at your convenience.

Sincerely,

Taylor Lindley, P.E.  
Project Manager

## Ali Karr

---

**From:** Taylor A. Lindley  
**Sent:** Monday, July 12, 2021 8:12 AM  
**To:** Ali Karr  
**Subject:** FW: [External] RE: Legal Ad

**Taylor A. Lindley, P.E.**  
Project Manager | Civil



**Crafton Tull**



Office: 479-636-4838 | Direct: 479-878-2410  
901 N. 47th Street, Suite 400  
Rogers, AR 72756  
[www.craftontull.com](http://www.craftontull.com)

**From:** Cathy Wiles <cwiles@nwadg.com>  
**Sent:** Friday, July 9, 2021 11:47 AM  
**To:** Kerri Pingel <Kerri.Pingel@craftontull.com>  
**Cc:** Taylor A. Lindley <Taylor.Lindley@craftontull.com>  
**Subject:** [External] RE: Legal Ad

Scheduled to run on 7/11 cost \$ 65.36  
Thanks

NOTICE OF PUBLIC HEARING  
A petition for Large Scale Development for the property as described below has been filed with the City of Farmington on the 22nd day of June, 2021.  
LEGAL DESCRIPTION:  
DESCRIPTION PARCEL  
760-03889-000:  
LOT 28 OF HOLLAND CROSSING COMMERCIAL SUBDIVISION, AS PER PLAT RECORD 24A-00000113 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.  
DESCRIPTION PARCEL  
760-03886-000:  
LOT 6 OF HOLLAND CROSSING COMMERCIAL SUBDIVISION, AS PER PLAT RECORD 24A-00000050 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.  
A public hearing to consider this Large Scale Development will be held on the 26th day of June, 2021 at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.  
75440235 July 11, 2021

Always reply to [legalads@nwadg.com](mailto:legalads@nwadg.com)



**Cathy Wiles**  
Classified & Legal | [cwiles@nwaonline.com](mailto:cwiles@nwaonline.com)  
479-571-6421 | [Twitter](#) [Facebook](#)

---

Northwest Arkansas Democrat-Gazette [www.nwaonline.com](http://www.nwaonline.com)  
**Our community. Our paper.**

---

212 N. East Ave. Fayetteville, AR 72701

---

**From:** Kerri Pingel [<mailto:Kerri.Pingel@craftontull.com>]  
**Sent:** Friday, July 09, 2021 8:43 AM  
**To:** Cathy Wiles  
**Cc:** Taylor A. Lindley  
**Subject:** Legal Ad

Please run the attached legal ad in the NWA area on Sunday, July 11, 2021.

Please confirm receipt of this request by return email.

**Kerri Pingel**  
Office Operations Coordinator



**Crafton Tull**



Office: 479-636-4838 | Direct: 479-878-2421  
901 N. 47th Street, Suite 400  
Rogers, AR 72756  
[www.craftontull.com](http://www.craftontull.com)

**Disclaimer**

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By \$ \_\_\_\_\_

By \$ \_\_\_\_\_

By \$ \_\_\_\_\_

By \$ \_\_\_\_\_



ARG I National, LLC  
PO Box 10560  
Fayetteville, AR 72703

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

242E 5569 1000 0542 0200

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By \$ \_\_\_\_\_

By \$ \_\_\_\_\_

By \$ \_\_\_\_\_



Mary Katheryn Bailey  
1481 S Holland Dr  
Fayetteville, AR 72704

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

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Postage \$ \_\_\_\_\_

To \$ \_\_\_\_\_

By \$ \_\_\_\_\_

By \$ \_\_\_\_\_

By \$ \_\_\_\_\_

By \$ \_\_\_\_\_



Walnut Crossing Property Owners  
PO Box 1348  
Farmingington, AR 72730

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

2020 0542 0200 0000 5569 992E



# CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

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TRANSACTION #	10191679-8719
DATE	06/22/2021 1:48 PM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CHECK #65915 DEV. FEE FOR HOLLAND STORAGE

---

1 × Development Fee	\$500.00
Subtotal	\$500.00

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TOTAL (USD)	<b>\$500.00</b>
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Receipt sent via SwipeSimple, powered by CardFlight

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

Applicant: Alberta Investments, LLC.

Date: July 6, 2021

Project Name: Holland Crossing Mini Storage LSD

Engineer/Architect: Crafton Tull

---

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

---

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. This development appears to be part of Lots 5, 8 and 9 of the Holland Crossing Commercial Subdivision. Please verify the legal description on the cover.
3. Was the property line between Lots 8 & 9 adjusted to the boundary of the Holland Crossing Duplex Subdivision? If not, then show this property line as per the Final Plat of the Holland Crossing Commercial Subdivision.
4. Show the current FEMA Floodplain.
5. Add a description for the Flood Study used for the most current flood information as shown on the plat. Show the flood plain and floodway from this study.
6. Show lighting for this development.
7. Show building setbacks from existing lot lines.
8. Verify that all drainage outlets are directed into the existing detention pond for the subdivision.
9. All fire hydrants, fire lanes and FDC must be approved by the Fire Chief.
10. Drainage Report:
  - Include a determination that the proposed development does not exceed the curve number used for this area in the detention pond calculation for the subdivision.



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

Applicant: Crafton Tull

Date: 7/6/2021

Project Name: Holland Crossing Mini Storage

Engineer/Architect: Taylor Lindley

---

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

---

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.
2. The revised plan must be submitted by next Tuesday, 13<sup>th</sup> by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan and a landscape plan. Plans must be folded with all sheets included in one set.
5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office.
6. Planning Commission meeting will be **Monday, July 26, 2021 at 6:00 pm**. We are doing in person meetings; we will also provide information for virtual meetings. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.
7. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication and letters that the meeting is in person or through Zoom. **With this in mind, the ad must be in Sunday, July 11, 2021 to meet the deadline.**
8. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is in person and through Zoom. We will limit the number of people in the room.
9. This property is zoned C-2, please add a note in that regard.



**Fire Department**  
City of Farmington, AR  
372 W. Main St.  
Farmington, AR 72730  
479-267-3338



Date: 7/6/21

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

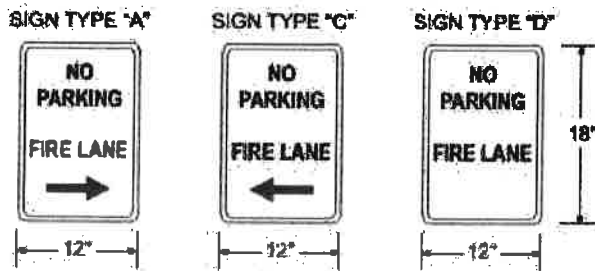
Subject: Holland Crossing Mini Storage

### Fire Lane Signage

Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

#### D103.6.2 Roads More Than 26 Feet in Width

Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).



### C105.1 Hydrant Spacing

The average spacing between fire hydrants shall not exceed that listed in Table C105.1.

Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1.

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

Applicant: Crafton Tull

Date: 07-06-2021

Project Name: Holland Crossing Mini Storage

Engineer/Architect: Taylor Lindley

---

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

---

Representing: City of Farmington, AR

Name: Judy Horne, Planning Commission  
479-267-1022 [jhorne923@gmail.com](mailto:jhorne923@gmail.com)

**1.** Street Frontage Buffer is required. See Article VI. A., B. D.

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

**2.** Any portions of proposed commercial development that are adjacent to any Residential or Commercial zones must comply with Article VII. A., B. and C. [With special compliance with VII. B (6) regarding adjacent residential]

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

**(6) Special Side and Rear Perimeter Screening Requirements When Residential Use Is Adjacent To Commercial Use:**

(a.) Developer shall provide complete screening by means of a privacy barrier (wall or wood privacy fence) a minimum of six feet (6') in height and landscaping in front of fence to provide noise abatement.

(b.) Landscaping in front of the barrier shall consist of as many trees and shrubs as necessary, and of suitable size and density to provide 60% coverage of the physical barrier within two years of planting.

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

---

**Holland Crossing Mini Storage** – if extensions to public sewer or water, including fire lines, are needed a utility/grading permit must be applied for with the City of Fayetteville.

**The Grove at Engles Mill Final Plat** – This subdivision is served by multiple water providers, and will need multiple signature lines. One for City of Fayetteville, one for Washington Water. Prior to City of Fayetteville signing off on the final plat, the engineer of record must coordinate with the city to closeout the project. This will included record drawings, certifications, final inspections, and bonds.

**Ecology Park Replat** – This project is currently under review for a utility/grading permit with the City of Fayetteville. Comments will be provided back to the engineer of record this week.

**Goose Creek Preliminary Plat Phase 3 & \$** - a utility/grading permit must be applied for with the City of Fayetteville.

Thanks  
Chris

**Chris Brackett, PE, CFM**  
Senior Engineer / Transportation

D 479.332.3930  
C 479.236.0361

302 E. Millsap Road  
Fayetteville, AR 72703  
O 479.443.3404



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

Applicant: Crafton Tull

Date: 7/6/2021

Project Name: Holland Crossing Mini Storage

Engineer/Architect: Taylor Lindley

---

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

---

**Representing: PGTelco / Zing Broadband**

Name: Shane Bell

Phone: 479-841-0980

Email: [sbell@pgtc.com](mailto:sbell@pgtc.com)

PGTelco has no comment on this project.

Thank you.

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



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

**APPLICATION:**

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

Date of preliminary plat approval: 12/23/2019

Date of grading permit: 6/30/2020

Date of final infrastructure inspection: IN PROGRESS

Engineering Fees Paid yes no

**Development site address or location:** WEST TYLER ROAD / PT. PARCEL 760-01911-900

**GENERAL INFORMATION:**

**Primary Contact Person:** JASON YOUNG

**Business Name:** BATES & ASSOCIATES, INC.

**Address:** 7230 S. PLEASANT RIDGE DRIVE

**City:** FAYETTEVILLE **State** AR **Zip Code** 72704

**Phone:** 479-442-9350 **Email:** JASON@BATESNWA.COM

**Check all that apply:**  **Applicant**  **Owner**  **Other** \_\_\_\_\_

**Name:** MARK MARQUESS

**Business Name:** RIVERWOOD HOMES, LLC

Address: 3450 N. PLAINVIEW AVE

City: FAYETTEVILLE State AR Zip Code 72704

Check all that apply:  Applicant  Owner  Other \_\_\_\_\_

Name: \_\_\_\_\_

Business Name: \_\_\_\_\_

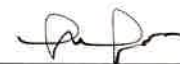
Address: \_\_\_\_\_

City: \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

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

 \_\_\_\_\_ Date: 6/22/2021

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

 \_\_\_\_\_ Date: 6/22/2021



## LSD/Subdivision Application Checklist:

Yes No N/A, why?

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

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

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
<b>Proposed and Existing Streets, Rights-of-way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.	X		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	X		
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)	X		
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)	X		
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	X		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			N/A - FINAL PLAT
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			N/A - FINAL PLAT
8. The location and size of existing and proposed signs, if any.			NO SIGNS
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			N/A - FINAL PLAT
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			N/A - FINAL PLAT
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			N/A - FINAL PLAT
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.			NONE PROPOSED
14. Indicate location and type of garbage service (Large Scale			N/A - FINAL PLAT

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.	X		
16. Draft of covenants, conditions and restrictions, if any.		X	WILL PROVIDE
17. Draft POA agreements, if any.		X	WHEN AVAILABLE
18. A written description of requested variances and waivers from any city requirements.			NONE REQUESTED
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	X		
20. Preliminary drainage plan as required by the consulting engineer.			N/A - FINAL PLAT

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



**Bates &  
Associates, Inc.**

**Civil Engineering & Surveying**

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

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

June 22, 2021

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

RE: The Grove at Engles Mill Subdivision – Phase 1 Final Plat Project Letter

Dear City Staff,

Riverwood Homes and Bates & Associates, Inc propose a Final Plat for Phase 1 of The Grove at Engles Mill. The subject property is a part of Washington County Parcel Number 760-01911-900, totaling 21.97 acres. Access to the site will be off West Tyler Road.

The proposed development will consist of 80 single-family residential lots, plus one lot dedicated as a stormwater facility and one lot dedicated on an existing cemetery. The subject parcels are within both the City of Fayetteville Water and Sewer Department and Washington Water Authority's service areas. The property is zoned R-3.

Please contact Bates & Associates with any questions regarding this proposed development.

Sincerely,

Geoff Bates, P.E.



**Bates &  
Associates, Inc.**

**Civil Engineering & Surveying**

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

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

June 22, 2021

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

RE: The Grove at Engles Mill Phase 1 Final Plat – Legal Description

LEGAL DESCRIPTION (PART OF WASHINGTON COUNTY PARCEL #760-01911-900):

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING ALUMINUM MONUMENT MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG THE NORTH LINE THEREOF N87°52'26"W 1321.56' TO THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE WEST LINE THEREOF S02°10'48"W 20.00', THENCE LEAVING SAID WEST LINE S87°52'59"E 48.38', THENCE S02°14'37"W 284.93', THENCE S87°52'26"E 393.10', THENCE S02°15'19"W 651.05', THENCE S87°44'41"E 120.00', THENCE S86°43'26"E 50.01', S87°44'41"E 580.00', THENCE N02°15'19"E 58.14', THENCE S87°44'41"E 130.00' TO THE EAST LINE OF SAID FORTY ACRE TRACT, THENCE ALONG THE EAST LINE THEREOF N02°15'19"E 901.60' TO THE POINT OF BEGINNING, CONTAINING 21.97 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



**Bates &  
Associates, Inc.**

Civil Engineering & Surveying

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

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

July 7, 2021

**RE: The Grove at Engles Mill Phase 1 – Final Plat**

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Sunday, July 11, 2021. Please provide us with an affidavit of publication when the notice has run.

---

NOTICE OF PUBLIC MEETING

An application for a Final Plat at the property described below has been filed with the City of Farmington on 22<sup>nd</sup> day of June, 2021.

LEGAL DESCRIPTION (PART OF WASHINGTON COUNTY PARCEL #760-01911-900):

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING ALUMINUM MONUMENT MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG THE NORTH LINE THEREOF N87°52'26"W 1321.56' TO THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE WEST LINE THEREOF S02°10'48"W 20.00', THENCE LEAVING SAID WEST LINE S87°52'59"E 48.38', THENCE S02°14'37"W 284.93', THENCE S87°52'26"E 393.10', THENCE S02°15'19"W 651.05', THENCE S87°44'41"E 120.00', THENCE S86°43'26"E 50.01', S87°44'41"E 580.00', THENCE N02°15'19"E 58.14', THENCE S87°44'41"E 130.00' TO THE EAST LINE OF SAID FORTY ACRE TRACT, THENCE ALONG THE EAST LINE THEREOF N02°15'19"E 901.60' TO THE POINT OF BEGINNING, CONTAINING 21.97 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

West Tyler Road, Farmington, Arkansas. East of Bob Folsom Elementary School, South of Southwinds Subdivision Phase I, West of Southwinds Subdivision Phases III & IV.

The Applicant requests a Final Plat for a Subdivision.

A public meeting to consider this request for variance at the above described property will be held on the 26<sup>TH</sup> day of July, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. This meeting will also be held virtually via Zoom. Information for the virtual meeting will be provided on [www.cityoffarmingtonar.com](http://www.cityoffarmingtonar.com) as well as the City of Farmington Facebook page. All interested persons are invited to attend.

---

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

Sincerely,

Geoffrey H. Bates, P.E.

**Bates & Associates, Inc.**





**Bates &  
Associates, Inc.**

**Civil Engineering - Land Surveying - Landscape Architecture**

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

July 9, 2021

**NOTICE OF PUBLIC HEARING BEFORE  
THE FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION FOR A FINAL PLAT & VARIANCE**

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

Washington County Parcel 760-01911-900, West Tyler Road, Farmington, Arkansas

Owner:

FARMINGTON COMMERCIAL LLC  
12771 TYLER RD  
FARMINGTON, AR 72730

Developer:

MARK MARQUESS  
RIVERWOOD HOMES, LLC  
3420 N. PLAINVIEW AVE.  
FAYETTEVILLE, AR 72703

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

A public hearing on said application will be held by the Farmington Planning Commission at **Farmington City Hall, 354 W. Main St.** on **July 26** at **6:00 p.m.** This meeting will also be held virtually via Zoom. Information for the virtual meeting will be provided on [www.cityoffarmingtonar.com](http://www.cityoffarmingtonar.com) as well as the City of Farmington Facebook page. All interested persons are invited to attend.

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.

Sincerely,

Jason Young  
Project Manager  
**Bates & Associates, Inc.**



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

July 9, 2021

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Sincerely,

Jason Young  
Project Manager  
**Bates & Associates, Inc.**



# Bates & Associates, Inc.

Civil Engineering & Surveying

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

June 22, 2021

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

RE: The Grove at Engles Mill Phase 1 – List of Adjoining Property Owners

Dear City Staff,

Please see the attached list of Adjoining Property owners for the The Grove at Engles Mill Phase 1 Final Plat:

## ADJACENT LAND OWNERS

1) THOMAS, JERALD W & SANDRA V  
193 S ANGUS LN  
FARMINGTON, AR 72730  
PARCEL #760-01198-000  
ZONED: R-1

2) WHITE, GUY & JENNIFER ATCHLEY  
295 W COUNTRYSIDE DR  
FARMINGTON, AR 72730  
PARCEL #760-02008-000  
ZONED: R-1

3) WULF, SHIRLEY LOUISE TRUST  
287 COUNTRYSIDE DR  
FARMINGTON, AR 72730-8801  
PARCEL #760-02007-000  
ZONED: R-1

4) SHARP, VERA C; SHARP, JOY M;  
SHARP, BETTY A  
279 COUNTRY SIDE DR  
FARMINGTON, AR 72730  
PARCEL #760-02006-000  
ZONED: R-1

5) ROBINSON, TAMMY RENA  
271 W COUNTRYSIDE DR  
FARMINGTON, AR 72730  
PARCEL #760-02005-000  
ZONED: R-1

6) FLOWERS, VICKI  
263 W COUNTRYSIDE DR  
FARMINGTON, AR 72730  
PARCEL #760-02004-000  
ZONED: R-1

7) HUFF, MICHAEL D & TWILA J  
255 W COUNTRYSIDE DR  
FARMINGTON, AR 72730  
PARCEL #760-02003-000  
ZONED: R-1

8) KIRKMAN, LOIS E  
247 COUNTRYSIDE DR  
FARMINGTON, AR 72730  
PARCEL #760-02002-000  
ZONED: R-1

9) FARMINGTON UNITED  
METHODIST CHURCH INC  
PO BOX 42  
FARMINGTON, AR 72730  
PARCEL #760-02001-000  
ZONED: R-1

10) RUE FAMILY TRUST  
KENNETH J RUE  
231 W COUNTRYSIDE DR  
FARMINGTON, AR 72730  
PARCEL #760-02000-000  
ZONED: R-1

11) YATES, HOWARD & BILLIE  
REVOCABLE LIVING TRUST ET AL  
223 W COUNTRYSIDE DR  
FARMINGTON, AR 72730-8801  
PARCEL #760-01999-000  
ZONED: R-1

12) SAYLER, RONALD J  
217 W COUNTRYSIDE DR  
FARMINGTON, AR 72730  
PARCEL #760-01998-000  
ZONED: R-1

13) LARKIN, CATHERINE M &  
RANDY P SR  
209 W COUNTRYSIDE DR  
FARMINGTON, AR 72730-8801  
PARCEL #760-01997-000  
ZONED: R-1

14) SHADOW PROPERTIES INC  
PO BOX 3483  
FAYETTEVILLE, AR 72702-3483  
PARCEL #760-01996-000  
ZONED: R-1

15) HARRELSON, BARBARA L  
190 APPLEWOOD AVE  
FARMINGTON, AR 72730-8639  
PARCEL #760-02434-000  
ZONED: R-1

16) GARVIN, VICKY  
207 S BRIARHILL DR  
FARMINGTON, AR 72730  
PARCEL #760-02435-000  
ZONED: R-1

17) ROSE, JACK LEE & BETTY RUTH  
REVOCABLE TRUST  
55 W RAINSONG ST APT 14  
FARMINGTON, AR 72730  
PARCEL #760-02436-000  
ZONED: R-1

18) VENNER, DEBRA S  
227 S BRIARHILL DR  
FARMINGTON, AR 72730-8641  
PARCEL #760-02437-000  
ZONED: R-1

19) HELTON, DANNY J & TAMMY G  
233 S BRIARHILL DR  
FARMINGTON, AR 72730-8641  
PARCEL #760-02438-000  
ZONED: R-1

20) HENDRICKSON, KENNETH B & CAROL  
PO BOX 1725  
FAYETTEVILLE, AR 72702  
PARCEL #760-02589-000  
ZONED: R-1

21) BROWN, TONY GENE & TONI ANNETTE  
243 S BRIARHILL DR  
FARMINGTON, AR 72730  
PARCEL #760-02588-000  
ZONED: R-1

22) HODGES, STEVEN R & ANITA L  
249 S BRIARHILL DR  
FARMINGTON, AR 72730-3041  
PARCEL #760-02587-000  
ZONED: R-1

23) HARLOW, MARK & CARRIE  
255 S BRIARHILL DR  
FARMINGTON, AR 72730-8641  
PARCEL #760-02586-000  
ZONED: R-1

24) DAVIS, PHILLIP R & LINDA L  
261 S BRIARHILL DR  
FARMINGTON, AR 72730-8641  
PARCEL #760-02585-000  
ZONED: R-1

25) GLOVER, STARLET R  
267 S BRIARHILL DR  
FARMINGTON, AR 72730-8641  
PARCEL #760-02584-000  
ZONED: R-1

26) FARMINGTON COMMERCIAL LLC  
12771 TYLER RD  
FARMINGTON, AR 72730  
PARCEL #760-01911-900  
ZONED: R-1

27) BEASLEY, MICHAEL S  
246 S ANGUS LN  
FARMINGTON, AR 72730  
PARCEL #760-02403-900  
ZONED: R-1

28) FARMINGTON SCHOOL  
DISTRICT #6  
42 S DOUBLE SPRINGS RD  
FARMINGTON, AR 72730-2506  
PARCEL: #760-01911-901  
ZONED: SCHOOL & R-1

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HUFF, MICHAEL D & TWILA J  
255 W COUNTRYSIDE DR  
FARMINGTON, AR 72730

07/08/2021

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KIRKMAN, LOIS E  
247 COUNTRYSIDE DR  
FARMINGTON, AR 72730

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FARMINGTON UNITED  
METHODIST CHURCH INC  
PO BOX 42  
FARMINGTON, AR 72730

07/08/2021

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FAMILY TRUST  
KENNETH J RUE  
231 W COUNTRYSIDE DR  
FARMINGTON, AR 72730

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WULF, SHIRLEY LOUISE TRUST  
287 COUNTRYSIDE DR  
FARMINGTON, AR 72730-8801

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SHARP, JOY  
SHARP, BETTY A  
279 COUNTRY SIDE DR  
FARMINGTON, AR 72730

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ROBINSON, TAMMY RENA  
271 W COUNTRYSIDE DR  
FARMINGTON, AR 72730

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Postage \$0.55

POWERS, VICKI  
263 W COUNTRYSIDE DR  
FARMINGTON, AR 72730

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HELTON, NANNY J & TAMMY B  
235 S BRIARHILL DR  
FARMINGTON, AR 72730-8641

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HENDERSON, KENNETH B &  
CAROL  
PO BOX 3725  
FAYETTEVILLE, AR 72702

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THOMAS, JERALD W & SANDRA  
7,005 ANGUS LN  
FARMINGTON, AR 72730

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WHITE, JENNIFER ATCH  
295 W COUNTRYSIDE DR  
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HARRISON, BARBARA L 07/08/2021  
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FARVIN, WICKY 07/08/2021  
 207 S BRIARHILL DR  
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Postage \$0.55

ROSE, JACK LEE & BETTY, RU 07/08/2021  
 REVOCABLE TRUST  
 55 W RAINSONG ST APT 14  
 FARMINGTON, AR 72730

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WAGNER, DEBRA S 07/08/2021  
 227 S BRIARHILL DR  
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Postage \$0.55

YATES, HOWARD & BILLIE 07/08/2021  
 REVOCABLE LIVING TRUST ET AL  
 223 W COUNTRYSIDE DR  
 FARMINGTON, AR 72730-8801

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 Adult Signature Restricted Delivery \$0.00

Postage \$0.55

WYMER, RONALD J 07/08/2021  
 217 W COUNTRYSIDE DR  
 FARMINGTON, AR 72730

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Postage \$0.55

LARKIN, CATHERINE M & KANDY P SR 07/08/2021  
 209 W COUNTRYSIDE DR  
 FARMINGTON, AR 72730-8801

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**Fayetteville, AR 72702**

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 Adult Signature Restricted Delivery \$0.00

Postage \$0.55

SHADOW PROPERTIES INC 07/08/2021  
 97-080 BOX 3483  
 FAYETTEVILLE, AR 72702-3483

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

Postage \$0.55

GLOVER, STARLET N 07/08/2021  
 2636 BRIARHILL DR  
 FARMINGTON, AR 72730-8641 07/08/2021

PS Form 3800, April 2015 PSN 7530-02-000-907 See Reverse for Instructions

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Postage \$0.55

FARMINGTON COMMERCIAL 07/08/2021  
 13771 TYLER RD  
 FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-907 See Reverse for Instructions

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Postage \$0.55

BEASLEY, MICHAEL S 07/08/2021  
 246 S ANGUS LN  
 FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-907 See Reverse for Instructions

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Postage \$0.55

FARMINGTON SCHOOL DISTRICT #6 07/08/2021  
 42 S DOUBLE SPRINGS RD  
 FARMINGTON, AR 72730-2506

PS Form 3800, April 2015 PSN 7530-02-000-907 See Reverse for Instructions

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Farmington, AR 72730

Certified Mail Fee \$3.60

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- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$2.85
- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postmark Here

Postage \$0.55

HODGES, STEVEN R & ANITA 07/08/2021  
249 S BRIARHILL DR  
FARMINGTON, AR 72730-3041

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

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- Adult Signature Restricted Delivery \$0.00

Postmark Here

Postage \$0.55

DAVIS, PHILLIP R & LINDA L 07/08/2021  
261 S BRIARHILL DR  
FARMINGTON, AR 72730-8641

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

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- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postmark Here

Postage \$0.55

BROWN, GENE & TONI ANNETTE 07/08/2021  
243 S BRIARHILL DR  
FARMINGTON, AR 72730

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

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- Adult Signature Restricted Delivery \$0.00

Postmark Here

Postage \$0.55

HARLOW, MARK & CARRIE 07/08/2021  
257 S BRIARHILL DR  
FARMINGTON, AR 72730-8641

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





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

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

July 9, 2021

**NOTICE OF PUBLIC HEARING BEFORE  
THE FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION FOR A FINAL PLAT & VARIANCE**

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

Washington County Parcel 760-01911-900, West Tyler Road, Farmington, Arkansas

Owner:

FARMINGTON COMMERCIAL LLC  
12771 TYLER RD  
FARMINGTON, AR 72730

Developer:

MARK MARQUESS  
RIVERWOOD HOMES, LLC  
3420 N. PLAINVIEW AVE.  
FAYETTEVILLE, AR 72703

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

A public hearing on said application will be held by the Farmington Planning Commission at **Farmington City Hall, 354 W. Main St.** on **July 26** 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.

Sincerely,

Jason Young  
Project Manager  
**Bates & Associates, Inc.**



**Bates &  
Associates, Inc.**

Civil Engineering & Surveying

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

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

July 9, 2021

**RE: The Grove at Engles Mill Phase 1 – Final Plat**

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Sunday, October 11, 2021. Please provide us with an affidavit of publication when the notice has run.

---

**NOTICE OF PUBLIC MEETING**

An application for a Final Plat at the property described below has been filed with the City of Farmington on 22<sup>nd</sup> day of June, 2021.

**LEGAL DESCRIPTION (PART OF WASHINGTON COUNTY PARCEL #760-01911-900):**

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING ALUMINUM MONUMENT MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG THE NORTH LINE THEREOF N87°52'26"W 1321.56' TO THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE WEST LINE THEREOF S02°10'48"W 20.00', THENCE LEAVING SAID WEST LINE S87°52'59"E 48.38', THENCE S02°14'37"W 284.93', THENCE S87°52'26"E 393.10', THENCE S02°15'19"W 651.05', THENCE S87°44'41"E 120.00', THENCE S86°43'26"E 50.01', S87°44'41"E 580.00', THENCE N02°15'19"E 58.14', THENCE S87°44'41"E 130.00' TO THE EAST LINE OF SAID FORTY ACRE TRACT, THENCE ALONG THE EAST LINE THEREOF N02°15'19"E 901.60' TO THE POINT OF BEGINNING, CONTAINING 21.97 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

**Layman's Description:**

West Tyler Road, Farmington, Arkansas. East of Bob Folsom Elementary School, South of Southwinds Subdivision Phase I, West of Southwinds Subdivision Phases III & IV.

The Applicant requests a Final Plat for a Subdivision.

A public meeting to consider this request for variance at the above described property will be held on the 26<sup>TH</sup> day of July, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

---

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

Sincerely,

Geoffrey H. Bates, P.E.

**Bates & Associates, Inc.**

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

Applicant: Riverwood Homes

Date: 7/6/2021

Project Name: The Grove at Engles Mill

Engineer/Architect: Bates & Associates

---

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

---

Representing: OECC Name: Wes Mahaffey  
Plat Looks Good.

---

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

---

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

Applicant: Riverwood Homes

Date: 07/6/2021

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Engineer/Architect: Bates & Associates

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Representing: City of Farmington, AR

Name: Judy Horne, Re: Landscape Ordinance  
479-267-1022    jhorne923@gmail.com

1. Subdivisions are required to include a dedicated park within the subdivision OR pay a fee into the City's Park Fund in lieu of creating dedicated park space in the subdivision. (Article XII Sections A. through P of the Landscaping Ordinance.) A. and B. below show the two options. Fee-in-Lieu-of-Park would be \$600 X 80 lots = \$48,000.

- A. **Ratios for Dedication.** Developers of residential developments shall dedicate, in perpetuity, to the City of Farmington land area, exclusive of streets, for a park and/or trails within the development. Land shall be dedicated at a ratio of .02 acre (870 sq. ft.) of land for each single-family dwelling unit and .01 acre (435 sq. ft.) of land for each multi-family dwelling unit.
- B. **Fee Payment In Lieu of Land Conveyance.** In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund \$600.00 for each single-family unit and \$300.00 for each multi-family unit. The City shall review the designated fees every two (2) years and make adjustment suggestions to the City Council.

If a park IS planned, see neighborhood park requirements in Article XII Sections D. through P of the Landscaping Ordinance.

2. It does not appear that a landscaped entryway into the subdivision is planned, but if it is, note the Landscape Ordinance guidelines for subdivision entryways at Article XI.

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

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

Applicant: Riverwood Homes LLC

Date: July 6, 2021

Project Name: The Grove at Engles Mill Phase 1 – Final Plat

Engineer/Architect: Bates & Associates, Inc.

---

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

---

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. The zoning should be shown as PUD.
3. Add the minimum lot size and minimum lot frontage as the approved PUD.
4. Show the detention pond lot as a drainage easement.
5. Show the off-site drainage easement for the detention outlet. Add that this easement is by separate document with book and page number.
6. Label the off-site right-of-way for the extension through the school property as by separate document with book and page number.

1. Comments will be addressed with re-submission, with this narrative included.
2. Zoning revised to PUD.
3. Minimum Lot Size and Frontage added.
4. Detention Pond Lot labeled as Drainage Easment.
5. Off-Site easement added with book and page.
6. Off-Site ROW labeled with book and page of recorded document.



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

Applicant: Riverwood Homes      Date: 7/6/2021

Project Name: The Grove at Engles Mill

Engineer/Architect: Bates & Associates

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---

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly. Noted.
2. The revised plan must be submitted by next Tuesday, 13<sup>th</sup> by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan and a landscape plan. Plans must be folded with all sheets included in one set. Revisions submitted on 7/13/2021
5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office. Revisions will be submitted to Chris Brackett.
6. Planning Commission meeting will be **Monday, July 26, 2021 at 6:00 pm**. We are doing in person meetings; we will also provide information for virtual meetings. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details. Noted.
7. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication and letters that the meeting is in person or through Zoom. With this in mind, the ad must be in Sunday, July 11, 2021 to meet the deadline. Newspaper ad will run on 7/11/2021. Note regarding Zoom meeting added.
8. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is in person and through Zoom. We will limit the number of people in the room. Adjacent property owner notifications sent on 7/8/2021. Note regarding Zoom meeting added to notification.
9. This is zoned just PUD, not PZD and R3; please make this correction. Zoning Corrected.
10. On the vicinity map it is difficult to tell the location, please make this clearer. Clearer vicinity map provided.
11. Covenants should be provided for the City Attorney to review, prior to the Planning Commission meeting. Covenants will be provided by developer.

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

Applicant: Riverwood Homes

Date: 07/6/2021

Project Name: The Grove at Engles Mill

Engineer/Architect: Bates & Associates

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Representing: City of Farmington, AR

Name: Judy Horne, Re: Landscape Ordinance  
479-267-1022 jhorne923@gmail.com

1. Subdivisions are required to include a dedicated park within the subdivision OR pay a fee into the City's Park Fund in lieu of creating dedicated park space in the subdivision. (Article XII Sections A. through P of the Landscaping Ordinance.) A. and B. below show the two options. Fee-in-Lieu-of-Park would be \$600 X 80 lots = \$48,000.

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- B. **Fee Payment In Lieu of Land Conveyance.** In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund \$600.00 for each single-family unit and \$300.00 for each multi-family unit. The City shall review the designated fees every two (2) years and make adjustment suggestions to the City Council.

If a park IS planned, see neighborhood park requirements in Article XII Sections D. through P of the Landscaping Ordinance.

2. It does not appear that a landscaped entryway into the subdivision is planned, but if it is, note the Landscape Ordinance guidelines for subdivision entryways at Article XI.

Common areas dedicated per Final Plat to meet requirement.

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

---



**Fire Department**  
City of Farmington, AR  
372 W. Main St.  
Farmington, AR 72730  
479-267-3338



Date: 7/6/21

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: The Grove at Engles Mill

No Changes Needed

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

Applicant: Riverwood Homes

Date: 7/6/2021

Project Name: The Grove at Engles Mill

Engineer/Architect: Bates & Associates

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---

**Representing: PGTelco / Zing Broadband**

Name: Shane Bell

Phone: 479-841-0980

Email: [sbell@pgtc.com](mailto:sbell@pgtc.com)

PGTelco has no comment on this project.

Thank you.

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

CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Riverwood Homes

Date: 7/6/2021

Project Name: The Grove at Engles Mill

Engineer/Architect: Bates & Associates

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Representing: OECC Name: Wes McHaffey  
Plat Looks Good.

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

Holland Crossing Mini Storage – if extensions to public sewer or water, including fire lines, are needed a utility/grading permit must be applied for with the City of Fayetteville.

The Grove at Engles Mill Final Plat – This subdivision is served by multiple water providers, and will need multiple signature lines. One for City of Fayetteville, one for Washington Water. Prior to City of Fayetteville signing off on the final plat, the engineer of record must coordinate with the city to closeout the project. This will included record drawings, certifications, final inspections, and bonds.

Ecology Park Replat – This project is currently under review for a utility/grading permit with the City of Fayetteville. Comments will be provided back to the engineer of record this week.

Goose Creek Preliminary Plat Phase 3 & \$ - a utility/grading permit must be applied for with the City of Fayetteville.

Thanks  
Chris

**Chris Brackett, PE, CFM**  
Senior Engineer / Transportation

D 479.332.3930  
C 479.236.0361

302 E. Millsap Road  
Fayetteville, AR 72703  
O 479.443.3404



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

Applicant: Riverwood Homes      Date: 7/6/2021

Project Name: The Grove at Engles Mill

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City of Farmington, AR  
372 W. Main St.  
Farmington, AR 72730  
479-267-3338



Date: 7/6/21

William Hellard

Fire Chief

Farmington Fire Department

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

Applicant: Riverwood Homes LLC

Date: July 6, 2021

Project Name: The Grove at Engles Mill Phase 1 – Final Plat

Engineer/Architect: Bates & Associates, Inc.

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

Applicant: Riverwood Homes

Date: 07/6/2021

Project Name: The Grove at Engles Mill

Engineer/Architect: Bates & Associates

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

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

Applicant: Riverwood Homes

Date: 7/6/2021

Project Name: The Grove at Engles Mill

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Representing: OECC Name: Wes Mahaffey  
Plat Looks Good.

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

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Engineer/Architect: Bates & Associates

---

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

---

**Representing: PGTelco / Zing Broadband**

Name: Shane Bell

Phone: 479-841-0980

Email: [sbell@pgtc.com](mailto:sbell@pgtc.com)

PGTelco has no comment on this project.

Thank you.

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



**Holland Crossing Mini Storage** – if extensions to public sewer or water, including fire lines, are needed a utility/grading permit must be applied for with the City of Fayetteville.

**The Grove at Engles Mill Final Plat** – This subdivision is served by multiple water providers, and will need multiple signature lines. One for City of Fayetteville, one for Washington Water. Prior to City of Fayetteville signing off on the final plat, the engineer of record must coordinate with the city to closeout the project. This will included record drawings, certifications, final inspections, and bonds.

**Ecology Park Replat** – This project is currently under review for a utility/grading permit with the City of Fayetteville. Comments will be provided back to the engineer of record this week.

**Goose Creek Preliminary Plat Phase 3 & \$** - a utility/grading permit must be applied for with the City of Fayetteville.

Thanks  
Chris

**Chris Brackett, PE, CFM**  
Senior Engineer / Transportation

D 479.332.3930  
C 479.236.0361

302 E. Millsap Road  
Fayetteville, AR 72703  
O 479.443.3404



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City of Farmington  
Application and Checklist  
Preliminary Plat

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

Applicant: RED CANYON DEV. LLC Day Phone: 479-582-9597

Address: 611 W BOWEN BLVD., FAYETTEVILLE, AR 72703 Fax: \_\_\_\_\_

Representative: JORGENSEN + ASSOC. Day Phone: 479-442-9127

Address: 124 W SUNBRIDGE DR STE 5, FAYETTEVILLE, AR 72703 Fax: \_\_\_\_\_

Property Owner: SAME AS APPLICANT Day Phone: \_\_\_\_\_

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

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

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

For office use only:

Fee paid \$	Date	Receipt #
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Describe Proposed Property In Detail (Attach additional pages if necessary)

Property Description

Site Address -- WEST OF GOOSE CRK PH. 1

Current Zoning -- R-1

Attach legal description

**Financial Interests**

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

RED CANYON DEVELOPMENT LLC

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

[Signature] Date 6-21-21  
Applicant Signature

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

[Signature] Date 6-21-21  
Owner/Agent Signature

## LSD/Subdivision Application Checklist:

Yes No N/A, why?

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

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

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

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

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



**JORGENSEN**  
**+ ASSOCIATES**  
Civil Engineering • Land Surveying

124 W Sunbridge Drive, Suite 5  
Fayetteville, AR 72703  
Office: 479.442.9127  
Fax: 479.582.4807  
[www.jorgensenassoc.com](http://www.jorgensenassoc.com)

June 22, 2021

City of Farmington  
354 W. Main  
Farmington, AR 72730

Attn: Planning Department  
**RE: Goose Creek Ph. 3 & 4 Preliminary Plat**

Please find the enclosed submittal for the above-mentioned project. This development will consist of Phases 3 and 4 of the Goose Creek development. It will reside west of Phase 1 and south of Phase 2 (south of the large detention pond). Phase 3 will consist of 62 lots and Phase 4 will consist of 60 lots (including 1 unbuildable). Water and Sewer will be connected onto existing utilities that were installed/constructed with Phase 1 and Phase 2. Drainage infrastructure will be provided and will closely match the patterns provided in the original overall drainage report for Phase 1.

Sincerely,

  
Jared S. Inman, P.E.



# NORTHWEST ARKANSAS Democrat & Gazette

P.O. BOX 1607 FAYETTEVILLE AR. 72702 • 479-442-1100 • FAX 479-695-0118 • WWW.NWADG.COM

## AFFIDAVIT OF PUBLICATION

I, Brittany Smith, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of: Notice 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.

Jorgensen & Associates  
City of Farmington

Was inserted in the Regular Edition on:  
July 11, 2021

Publication Charges: \$164.16

Brittany Smith  
Brittany Smith

Subscribed and sworn to before me  
This 12 day of July, 2021.

Cathy Wiles  
Benton COUNTY  
NOTARY PUBLIC - ARKANSAS  
My Commission Expires 02-20-2024  
Commission No. 12397118

Cathy Wiles  
Notary Public  
My Commission Expires: 2/20/24

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

A petition for Preliminary Plat for the property as described below was filed with the City of Farmington on the 22nd day of June, 2021.  
A part of the NW1/4 of the SE1/4, a part of the SW1/4 of the SE1/4, and a part of the SE1/4 of the SW1/4 of Section 26, T18N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the NW Corner of said NW1/4, SE1/4, thence N88°21'31"W 102.99 feet, thence S03°56'50"W 381.86 feet, thence S86°03'10"E 45.00 feet, thence S03°56'50"W 185.00 feet, thence S86°03'10"E 75.00 feet, thence S03°56'50"W 135.00 feet, thence S86°03'10"E 205.73 feet, thence S62°26'03"E 53.70 feet, thence S41°03'10"E 135.00 feet, thence S48°56'50"W 13.00 feet to the POINT OF BEGINNING, thence S41°03'10"E 135.00 feet, thence S48°56'50"W 35.26 feet, thence S41°03'10"E 170.11 feet, thence S03°56'50"W 858.15 feet, thence S86°03'10"E 135.00 feet, thence along a non-tangent curve to the right 35.35 feet, said curve having a radius of 25.00 feet and chord bearing and distance of S44°27'29"W 32.48 feet to a point of reverse curve to the left having a radius of 61.50 feet and a central angle of 261°01'16"; thence Southeasterly along the arc, a distance of 280.17 feet, thence N03°56'50"E 10.44 feet, thence S86°03'10"E 138.86 feet, thence S04°25'16"W 374.03 feet, thence S68°31'04"W 148.40 feet, thence S01°42'04"W 192.97 feet, thence N87°52'27"W 294.95 feet, thence N01°47'29"E 145.61 feet, thence N87°51'00"W 591.17 feet, thence S00°55'50"W 143.16 feet, thence N41°01'38"W 1,186.35 feet, thence N03°25'37"W 115.11 feet, thence N48°56'50"E 119.76 feet, thence N61°27'36"E 154.90 feet, thence S48°13'00"E 154.28 feet, thence N48°56'50"E 525.00 feet, thence N61°43'00"E 127.99 feet, thence N88°39'58"E 106.37 feet, thence S86°03'10"E 300.00 feet, thence N03°56'50"E 105.00 feet, thence S86°03'10"E 135.00 feet, thence N03°56'50"E 11.95 feet to a point

of curve to the right 35.67 feet, said curve having a radius of 125.00 feet and a chord bearing and distance of N12°07'21"E 35.55 feet, thence N69°42'08"W 171.27 feet, thence N48°56'50"E 217.05 feet to the POINT OF BEGINNING, Containing 41.82 acres, more or less, subject to easements and right of ways of record.  
A public hearing to consider this Preliminary Plat will be held on the 26th day of July, 2021, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. This meeting can be attended in person or through Zoom (link provided closer to meeting date on City website or Facebook page). All interested persons are invited to attend.  
75439384 July 11, 2021

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MAHAN, DAVID D & PATRICIA A  
412 GOOSE CREEK RD  
FARMINGTON, AR 72730

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

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GOOSE CREEK PROPERTIES LLC  
496 DOUBLE SPRINGS RD  
FAYETTEVILLE, AR 72702  
Farmington AR 72730

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

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WILLIAMS, DOUGLAS L REVOCABLE TRUST  
P O BOX 1797  
FARMINGTON, AR 72730

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MOUNTAIN TOWN COUNSELING LLC  
297 N DOUBLE SPRINGS RD  
FARMINGTON, AR 72730

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CHOKENBUN, JIMMY  
450 N YONA LN  
FARMINGTON, AR 72730

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BROWN, JONATHAN ADAM & MARISSA  
509 N YONA LN  
FARMINGTON, AR 72730

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Minnetonka, MN 55345

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BIEKER, ANTHONY JOSEPH & CHRISTINE ELIZABETH  
18822 KINGSWOOD TERR  
MINNETONKA, MN 55345

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PROPERTY PARCAVE LLC  
2499 BROOKWATER LN  
FAYETTEVILLE, AR 72703

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
<b>\$7.00</b>		07/14/2021

PURIFOY, JOHN & AMY  
611 N DOUBLE SPRINGS RD  
FARMINGTON, AR 72730

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

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<b>\$7.00</b>		07/14/2021

PRUETT, GARY; PRUETT FAMILY TRUST  
PRUETT, KEVIN; PRUETT, STEPHEN;  
438 RIVER PARK DR  
REDDING, CA 96003

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YOUNG, PHYLLIS ANN  
546 GOOSE CREEK RD  
FARMINGTON, AR 72730-8506

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THOMPSON, PAUL P & KATHERINE P  
443 W HYDRANGEA DR  
FARMINGTON, AR 72730

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<b>\$7.00</b>		07/14/2021

DEANNE DEANER L MACKAY

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BLAKEY, ROBERT ALLEN

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MATHIAS, SARA REBECCA

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MCCONNELL DAVID C & MICHELLE  
14489 DRAIN RD  
FARMINGTON, AR 72730-8707

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MCCRATIC DOUGLAS W & KAREN S  
434 GOOSE CREEK RD  
FARMINGTON, AR 72730

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BATES, MATTHEW SCOTT  
455 N YONA LN  
FARMINGTON, AR 72730

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ISMAIL, MOHAMMAD & ROSHAN ARA  
471 W HYDRANGEA DR  
FARMINGTON, AR 72730

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BURNS, MATTHEW D & LORI J  
464 W GOOSE CREEK RD  
FARMINGTON, AR 72730

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Postage	\$0.55	

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PEARCY, WYD & HAVEN E  
483 W HYDRANGEA DR  
FARMINGTON, AR 72730

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

7020 1290 0000 7924 0919



July 13, 2021

City of Farmington  
354 W Main  
Farmington, AR 72730

Attn: Melissa McCarville  
**RE: Goose Creek Ph 3 & 4**

Please find below our responses to comments from each department that was provided at the Technical Review on July 6<sup>th</sup>.

**Comments from Planning (Melissa McCarville)**

1. Engineering fees will accumulate as the development continues. We will bill the engineer or developer monthly. *Noted.*
2. The revised plan should be submitted by next Tuesday, July 13<sup>th</sup> by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan and a landscape plan. Plans must be folded with all sheets included in one set. *Noted.*
3. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office. *Noted.*
4. Planning Commission meeting will be Monday July 26, 2021 at 6:00 pm. We are doing in person meetings; we will also provide information for virtual meetings. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details. *Noted.*
5. An advertisement regarding the public hearing should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise leader is published on Wednesday. Please add a not on your publication and letters that the meeting is in person or through Zoom. With this in mind, the ad must be in Sunday, July 11, 2021 to meet the deadline. *Noted. Will provide proof of publication.*
6. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission. Please add a note on your letter that the meeting is in person and through Zoom. We will limit the number of people in the room. *Noted. Will provide receipts and notation.*

**Comments from Engineering (Chris Brackett, PE)**

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat. *Noted.*
2. Show the right-of-way for the street extension where the temporary cul-de-sac from Phase I is being removed. *Revised*
3. Add notes explaining what is happening at the temporary cul-de-sac to the plat. The boundary for Phase I should be shown as a Phase Line instead of a dark boundary line. The right-of-way for the street extension will have to be in Phase 3 so it can be dedicated with the Final Plat. *Revised. Temporary cul-de-sac will be removed and r/w vacated to create remaining lot. Will revise linetype.*
4. Show the building setback for Lots 153. *Revised*
5. Show handicap ramps on the plat. *Revised*
6. Show streetlights on the plat. *Revised*

7. What is the intent for the parkland dedication for these two phases? *Money in-lieu for now. Will dedicate parkland in future phases.*
8. The traffic circle must be approved by the Fire Chief. *Proposed traffic circle is the same one that was approved in Phase 2. If there are any issues, please let me know. Thank you!*

**Comments from Landscape (Judy Horne)**

1. No landscaped entryways into subdivision Phase 3 & 4 were found so the Landscaping Ordinance Requirements for entryways does not apply. If landscaped entryways are planned, see Article XI. Landscaping of Residential Development Entryways. *Noted.*
2. Phase 3 has 62 buildable lots and Phase 4 has 59 buildable lots for a total of 121 lots. The landscape ordinance requires developer to pay \$600 x 121 buildable lots or \$72,600 in lieu of park land dedication. This payment should be made to the Farmington City Parks and Trails Development Fund. Also the ordinance states that "intention for cash payment shall be included in the development agreement and paid prior to the City's signature of, and release of, the final plat. *Noted.*

**Comments from Fire (William Hellard)**

1. No comments *Thank you.*

**Comments from City of Fayetteville Engineering were not received.**

**Comments from PGTELCO (Shane Bell)**

1. No comment. *Noted.*

**Comments from Ozarks Electric Coop. (Wes Mahaffey)**

*We have reviewed and are agreeable with the General Comments (1-11), dated 06/30/2021 for Goose Creek Subd. Ph 3 & 4, provided in letter form at City of Farmington Technical Review.*

**Comments from Blackhills Gas were not received.**

**Comments from Cox Communications were not received.**

Thank you for reviewing this project. If there are any questions, comments, or concerns, please let us know.

Sincerely,



---

Jared S. Inman, PE

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

Applicant: Red Canyon Development, LLC

Date: 7/6/2021

Project Name: Goose Creek Village Ph. 3 & 4 (Preliminary Plat)

Engineer/Architect: Jorgensen & Associates, Inc.

---

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

---

Representing: City of Farmington Name: Judy Horne – 267-1022, 856-1911  
Landscaping Ordinance Requirements

1) No landscaped entryways into subdivision Phases 3 & 4 were found so the Landscaping Ordinance requirements for entryway(s) does not apply. If landscaped entryways are planned, see Article XI. Landscaping of Residential Development Entryways.

2) Phase 3 has 62 buildable lots and Phase 4 has 59 buildable lots for a total of 121 lots. The landscape ordinance requires developer to pay \$600 X 121 buildable lots or \$72,600 in lieu of park land dedication. This payment should be made to the Farmington City Parks and Trails Development Fund. Also the ordinance states that “Intention for cash payment shall be included in the development agreement and paid prior to the City’s signature of, and release of, the final plat.”

Additional information is available at Article XII. Dedication and Landscaping of Neighborhood Parks.

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

---

Date: 6/30/2021

City: FARMINGTON

Subdivision Name: Preliminary Plat – Goose Creek Ph. 3 & 4

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
  2. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
  3. All off site easements that are needed for Ozarks to extend electrical service to the subdivision property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
  4. All conduits placed for the road crossings will be installed by the developer and must be 4 inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 Pipes)
  5. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat. All conduits for road crossings and specific widths of U.E., Lot size, St. Light location and address to Lots must be shown on final plat before Ozarks Electric will sign the final plat.
  6. Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, re-sodding , etc.
  9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
  10. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If developer decide to go with their own contact Cooperative representative below.
  11. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.
- Wes Mahaffey At (479)263-2167 or [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com)

Additional Comments:





# CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

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TRANSACTION #	10591817-8196
DATE	06/22/2021 1:48 PM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CHECK #21256

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1 × Development Fee	\$2,000.00
Subtotal	\$2,000.00

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TOTAL (USD)	<b>\$2,000.00</b>
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**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Red Canyon Development, LLC.

Date: July 6, 2021

Project Name: Goose Creek Village Phases 3&4 (Preliminary Plat)

Engineer/Architect: Jorgensen & Associates, Inc.

---

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---

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
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4. Show the building setback for Lots 153.
5. Show handicap ramps on the plat.
6. Show streetlights on the plat.
7. What is the intent for parkland dedication for these two phases?
8. The traffic circle must be approved by the Fire Chief.

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

Applicant: Red Canyon Development, LLC

Date: 7/6/2021

Project Name: Goose Creek Village Ph. 3 & 4 (Preliminary Plat)

Engineer/Architect: Jorgensen & Associates, Inc.

---

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- 2) Phase 3 has 62 buildable lots and Phase 4 has 59 buildable lots for a total of 121 lots. The landscape ordinance requires developer to pay \$600 X 121 buildable lots or \$72,600 in lieu of park land dedication. This payment should be made to the Farmington City Parks and Trails Development Fund. Also the ordinance states that “Intention for cash payment shall be included in the development agreement and paid prior to the City’s signature of, and release of, the final plat.”

Additional information is available at Article XII. Dedication and Landscaping of Neighborhood Parks.

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

---

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

Applicant: Red Canyon Development, LLC.

Date: 7/6/2021

Project Name: Goose Creek Village Ph. 3 & 4 (Preliminary Plat)

Engineer/Architect: Jorgensen & Associates, Inc.

---

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---

**Representing: PGTelco / Zing Broadband**

Name: Shane Bell

Phone: 479-841-0980

Email: [sbell@pgtc.com](mailto:sbell@pgtc.com)

PGTelco has no comment on this project.

Thank you.

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

**Date: 6/30/2021**

**City: FARMINGTON**

**Subdivision Name: Preliminary Plat – Goose Creek Ph. 3 & 4**

**General Comments:**

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
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  10. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If developer decide to go with their own contact Cooperative representative below.
  11. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.
- Wes Mahaffey At (479)263-2167 or [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com)

**Additional Comments:**

**Holland Crossing Mini Storage** – if extensions to public sewer or water, including fire lines, are needed a utility/grading permit must be applied for with the City of Fayetteville.

**The Grove at Engles Mill Final Plat** – This subdivision is served by multiple water providers, and will need multiple signature lines. One for City of Fayetteville, one for Washington Water. Prior to City of Fayetteville signing off on the final plat, the engineer of record must coordinate with the city to closeout the project. This will included record drawings, certifications, final inspections, and bonds.

**Ecology Park Replat** – This project is currently under review for a utility/grading permit with the City of Fayetteville. Comments will be provided back to the engineer of record this week.

**Goose Creek Preliminary Plat Phase 3 & \$** - a utility/grading permit must be applied for with the City of Fayetteville.

Thanks  
Chris

**Chris Brackett, PE, CFM**  
Senior Engineer / Transportation

D 479.332.3930  
C 479.236.0361

302 E. Millsap Road  
Fayetteville, AR 72703  
O 479.443.3404



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

Applicant: Red Canyon Development

Date: 7/6/2021

Project Name: Goose Creek Village, Phase 3 & 4 (Preliminary Plat)

Engineer/Architect: Jorgenson & Associates

---

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

---

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.
2. The revised plan must be submitted by next Tuesday, 13<sup>th</sup> by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan and a landscape plan. Plans must be folded with all sheets included in one set.
5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office.
6. Planning Commission meeting will be **Monday, July 26, 2021 at 6:00 pm**. We are doing in person meetings; we will also provide information for virtual meetings. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.
7. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication and letters that the meeting is in person or through Zoom. **With this in mind, the ad must be in Sunday, July 11, 2021 to meet the deadline.**
8. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is in person and through Zoom. We will limit the number of people in the room.



**Fire Department**  
City of Farmington, AR  
372 W. Main St.  
Farmington, AR 72730  
479-267-3338



Date: 7/6/21

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Goose Creek Village

No comments





**Bates &  
Associates, Inc.**

**Civil Engineering & Surveying**

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

July 9, 2021

Planning Commission  
City of Farmington  
354 W. Main Street  
Farmington, AR 72730

**RE: S Hunter St Townhomes Development – Waiver Letter**

Dear Planning Commission,

The Applicant, Green Prairie Investment, is proposing a waiver of street improvements along S Hunter street. The current Farmington master street plan shows S Hunter street as a collector with a 60' ROW and 36' pavement width. Currently, there exists a 60' ROW and 20' of pavement.

S Hunter St is also called highway 170, and falls under ADROT jurisdiction. Currently, ARDOT has plans to improve this section of street to 36' of pavement with sidewalk, curb and gutter, and drainage improvements. The construction plans have already been drawn up, and the funds have been allocated. Our client was given three options; 1.) pay a fee in lieu of street improvements, even though funds have already been allocated, 2.) wait a year until the project has been constructed, Or 3.) request a waiver or street improvements from the planning commission.

The Applicant will never opt for the fee in lieu option and, if this waiver is denied, would rather wait until construction of the street improvements are constructed.

Sincerely

**Bates & Associates, Inc**

Jake Chavis, E.I.  
Project Engineering

# City of Farmington, Arkansas Application for Variance/Waiver



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

Applicant: Bates and Associates Day phone: 479-442-9350  
Address: 7230 S Pleasant Ridge Dr Fax: \_\_\_\_\_  
Representative: Jake Chavis Day phone: 479-442-9350  
Address: 7230 S Pleasant Ridge Dr Fax: \_\_\_\_\_  
Property Owner: Brad Smith/ Jerry Coyle Day phone: 479-601-1757  
Address: PO box 1194 Fax: \_\_\_\_\_  
Fayetteville, Ar 72702

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

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

Property description: proposed townhomes  
Site address: 81 S Hunter St  
Current zoning: MF-2

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

Type of variance requested and reason for request:

We are requesting a waiver of street improvements due to ARDOT already  
having designed the improvement and funds already allocated to the project.  
see waiver letter attached.

Responsibilities of the Applicant:

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


**NOTICE OF PUBLIC MEETING**

A petition for a variance at the property described below has been filed with the City of Farmington on the 7 day of July, 2021.

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

A public meeting to consider this request for variance at the above described property will be held on 26 th day of July, 2021, 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 7-9-21  
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 7-9-21  
Owner/Agent Signature

**File# 2021-00018944**

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

**WARRANTY DEED  
(LLC)**

File #: 2104825-131

**KNOW ALL MEN BY THESE PRESENTS:**

That, **Candlewick Properties, LLC**, an Arkansas Limited Liability Company, and **KSDA, Inc.**, an Arkansas Corporation, hereinafter called GRANTOR(S), for and in consideration of the sum of ---ONE AND 00/100--- DOLLAR---(\$1.00)---and other good and valuable consideration, in hand paid by **Green Prairie Investments, LLC**, an Arkansas Limited Liability Company, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Green Prairie Investments, LLC** an Arkansas Limited Liability Company, hereinafter called GRANTEE(S), and unto its successors and assigns forever, the following described lands lying in **Washington County, Arkansas** to-wit:

**SEE ATTACHED EXHIBIT "A"**

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

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

EXHIBIT "A"

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A FOUND ALUMINUM MONUMENT BEING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING ALONG THE EAST LINE OF SAID FORTY ACRE TRACT S02°07'49"W 752.77', THENCE LEAVING SAID EAST LINE N87°17'42" W PASSING THROUGH A FOUND ½" REBAR LOCATED ON THE WESTERLY RIGHT-OF-WAY OF HIGHWAY 170 AT A DISTANCE OF 36.39 FOR A TOTAL DISTANCE OF 52.05 TO A FOUND HUB, THENCE S02°11'23"W 27.62' TO A SET ½" REBAR BEING THE TRUE POINT OF BEGINNING AND RUNNING S02°11'23"W 170.35' TO A FOUND HUB, THENCE N87°15'26"W 402.48' TO A FOUND ½" REBAR, THENCE ALONG AN EXISTING FENCE LINE N02°24'41" E 292.01' TO A FOUND ½" REBAR, THENCE LEAVING SAID FENCE LINE S87°10'26"E 145.83 TO A SET ½" REBAR, THENCE 02°44'15"W PASSING THROUGH A FOUND ½" REBAR AT A DISTANCE OF 94.00' FOR A TOTAL DISTANCE OF 121.62' TO A SET 1/2" REBAR, THENCE S87°17'42"E 256.68' TO THE POINT OF BEGINNING. CONTAINING 1.978 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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

IN TESTIMONY WHEREOF, the name of the grantor and its seal are hereunto affixed by its duly authorized Manager, this 18 day of May, 2021.

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.

Candlewick Properties, LLC

GRANTEE OR AGENT: WALDTRICK as agent

[Signature]

David Curtis Stewart, Manager

GRANTEE'S ADDRESS: PO BOX 11914

[Signature]

Cathy Stewart, Manager

Fayetteville, AR 72702

ACKNOWLEDGMENT

STATE OF AR )  
COUNTY OF Washington ) SS.

On this day before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **David Curtis Stewart and Cathy Stewart** to me personally known or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who stated that they are the authorized Managers of **Candlewick Properties, LLC**, an Arkansas limited liability company, and is duly authorized in their capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that they 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 18 day of May, 2021.

[Signature]  
Notary Public

My commission expires: 4.13.23



IN TESTIMONY WHEREOF, the name of the grantor and its seal are hereunto affixed by its duly authorized officer, this 18 day of May, 2021.

KSDA, Inc., an Arkansas corporation

By: [Signature]  
Keith Marrs, President

ACKNOWLEDGMENT

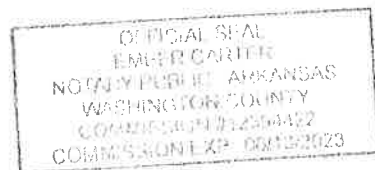
STATE OF AR,  
COUNTY OF Washington SS.

On this day before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Keith Marrs** to me personally known or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who stated that he is the President of **KSDA, Inc.**, an Arkansas Corporation, and is duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said company, 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 18 day of May, 2021.

[Signature]  
Notary Public

My commission expires:  
6-13-23







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

**Real Estate Transfer Tax Stamp**

Proof of Tax Paid



File Number: 2104825-131

**Grantee:** GREEN PRAIRIE INVESTMENTS, LLC  
**Mailing Address:** PO BOX 1194  
FAYETTEVILLE AR 727020000

**Grantor:** CANDLEWICK PROPERTIES, LLC  
**Mailing Address:** PO BOX 1287  
FARMINGTON AR 727300000

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

**County:** WASHINGTON  
**Date Issued:** 05/19/2021  
**Stamp ID:** 1892460544

Washington County, AR  
I certify this instrument was filed on  
5/19/2021 2:10:52 PM  
and recorded in REAL ESTATE

File# 2021-00018944  
Kvle Svlvester - 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): Green Prairie Investments

Grantee or Agent Name (signature): WACO Title as Agent Date: MAY 19 2021

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

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



# CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

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TRANSACTION #	10157321-2320
DATE	07/12/2021 11:08 AM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK #18014

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1 × Development Fee	\$25.00
Subtotal	\$25.00

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TOTAL (USD)	<b>\$25.00</b>
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Receipt sent via SwipeSimple, powered by CardFlight

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