



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

PLANNING COMMISSION AGENDA

August 23, 2021

**A meeting of the Farmington Planning Commission will be held on
Monday, August 23, 2021 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes – July 26, 2020
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARINGS**
 - A. **Final Plat** – Briarwood Estates
Property owned by: Landmarc Custom Homes, LLC
Property Location: Clyde Carnes Road Parcel #760-03134-000
Presented by: Sand Creek Engineering

Planning Commission Minutes
July 26, 2021 at 6 PM

1. ROLL CALL – Meeting was held in person and also via Zoom due to Corona Virus pandemic. Meeting was called to order by Vice Chair Gerry Harris. A quorum was present.

PRESENT

Gerry Harris, Vice Chair
Chad Ball
Howard Carter
Judy Horne
Keith Macedo
Jay Moore
Bobby Wilson

ABSENT

Robert Mann, Chair

City Employees Present: Melissa McCarville,
City Business Manager; Ernie Penn, Mayor;
Chris Brackett, City Engineer; Steve Tennant,
City Attorney

2. Approval of Minutes: June 28, 2021, meeting minutes were approved as written.

3. Comments from Citizens: None

4A. Public Hearing: Re-Plat – Farmington Creek Subdivision (Ecology Park), Location: Nature Trail Drive and Ecology Park owned by PBS Properties; presented by James Koch
And

4B. Large Scale Development – Ecology Park

James Koch was present representing owner and developer Paul A. Schmidt. This is a combined re-plat and Large Scale Development. He discussed a small drawing showed two proposed buildings encroachments into building setback requirements area: Corner of Unit E: 1.56’ and front of Unit “F” 1.1’ with request that this “minor encroachment” be allowed as a condition of approval of this development.

Chad Ball noted that he had received this additional information by e-mail only two and a half hours prior to the meeting.

Discussion followed regarding changes that would be needed such as remapping of the parking lot of Unit “B”; discussion of the flood plain of this property and necessary flood protection guarantees. (The buildings will have to be built up by two feet. Walls will have to be waterproofed.) In April they had indicated there would be 29 units but now with this new plat there will be 30 units because Unit “E” will be a tri-plex instead of a duplex. Mr. Koch also confirmed that some of the sewer easements would be changed slightly.

In further discussion, there was concern about the sight line from Ecology Drive onto Double Springs Road. Chris Brackett said the developer is in process of getting an access easement with the land owner in this area.

Public Comment: There were no public comments.

Chris Brackett presented a memo with suggested conditions for approval:

“The Replat of the Farmington Creek Subdivision and the Large Scale Development for Ecology Park has been reviewed and it is our opinion that the Planning Commission’s approval should be conditional on the following comments:

1. The dedication of the Double Springs Road Master Street Plan Right-of-way will need to be added to the replat.
2. Provide one original and 6 copies of the recorded replat to the City
3. All connections to the water and sewer systems must be approved by the City of Fayetteville.
4. The filed access easement will be required for the off-site drive connection to Double Springs Road prior to construction plan approval. If this easement is denied, this project will be required to go back to the Planning Commission for approval of the revised plan.
5. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
6. After a final review set of plans and drainage report has been approved by Olsson, the applicant should submit to the City two (2) sets of full size plans and three (3) sets of half size plans, and two (2) copies of the final drainage report that have been sealed by the engineer of record for final approval and distribution.”

After further discussion, the Planning Commission added two more conditions: 1) The developer shall make payment of \$9,000 in lieu of a dedicated park; 2) Clearance of the needed right of way approval.

Chad Ball moved to table both items 4A and 4B due to easement issue stated in 4. above with the verbal agreement for access. Judy Horne seconded the motion. Upon roll call vote the Yes votes were Ball, Horne. No votes: Carter, Moore, Macedo, Wilson. Motion to table failed 4-2.

Vice Chair Harris called for question regarding approval of Large Scale Development for Ecology Park, conditional upon City Engineer Brackett’s memo and additional conditions of payment in lieu of park in amount of \$9,000 and also the needed right of way easement access approval from a property owner.

Upon roll call vote regarding items 4A and 4B the vote was Yes: Carter, Moore, Wilson. No: Ball, Macedo, Horne. With a 3-3 tie, Vice Chair Harris voted Yes and the motion passed 4-3.

4C. Large Scale Development – Holland Crossing Mini Storage - Owner: Alberta Investments, LLC; Location: N. Holland Drive Parcel #760-03869-000, 760-03866-000 760-03868-000; Presented by Crafton Tull.

Chad Ball asked about having 3 access points into this development and how it would work with traffic. Taylor Lindley, project engineer for Crafton Tull said the main entrance is on Holland Drive and other entrances will have a Knox Box for Fire Department and other emergency access only.

The lighting will meet Dark Sky protocols with shaded lights. They plan a 6’ wood fence around the property with required landscaping.

Chris Brackett presented a memo with suggested conditions to be met for approval:

“The Large Scale Development Plan for the Holland Crossing Mini Storage has been reviewed and it is our opinion that the Planning Commission’s approval should be conditional on the following comments:

1. All connections to the water and sewer systems must be approved by the City of Fayetteville.

2. Approval from the Gas Company for improvements over the high-pressure gas line must be provided prior to construction approval. If this approval is denied, this project will be required to go back to the Planning Commission for approval of the revised plan.
3. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
4. After a final review set of plans and drainage report has been approved by Olsson, the applicant should submit to the City two (2) sets of full size plans and three (3) sets of half size plans, and two (2) copies of the final drainage report that have been sealed by the engineer of record for final approval and distribution.”

Public Comment: There were no public comments.

Vice Chair Harris called for question regarding approval of Final Plat for the LSD for Holland Crossing Mini Storage, conditional upon City Engineer Brackett’s memo and upon roll call vote, the LSD was unanimously approved.

4D. Final Plat – The Grove at Engles Mill; Owner – Riverwood Homes; Location – between Folsom Elementary & Farmington High School, and Twin Falls to the south; presented by Bates & Associates, Inc.

There were no Public Comments. There was limited discussion on the Final Plat with concerns about the street naming where W. Tyler Road goes both east-west and north-south. Also, a street with Cove in the name was questioned. The authorities who designate street names for developments will deal with these issues.

Chris Brackett presented a memo with suggested conditions for approval:

“The Planned Unit District for the Grove at Engles Mill Subdivision Phases 1 Final Plat has been reviewed and it is our opinion that the Planning Commission’s approval should be conditional on the following comments:

1. The required Payment in Lieu of Park Land Conveyance must be paid prior to the signatures on the Final Plat. This fee will be \$600 per single family unit. The fee will be \$48,000 for 80 single family lots.
2. All public improvements including the sidewalk along West Tyler Road must be completed and a Final Inspection scheduled. All punch list items must be completed and accepted prior to final approval of the final plat.
3. A one-year Maintenance Bond to the City of Farmington for all public improvements with the exception to the water and sanitary sewer improvements must be provided prior to the signatures on the Final Plat. The engineer must submit an itemized cost of these improvements for approval prior to obtaining the bond.
4. If the sidewalk construction is to be delayed until the home construction then the developer shall provide an escrow account in accordance with Ordinance No 8.1(C), 3(A.). The engineer shall provide a cost estimate for the construction of the sidewalk for approval.
5. If the installation of the Street Lights has not been completed at the time of Final Plat signatures, then the developer shall provide the paid invoice from the electric company for these lights.
6. Provide one original and 6 copies of the recorded Right-of-way Document for the extension of West Tyler Road through the School District’s property.
7. Provide one original and 6 copies of the recorded plat to the City.”

Chad Ball reminded that the Commission had discussed previously a stub-out on the southeast border of this development to allow trail access into the outer portion of the ball park. He suggested that the \$48,000 (payment in lieu of park land) be earmarked specifically for this access. He agreed to meet with the Finance Committee of the City Council to present this request.

Public Comment:

Norm Toering, 306 Claybrook noted an error in the Agenda which stated this was a Final Plat for property “south of phase 1 and 2.” It should have read “south of **Phase 1.**”

Vice Chair Harris called for question regarding approval of Final Plat for the Grove at Engles Mill, conditional upon City Engineer Brackett’s memo and the clarification of street names.

Upon roll call vote, the Final Plat was approved unanimously.

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

Blake Jorgenson was present via Zoom.

Chris Brackett presented a memo with suggested conditions for approval:

“The Preliminary Plat for the Goose Creek Subdivision Phases III and IV has been reviewed and it is our opinion that the Planning Commission’s approval should be conditional on the following comments:

1. The fire hydrant locations and Traffic Circle shown on the plat must be reviewed and approved by the Fire Department.
2. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to any construction activities.
3. Payment in lieu of Park Land Conveyance will be required for this subdivision. This fee will be \$600 per single family unit. This fee will be \$37,200 for the 62 lots in Phase III and \$35,400 for the 59 lots in Phase IV. If Park Land Dedication is requested prior to final plat, then the dedication must be approved by the Planning Commission.
4. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
5. After a final review set of plans and drainage report has been approved by Olsson, the applicant should submit to the City two (2) sets of full size plans and three (3) sets of half size plans, and two (2) more copies of the final drainage report that have been sealed by the engineer for final approval and distribution.”

Mr. Jorgenson was reminded that the Commission expects Silverthorne in the subdivision to the north will be kept closed to construction vehicles for Phases 3 and 4.

Phyllis Young, 546 Goose Creek Road spoke with concerns about large amounts of trash that the water flowing from Phases 1 and 2 brings onto her property. She said having drainage from 200 lots is going to cause her continuing problems. She felt the drain system that was approved by the City Engineer and the City is not a good type of drainage system. She dislikes having to put up with this when she did not choose to live in the city.

Mr. Jorgenson apologized for the trash and stated that he thinks the water flow will improve as sod gets established; he also believes eventually there will be less construction trash and he agreed to look into the situation there.

Lori Burns, 464 Goose Creek Road, has a long fence that backs up to 12 back yards in the new development. She hopes that all the big trees on the fence line will be kept, not cut down. She also wanted to know how long before the 12 houses would be built behind her property.

Mr. Jorgenson asked the city personnel to give her his contact information for further discussion about the trees and he also said that due to the huge demand for housing that the new homes behind her property will be built rather quickly.

Vice Chair Harris called for question regarding approval of Preliminary Plat for Goose Creek Village Phase 3 & 4, conditional upon City Engineer Brackett's memo. The vote to approve passed unanimously.

4F. Large Scale Development & Variance: S. Hunter Street Townhomes Development; Property owned by Brad Smith/Jerry Coyle; Location: 81 S. Hunter; Presented by Bates & Associates, Inc.

Jake Chavis was present for Bates & Associates.

Mr. Chavis' letter dated July 9, 2021 in which the applicant, Green Prairie Investment asked for a waiver of street improvements on South Hunter Street was discussed. Mr. Chavis said that since this street is currently under Arkansas Department of Transportation jurisdiction and they will be making necessary street improvements, Green Prairie Investment should not have to make the improvements. He further stated in his letter that GPI had been given 3 options:

- 1) Pay a fee in lieu of street improvements, even though funds have already been allocated for the 170 project.
- 2) Wait a year until the project has been constructed before beginning townhome construction.
- 3) Request a waiver of street improvements from the Planning Commission.

They are requesting the waiver. The letter further states:

“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.”

Mayor Penn reiterated that the funds for the paving and sidewalk construction are already allocated.

Vice Chair Harris called for question to approve the waiver of street and sidewalk requirements for the S. Hunter Street Townhomes Development. Yes: Carter, Moore, Macedo, Horne, Wilson. No: Ball. Waiver request was approved 5 – 1.

The Planning Commissioners will discuss the Land Use Plan at the next work session.

Having no further business, meeting was adjourned.



**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: 12/02/2020

Date of grading permit: 09/29/2020

Date of final infrastructure inspection: _____

Engineering Fees Paid yes no

Development site address or location: Clyde Carnes Road Farmington, Arkansas

GENERAL INFORMATION:

Primary Contact Person: Anthony Ferreyra

Business Name: Sand Creek Engineering & Land Surveying

Address: 1610 NW 12th St.

City: Bentonville **State** AR **Zip Code** 72712

Phone: (479) 464-9282 **Email:** aferreyra@sandcreek.us

Check all that apply: **Applicant** **Owner** **Other** _____

Name: Tim Boudrey/Chris Bradley

Business Name: Landmarc Custom Homes LLC.

Address: 1224 S. Maestri Road

City: Springdale State AR Zip Code 72762

Check all that apply: Applicant Owner Other _____

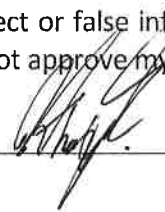
Name: _____

Business Name: _____

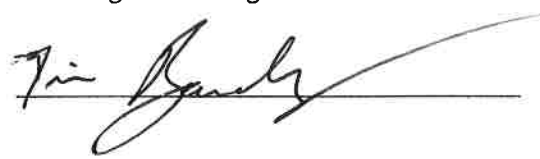
Address: _____

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: 7/19/21

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: 7/19/21

Bentonville

LSD/Subdivision Application Checklist:

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

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	✓		Not Final Plat Information.
13. A general vicinity map of the project at a scale of 1" = 2000'	✓		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	✓		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	✓		
16. Existing topographic information with source of the information noted. Show:			Not Final Plat Information.
a. Two foot contour for ground slope between level and ten percent.			Not Final Plat Information.
b. Four foot contour interval for ground slope exceeding 10%.			Not Final Plat Information.
17. Preliminary grading plan.			Not Final Plat Information.
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.			None Exist or are needed.
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	✓		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.			Not Final Plat Information.
b. Provide pipe types and sizes.			Not Final Plat Information.
2. Regarding all proposed sanitary sewer systems			Septic
a. Provide pipe locations, sizes and types.		✓	
b. Manhole locations.	✓		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			Not Final Plat Information.
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.	✓		
5. Regarding all proposed water systems on or near the site:			Not Final Plat Information.
a. Provide pipe locations, sizes and types.			Not Final Plat Information.
b. Note the static pressure and flow of the nearest hydrant.			Not Final Plat Information.
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	✓		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			Not Final Plat Information.
a. Locations of all related structures.	✓		
b. Locations of all lines above and below ground.			Not Final Plat Information.
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			Not Final Plat Information.

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

Developments only.) Dimension turnaround area at dumpster location.			Not a Large Scale development.
15. A description of commonly held areas, if applicable.	✓		
16. Draft of covenants, conditions and restrictions, if any.	✓		
17. Draft POA agreements, if any.	✓		
18. A written description of requested variances and waivers from any city requirements.			Not Final Plat Information.
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	✓		
20. Preliminary drainage plan as required by the consulting engineer.			Not Final Plat Information.

**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

A petition for Final Plat for the property as described below has been filed with the City of Farmington on the 20th day of July, 2021.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this Preliminary Plat will be held on the 23th day of August, 2021, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Proof of publication of public hearing notice, must be published a minimum of 10 days prior to the Planning Commission meeting (proof must be provided at least 7 days prior to the meeting).

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

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

Clyde Carnes Rd. (Parcel #: 760-03134-000)

Location

Landmarc Custom Homes LLC.

Owned by

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

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on August 23, 2021 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.

LEGAL DESCRIPTION BK.2006 PG.00034719:

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SIXTEEN (16) NORTH RANGE THIRTY-ONE (31) WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID 40-ACRE TRACT, SAID POINT BEING AN EXISTING FENCE CORNER; THENCE S89°47'35"W 571.47 FEET ALONG THE NORTH LINE OF SAID 40-ACRE TRACT TO A SET IRON; THENCE S00°00'26"E 1327.36 FEET TO THE SOUTH LINE OF SAID 40-ACRES TRACT; THENCE N89°53'25"E 571.47 FEET TO THE SOUTHEAST CORNER OF SAID 40-ACRE TRACT; THENCE N00°00'40"W 1328.33 FEET TO THE POINT OF BEGINNING, CONTAINING 17.42 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS.

<p>NOTICE OF PUBLIC HEARING A petition for Final Plat for the property as described below has been filed with the City of Farmington on the 20th day of July, 2021.</p>	
<p>A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SIXTEEN (16) NORTH RANGE THIRTY-ONE (31) WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID 40-ACRE TRACT, SAID POINT BEING AN EXISTING FENCE CORNER; THENCE S89°47'35"W 571.47 FEET ALONG THE NORTH LINE OF SAID 40-ACRE TRACT TO A SET IRON; THENCE S00°00'26"E 1327.36 FEET TO THE SOUTH LINE OF SAID 40-ACRES TRACT; THENCE N89°53'25"E 571.47 FEET TO THE SOUTHEAST CORNER OF SAID 40-ACRE TRACT; THENCE N00°00'40"W 1328.33 FEET TO THE POINT OF BEGINNING, CONTAINING 17.42 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS.</p>	
<p>A public hearing to consider this Preliminary Plat will be held on the 23rd day of August, 2021 at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend. 75448812 Aug 8, 2021</p>	

Transaction fyqmqb9t

Merchant Information

Merchant ARKANSAS DEMOCRAT-GAZETTE

Transaction Information

Type Sale
Amount \$79.04 USD
Transaction Date Aug 02 2021, 10:15 AM CDT
Order ID nc6009674
Approval Code 005731
Status Submitted For Settlement

Payment Information

Payment Type Credit Card
Transaction Origin E-Commerce
Card Type Visa
Cardholder Name Sand Creek Engineering
Credit Card Number *****2417

Customer Information

BRIARWOOD ESTATES RESIDENTIAL SUBDIVISION
CLYDE CARNES ROAD, FARMINGTON AR
ADJOINING PROPERTIES

760-03137-000
JHELM PROPERTIES LLC.
P.O. BOX 891
STILWELL OK, 74960

760-03107-000
MASHBURN, MICHAEL H
REVOCABLE TRUST
P.O. BOX 4628,
FAYETTEVILLE AR, 72702

760-02852-000
RIFFEL, SUSAN H; HARRISON
443 W ORCHARD CREEK DR,
FARMINGTON AR, 72730

760-02851-000
TICE, JASON W & TRACY
429 W ORCHARD CREEK DR
FARMINGTON AR, 72730

760-02850-000
WHITESIDE, JOHN & JODY
417 W ORCHARD CREEK DR
FARMINGTON AR, 72730

760-02849-000
DAVIS, COURTNEY & GARRETT
405 W ORCHARD CREEK DR
FARMINGTON AR, 72730

760-02848-000
LEE PHILLIP J & JOY M
399 W. ORCHARD CREEK DR
FARMINGTON AR, 72730

BRIARWOOD ESTATES RESIDENTIAL SUBDIVISION
CLYDE CARNES ROAD, FARMINGTON AR
ADJOINING PROPERTIES

760-03778-000
GMEK LLC
6656 FREEDOM PL,
SPRINGDALE AR 72762

760-03777-000
BOOTH, GRAM LYNN & HAYLEY ASHCRAFT
432 CABALLO ST,
FARMINGTON 72730

760-03776-000
PHELPS, JENIE LOU
424 CABALLO ST,
FARMINGTON 72730

760-03775-000
CHOWANSKY, JOSEPH FISHER, TAYLOR
418 CABALLO ST,
FARMINGTON 72730

760-03774-000
ADAY, DANIEL
412 CABALLO ST,
FARMINGTON 72730

7020 1610 0001 1602 5224

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Farmington, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55
 Total Postage \$4.60

Sent To
 PHELPS, JENIE LOU
 424 CABALLO ST,
 FARMINGTON 72730

City, State, Zip
 Farmington, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047



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OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55
 Total Postage \$4.60

Sent To
 CHOWANSKY, JOSEPH FISHER, TAYLOR
 418 CABALLO ST,
 FARMINGTON 72730

City, State, Zip
 Farmington, AR 72730

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Farmington, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55
 Total Postage \$4.60

Sent To
 ADAY, DANIEL
 412 CABALLO ST,
 FARMINGTON 72730

City, State, Zip
 Farmington, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047



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Stilwell, OK 74960

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55
 Total Postage \$4.60

Sent To
 JHELM PROPERTIES LLC.
 P.O. BOX 891
 STILWELL OK, 74960

City, State, Zip
 Stilwell, OK 74960

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Fayetteville, AR 72702

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55
 Total Postage \$4.60

Sent To
 MASHBURN, MICHAEL H
 REVOCABLE TRUST
 P.O. BOX 4628,
 FAYETTEVILLE AR, 72702

City, State, Zip
 Fayetteville, AR 72702

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Farmington, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55
 Total Postage \$4.60

Sent To
 RIFFEL, SUSAN H; HARRISON
 443 W ORCHARD CREEK DR,
 FARMINGTON AR, 72730

City, State, Zip
 Farmington, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047



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Farmington, AR 72730

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.95
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage	\$7.00

Sent To: 760-02850-000
 WHITESIDE, JOHN & JODY
 Street and Apt.: 417 W ORCHARD CREEK DR
 Farmington, AR, 72730
 City, State, ZIP: FARMINGTON, AR, 72730



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Farmington, AR 72730

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.95
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage	\$7.00

Sent To: 760-02851-000
 TICE, JASON W & TRACY
 Street and Apt.: 429 W ORCHARD CREEK DR
 Farmington, AR, 72730
 City, State, ZIP: FARMINGTON, AR, 72730



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Farmington, AR 72730

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.95
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage	\$7.00

Sent To: 760-02848-000
 LEE PHILLIP J & JOY M
 Street and Apt.: 399 W. ORCHARD CREEK DR
 Farmington, AR, 72730
 City, State, ZIP: FARMINGTON, AR, 72730



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Farmington, AR 72730

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.95
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage	\$7.00

Sent To: 760-02849-000
 DAVIS, COURTNEY & GARRETT
 Street and Apt.: 405 W ORCHARD CREEK DR
 Farmington, AR, 72730
 City, State, ZIP: FARMINGTON, AR, 72730



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Farmington, AR 72730

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.95
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage	\$7.00

Sent To: 760-03777-000
 BOOTH, GRAM LYNN & HAYLEY
 Street and Apt.: 432 CABALLO ST,
 Farmington, AR 72730
 City, State, ZIP: FARMINGTON, AR, 72730



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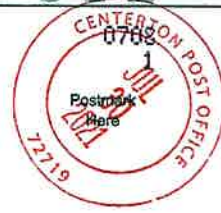
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Springdale, AR 72762

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.95
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage	\$7.00

Sent To: 766-08998-000
 GMEK LLC
 Street and Apt.: 6656 FREEDOM PL,
 Springdale, AR 72762
 City, State, ZIP: SPRINGDALE, AR, 72762



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Farmington, AR 72730

Certified Mail Fee \$3.60

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.15

760-03774-000

Sent To
 ADAY, DANIEL
 412 CABALLO ST,
 FARMINGTON, AR 72730

City, State, ZIP+4®

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Farmington, AR 72730

Certified Mail Fee \$3.60

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.15

760-03775-000

Sent To
 CHOWANSKY, JOSEPH FISHER, TAYLOR
 418 CABALLO ST,
 FARMINGTON 72730

City, State, ZIP+4®

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Fayetteville, AR 72702

Certified Mail Fee \$3.60

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.15

760-03107-000

Sent To
 MASHBURN, MICHAEL H
 REVOCABLE TRUST
 P.O. BOX 4628,
 FAYETTEVILLE AR, 72702

City, State, ZIP+4®

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Stilwell, OK 74960

Certified Mail Fee \$3.60

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.15

760-03137-000

Sent To
 JHELM PROPERTIES LLC.
 P.O. BOX 891
 STILWELL OK, 74960

City, State, ZIP+4®

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Farmington, AR 72730

Certified Mail Fee \$3.60

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.15

760-03776-000

Sent To
 PHELPS, JENIE LOU
 424 CABALLO ST,
 FARMINGTON 72730

City, State, ZIP+4®

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Farmington, AR 72730

Certified Mail Fee \$3.60

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.15

760-02852-000

Sent To
 RIFFEL, SUSAN H; HARRISON
 443 W ORCHARD CREEK DR,
 FARMINGTON AR, 72730

City, State, ZIP+4®

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Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage \$4.00

760-02850-000
 Sent To WHITESIDE, JOHN & JODY
 Street and Apt. 417 W ORCHARD CREEK DR
 City, State, ZIP FARMINGTON AR, 72730

Postmark Here
 JUL 30 2021
 72719

07/30/2021

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Farmington, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage \$7.00

760-02848-000
 Sent To LEE PHILLIP J & JOY M
 Street and Apt. 399 W. ORCHARD CREEK DR
 City, State, ZIP FARMINGTON AR, 72730

Postmark Here
 JUL 30 2021
 72719

07/30/2021

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Farmington, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage \$7.00

760-02851-000
 Sent To TICE, JASON W & TRACY
 Street and Apt. 429 W ORCHARD CREEK DR
 City, State, ZIP FARMINGTON AR, 72730

Postmark Here
 JUL 30 2021
 72719

07/30/2021

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Farmington, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage \$7.00

760-03777-000
 Sent To BOOTH, GRAM LYNN & HAYLEY
 Street and Apt. 432 CABALLO ST,
 City, State, ZIP FARMINGTON 72730

Postmark Here
 JUL 30 2021
 72719

07/30/2021

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Springdale, AR 72762

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage \$7.00

760-08978-000
 Sent To GMEK LLC
 Street and Apt. 6656 FREEDOM PL,
 City, State, ZIP SPRINGDALE AR 72762

Postmark Here
 JUL 30 2021
 61772

07/30/2021

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OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage \$7.00

760-02849-000
 Sent To DAVIS, COURTNEY & GARRETT
 Street and Apt. 405 W ORCHARD CREEK DR
 City, State, ZIP FARMINGTON AR, 72730

Postmark Here
 JUL 30 2021
 61772

07/30/2021

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7021 0950 0001 2734 6744

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Farmington, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To **HERALD**

Street and Apt. No., or PO Box No.
351 N. Double Springs Rd.

City, State, ZIP+4®
FARMINGTON, AR 72730

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Farmington, AR 72730

OFFICIAL USE


Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To **BARTOLOMEI**

Street and Apt. No., or PO Box No.
P.O. BOX 795

City, State, ZIP+4®
FARMINGTON, AR 72730

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Farmington, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To **KUHNS**

Street and Apt. No., or PO Box No.
277 W. Ecology Dr.

City, State, ZIP+4®
FARMINGTON, AR 72730

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



7021 0950 0001 2734 6737

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

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

Farmington, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To **GOOSE CREEK**

Street and Apt. No., or PO Box No.
496 Double Springs Rd.

City, State, ZIP+4®
FARMINGTON, AR 72730

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



7021 0950 0001 2734 6713

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

Fayetteville, AR 72702

OFFICIAL USE


Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To **CEDAR MOUNTAIN**

Street and Apt. No., or PO Box No.
P.O. BOX 1194

City, State, ZIP+4®
FAYETTEVILLE, AR 72702

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



7021 0950 0001 2734 6690

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

Farmington, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To **ST. CHAIR**

Street and Apt. No., or PO Box No.
277 W. Ecology Dr.

City, State, ZIP+4®
FARMINGTON, AR 72730

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



7021 0950 0001 2734 6688

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Bentonville, AR 72712

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To **PAS**

Street and Apt. No., or PO Box No.
P.O. Box 1287

City, State, ZIP+4®
Bentonville, AR 72712

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



7021 0950 0001 2734 6676

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Springdale, AR 72764

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To **ELISSON**

Street and Apt. No., or PO Box No.
3291 S THOMPSON ST. STE. G #102

City, State, ZIP+4®
Springdale, AR 72764

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



7021 0950 0001 2734 6667

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 Domestic Mail Only

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

Fayetteville, AR 72703

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To **Homestead**

Street and Apt. No., or PO Box No.
P.O. Box 8835

City, State, ZIP+4®
Fayetteville, AR 72703

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



7021 0950 0001 2734 6652

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

Farmington, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To **TERRELL**

Street and Apt. No., or PO Box No.
311 NATURE LANE

City, State, ZIP+4®
Farmington, AR 72730

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



7021 0950 0001 2734 6645

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

Farmington, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To **760-01844-000**

Street and Apt. No., or PO Box No.
496 Double Springs Rd.

City, State, ZIP+4®
Farmington, AR 72730

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



7020 2450 0001 6955 3766

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CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

OFFICIAL USE


Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To **Walnut Crossing Property Owners**

Street and Apt. No., or PO Box No.
PO Box 1348

City, State, ZIP+4®
Farmington, AR 72730

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



7020 2450 0001 6955 3742

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OFFICIAL USE

Certified Mail Fee

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



Postage

\$ To	_____
\$ Si	_____
\$ Si	_____
\$ Ci	_____

Mary Kathryn Bailey
1481 S Holland Dr
Fayetteville, AR 72704

7020 2450 0001 6955 3759

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

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



Postage

\$ Total	_____
\$ Sent To	_____
Street	_____
City, St	_____

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

PROTECTIVE COVENANTS
BRIARWOOD ESTATES
FARMINGTON, ARKANSAS

1. All single family residences must be a minimum of 2600 sq. ft. of living area and must have a minimum of a 3 car garage. Garages must be finished on the inside and must have garage doors. All plans must be approved by the Architectural Control Committee (ACC). The ACC will consist of the developers of the subdivision.
2. No structure or building may be moved onto any lot to be used as a residence. No building shall be erected or altered on any lot until the design, plans, elevations, location, and exterior color scheme have been approved, in writing, as to the conformity and harmony of external design with existing improvements in the addition by the developers, and/or POA.
3. All structures will have no less than a 9-12 roof pitch, with no less than an architectural grade shingle. All structures will have a minimum of 90% brick, stone, and concrete siding. A minimum of 30% brick or rock wainscot with concrete siding. No vinyl siding is permitted.
4. Sidewalks must be completed before final inspection of house. Sidewalks must be according to city specifications.
5. Utility easements are reserved over the lots in widths shown on the plat and are for utility use only. Ownership remains to the lot owner, and must be maintained by lot owner.
6. All residences must have off-street parking drives that are a minimum of sixteen (16) feet wide. There shall be no parking at any time in the front lawn of any residence. A resident shall not park on the street.
7. Any boat, R.V., camper, untagged or off-road vehicles must be parked in the backyard, behind privacy fence and must be totally hidden by fence or not allowed. No commercial trucks over one ton to be parked for over two (2) hours.
8. No vehicle repairs are to be performed in the driveway or front yard. All repairs or maintenance of any kind must be done in the garage or rear yard. No inoperative vehicle shall be permitted on any lot for a period in excess of seven (7) days.
9. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot. Dogs, cats, or other household pets may be kept and maintained, provided they are not kept, bred, or maintained for any commercial purposes. Household pets shall be

maintained in a clean, sanitary situation and shall not be noxious or nuisance to the surrounding property owners.

10. No satellite dishes shall be permitted in the front yard.
11. Front yard, including front porches shall not be utilized for storage of any items.
12. Owners of lots shall keep the same from unsightly accumulations of trash, and shall keep weeds, grass, and underbrush cut to avoid fire hazards and unsightly appearances. The entire yard is to be sod, and to be kept mowed.
13. Only in-ground pools are permitted.
14. All fences must be wooden privacy fence. No chain link fence allowed. Fencing of front yard is prohibited.
15. Mailboxes must be brick.
16. No sign of any kind shall be displayed to the public view on any lot except on professional sign of not more than one (1) square foot, one sign of not more than five (5) square feet advertising the property for sale or signs used by a builder to advertise the property during the construction and sales period. No For Rent or For Lease signs permitted.
17. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.
18. The Briarwood Estates will have a Property Owners Association (POA). The POA will be responsible for maintenance and mowing of common property. POA officers will consist of developers until subdivision is complete and at that time will appoint three (3) people inside the subdivision to take over duties and responsibilities. POA annual dues to be \$350 per year due January 1 of each year and to be paid in full to the Briarwood Estates POA. Each lot will have 1 vote. POA assessments will begin upon Certificate of Occupancy from the city for each property.
19. If any owner or occupant shall at any time, while covenants are in effect, violate or attempt to violate any of these covenants, any owner of any part of the addition or POA may institute and prosecute an action at law or in equity against the persons violating or attempting to violate any covenant, and may recover damages resulting from the violation. Judicial or legislative action invalidating any one (1) or more of these covenants shall not affect the remaining provisions which shall continue in full force and effect. Any owner of any part of the addition or POA is specifically given the right to enforce these restrictions.

20. The owner of each residential lot agrees to be bound by the foregoing covenants. Any party of these covenants will be responsible for any attorney fees incurred because of their violation.
21. The covenants shall run with the land and be binding on the present owner and all persons hereafter acquiring title in any manner to any part of Briarwood Estates for a period of twenty-five (25) years from October 15, 2020, after which time, said covenants shall be automatically renewed for successive periods of one year, unless at any time, an instrument signed by the then owners of a majority of the lots shall be recorded agreeing to change the said covenants in whole or part.
22. Sex-Offender Registration: No person who is required to register as a sex offender pursuant to the Sex Offender Registration Act of 1997, Arkansas Code Ann. 12-12-901, et Seq. as amended from time to time or any other similar federal, state, or local law, regulation, or ordinance may rent, reside in, own or occupy any lot or dwelling in the subdivision either permanently or temporarily.

Landmarc Custom Homes, LLC
Tim Boudrey, Vice President
1224 S. Maesti Road
Springdale, AR 72762

Date: July 20, 2021

Customer: LANDMARC CUSTOM HOMES, LLC
1224 S. MAESTRI RD.
SPRINGDALE, AR. 72762

Issuing Financial Institution: First Security Bank
314 North Spring St
Searcy, AR 72143

Letter of Credit #: 1391

Expiry Date: JULY 20, 2022

Amount: \$348,497.00

Beneficiary: CITY OF FARMINGTON
354 W. MAIN
FARMINGTON, AR. 72730



To Whom It May Concern:

For the account of Customer, we hereby issue this Irrevocable Letter of Credit and authorize you as Beneficiary to draw on ourselves for the account of Customer for any sum (or sums) not exceeding the Amount of this Letter of Credit as indicated above. Partial drawings are permitted hereunder.

Drafts drawn under this Letter of Credit must be accompanied by the following documents:

1. A letter: (i) stating that the draft is drawn under the provisions of this Letter of Credit; (ii) showing the date and number of this Letter of Credit; and (iii) stating the amount owing from Customer to the Beneficiary.
2. A copy of your billing statement to Customer reflecting the amount owing to you from Customer.

Upon our request, the Beneficiary shall provide documentation, to our sole and exclusive satisfaction, that: (i) provides the basis for the sums due Beneficiary from Customer; (ii) shows that Customer is in default of the obligations owed Beneficiary; and (iii) establishes that

Beneficiary has given actual notice to Customer of default of the obligations owed.

This Letter of Credit is given for an initial period of one year with the expiry date reflected above.

Unless otherwise expressly stated, the Letter of Credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 revision), International Chamber of Commerce Brochure No. 500, and where not inconsistent therewith, to Article Five of the Uniform Commercial Code of the State of Arkansas and any disputes concerning this Letter of Credit shall be resolved in a court of competent jurisdiction in the State of Arkansas. Unless otherwise expressly stated above, only original documents will be accepted.

First Security Bank



By: Adam Rutledge

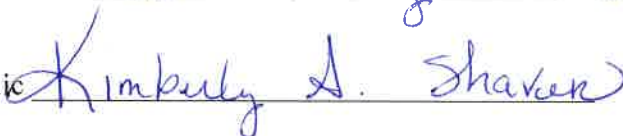
President and CEO of NWA Region

State of Arkansas

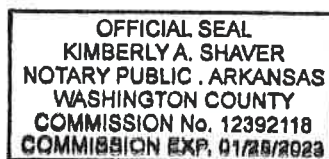
County of Washington

On this date personally appeared before the undersigned the person or persons whose name(s) are subscribed to the foregoing document and state that they executed the same for the consideration and purpose therein mentioned and set forth and desired the same certified which is hereby done, this 20th day of July, 2021.

Notary Public



My Commission Expires:



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

Applicant: Landmarc Custom Homes, LLC

Date: August 3, 2021

Project Name: Briarwood Estates Subdivision Final Plat

Engineer/Architect: Sand Creek Engineering

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. Show the adjacent property owners across Clyde Carnes.
3. Label Vaquero Street on the plat.
4. Show the handicap ramp that aligns with the eastern ramp at Vaquero Street.
5. Contact the Fayetteville 911 coordinator to verify the street name and lot addresses. Show the approved street name and addresses on the plat.

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

Applicant: Landmarc Custom Homes, LLC.

Date: 8/3/2021

Project Name: Briarwood Estates – Final Plat

Engineer/Architect: Sand Creek Engineering

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, 10th by noon. The City requires 15 copies for planning commission. 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, August 23, 2021 at 6:00 pm**. We are not doing in person meetings for the general public. A Zoom link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details. Petitioners and their representatives can be in person; planning commission can also be in person.
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 through Zoom. **With this in mind, the ad must be in Sunday, August 8, 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 through Zoom.

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Landmarc Custom Homes, LLC.

Date: 8/3/2021

Project Name: Briarwood Estates

Engineer/Architect: Sand Creek Engineering & Land Surveying

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

PGTelco has no comment on this Final Plat

Thank you.

Received By: _____



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



Date: 8/3/21

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

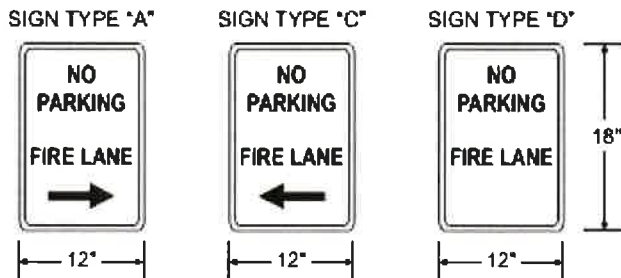
Subject: Briairwood Estates

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.



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



TABLE C105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN Hydrants ^{b, c} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A Hydrant
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more	200	120

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

Applicant: Landmarc Custom Homes, LLC.

Date: 8-3-2021

Project Name: Briarwood Estates

Engineer/Architect: Sand Creek Engineering & Land Surveying

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

Representing: City of Farmington Name: Rick Brannall

1. Need to show green space & sidewalk widths on Final Plat.

Received By: _____



SAND CREEK
Engineering and Landscape Architecture, Inc.

Date: **August 5, 2021** Job # 20005
RE: **Briarwood Estates Subdivision (Preliminary Plat - City of Farmington
Technical Plat Review Committee Report) Comment Response**

1st Submittal Comments 08-03-2021:

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.
- **Acknowledged.**
2. The revised plan must be submitted by net Tuesday, 10th by noon. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set.
- **Acknowledged.**
3. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office.
- **Acknowledged.**
4. Planning Commission meeting will be Monday, August 23, 2021 at 6:00 pm. We are not doing in person meeting for the general public. A Zoom link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details. Petitioners and their representative can be in person. Planning commission can also be in person.
- **Acknowledged.**
5. 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 through zoom. With this in mind, the Ad must be Sunday, August 8, 2021 to meet the deadline.
- **Acknowledged.**
6. Adjacent property owners must be notified by certified mail; Receipts should be submitted by one week prior to the planning Commission meeting. Please add note on your letter that the meeting is through Zoom
- **Acknowledged.**

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.
- **Acknowledged.**

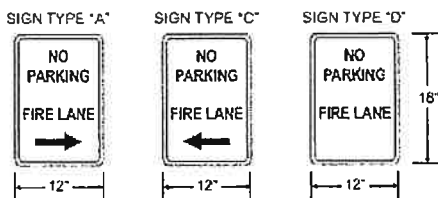
2. Show the adjacent property owners across Clyde Carnes.
 - Adjacent property owner info has been added to Plat.
3. Label Vaquero Street on the Plat.
 - Vaquero Street has been labeled.
4. Show the Handicap ramp that aligns with the Eastern ramp at Vaquero Street.
 - Handicap ramp has been added to Plat.
5. Contact the Fayetteville 911 coordinator to verify the street name and lot addresses. Show the approved street name and addresses on the Plat.
 - Addressing is in progress, we have reached out to Fayetteville 911 and they referenced us to County addressing. They said it would be a min. of 1 week before we heard anything back.

Representing: Washington Water Authority Name: Zak Johnston P.E.

1. All items from the WWA Final Acceptance of constructed water facilities checklist will need to be addressed
 - Acknowledged.
2. Please show a 25' U/E on Lots 16 & 17 adjacent to the ROW of Briarwood Lane (currently only shown to be a Drainage Easement)
 - 25' U/E has been added to Lots 16 & 17.

Representing: Farmington Fire Name: William Hellard

1. Fire Lane Signage
 - Fire lane signs as specified in Section DI03.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).
 - DI03.6.2 Roads More Than 26 Feet in Width
 - Fire lane signs as specified in Section DI03.6 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).
 - Evenly spaced Fire lane signs have been added to the Plat Per Fire department Request.



2. CIOS.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.

 - Hydrants have been double checked to make sure they are spaced correctly. They meet the state code.

Representing: PGTelco / Zing Boardband Name: Shane Bell

"PGTelco has no comment on this Final Plat."

Representing: City of Farmington Name: Rick Bronell

1. Need to show green space and sidewalk widths on Final Plat.
 - Dimensions have been added to Plat.

Representing: City Of Farmington - Landscape Ordinance Name: Judy Horne

1. Subdivision Entryway Landscaping Requirements apply ONLY when developer chooses to incorporate an entryway into the Residential Subdivision Plan. If a landscaped entry is planned, refer to XI. Landscaping of Residential Entryways, A, B and C.

- No proposed sign.

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

- The Fee in Lieu of Land Conveyance has been paid to the City of Farmington.

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.

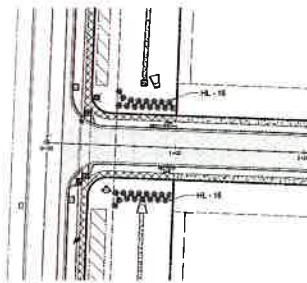
B. **Fee Payment In Lieu of Land Conveyance.** In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund \$600.00 for each single-family unit and \$300.00 for each multi-family unit. The City shall review the designated fees every two (2) years and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

3. If no park is included, fee payment to the Park Fund will be \$600 X 15 lots = \$9,000. If a park IS planned, see neighborhood park requirements in Article XII Sections D. through P of the Landscaping Ordinance.

- The Fee in Lieu of Land Conveyance has been paid to the City of Farmington.

4. Lot 16 (.39 acre) and Lot 17 (.40 acre) are detention ponds. Landscape Ordinance requires they be landscaped. (See Article X. Auxiliary Landscaping/ Shielding/ Screening Requirements - A. Detention Pond and Water Quality Pond Landscaping). The landscaping is especially important for this subdivision because the ponds can be seen from Clyde Carnes Road and will be at the only entrance into the estates-type subdivision.

Use dwarf varieties of landscaping plants, grasses, and shrubs to allow better visibility of the ponds. This is for the safety and protection of small children; also motorists' clear view of Clyde Carnes is needed.



PLANTING SCHEDULE(SHRUBS & GRASS):

QUANTITY	COMMON NAME	SCIENTIFIC NAME	MATURE HEIGHT	MATURE WIDTH	SIZE AT PLANTING
32	HOLLY DEL.	ILEX CORNUTA ILEX CRENATA	12'	8'	3 GAL.

NOTE: SEE DETAILS FOR INSTALLATION PROCEDURE

- Holly's have been proposed along Briarwood Lane at the entrance to screen the Basin's per our original design. I reworked the Final plat and moved the dimensions that covered the landscape as well as added a note that calls out the landscaping. Plants will be planted while the 1st home is being built.

Respectfully Submitted,
Anthony Ferreyra,
Project Manager