



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 27, 2012

**A meeting of the Farmington Planning Commission will be held on
Monday, August 27, 2012 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - July 23, 2012
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARING**
 - A. **Renewal of Conditional Use Request – renewal of home daycare**
Property Location: 81 N. Double Springs
Presented by: Summer Lunsford
 - B. **Roger Hurst - Rezoning Request from A-1 to C-1**
Property owned by: Cook, William E. Revocable Trust
Property Location: 285 Broyles
Presented by: Roger Hurst
5. **NEW BUSINESS**
 - A. **Preliminary Plat – Holland Crossing**
Property owned by: Rausch Coleman Development
Property Location: Hwy. 62 and Holland Drive
Presented by: Brett Watts
 - B. **Roger Hurst – Mini Storage**
Property owned by: Cook, William E. Revocable Trust
Property Location: 285 Broyles
Presented by: Blew and Associates, PA

CITY OF FARMINGTON
CONDITIONAL USE ON APPEAL APPLICATION

Initial Application

Renewal Application

CONDITIONAL USE ON APPEAL MUST BE RENEWED EACH YEAR.

Applicant's Name Summer Lunsford Date 5/29/12
 Address 8 N. Double Springs Rd. Farmington AR 72730 Zoning _____
 Phone # 479-200-4762 Email summerlunsford@yahoo.com
 Description of proposed use:
Conditional use Daycare

The following criteria must be answered with a "yes" finding before the Farmington Planning Commission will hold a public meeting on the Conditional Use on Appeal application. For #3 through #10, provide a brief explanation.

- Yes 1. A written application has been filed with the City and the \$50.00 permit application fee or renewal application fee has been paid.
 No
- Yes 2. The applicant has provided proof that each adjacent property owners have been notified by Return Receipt mail or personal contact. If personal contact is used, a signed affidavit by the owner must be submitted. The affidavit must contain information notifying of the proposed intent and the date of the public hearing, at a minimum.
 No
- Yes 3. Are public services and utilities available and adequate?
 No
- Yes 4. Is fire protection adequate?
 No
- Yes 5. Is the proposed use compatible with the surrounding area and the planned use for the area.
 No
- Yes 6. Is screening and egress safe and convenient?
 No
- Yes 7. Are off-street parking and loading areas adequate?
 No
- Yes 8. Will refuse and service areas not cause adverse effects on adjacent property?
 No
- Yes 9. Will off street parking and loading areas not cause adverse effects on adjacent property?
 No
- Yes 10. Will signs be in compliance with the City's sign ordinance? (In some zoning classifications signs are not permitted.)
 No

**APPLICANT MUST BE PRESENT AT THE PLANNING COMMISSION MEETING FOR
 CONDITIONAL USE PUBLIC HEARING.**

RECEIPT

DATE 6-5-12 No. 545669

RECEIVED FROM Summer Lunsford \$ 50.00

Jeffrey + no 1105 DOLLARS

FOR RENT
 FOR Cond use - home daycare

ACCOUNT	
PAYMENT	<u>50.00</u>
BAL. DUE	

CASH
 MONEY ORDER
 CHECK
 CREDIT CARD

FROM _____ TO _____
BY J. Coleman

1182

AFFIDAVIT

I hereby certify that I Summer Lunsford
Print name

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

Signature: *Summer Lunsford* Date: 5/30

**NOTICE OF HEARING BEFORE THE FARMINGTON PLANNING
COMMISSION ON AN APPLICATION FOR CONDITINAL USE**

To all Owners of land laying adjacent to the property at:

81 N. Double Springs Farmington AR 72730

Location:

Keith Marrs

Owned by:

NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

The purpose of this request is to use this property for:

Explanation: Daycare conditional use

A hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on July 23, 2012 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place, or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main St., Farmington, Ar. 72730. Ph. #267-3865.

Leona Ellen Davis

**NOTICE OF HEARING BEFORE THE FARMINGTON PLANNING
COMMISSION ON AN APPLICATION FOR CONDITINAL USE**

To all Owners of land laying adjacent to the property at:

81 N. Double Springs Farmington Ar 72730

Location:

Keith Marrs

Owned by:

NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

The purpose of this request is to use this property for:

Explanation: Daycare conditional use

A hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on July 23, 2012 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place, or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main St., Farmington, Ar. 72730. Ph. #267-3865.

Jim Wade

**NOTICE OF HEARING BEFORE THE FARMINGTON PLANNING
COMMISSION ON AN APPLICATION FOR CONDITINAL USE**

To all Owners of land laying adjacent to the property at:

81 N. Double Springs Farmington Ar 72730

Location:

Keith Mann

Owned by:

NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

The purpose of this request is to use this property for:

Explanation: Day care conditional use

A hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on July 23, 2012 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place, or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main St., Farmington, Ar. 72730. Ph. #267-3865.

Robert

**NOTICE OF HEARING BEFORE THE FARMINGTON PLANNING
COMMISSION ON AN APPLICATION FOR CONDITINAL USE**

To all Owners of land laying adjacent to the property at:

81 N. Double Springs Farmington Ar 72730

Location:

Keith Mann

Owned by:

NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

The purpose of this request is to use this property for:

Explanation: Daycare conditional use

A hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on July 23, 2012 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place, or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main St., Farmington, Ar. 72730. Ph. #267-3865.

Billie McComick

City of Farmington Application for Rezoning

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

Applicant: Roger Duane Hurst Day Phone: 479-841-1105
Address: 12700 Canter Powell Rd Fax: _____
West Fork Ar 72774
Representative: Roger Hurst Day Phone: 479-841-1105
12700 Canter Powell Rd
Address: West Fork Ar 72774 Fax: _____
Property Owner: Bill Cook Day Phone: _____
Address: 285 Broyles Fax: _____

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

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

Property Description

Site Address -- 285 Broyles
Current Zoning -- A1 Proposed Zoning -- C1

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

Type of zoning requested and reason for request:

C1 Storage Units

Responsibilities of the Applicant:

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

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

- 2. Pay a \$25.00 application fee
- 3. Provide a copy of the deed of the property.
- 4. Written authorization from the property owner if someone other than the owner will be representing the request.
- 5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 30 DAYS BEFORE THE PUBLIC HEARING DATE.**

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 28th day of June, 2012.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from A-1 to C-1 will be held on the 27th day of August, 2012, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

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

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

Roger Duain Hunt Date 6-27-2012
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.)*

William B. Cook Date June 27-2012
Owner/Agent Signature

RECEIPT

DATE

7-23-12

No.

5195605

RECEIVED FROM

Roger Hunt

\$ 25.00

DOLLARS

FOR RENT

for

ACCOUNT	
PAYMENT	25.00
BAL. DUE	

- CASH
- MONEY ORDER
- CHECK
- CREDIT CARD

FROM


E. Colman

TO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That I, William E. Cook, a single person, hereinafter called Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to me in hand paid by the William E. Cook Revocable Trust U/T/D December 4, 2008, hereinafter called Grantee, do hereby grant, bargain and sell unto the said Grantee and unto its heirs and assigns, the following described land, situate in Washington County, State of Arkansas, to-wit:



Doc ID: 012616870002 Type: REL
 Recorded: 12/12/2008 at 02:08:08 PM
 Fee Amt: \$20.00 Page 1 of 2
 Washington County, AR
 Bette Stamps Circuit Clerk
 File **2008-00039014**

A one-fourth (1/4) interest in a Part of the Southwest Quarter of the Northeast Quarter of Section 23 of Township 16 North, Range 31 West and being more particularly described as follows, to-wit: Beginning at the Northeast Corner of said 40 acre tract, and running thence W West 660 feet; thence South 264 feet; thence East 660 feet; thence North 264 feet to the point of beginning, containing 4 acres, more or less.

AND

A one-half (1/2) interest in Part of the Southwest Quarter of the Northeast Quarter of Section 23 in Township 16 North of Range 31 West, and being more particularly described as follows: Beginning at a point which is 264 feet South of the Northeast corner of said 40 acre tract and running thence South 264 feet; thence West 660 feet; thence North 264 feet; thence East 660 feet to the point of beginning, containing 4 acres, more or less.

TO HAVE AND TO HOLD the said lands and appurtenances thereunto belonging unto the said Grantee (s) and Grantee(s) heirs and assigns, forever, and I, the said Grantor hereby covenant that I am lawfully seized of said land and premises; that the same is unencumbered, and I will forever warrant and defend the title to the said lands against all legal claims whatever.

And I, the said Grantor in consideration of said sum of money, do hereby release and relinquish unto the said Grantee all my interest, right, title and dower/curtesy and convey my homestead in and to said lands.

WITNESS my hand and seal on this 4 day of December, 2008.

William E. Cook (Seal)

Article Number 7012 0470 0001 0907 5687

SENDER: COMPLETE THIS SECTION

1. Article Addressed to: Sharon Hunter 105 E. Lark LN Farmington AR 72730-3058

2. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature Raymond Alexander Agent Address Received by (Printed Name) Raymond Alexander Date of Delivery 7-23-12

3. Service Type Certified Mail Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D. Restricted Delivery? (Extra Fee) Yes

Article Number 7012 0470 0001 0907 5687 (Transfer from service label) S Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

Article Number 7012 0470 0001 0907 5687

SENDER: COMPLETE THIS SECTION

1. Article Addressed to: Carayne O Bartlett 106 E. Lark LN Farmington AR 72730-3058

2. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature Carayne Bartlett Agent Address Received by (Printed Name) Carayne Bartlett Date of Delivery 7-24-12

3. Service Type Certified Mail Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D. Restricted Delivery? (Extra Fee) Yes

Article Number 7012 0470 0001 0907 5700 (Transfer from service label) Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

Article Number 7012 0470 0001 0907 5687

SENDER: COMPLETE THIS SECTION

1. Article Addressed to: Harman Landholdings LLC 13139 Bill Sellers Rd WCH Fayetteville AR 72704-8882

2. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature Javier T. Velasco Agent Address Received by (Printed Name) Javier T. Velasco Date of Delivery 7/21/12

3. Service Type Certified Mail Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D. Restricted Delivery? (Extra Fee) Yes

Article Number 7012 0470 0001 0907 5717 (Transfer from service label) Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15

Article Number 7012 0470 0001 0907 5687

SENDER: COMPLETE THIS SECTION

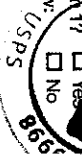
1. Article Addressed to: Marie Martha Velasco 107 Pleasant Dr. Farmington AR. 72730

2. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature Marie Martha Velasco Agent Address Received by (Printed Name) Marie Martha Velasco Date of Delivery 7/21/12

3. Service Type Certified Mail Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D. Restricted Delivery? (Extra Fee) Yes



Roger Hurst
12700 Carter Powell Rd
West Fork Ar 72774

NORTHWEST AR 5000
JUL 20 12
DECATUR AR



000002997

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL™



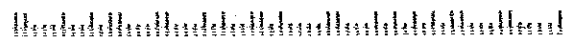
7012 0470 0001 0907 5670

SH Holdings LLC
1063 N Valley View Dr
Fayetteville

WLB
7-21-12

NIXIE 722 4E 1 02 08/1
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 72774932500 *1857-21864-

7270181825 @9375

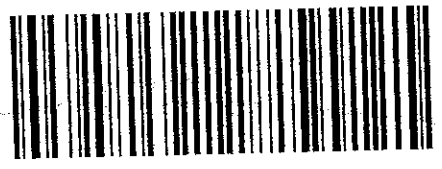


Roger Hurst
12700 Carter Powell Rd
West Fork Ar 72774



000002996

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL™

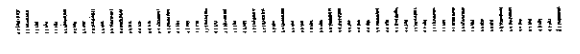


7012 0470 0001 0907 5724

Joey Alderson
108 E.
Farmington

NIXIE 722 5E 1 00 08/1
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 72774932500 *1857-11199-

7273033645 @9375



7012 0470 0001 0907 5694

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Sent To: Sharon Huntz
Street Apt. No. or PO Box No.: 105 E Lark Ln
City, State, ZIP+4: Farmington Ar 70730-3058

Postmark Here: **DECATUR, AR 72722 JUL 20 2012**

Postage	\$.45
Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.75

USPS

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 0907 5717

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Sent To: Marie Martha Velasco
Street Apt. No. or PO Box No.: 107 Pleasant Dr
City, State, ZIP+4: Farmington Ar 7130

Postmark Here: **DECATUR, AR 72722 JUL 20 2012**

Postage	\$.45
Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.75

USPS

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 0907 5693

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Sent To: Sharon Landholdings LLC
Street Apt. No. or PO Box No.: 13139 Bill Sellers Rd Lot 862
City, State, ZIP+4: Fayetteville Ar 72704-0492

Postmark Here: **DECATUR, AR 72722 JUL 20 2012**

Postage	\$.45
Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.75

USPS

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 0907 5700

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Sent To: Carayne O Bartlett
Street Apt. No. or PO Box No.: 106 E Lark Ln
City, State, ZIP+4: Farmington Ar 70730-3058

Postmark Here: **DECATUR, AR 72722 JUL 20 2012**

Postage	\$.45
Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.75

USPS

PS Form 3800, August 2006 See Reverse for Instructions

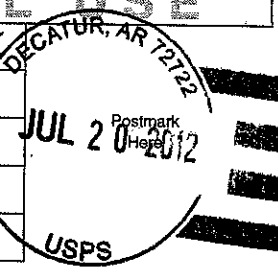
7012 0470 0001 0907 5670

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

OFFICIAL USE

Postage	\$.45
Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.75



Sent To
 S.H. Holdings LLC
 Street, Apt. No., or PO Box No. 1063 N. Valley View Dr.
 City, State, ZIP+4 Fayetteville AR 72701
 PS Form 3800, August 2006 See Reverse for Instructions

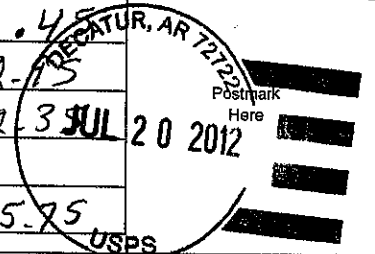
7012 0470 0001 0907 5687

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$.45
Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.75



Sent To
 Southwestern Power Company
 Street, Apt. No., or PO Box No. PO Box 160164
 City, State, ZIP+4 Dallas TX 75260
 PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 0907 5724

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$.45
Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.75



Sent To
 Joey Alderson
 Street, Apt. No., or PO Box No. 108 E. Pheasant Dr.
 City, State, ZIP+4 Farmington AR 72730-3040
 PS Form 3800, August 2006 See Reverse for Instructions

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

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

285 N Broyles Farmington Ar
Location

Bill Cook
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for rezoning of the above property

The purpose of this request is to rezone and develop.

Explanation: To build a storage units.

A hearing on said application will be held by the Farmington Planning Commission in City Hall, 354 W. Main Street, on August 27th 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 in City Hall, 354 W. Main Street, 267-3865, and to review the application and discuss the same with the staff.

NORTHWEST ARKANSAS NEWSPAPERS LLC

212 NORTH EAST AVENUE, FAYETTEVILLE, ARKANSAS 72701 | P.O. BOX 1607, 72702 | 479-442-1700 | WWW.NWANEWS.COM


AFFIDAVIT OF PUBLICATION

I, Holly Andrews, do solemnly swear that I am the Legal Clerk of the Northwest Arkansas Newspapers, LLC, printed and published in Washington and Benton County, Arkansas, bona fide circulation, that from my own personal knowledge and reference to the files of said publication, the advertisement of:

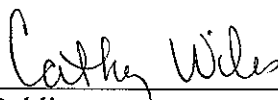
ROGER HURST
285 Broyles

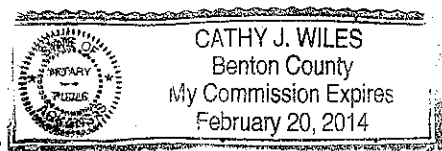
Was inserted in the Regular Editions on:
July 18, 2012

Publication Charges: \$ 66.00


Holly Andrews

Subscribed and sworn to before me
This 18 day of July, 2012.


Notary Public
My Commission Expires: 2/20/2014



****NOTE****

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

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 28th day of June, 2012.

Part of the Southwest Quarter of the Northeast Quarter of section 23 of Township 16 North Range 31 West and being more particularly described as follows to-wit: Beginning at the Northeast Corner of said 40 acre tract and running thence West 660 feet; thence South 264 feet; Thence East 660 feet; thence North 264 feet to the point of beginning, containing 4 acres, more or less.

AND

Part of the Southwest Quarter of the Northeast Quarter of Section 23 in Township 16 North of range 31 West, and being more particularly described as follows:

Beginning at a point which is 264 feet South of the Northeast corner of said 40 acre tract and running thence South 264 feet, thence West 660 feet, thence North 264 feet, thence East 660 feet to the point beginning containing 4 acres more or less.

Site address: 285 Broyles

A public hearing to consider this request to rezone the above described property from A-1 to C-1 will be held on the 27th day of August, 2012, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

71400151 July 18, 2012

**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/Owner: Rausch Coleman Development Group
Day Phone: 479-455-2025

Address: 3420 N. Plainview Ave., Suite 102
Fayetteville, AR 72703
Fax: 479-455-2026

Representative: Brett Watts
Day Phone: 479-455-2025

Address: 3420 N. Plainview Ave., Suite 102
Fayetteville, AR 72703
Fax: 479-455-2026

Correspondence should be sent to – Representative

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

For office use only:

Fee paid \$	Date	Receipt #
-------------	------	-----------

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

Property Description

Site Address – Holland Drive and Hwy. 62

Current Zoning – C-2 and R-2

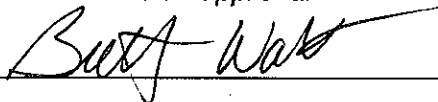
Attach legal description

Financial Interests

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

Rausch Coleman Development Group

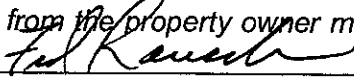
Applicant/Representative: *I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect 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 5/21/12

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 5-21-12


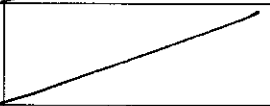
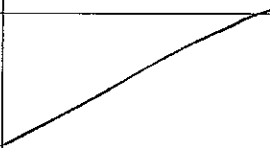
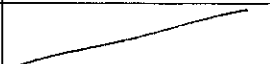

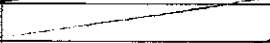
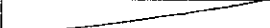
Owner/Agent Signature

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.	✓		
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).		✓	NOT YET.
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).		✓	NOT YET
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.		✓	NO LAND DISTURBANCE
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:			NON NEEDED
a. NPDES Storm water Permit			
b. 404 Permit			
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	✓		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.			1' CONTOURS SHOWN
13. A general vicinity map of the project at a scale of 1" = 2000'	✓		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	✓		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	✓		
16. Existing topographic information with source of the information noted. Show:	✓		
a. Two foot contour for ground slope between level and ten percent.			
b. Four foot contour interval for ground slope exceeding 10%.			
17. Preliminary grading plan.			NO GRADING
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.	✓		
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:			WILL BE REB'D @ LARGE SCALE PER LOT.
a. Provide structure location and types.			
b. Provide pipe types and sizes.			
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.			
b. Manhole locations.			
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	✓		
b. Note the static pressure and flow of the nearest hydrant.			
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	✓		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			@ LARGE SCALE
a. Locations of all related structures.			
b. Locations of all lines above and below ground.			
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	✓		
Proposed and Existing Streets, Rights-of-way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	✓		
2. A Layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	✓		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	✓		
Site Specific Information			
1. Provide a note describing any off site improvements.			NOT REQ'D
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	✓		
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)	✓		
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)	✓		
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	✓		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			
8. The location and size of existing and proposed signs, if any.			NONE
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			NONE
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			
12. Location of existing and purposed sidewalks.			
13. Finished floor elevation of existing and purposed structures.			
14. Indicate location and type of garbage service (Large Scale			

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

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

RECEIPT

No

Received of the
of the
of the

of the



Bates & Associates, Inc.

Civil Engineering & Surveying

91 W. Colt Square Suite 3/ Fayetteville, AR 72703

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

www.nwabatesinc.com

June 13, 2012

City Planner
City of Farmington
354 West Main Street
Farmington, AR 72730

RE: Holland Crossing comments

Dear Commissioners,

This letter is to fulfill the requirements of item 5 on the rezoning application. We are proposing to rezone the property from RPZD to CS.

1. Attached
2. Set iron pins shown on all new lot corners. Symbol added to legend.
3. Existing structures have been labeled and indicated if they are to be removed.
4. Sign has been located and labeled.
5. It is the intent for the drainage easement to be part of lot 7
6. Sewer, water, and drainage structures are shown and labeled.
7. All existing right-of-way is labeled
8. 100-year flood plain shown. Firm panel and date are referenced. There does not appear to be a FEMA floodway in this area. Further research is required to determine base flood and finished floor elevations.
9. Preliminary Drainage Report provided.

If you have any questions or require additional information, please feel free to call.

Sincerely,

Bates & Associates, Inc.

Geoffrey H. Bates, P.E.
President of Engineering

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

Your comments will become part of the meeting minutes
And a permanent part of the project file.

DATE: 6/5/2012

PROJECT NAME: Preliminary Plat for Holland Crossing
ENGINEER/ARCHITECT: Rausch Coleman Development Group

UTILITY REPRESENTING:

COX
COMMUNICATIONS
4901 S. 48th Street
Springdale, Arkansas 72762

REPRESENTATIVE NAME: **CHAD HODGE**
NWA CONSTRUCTION PLANNER
(479) 717-3607

- 1. Any damage to or relocation of our existing facilities will be at owners/developers expense.*
- 2.*

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

Applicant: Rausch Coleman Development Group
Project Name: Holland Crossing
Engineer/Architect:

Date: June 5, 012

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 R. 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 set iron pins at all of the new property line corners for the new lots. Add the property corner markers to the legend.
3. Label the existing structures on-site and indicate if they are to remain.
4. Locate the sign at the corner of Hwy 62 and Holland Drive and the Walnut Crossing Subdivision on this plat.
5. The property lines for Lots 5-6 do not extend to the western property line. They stop at the existing drainage easement. Is it the intent to have the drainage easement be part of Lot 7?
6. Show all existing sanitary sewer lines, waterlines, and drainage structures. Label them accordingly.
7. Clearly label all existing right-of-way on plat.
8. Show and label the FEMA Designated 100-year Flood Plain. Reference the Firm panel number and effective date. Show the 100-year flood plain, floodway and base flood elevations from the Corp of Engineers Flood Hazard Study. Label the base flood elevation for Lots 1, 2, 4 and 7 on the plat along with the minimum finished flow elevation for these lots.
9. Provide a Preliminary Drainage Report including the detention analysis for the subdivision. If it is determined that detention is required, then provide a preliminary grading and drainage plan.



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

**Technical Plat Review Agenda
 June 5, 2012**

Technical Plat Review will be held: Tuesday, June 5, 2012 at 2:00 p.m. at City Hall located at 354 W. Main Street, Farmington, Arkansas.

1. Preliminary Plat – Rausch Coleman Development Group for Holland Crossing

AEP/SWEP/CO

- 1) Need 25' UE on the south side of lot 3 & lot 4
- 2) Need 20' UE between lots 2 & 3
- 3) Need 20' UE Along North side of Lot 7
- 4) Need 20' UE Across lot 5 to Holland drive which lines up with note 3.
- 5)

Ron BERTRAM

14791 972-7233



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

Technical Plat Review Agenda June 5, 2012

Technical Plat Review will be held: Tuesday, June 5, 2012 at 2:00 p.m. at City Hall located at 354 W. Main Street, Farmington, Arkansas.

1. Preliminary Plat – Rausch Coleman Development Group for Holland Crossing

*need to show water lines + hydrants every 500'
for Fire Dept.*

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

Applicant: Rausch Coleman Development Group
Project Name: Holland Crossing
Engineer/Architect: Bates & Associates, Inc.

Date: August 7, 2012

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 R. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. It is our understanding an Administrative Lot Split was filed and approved that split Lot 4 from the original tract. Does the property owner shown on this application still own this lot? This lot should be removed from this plat.
3. The detention pond should be shown on separate lots that will be owned by the developer or a Property Owners Association. These lots will be drainage easement in their entirety. Provide an access easement to these lots if the lot does not front on the right of way. The owner of these lots will be required to maintain the ponds. As stated in the DCM, the City will not maintain detention ponds in commercial applications.
4. Show the 100-yr Water Surface Elevation for both basins on the Preliminary Plat.
5. Add a note to the Preliminary Plat that a detention analysis will be required at the time of Large Scale Development for Lot 1.
6. Add a note that all of the lots in this subdivision must obtain Large Scale Development approval prior to any development on the lots.
7. Drainage Report Comments
 - a. The Runoff Summary for both basins still show flow increases for the post development flows. The post development flow from the detention ponds must be less than the predevelopment flow.
 - b. The post development hydrographs use the predevelopment times of concentration. This is not reasonable.
 - c. Provide reports/details for the outlet structures. It appears that one of the weirs shown in both outlet structures are orifices if you are proposing a standard standpipe. Please clarify.

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

Applicant: Rausch Coleman Land Development

Date: Aug. 7, 2012

Project Name: Holland Crossing

Engineer/Architect: Bates and Associates, Inc.

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

Representing: PGTELCO Name: SHANE BELL - 846-7255

We have no comments on this project.

Received By: _____

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

Applicant: Rausch Coleman Land Development

Date: Aug. 7, 2012

Project Name: Holland Crossing

Engineer/Architect: Bates and 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 FAYETTEVILLE Name: MATT CASEY

WATER AND SEWER EXTENSION PLANS HAVE BEEN SUBMITTED TO THE CITY OF
FAYETTEVILLE FOR CONSTRUCTION LEVEL REVIEW.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Rausch Coleman Land Development

Date: Aug. 7, 2012

Project Name: Holland Crossing

Engineer/Architect: Bates and 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: *J. Ledbetter*

NO Comment

Received By: _____

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

Applicant: Rausch Coleman Land Development

Date: Aug. 7, 2012

Project Name: Holland Crossing

Engineer/Architect: Bates and 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: Fire Dept. Name: Mark Cunningham
Location of Fire hydrants are ok

Received By: _____

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1435 S. HOLLAND DR.
FAYETTEVILLE, AR 72704

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P.O. BOX 8157
FAYETTEVILLE, AR 72703

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 City, State, ZIP+4
BRANDI NICOLE SAMUELS
218 N. CHRISTY LN.
FARMINGTON, AR 72730-3024

PS Form 3800, June 2008

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 City, State, ZIP+4
KEVIN T & JACKLYN L ANDREWS
212 CHRISTY LN.
FARMINGTON, AR 72730

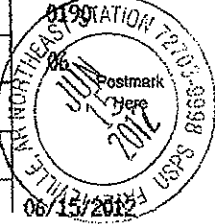
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Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.75



Sent To
JONATHAN G BISHOP
 Street, Apt. No., or PO Box No.
1449 S. HOLLAND DR.
 City, State, ZIP+4
FAYETTEVILLE, AR 72704

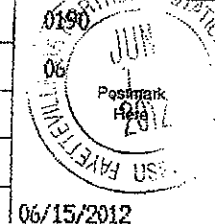
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Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.75



Sent To
STEPHEN W. & DONNA SUE COMBS
 Street, Apt. No., or PO Box No.
11516 APPLEBY RD.
 City, State, ZIP+4
FARMINGTON AR, 72730

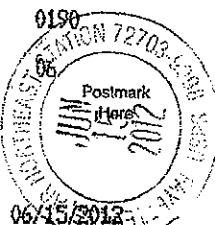
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Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.75



Sent To
TRENTON L. & LEA M. ROBERTS
 Street, Apt. No., or PO Box No.
1403 HOLLAND DRIVE
 City, State, ZIP+4
FAYETTEVILLE AR 72704

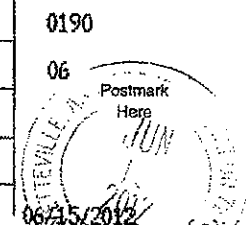
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Total Postage & Fees	\$	\$5.75



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RICHARD T. JENSEN
 Street, Apt. No., or PO Box No.
224 CHRISTY LN.
 City, State, ZIP+4
FARMINGTON, AR 72730

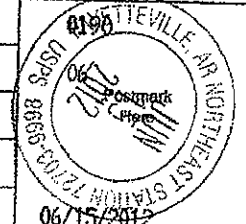
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Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.75



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ASHLEY NICOLE & CASEY WAYNE EVANS
 Street, Apt. No., or PO Box No.
254 N. CHRISTY LN
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FARMINGTON AR, 72730

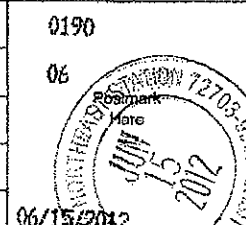
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Return Receipt Fee (Endorsement Required)		\$2.35
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.75



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MATTHEW L BLAKEMORE / MEAGAN E BAKER
 Street, Apt. No., or PO Box No.
1417 HOLLAND DR
 City, State, ZIP+4
FAYETTEVILLE AR 72701

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Return Receipt Fee (Endorsement Required)	\$2.35
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$5.75

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ROGER & EUGENE GRANT
 117 CYNTHIA AVE.
 FARMINGTON AR 72730

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$5.75

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ELOISA & JAIME OLIVERA
 236 CHRISTY LN.
 FARMINGTON, AR 72730-3024

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Certified Fee	\$2.95
Return Receipt Fee (Endorsement Required)	\$2.35
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$5.75

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MICHAEL W & CASSANDRA D WALKER
 3089 N. ELIZABETH AVE.
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Certified Fee	\$2.95
Return Receipt Fee (Endorsement Required)	\$2.35
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$5.75

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ROLLA JACK & KATHASABIN MAGRUDER
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Return Receipt Fee (Endorsement Required)	\$2.35
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JAMES K & HEATHER R HUGHES
 1452 S. HOLLAND DR.
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FORT SMITH AR 72917-0178

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Certified Fee	\$2.95
Return Receipt Fee (Endorsement Required)	\$2.35
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$5.75

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RAUSCH COLEMAN HOMES, LLC
 P.O. BOX 10178
 FORT SMITH, AR 72917-0178

4851 9940 0466 7644
 4851 9940 0466 7644
 4851 9940 0466 7644
 4851 9940 0466 7644

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Certified Fee	\$2.95	06
Return Receipt Fee (Endorsement Required)	\$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.75	06/15/2012

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 P. O. BOX 779
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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.75	06/15/2012

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 345 E. MAIN
 FARMINGTON AR 72730

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ANNETTA HOSKINS, CLIFFORD
 SAGELY, SAGELY REV. TRST.
 1601 N. SANG AVE
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LEWIS BROTHERS LEASING CO.
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BIG DOG MANAGEMENT
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Return Receipt Fee (Endorsement Required)	\$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.75	06/15/2012

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STACY LEE MORGAN
 123 LAYNE ST.
 FARMINGTON AR 72730

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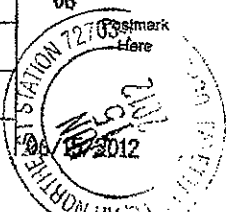
HOT SPRINGS NATIONAL PARK AR 71913
OFFICIAL USE

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Certified Fee	\$2.95	06
Return Receipt Fee (Endorsement Required)	\$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.75	

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MARK & VIRGINIA BULLOW
208 LONG ISLAND DR.
HOT SPRINGS, AR 71913

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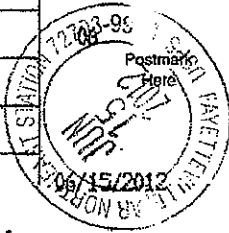
FAYETTEVILLE AR 72704
OFFICIAL USE

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Return Receipt Fee (Endorsement Required)	\$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.75	

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DAVID M. DIMM
1369 HOLLAND DR
FAYETTEVILLE AR 72704

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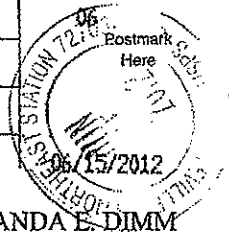
FAYETTEVILLE AR 72704
OFFICIAL USE

Postage	\$ 0.45	0190
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Return Receipt Fee (Endorsement Required)	\$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.75	

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MELVIN D. & WANDA E. DIMM
1347 HOLLAND DR
FAYETTEVILLE AR 72704

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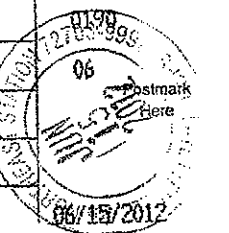
FAYETTEVILLE AR 72704
OFFICIAL USE

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Return Receipt Fee (Endorsement Required)	\$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.75	

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MICHAEL L. & TRACEY M. MAULDEN
1293 HOLLAND DR
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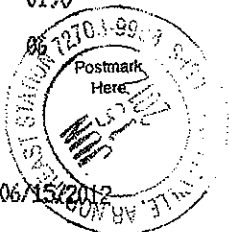
FAYETTEVILLE AR 72701
OFFICIAL USE

Postage	\$ 0.45	0190
Certified Fee	\$2.95	06
Return Receipt Fee (Endorsement Required)	\$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.75	

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RUTH H HAMILTON TRUST
P.O. BOX 1728
FAYETTEVILLE, AR 72701

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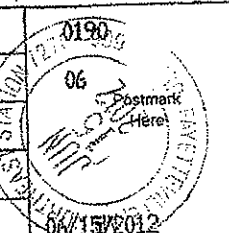
FARMINGTON AR 72730
OFFICIAL USE

Postage	\$ 0.45	0190
Certified Fee	\$2.95	06
Return Receipt Fee (Endorsement Required)	\$2.35	Postmark Here
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ROBERTA L BOLLER
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THE MORNING NEWS OF SPRINGDALE
THE MORNING NEWS OF ROGERS
NORTHWEST ARKANSAS TIMES
BENTON COUNTY DAILY RECORD

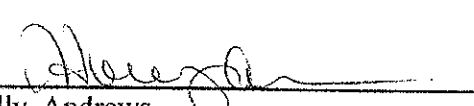
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I, Holly Andrews, do solemnly swear that I am the Legal Clerk of the Northwest Arkansas Newspapers, LLC, printed and published in Washington and Benton County, Arkansas, of bona fide circulation, that from my own personal knowledge and reference to the files of said publication, the advertisement of:

RAUSCHE COLEMAN
Notice- Rezoning Hearing

Was inserted in the Regular Editions on:
June 10, 2012

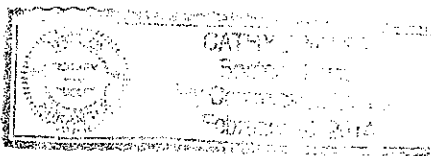
Publication Charges: \$ 273.00


Holly Andrews

Subscribed and sworn to before me
This 11 day of June 2012


Cathy Wiles

Notary Public
My Commission Expires: 2/20/2014



****NOTE****

Please do not pay from Affidavit.
Invoice will follow.

NOTICE OF PUBLIC HEARING

A petition by Rausch Coleman Homes, Inc. 3420 N. Plainview Ave., Suite 102, Fayetteville, AR 72703, to rezone and plat the property as described below has been filed with the City of Farmington on the 22nd day of May, 2012.

Parcel Description (760-01433-010)

A parcel of land situated in the SW/4 of the NW/4 of Section 24, Township 16 North, Range 31 West, Washington County, Arkansas.

Beginning at the Southwest Corner of the SW/4 of the NW/4; thence N 01°54'57" E, 545.77 feet; thence N 89°39'14" E, 76.01 feet; thence in an easterly direction with a tangent curve turning to the right with a radius of 475.00 feet, having a chord bearing of S 89°10'04" E and a chord distance of 19.54 feet, having an interior angle of 02°21'24" and an arc length of 19.54 feet; thence S 87°59'22" E, 530.80 feet; thence S 02°08'08" W, 20.00 feet; thence S 87°59'22" E, 27.78 feet; thence S 01°53'47" W, 533.61 feet; thence N 87°36'42" W, 654.19 feet to the Point of Beginning; containing 8.26 acres, more or less. Subject to all easements of record.

Parcel Description (760-01410-000)

A parcel of land situated in the NW/4 of the SW/4 of Section 24, Township 16 North, Range 31 West, Washington County, Arkansas.

Beginning at a point which is S 87°36'45" E, 171.14 feet from the Northwest Corner of said NW/4 of the SW/4; thence S 87°36'42" E, 724.11 feet; thence S 02°01'14" W, 794.77 feet; thence N 87°20'39" W, 726.73 feet; thence N 02°12'28" E, 791.36 feet to the Point of Beginning; containing 13.21 acres, more or less. Subject to all easements of record.

Parcel Description (760-01433-400)

A parcel of land situated in the NE/4 of the SW/4 of Section 24, Township 16 North, Range 31 West, Washington County,

Arkansas.

Beginning at the Southeast Corner of the NE/4 of the SW/4; thence N 87°36'42" W, 654.19 feet; thence N 01°53'47" E, 533.61 feet; thence S 87°59'22" E, 279.09 feet; thence in an easterly direction with a tangent curve turning to the right with a radius of 4955.00 feet, having a chord bearing of S 87°47'43" E and a chord distance of 33.60 feet, having an interior angle of 00°23'19" and an arc length of 33.60 feet; thence S 87°36'03" E, 264.82 feet; thence in an easterly direction with a tangent curve turning to the left with a radius of 5045.00 feet, having a chord bearing of S 87°48'09" E and a chord distance of 35.48 feet, having an interior angle of 00°24'11" and an arc length of 35.48 feet; thence S 88°00'14" E, 40.99 feet; thence S 01°52'36" W, 535.91 feet to the Point of Beginning; containing 8.04 acres, more or less. Subject to all easements of record.

Parcel Description (760-01408-000)

A parcel of land situated in the SW/4 AND the NW/4 of the SW/4 of Section 24, Township 16 North, Range 31 West, Washington County, Arkansas.

Beginning at the NE Corner of the NW/4 of the SW/4 of said Section 24; thence S 01°54'23" W, 410.24 feet; thence in a southerly direction with a non tangent curve turning to the left with a radius of 970.00 feet, having a chord bearing of S 16°02'06" W, and a chord distance of 168.06 feet, having an interior angle of 09°56'22" and an arc length of 168.27 feet; thence N 64°46'05" E, 111.02 feet; thence N 80°10'35" E, 160.90 feet; thence N 47°20'07" E, 45.00 feet; thence N 62°20'07" E, 55.00 feet; thence N 84°20'07" E, 20.00 feet; thence S 72°39'53" E, 35.00 feet; thence S 37°39'53" E, 50.00 feet; thence S 77°39'53" E, 30.00 feet; thence S 44°23'19" E, 112.52 feet; thence S 87°39'53" E, 12.19 feet; thence S 02°04'55" W, 514.66 feet; thence S 80°51'53" W, 29.05 feet; thence S 68°57'53" W, 40.30 feet; thence S 76°05'53" W, 401.55 feet; thence S 76°12'44" W, 125.42 feet; thence N 00°09'15" W, 293.41 feet; thence in a northerly direction with a tangent curve turning to the left

with a radius of 120.00 feet, having a chord bearing of N 03°26'14" W and a chord distance of 13.74 feet, having an interior angle of 06°33'58" and an arc length of 13.75 feet; thence S 86°28'24" W, 334.05 feet; thence N 02°01'14" E, 967.07 feet; thence S 87°36'42" E, 413.12 feet to the point of beginning; containing 17.00 acres, more or less, subject to the right-of-way for Holland Drive and any easements of record.

A public hearing to consider this request to rezone the above described property from R-1 to C-2 and MF-1 will be held on the 25th day of June, 2012, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

#71308847 June 10, 2012

AFFIDAVIT

I hereby certify that I BRETT WATTS
Print name

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

Signature: Brett Watts Date: 6/18/2012

1/2
This instrument prepared by:
Charles Edward Young III, Attorney
After recording, return to:
Elite Title Company, Inc.
1526 Plaza Place
Springdale, Arkansas 72764
(Reference #ETC 3-11731W)

TRUSTEE'S WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARILYN R. BURDETTE, TRUSTEE OF THE MARILYN R. BURDETTE TRUST U/T/D JANUARY 20, 1984, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration paid by RAUSCH-COLEMAN HOMES, LLC, GRANTEE, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantees and unto its successors and assigns forever, the following described lands situated in the County of Washington, State of Arkansas:

THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST, WASHINGTON COUNTY, ARKANSAS.

ALSO: PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST, WASHINGTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 528.0 FEET NORTH AND 176.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT, AND RUNNING THENCE NORTH 792.0 FEET, THENCE EAST 724.11 FEET, THENCE SOUTH 792.0 FEET, THENCE WEST 724.11 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND OTHER RESTRICTIONS OF RECORD, IF ANY.

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

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

And Grantor does hereby release and relinquish unto the said Grantee and unto its successors and assigns forever, all rights and possibility of homestead, statutory or otherwise, in and to the above-described real property.

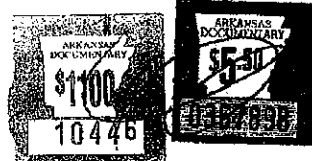
WITNESS my official hand and seal this 13th day of November, 2003.

Marilyn R. Burdette TTE &
Marilyn R. Burdette, Trustee of the
Marilyn R. Burdette Trust u/t/d
January 20, 1984 - Grantor

I hereby certify under penalty of false swearing
That the legally correct amount of documentary
stamps have been placed on this instrument

Rausch-Coleman Homes, LLC
[Grantee]
Post Office Box 23423
Bartling, AR 72923
Mail Tax Statements to Addressee/Address above

Doc ID: 006709570002 Type: REL
Recorded: 11/18/2003 at 11:26:16 AM
Fee Amt: \$11.00 Page 1 of 2
Washington County, AR
Bette Stamps Circuit Clerk
File **2003-00059573**



STATE OF ARKANSAS

COUNTY OF WASHINGTON

}
} ss.
}

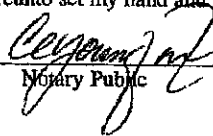
ACKNOWLEDGEMENT

On this 13th day of November, 2003, before me, the undersigned officer, personally appeared, Marilyn R. Burdette, well known to me (or satisfactorily proven) to the person whose name is subscribed to the within instrument and acknowledged that she had executed the same for the consideration and purposes therein contained and that she was duly authorized and acting in her capacity as TRUSTEE OF THE MARILYN R. BURDETTE TRUST U/T/D JANUARY 20, 1984, to sign the above and foregoing instrument for and on behalf of said Trust entity and that her signature was sufficient to accomplish the intended conveyance on behalf of said Trust entity.

IN TESTIMONY WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

2-21-2005



Notary Public

Charles E. Young, III, Notary Public
Washington County, Arkansas
My Commission Expires 2/21/2005

(2) 1/1

FILE # 03-4320

TRUSTEE WARRANTY DEED

Doc ID: 000541320002 Type: REL
Recorded: 09/25/2003 at 08:40:00 AM
Fee Amt: \$11.00 Page 1 of 2
Washington County, AR
Bette Stamps Circuit Clerk
File # 2003-00050847

WACO CLO 03-4320 (Rausch-Coleman)

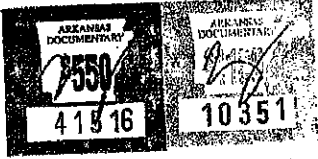
KNOW ALL MEN BY THESE PRESENTS:

That Sam Ray Welborn and Nancy Ann Welborn, First Successor Co-Trustees of the Mary Holland Welborn Trust u/t/a dated November, 2000 hereinafter called GRANTORS, for and in consideration of the sum of One (1.00) dollar and other good and valuable consideration, in hand paid by Rausch-Coleman Homes, LLC

the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto Rausch-Coleman Homes, LLC

hereinafter called GRANTEE(S), and unto its successors and assigns forever, the following lands lying in Washington County,

to-wit:
The NW1/4 of the NW1/4, the E1/2 of the SW1/4 of the NW1/4, a part of the SE1/4 of the NW1/4, and a part of the N1/2 of the SW1/4, all in Section 24, Township 16 North, Range 31 West, being more particularly described as follows:
Beginning at a stone marking the Northwest corner of the NW1/4 of the NW1/4 of said Section 24, and running thence S89°19'38"E 1323.86 feet to an iron pin located at the Northeast corner of said 40 acre tract; thence S0°18'48"W 1316.35 feet to an iron pin located at the Southeast corner of said 40 acre tract; thence S89°46'28"E 825.0 feet along the North line of the SE1/4 of the NW1/4 of said Section 24 to an iron pipe; thence leaving said North line and running S0°33'55"E 1805.22 feet to the Northeast corner of the Stapleton Subdivision; thence S65°47'W 141.44 feet along the North line of said subdivision; thence S80°36'W 190.41 feet along said North line of the of said subdivision; thence leaving said North line and running North 25.0 feet, more or less, to the centerline of the North Fork of the Farmington



Continued

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 we hereby covenant with said GRANTEE(S) that we will forever warrant and defend the title to the said lands against all claims whatever.

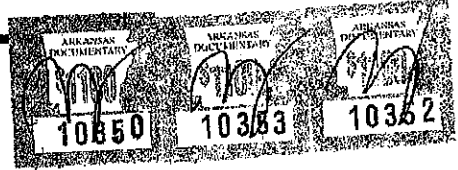
Witness our hand(s) and seal(s) as such GRANTORS, this 22nd day of September, 2003

Sam Ray Welborn, co-trustee
The Mary Holland Welborn Trust u/t/a dated November, 2000

Nancy Ann Welborn, co-trustee
The Mary Holland Welborn Trust u/t/a dated November, 2000

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF Washington



BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, Sam Ray Welborn, co-trustee and Nancy Ann Welborn, co-trustee, in their capacity(ies) as Trustee of The Mary Holland Welborn Trust u/t/a dated November 2000

to me well known as the Grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

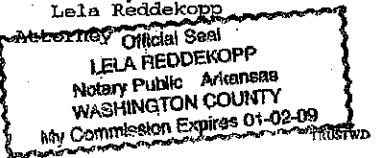
Witness my hand and seal as such Notary Public this 22nd day of September, 2003

My Commission Expires: January 2, 2009

Lela Reddekopp
Notary Public
Lela Reddekopp

Prepared under the supervision of Walter P. Mayo, Attorney

WACO Title Company
212 West Emma Avenue
Springdale, AR 72764



CONTINUATION OF LEGAL DESCRIPTION

Branch; thence Northwesterly along said centerline the following: West 20.0 feet, N46°43'26"W 112.52 feet, N80°00'W 30.0 feet, N40°00'W 50.0 feet, N75°00'W 35.0 feet, S82°00'W 20.0 feet, S61°00'W 55.0 feet, S45°00'W 45.0 feet, S77°50'28"W 160.9 feet, S62°25'57"W 15.12 feet, S62°25'58"W 49.88 feet, S40°00'20.0 feet, S30°00'W 35.0 feet, S47°00'W 15.0 feet, S80°00'W 20.0 feet, N75°00'W 75.00 feet, N65°00'W 30.0 feet, N36°34'42"W 94.92 feet, N48°00'W 80.0 feet, S75°00'W 33.0 feet, S55°00'W 25.0 feet, S25°0'W 25.0 feet, S52°07'42"W 92.95 feet; thence leaving said centerline and running N0°24'36"W 550.0 feet to the South line of the E1/2 of the SW1/4 of the NW1/4 of said Section 24; thence N89°46'W 241.21 feet to the Southwest corner of said 20 acre tract; thence N0°19'29"W 1319.73 feet to the Northwest corner of said 20 acre tract; thence N89°46'22"W 651.68 feet to the Southwest corner of the NW1/4 of the NW1/4 of said Section 24; thence N0°34'15"W 1326.81 feet to the point of beginning, containing 99.41 acres, more or less, Washington County, Arkansas. Subject to the Arkansas Western Gas line easement running Southeasterly through the running East and West through the West side, the Arkansas Western Gas line and the SWEPSCO transmission line easements running East and West through the South side, and any other easements and/or right of ways of record. AND

A part of the NW1/4 of the SW1/4 and a part of the NE1/4 of the SW1/4 all in Section 24 Township 16 North, Range 31 West, being more particularly described as follows: Beginning at a point that is N0°22'52"W 1460.67 feet from the Southeast corner of the SW/4 of the SW1/4 of said Section 24, said point of beginning being located on the North right of way line of East Main Street (U.S. Highway No. 62) and running thence S71°58'55"W 95.1 feet along said right of way to an iron pin; thence leaving said right of way and running N2°27'35"W 321.56 feet to an iron pin at a fence corner; thence S84°04'33"W 312.55 feet along a fence line to an iron pin; thence N0°24'36"W 415.0 feet, more or less, to the centerline of the North Fork of the Farmington Branch; thence Easterly along said centerline the following N52°07'42"E 92.95 feet, N25°00'E 25.0 feet, N55°00'E 25.0 feet, N75°00'E 33.0 feet, S48°00'E 80.0 feet, S36°34'42"E 94.92 feet, S65°00'E 30.0 feet, S75°00'E 76.0 feet, N80°00'E 20.0 feet, N47°00'E 15.0 feet, N30°00'E 35.0 feet, N40°00'E 20.0 feet, N62°25'58"E 49.88 feet, N62°25'57"E 15.12 feet, N77°50'28"E 160.9 feet, N45°00'E 45.0 feet, N61°00'E 55.0 feet, N82°00'E 20.0 feet, S75°00'E 35.0 feet, S40°00'E 50.0 feet, S80°00'E 30.0 feet, S46°43'26"E 112.52 feet, East 20.0 feet; thence leaving said centerline and running South 25.0 feet to the Northwest corner of the Stapleton Subdivision; thence South 490.58 feet along the West line of said Subdivision to the North right of way of said East Main Street; thence Southwesterly along said right of way the following: S73°40'50"W 30.5 feet, S65°11'33"W 40.3 feet, S73°40'50"W 459.6 feet more or less to the point of beginning.

Subject to easements, rights-of-way, and protective covenants of record, if any.

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

Grantees Bausch Coleman Homes LLC

Address P.O. Box 23422

BARLING, AR 72923

Subject to Protective Covenants and easements, if any.

**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: Roger Hurst Day Phone: (479) 841-1105
12700 Carter Powell Rd.
 Address: West Fork, AR 72774 Fax: _____

Representative: Blew & Associates, PA Day Phone: (479) 443-4506
524 W. Sycamore St., Suite 4
 Address: Fayetteville, AR 72703 Fax: (479) 582-1883

Property Owner: Cook, William E. Rev. Trust Day Phone: _____
16791 S. Hwy 265
 Address: West Fork, AR 72774 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 -- 285 N. Broyles St.
 Current Zoning -- AN-1 (Proposed Zoning - C-1)
 Attach legal description

Financial Interests

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

Roger Hurst

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.

Roger Hurst Date 7-23-12
 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.)

 Owner/Agent Signature Date _____

Development Checklist:

	Yes	No	N/A, why?
1. Completed application form.	X		
2. Payment of application fee.	X		
3. One AutoCAD drawing – 1"=100' or larger, using layer, symbols and line types as required by City Engineer.	X		
4. Fifteen (15) copies of the plat folded to a size of no greater than 10" X 10 ½ ".	X		
The Following Shall Appear on the Plat:			
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.			NO EVIDENCE OF WETLANDS
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. Curve data for any street which forms a project boundary.			NO CURVES
10. 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		NOT IN THE 100-YEAR FLOODPLAIN. NOTE IS ON THE SITE PLAN
11. Status of regulatory permits:			
a. NPDES Storm water Permit			AFTER PREL APPROVAL
b. 404 Permit			IF NEEDED
c. Other			IF NEEDED
12. 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.	X		
13. Spot elevations at grade breaks along the flow line of drainage swales.	X		ON GRADING PLAN
14. A general vicinity map of the project at a scale of 1" = 2000' taken from the City of Farmington Street Base Map (1" = 2000').	X		NOT TO SCALE
15. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
16. 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.			NO NEW STREETS. NO FUTURE ROW REQUEST KNOWN
17. Existing topographic information with source of the information noted. Show:	X		

a. Two foot contour for ground slope between level and ten percent.	X		1' INTERVALS
b. Four foot contour interval for ground slope exceeding 10%.			NA
18. Preliminary grading plan.			
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
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.			NONE APPARENT OR KNOWN
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	X		SERVICE ONLY
b. Provide pipe types and sizes.	X		SERVICE ONLY
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.			NO PUBLIC SEWER
b. Manhole locations.			NO PUBLIC SEWER
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			NONE OBSERVED
4. If a septic system is to be utilized, not that on the plat. Show the location and test data for all percolation tests.			NA
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		SERVICE ONLY
b. Note the static pressure and flow of the nearest hydrant.			NOT AVAILABLE FROM FAYETTEVILLE WATER
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.			NO PUBLIC WATER
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 approximate change in the grade for the proposed street.			NO NEW STREETS
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.			NO PUBLIC UTILITES
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 exiting 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	X		

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.	X		NO NEW STREETS
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		
Easement Plat – LSD Only			
1. A final easement plat (in the same form as a final plat) must be submitted and recorded before the issuance of a building permit.			WILL PROVIDE IF NEEDED
Subdivision of Land			
1. The lot layout, the dimensions of each lot and total area in square footage or acreage to the nearest on-hundredth (1/100 th) acre of each lot. Lots shall be numbered consecutively for all phases. The total number of lots shall be indicated on the plat.			NA-NO NEW LOTS
2. The designation of all "outlots" and anticipated uses, if known.			NA-NO NEW LOTS
3. For phased development, a plat showing all phases is required.	X		FUTURE BLDGS SHOWN
Site Specific Information			
1. Provide a note describing any off site improvements.			NONE
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			NA
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
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.)			NONE
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.			NONE
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			NA
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).			
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		

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.			NA
16. Draft of covenants, conditions and restrictions, if any.			NA
17. Draft POA agreements, if any.			NA
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		
Data on Diskette			
1. Magnetic Media or CD with all information in AutoCAD or a similar format must be submitted with application. Questions concerning this requirement may be directed to Building Inspection.	X		

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

RECEIPT

DATE 7-24-2012

No. 212301

RECEIVED FROM Roger Hurst Check# 2445 \$ 500.00

Freemond 0.00/100 DOLLARS

ACCOUNT			
PAYMENT			
BAL. DUE			

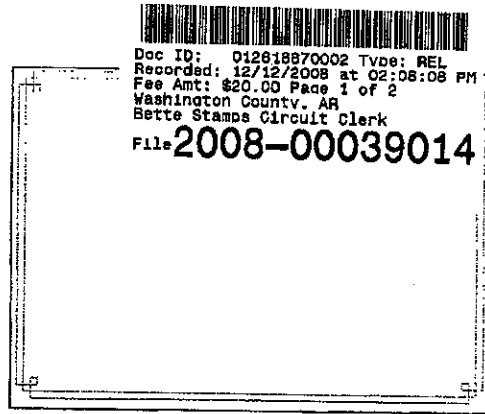
- CASH
- MONEY ORDER
- CHECK
- CREDIT CARD

FROM _____ TO _____
BY [Signature]

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That I, William E. Cook, a single person, hereinafter called Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to me in hand paid by the William E. Cook Revocable Trust U/T/D December 4, 2008, hereinafter called Grantee, do hereby grant, bargain and sell unto the said Grantee and unto its heirs and assigns, the following described land, situate in Washington County, State of Arkansas, to-wit:



A one-fourth (1/4) interest in a Part of the Southwest Quarter of the Northeast Quarter of Section 23 of Township 16 North, Range 31 West and being more particularly described as follows, to-wit: Beginning at the Northeast Corner of said 40 acre tract, and running thence W West 660 feet; thence South 264 feet; thence East 660 feet; thence North 264 feet to the point of beginning, containing 4 acres, more or less.

AND

A one-half (1/2) interest in Part of the Southwest Quarter of the Northeast Quarter of Section 23 in Township 16 North of Range 31 West, and being more particularly described as follows: Beginning at a point which is 264 feet South of the Northeast corner of said 40 acre tract and running thence South 264 feet; thence West 660 feet; thence North 264 feet; thence East 660 feet to the point of beginning, containing 4 acres, more or less.

TO HAVE AND TO HOLD the said lands and appurtenances thereunto belonging unto the said Grantee (s) and Grantee(s) heirs and assigns, forever, and I, the said Grantor hereby covenant that I am lawfully seized of said land and premises; that the same is unencumbered, and I will forever warrant and defend the title to the said lands against all legal claims whatever.

And I, the said Grantor in consideration of said sum of money, do hereby release and relinquish unto the said Grantee all my interest, right, title and dower/curtesy and convey my homestead in and to said lands.

WITNESS my hand and seal on this 4 day of December, 2008.

William E. Cook (Seal)

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

Applicant: Roger Hurst
Project Name: Mini Storage
Engineer/Architect: Blew & Associates, PA

Date: August 7, 2012

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 application needs to be signed by the property owner.

Site Plan

3. Label streets and site on the vicinity map.
4. Label streets on the site plan.
5. The entrance to the storage units must be a minimum ~~20~~²⁶ wide. Is this entrance gated? Will the site be fenced and if so what kind of fence is proposed.
6. Locate the septic field for the Cook property to the north of the site. Is this system currently being used by the residence?
7. The entrance off of Broyles needs to be relocated so that it will be directly across from East Lark Lane. Provide detail of concrete commercial entrance with curbs in this location. Label the radius on the plan.
8. Show the centerline of Broyles Street and dimension the right of way from the centerline. The right of way line for Broyles is not clear on the plan.
9. Label all utility lines with their size, including any proposed water and sewer lines.
10. Is the dumpster pad intended to be concrete? Please provide details on the dumpster pad and fencing shown.

Grading Drainage SWPPP

11. Add spot elevations (existing and proposed) in the new drive location and at the corners of the parking lot. Also add spot elevation at the corners of the buildings and the drives between the buildings.
12. Provide how runoff will be conveyed through the site. Currently the site is shown as being graded flat in the north-south direction. How will runoff from the roofs of the storage building and the gravel parking lot be conveyed to the detention pond? The 100 year storm will have to be able to be conveyed through the site with at least 6" freeboard from the finished grade slab elevation of the buildings.
13. The drainage system shown along the south property line is designed for the 10-year storm. How will storms in excess of this design storm be conveyed into the detention pond? Currently it appears that runoff that overflows the grate inlet will spill onto the adjacent

property to the south and will not flow into the detention pond. The 100-year storm will have to be conveyed into the detention pond.

14. The detention pond is shown to discharge in the southwest corner of the property. There does not appear to be a defined drainage channel at this location. Runoff from this property currently sheet flows along the entire west property line. This discharge will have to be extended to a defined drainage channel that can accommodate the flow or the adjoining owner will have to agree in writing to the change in how runoff flows unto their property.

15. Drainage Report Comments

- a. The post development time of concentration sheet flow length is shown at 300'. Reduce this length to 100' (maximum).
- b. Provide reports/details for the outlet structure. It appears that one of the weirs shown in the outlet structure is an orifice if you are proposing a standard standpipe. Please clarify.

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

Applicant: Roger Hurst

Date: Aug. 7, 2012

Project Name: Mini Storage

Engineer/Architect: Blew & Associates, PA

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: D. Ledbetter

1) Asphalt Front Entry only

2) NO Waiver Required for Gravel Aves
Around Storage Facility

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Roger Hurst

Date: Aug. 7, 2012

Project Name: Mini Storage

Engineer/Architect: Blew & Associates, PA

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

Representing: Fire Dept Name: Mark Cunningham

1. Need Fire Flow per square footage Appendix B
2. Need area between building to be at least 20' per code
3. if Gravel is to be used it needs to be rated at 75,000^{lb} per code
Appendix B, D, D102.1

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Roger Hurst

Date: Aug. 7, 2012

Project Name: Mini Storage

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Representing: CITY OF FAYETTEVILLE Name: MATT CASEY

THERE IS AN EXISTING 8" WATER MAIN AND AN 8" SEWER MAIN ALONG PROYLES ROAD. THE PLAN SHOWS A PROPOSED WATER AND SEWER SERVICE FOR THE SOUTH BUILDING ONLY. IS SERVICE NEEDED FOR THE NORTH BUILDING? IF SO, SHOW THE ADDITIONAL SERVICES. TAP FEES AND IMPACT FEES WILL BE BASED ON MEAS. SIZE.

Received By: _____

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

Applicant: Roger Hurst

Date: Aug. 7, 2012

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Representing: PGTELCO Name: SHANE BELL - 846-7255

We would like to request a 25' general utility easement paralleling Boyles Ave. along the front of the site.

We currently have a small cable that runs thru the middle of this property that was placed back in the 1980's. We will abandon this cable and relocate it to the front of the property. This will be at no expense to the property owner and ~~we~~ we will coordinate this with them.

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CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Roger Hurst

Date: Aug. 7, 2012

Project Name: Mini Storage

Engineer/Architect: Blew & Associates, PA

RESPONSES 8/14/12 BY BLEW AND ASSOCIATES ARE SHOWN IN RED.

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: Christopher B. Brackett, P. E.

- 2
1. Note 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 the revised plat. RESPONSE – The narrative is being provided in the form of this “Response to Comments.”
The application needs to be signed by the property owner. RESPONSE – The developer has submitted all required signed forms directly to the City – The Engineer does not have copies of these forms. The owner has signed the appropriate documents.

Site Plan

3. Label streets and site on the vicinity map. RESPONSE – The street name layer has been turned on for all sheets.
4. Label streets on the site plan. RESPONSE – The street name layer has been turned on for all sheets.
5. The entrance to the storage units must be a minimum 26’ wide. Is this entrance gated? Will the site be fenced and if so what kind of fence is proposed. RESPONSE – The width between the future office/retail buildings has been increased to 26’ as requested. The entrance drive coincides with the space between the buildings. The chain link fence and gate will be metal. The gate will be electrically operated and key coded with the code furnished to the Fire Department.
6. Locate the septic field for the Cook property to the north of the site. Is this system currently being used by the residence? RESPONSE – The septic tank was incorrectly depicted as being on the line between the two parcels. A meeting with the current owner clarified the correct location of the septic location of the tank and the lateral lines. The plans now depict this correctly. The residence is currently using the septic system.
7. The entrance off of Broyles needs to be relocated so that it will be directly across from East Lark Lane. Provide detail of concrete commercial entrance with curbs in this

location. Label the radius on the plan. RESPONSE – The developer is only requesting one driveway off Broyles Street. The most efficient place for this drive is at the center of the property. This will give not only customers with trailers, but also potential emergency vehicles a direct route to the proposed buildings in the west end of the property without the necessity for making two 90 degree turns. We respectfully submit that this is a safer and more efficient solution than that requested.

8. Show the centerline of Broyles Street and dimension the right of way from the centerline.

The right of way line for Broyles is not clear on the plan. RESPONSE – The right of way and centerline were previously shown on the plans. The drawing has been clarified to distinguish these lines from other lines on the plans.

9. Label all utility lines with their size, including any proposed water and sewer lines. RESPONSE – The water and sewer line sizes are reflected on the plans. The size of other utility lines is unknown to the Engineer.

10. Is the dumpster pad intended to be concrete? Please provide details on the dumpster pad and fencing shown. RESPONSE – The dumpster pad is intended to be concrete. The fence is correctly depicted.

Grading Drainage SWPPP

11. Add spot elevations (existing and proposed) in the new drive location and at the corners of the parking lot. Also add spot elevation at the corners of the buildings and the drives between the buildings. RESPONSE – The spot elevations have been added to the Grading Plan as requested.

12. Provide how runoff will be conveyed through the site. Currently the site is shown as being -

graded flat in the north-south direction. How will runoff from the roofs of the storage building and the gravel parking lot be conveyed to the detention pond? The 100_year storm will have to be able to be conveyed through the site with at least 6" freeboard from the finished grade slab elevation of the buildings. RESPONSE – The grading has been clarified to show the travel of runoff through the site. The 6" freeboard will be maintained.

13. The drainage system shown along the south property line is designed for the 10-year storm.

How will storms in excess of this design storm be conveyed into the detention pond? Currently it appears that runoff that overflows the grate inlet will spill onto the adjacent property to the south and will not flow into the detention pond. The 100-year storm will have to be conveyed into the detention pond.

RESPONSE – The pipe along the south property line has been increased in size to handle the 100 year storm.

14. The detention pond is shown to discharge in the southwest corner of the property. There does not appear to be a defined drainage channel at this location. Runoff from this property currently sheet flows along the entire west property line. This discharge will have to be extended to a defined drainage channel that can accommodate the flow or the adjoining owner will have to agree in writing to the change in how runoff flows onto their property. RESPONSE – The discharge from the detention will be below the

historical discharge and will be directed through a swale to a defined drainage way to the west. The developer plans to settle on an agreement with the adjacent owner.

15. Drainage Report Comments

- a. The post development time of concentration sheet flow length is shown at 300'. Reduce this length to 100' maximum). RESPONSE – The length has been reduced to 100'.
- b. Provide reports/details for the outlet structure. It appears that one of the weirs shown in the outlet structure is an orifice if you are proposing a standard standpipe. Please clarify. RESPONSE – The outlet structure is a standard rectangular weir. See Detail added.

From verbal comments:

Wants revised plans & drainage report sent directly to him. RESPONSE – agreed.

Provide concrete area in front of dumpster for front wheels of truck. RESPONSE – Agreed – see revised plans.

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Roger Hurst

Date: Aug. 7, 2012

Project Name: Mini Storage

Engineer/Architect: Blew & Associates, PA

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Representing: Fire Dept

Name: Mark Cunningham

1. Need Fire Flow per square footage. Appendix B RESPONSE – Fayetteville Water does not have fire flows for the fire hydrant across Broyles from the project. A fire flow has been ordered. The results will be submitted to the City when available
2. Need area between building to be at least 26' per code. RESPONSE – agreed – see response to City Engineer comment # 5.
3. If gravel is to be used it needs to be rated at 75,000 lb per code. Appendix B, D, D102.1. RESPONSE – Calculations have been performed to ensure that the gravel drive to the back and the turn-around at the back will stand a 75,000 lb. load.

Discussion during the meeting:

1. **Provide fire flow requirements for buildings (or FIRE FLOW INFO FROM FIRE HYDRANT across Broyles).** Probably need a second fire hydrant either at rear (west) of property or front of office buildings if front buildings are 2-story. RESPONSE – The future office/retail buildings at the front of the property are anticipated to be 1 story. See response above about fire flows.
2. **BUILDINGS 26' APART (MIN)** RESPONSE – See response above
3. **Gravel drive to back with 26' RADIUS TURN-AROUND at west end of storage buildings.** RESPONSE – The 26' (min) wide drive and turn around have been provided.
4. **Gravel drive to be designed FOR 75,000 LB. LOADING.** RESPONSE – Understood – see discussion above.
5. **PROVIDE WAY FOR FIRE DEPARTMENT TO GET THROUGH GATE. KNOX BOX?** RESPONSE – The fire department will be provided the key code to access the main gate.

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CITY OF FARMINGTON

TECHNICAL PLAT REVIEW COMMITTEE REPORT

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Representing: City of Farmington Name: Matt Casey

~~THERE IS AN EXISTING 8" WATER MAIN AND AN 8" SEWER MAIN ALONG FORTY-SEVEN~~
~~ROAD. THE PLAN SHOWS A PROPOSED WATER AND SEWER SERVICE FOR THE~~
South building only. Is service needed for the north building? If so, show the additional services. Tap fees and impact fees will be based on meter size. RESPONSE – The subject buildings will not be built as part of Phase 1. Water and sewer taps will be requested when needed. Services are now shown for both buildings.

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

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Name: SHANE BELL - 846-7255

We would like to request a 25' general utility easement paralleling Broyles Ave. along the front of the site.

We currently have a small cable that runs thru the middle of this property that was placed back in the 1980's. We will abandon this cable and relocate it to the front of the property. This will be at no expense to the property owner and we will coordinate this with them.

RESPONSE: A 25' general utility easement will be dedicated as requested. It is understood that PGTELCO will replace the cable mentioned with no expense to the owner.

Received By: _____

General discussion by Melissa McCarville & others present (no written comments):

1. Provide narrative addressing all comments with revised plans.
 - a. Response – This narrative is being provided.
2. Show proposed landscaping
 - a. Response – Regulations do not require landscaping, but some landscaping is shown on the Site Plan
3. Show proposed lighting
 - a. Response – All lighting will be on the buildings and is shown on the Site Plan.
4. Fence / gate type / location. Concern with barbed wire fence symbol. Demo fence and move to property lines?
 - a. Response – The storage area will be completely enclosed by chain link fence. The storage building area will be gated at the back of the future retail/office buildings. See Site Plan
5. Show phasing. RESPONSE – all improvements that are not contemplated being built now are designated as “Future.”