



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 28, 2017

**A meeting of the Farmington Planning Commission will be held on
Monday, August 28, 2017 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - July 24, 2017
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARING**
 - A. **Variance Request:** requesting variance of lot size.
Property owned by: Jeremy Scott & Jennifer Sharpshair
Property Location: Lot 9 in Twins Falls Addition, Phase I
Presented by: Donna Stewart
 - B. **Variance Request:** requesting variance from street improvement on Old Farmington Rd.
Property owned by: Cedar Mountain Properties, LLC.
Property Location: .94 acres on Old Farmington Rd, south of Collier Drug Building
Presented by: Geoff Bates – Bates & Associates
 - C. **Rezone Request:** 30.19 Acres, S. 54th St & Woolsey Farm Rd.. (Farmington Heights Phase 2) from A-1 to MF-1.
Property owned by: Indian Territory, LLC.
Property Location: 30.19 Acres, S. 54th St. & Woolsey Farm Rd.
Presented by: Ferdi Fourie, P.E.

5. **NEW BUSINESS**

A. Large Scale Development: Old Farmington Rd. Townhouses

Property owned by: Cedar Mountain Properties, LLC.

Property Location: .94 acres on Old Farmington Rd, south of Collier Drug Building

Presented by: Geoff Bates - Bates & Associates

B. Large Scale Development: Farmington Village (Briar Rose Expansion)

Property owned by: Larry Bowden

Property Location: 60 E. Main

Presented by: Geoff Bates – Bates & Associates

Planning Commission Minutes
July 24, 2017

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

PRESENT

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

ABSENT

No Planning Commission Members were absent.

City Employees Present: Melissa McCarville, City Business Manager; Rick Brammall, City Inspector; Chris Brackett – Engineer/ McGoodwin, Williams, Yates

2. **Approval of Minutes:** June 26, 2017 minutes were approved as written.
3. **Comments from Citizens:** No comments by citizens.

PUBLIC HEARING

4A. Variance Request – Lot 9 – Twin Falls Addition, Phase 1; owners, Jeremy Scott & Jennifer Sharpshair. Presented by Donna Stewart.

The owners wish to split Lot 9 which currently has a house on a portion of the land to create a new building lot of .86 acre, which is less than what is currently required. Donna Stewart pointed out that some of the other original lots are less than one acre. Each lot in Twin Falls has its own septic system. For this proposal, the owners had percolation test done to see if another septic system could be installed on the proposed split lot.

Dean Houser who lives just east of proposed lot split expressed concern about drainage because water does run off that piece of land onto his property. City's Engineer Chris Brackett noted that there is a definite hole in the front of the lot where it does not drain. Other Commissioners questioned the lot level and drainage. They were concerned also about the precedent that would be set if lot split were allowed.

Chairman called for question to approve variance for Lot 9 in Twin Falls Addition, Phase 1 to be split. Motion failed after the following vote: Moore- yes, Carter-recused, Bahn-Abstain, and No votes: Hutcherson, Harris, Horne, and Wilson.

Any appeal process would go to the Washington County Circuit Court.

4B. Variance request for building setbacks. Location: 295 & 297 Kelli - Property owned by Stewart Ong. Presented by Project Engineer Larry Grelle.

Mr. Grelle had appeared at the June Planning Commission meeting but had requested to pull the request from the agenda so they could come back to the July meeting and ask for a setback variance and also rezoning request. The property in question once had been a duplex that was totaled by the gas main fire accident earlier in the year.

City representatives had no comments. No citizens were present to comment. Chairman Mann pointed out that when Highway 62 was widened by the Arkansas Highway Department that a portion of the property had been taken.

Chairman Mann called for question to approve variance of building setbacks for the Kelli Street property. Passed unanimously.

4C. Rezoning request from R-2 to C-2. Location: 295 & 297 Kelli - Property owned by Stewart Ong. Presented by Project Engineer Larry Grelle.

The City representatives had no comments. No citizen comments. Upon vote, request to rezone passed unanimously.

4D. Proposal to Amend Farmington Zoning Ordinance to Add R-3 Single-Family Residential

Melissa McCarville presented the proposed R-3 zone which would allow for Zero-Lot-Line residential construction where a single family structure is built up to, or very near the edge, of the property line. Types of construction might include garden homes, patio homes, rowhouses, and townhomes. She presented a comparison of lot sizes and setbacks.

| | R-1 | R-2 | R-O | Proposed R-3 |
|-------------------------|----------------|------------|------------|---------------------|
| Single-Family | 10,000 sq. ft. | 7,500 ft. | 7,500 ft. | 5,400 sq. ft. |
| Min. land area per unit | 10,000 | 7,500 | 7,500 | 5,400 |
| Front setback | 25 ft. | 25 ft. | 25 ft. | 20 ft. |
| Side setback | 10 | 10 | 10 | 0/10 |
| Rear setback | 20 | 20 | 30 | 20 |
| Lot frontage | 75 | 75 | 100 | 35 |

Non-permitted uses would include duplexes, triplexes, 4-plexes (and larger), churches, schools. Permitted uses would include single-family detached dwellings and essential government facilities.

After discussion, and with no comment from citizens, Chairman Mann called for question to add R-3 Single Family Residential zone classification. Motion passed unanimously.

NEW BUSINESS

5.A. Large Scale Development – Old Farmington Rd. Townhouses – behind 197 E. Main (Colliers Drug) , property owned by Collier Diversification Specialties, LLC. *Was not presented.*

5.B. Preliminary Plat – Hillside Estates – North Garland McKee Rd. – Property owned by Lots 101 LLC. Presented by Joe Orr of Blew & Associates.

There was lengthy discussion on this proposal.

Melissa McCarville said that the City representatives and City Engineer Chris Brackett have been working with the developer on this matter and have agreed in principle to certain requirements. As a result, the original approximately 1-acre detention pond had now been greatly enlarged to approximately 7 acres (and will be 7 feet deep) and location had been moved to hopefully better accommodate water flow. The purpose is to try and lessen the downstream drainage/flooding issue on Rosebay Street in Meadowsweet Subdivision. City also will agree to pay for some of installation because the proposed pond is much larger than any requirement for just the Hillside development and the much larger pond is intended to try and alleviate flooding in Meadowsweet Subdivision.

Further, in exchange for the donated land by Tom Sims, Lots 101 LLC, the City will waive the usual street improvements of curb and gutter in front of the 3 proposed lots on Garland McKee. Also, Mr. Sims will be allowed to construct a gravel access drive up the hill for two Agricultural zoned lots.

The City has further agreed that upon completion, the detention pond will be dedicated to the City of Farmington which will take responsibility for maintaining the pond.

However, it was made clear that all of this proposal shall be contingent upon final written agreement between the parties and also must have approval by the Farmington City Council. Also, he stated that if they can't come to an agreement, the subdivision development shall not proceed. And further, no further houses can be built until the entire infrastructure (including the detention pond) is completed. Upon completion, then Mr. Sims would be allowed to submit a final plat for approval.

Jay Moore expressed his great concern for the residents who live on Rosebay which received major flooding in April. In answer to his questions, it was determined that only 3 more houses will be built facing Garland McKee. There are two agricultural lots east of the proposed homes on Garland McKee (Lots 7 and 8). Lot 7 is approximately 13 acres and Lot 8 is approximately 21 acres. If at a later date Mr. Sims wished to create a subdivision there, he would have to build the street to City standards which would be very expensive and any proposal would be required to follow the usual required steps for any subdivision.

Howard Carter noted that there have been two "100-year" floods recently and wondered about the capacity of the pond to alleviate the residential flooding in the future. Chris Brackett said that the size of this proposed detention pond makes it a "regional pond" and will catch some of the water from the creek and allow slower release of the water downstream. In the huge rains, there will still be runoff, but the hope is that it will be slowed by the pond and thus decrease the amount and force of water that flows onto Rosebay.

Judy Horne stated that further drainage work also needs to be done with perhaps larger drainage tiles and ditches at the south end of Garland McKee just south of the Rosebay Lane intersection and before the road makes a sharp turn to the east.

Public Comment:

Robert McCoy, 11155 Rosebay Lane, showed Commissioners photos of flooding on Rosebay and said when the additional houses are built on Garland McKee, that will increase both the water flow velocity and also the amount of water.

Diana Lee, 690 Garland McKee, said that when the lot splits were allowed and the 3 houses were built at the north end of Garland McKee that the Garland McKee and Highway 170 intersection now floods when it rains.

Dennis Moore, 10750 Garland McKee, was concerned about the construction of the detention pond. Chris Brackett explained that berms will be built up on the lower side of the pond.

Bryan Snyder, 10831 Foxglove Lane, was concerned about the drainage at the south end of Garland McKee, just south of entrance onto Rosebay Lane. He said that needs to be fixed prior to the detention pond and construction of more homes. He said that the property values in this neighborhood have declined since the recent flooding. Jay Moore agreed that further major work is needed at the Rosebay/ G McKee intersection.

Russell Pease, 11047 Rosebay, said he had \$42,000 damage in the April flood. He said "hogs, dogs, and logs" were floating in their street. He said that the Hillside Subdivision and the Meadowsweet subdivision were being treated as two separate items, but that the common denominator was Tom Sims. He urged that Mr. Sims should pay for the detention pond.

Robert Mann noted again that this would be a regional detention pond and reassured again that Mr. Sims can't construct homes until all infrastructure is completed, including the detention pond, and it has been tested in rainfall to see if it eases flooding problems. This proposed pond will be about 10 times larger than first proposal.

City Engineer Chris Brackett made the following recommendations to be made part of the motion:

1. Note that the instructions on the Plat Review form say that 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 improvements to North Garland McKee Road are not complete; please show sidewalk and street lights.
3. A minimum finished floor elevation must be set for all lots adjacent to as per the requirements of the Farmington Drainage Criteria Manual.
4. A determination from the U.S. Army Corps of Engineers on whether the stream is considered waters of the U.S. and if so, whether the improvements shown will be permitted. This determination will be required prior to this project moving forward to the Planning Commission.

5. Drainage Report – Due to the redesign of the detention, more discussions will be required concerning the detention design concept. It would be best if a meeting was scheduled to discuss the necessary changes to the report prior to resubmittal of this project.

Chairman Mann called for question to approve Preliminary Plat for Hillside Estate, contingent upon a final agreement between the City of Farmington and Tom Sims and upon compliance with all of the City Engineer’s recommendations listed above. All commissioners voted “Aye” and preliminary plat was approved.

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

Judy Horne - Secretary

Robert Mann - Chair

City of Farmington Application for Variance



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

Applicant: Jeremy Scott Sharpshair Day Phone: 479-582-9383 or 479-841-4337

Address: 390 Eagle Ridge Dr. Farmington AR 72730 Fax: 479-582-2925

Representative: DONNA STEWART Day Phone: 479-263-2060

Address: P.O. Box 201 Winslow AR 72959 Fax: 479-582-9383

Property Owner: Jeremy Scott + Jennifer Doniance Sharpshair Day Phone: 479-582-9383 or 479-841-4337

Address: 390 Eagle Ridge Dr. Farmington AR 72730 Fax: 479-582-2925

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

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

Property Description LOT 9, Twin Falls Addition Ph I

Site Address - 390 Eagle Ridge Dr.

Current Zoning

RE-2

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

Type of variance requested and reason for request:

Request variance of lot size. When lot is split, lot 9 will become lot 9A being .87 acres (containing already constructed home at 390 Eagle Ridge Dr), lot 9B will be .86 acres. The variance request is to approve both lots to be under RE-2 requirement. See attached plat showing 49 of the 68 lots in subdivision do not conform to RE-2 requirements of 1 acre. The average lot size is equivalent to the average lot size being requested. Working on resolution with neighbor to the East.

Responsibilities of the Applicant:

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

RECEIPT

DATE 8-9-17

No. 564588

RECEIVED FROM Jerry Sharp, Jr. \$ 2.00

Two copies of no 100 DOLLARS

FOR RENT
 FOR Variance Request - 119 Two tables

| | | |
|----------|------------|--|
| ACCOUNT | | |
| PAYMENT | <u>500</u> | |
| BAL. DUE | | |

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____
BY B. Cohen

LOT SPLIT



Additional Notes:

1. UNRECORDED FIELD WORKS.

2. THIS SURVEY IS BASED ON THE BASIS OF BEARING.

3. ARKANSAS STATE PLANE, NORTH ZONE, NAD 83.

4. REFERENCE DOCUMENTS.

5. WARRANTY DEED FILED IN DEED BOOK 3814 AT PAGE 663.

6. 1 SURVEY PLAT FILED IN PLAT BOOK 31A AT PAGE 316.

7. SOME FEATURES SHOWN ON THIS PLAT MAY BE DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

8. UNRECORDED MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

9. BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD HAZARD ZONING MAP OF WASHINGTON COUNTY, ARKANSAS, WHICH BEARS AN EFFECTIVE DATE OF 3/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

PARENT TRACT
LOT 9
TWIN FALLS ADDITION
PHASE I
1.73 ACRES ±

LOT 9B
0.86 ACRES ±

LOT 9A
0.87 ACRES ±

Chain Notes

THE LOCATIONS OF UTILITIES ARE SHOWN HEREON BASED ON UNRECORDED EVIDENCE OF ABOVE-GROUND UTILITIES. ONLY THE SURVEYOR WAS NOT RESPONSIBLE FOR THE LOCATION OF ANY UTILITIES. THE SURVEYOR HAS REQUESTED FOR GROUND MARKINGS OF UNDERGROUND UTILITIES LINES BEFORE DIGGING IN THIS AREA. CALL 811 FOR GROUND MARKINGS OF UNDERGROUND UTILITIES LINES.

1. THEREBY CERTIFY THAT I AM THE REGISTERED SURVEYOR TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THE DATE OF THIS SURVEY.

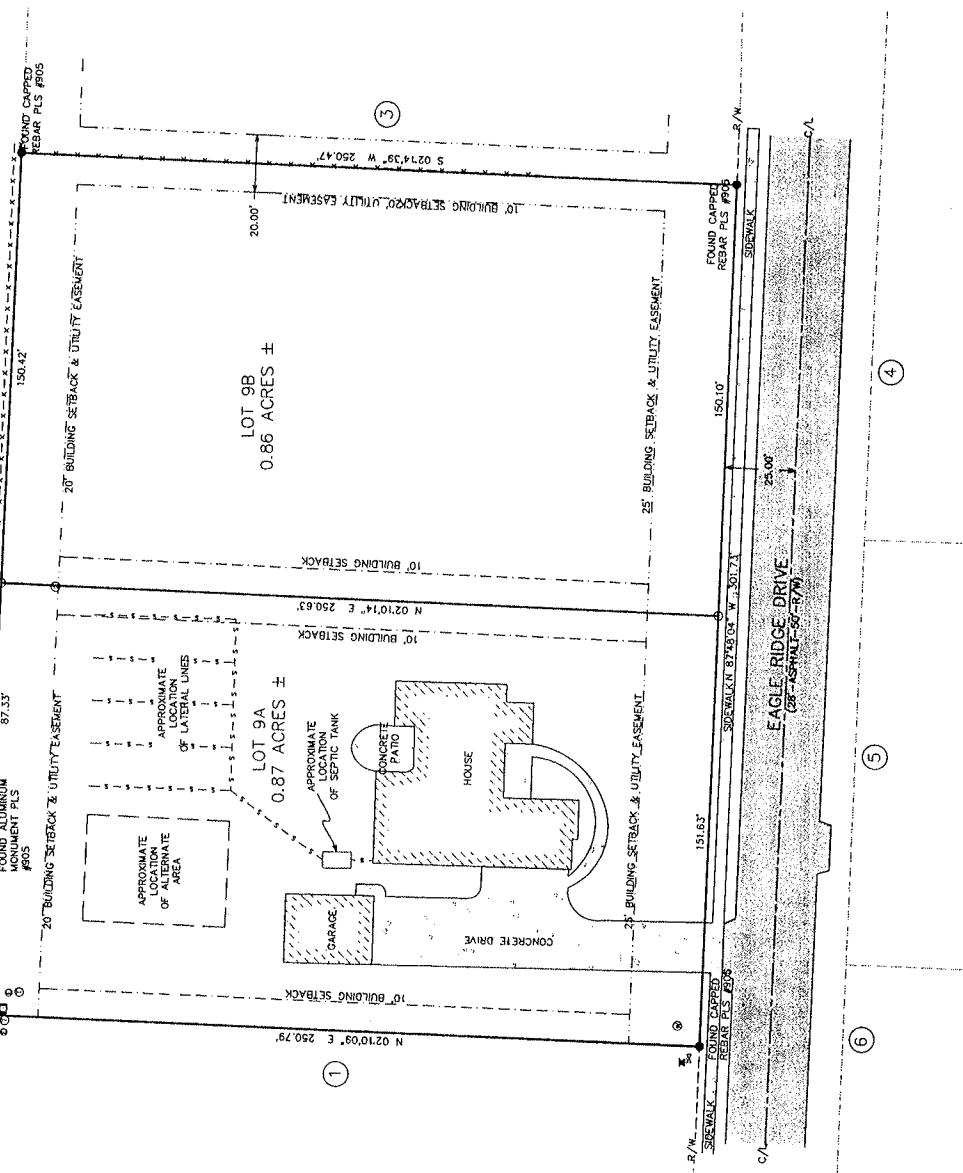
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1618

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
524 W. Sycamore St. Suite 4
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479-843-4506
FAX: 479-382-1885
www.BLEWVINC.com

Certificate of Authorization No. 1534

DATE: 6-27-2017
DRAWN BY: JH
CHECKED BY: D.R.
COUNTY: WASHINGTON COUNTY, AR
JOB NUMBER: 17-1105

FOR THE USE AND BENEFIT OF:
JEREMY SHARPSHAIR



Survey Description:

PARENT TRACT, TWIN FALLS ADDITION, PHASE I, WASHINGTON COUNTY, ARKANSAS, AS PER PLAT OF SAID PARENT TRACT, BEING PLAT BOOK 31A, AT PAGE 316, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

LOT 9A

A PART OF LOT 9, TWIN FALLS ADDITION, PHASE I, WASHINGTON COUNTY, ARKANSAS, AS PER PLAT BOOK 31A, PAGE 316, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING THE NORTHWEST CORNER OF THE SAID LOT 9, SAID POINT BEING A SET IRON PIN, AND RUNNING THENCE S87°43'27\"/>

Legend of Symbols & Abbreviations:

- PROPERTY LINE
- RIGHT OF WAY
- CENTELINE OF ROAD
- FENCE LINE
- BUILDING SETBACK
- UTILITY EASEMENT
- FOUND MONUMENT (AS NOTED)
- SET IRON PIN
- WATER METER
- WATER METER VALVE
- ELECTRIC BOX
- ELECTRIC METER
- TELEPHONE PEDESTAL
- GAS METER

Adjacent Land Owners:

1. PARCEL #766-0074-000
SAS SHARON REVOCABLE TRUST
417 EAGLE RIDGE DRIVE
FARMINGTON, AR 72730

2. PARCEL #766-0091-000
FARMINGTON COMMERCIAL LLC
1111 TULLER ROAD
FARMINGTON, AR 72730

3. PARCEL #766-0074-000
SAS SHARON REVOCABLE TRUST
417 EAGLE RIDGE DRIVE
FARMINGTON, AR 72730

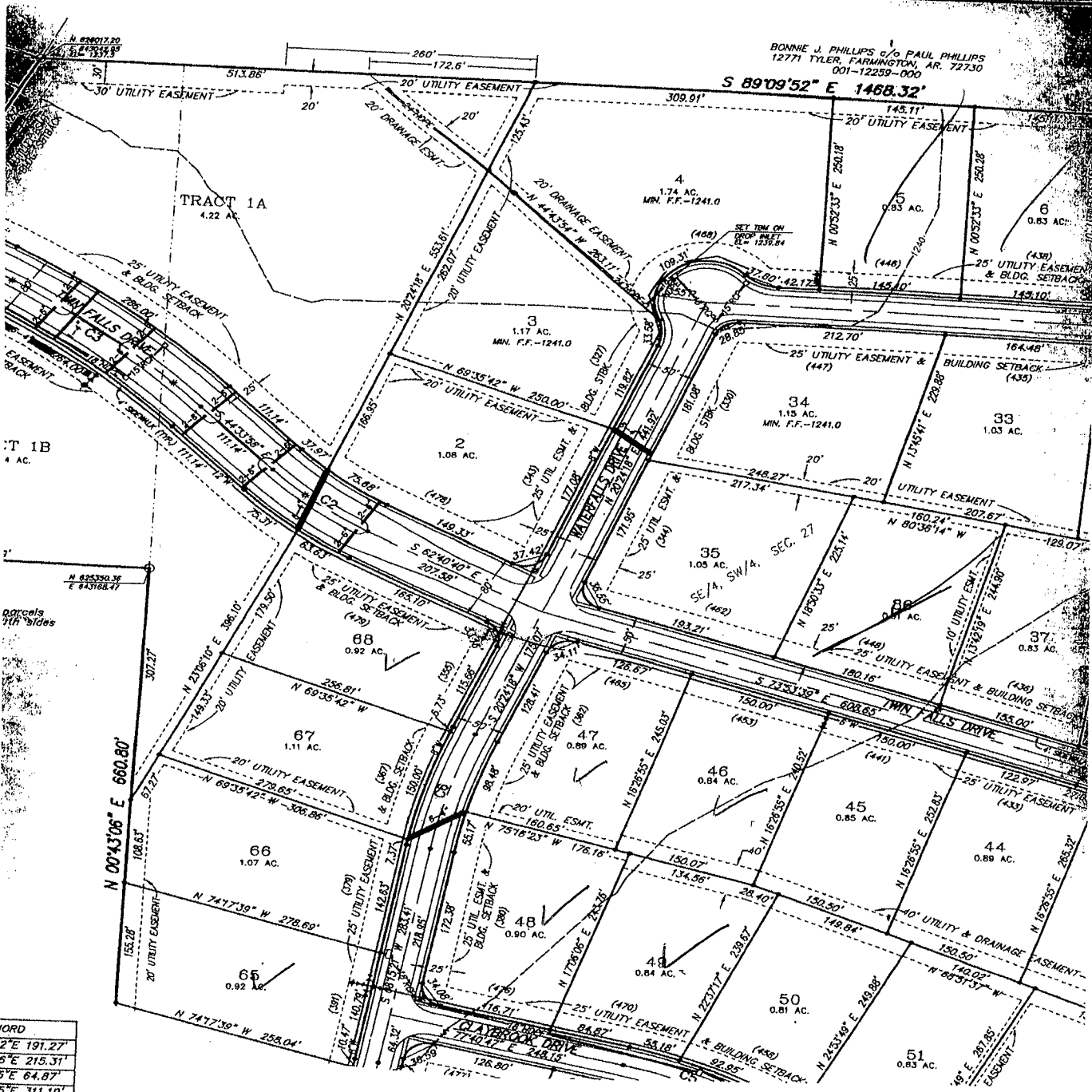
4. PARCEL #766-0074-000
SAS SHARON REVOCABLE TRUST
417 EAGLE RIDGE DRIVE
FARMINGTON, AR 72730

Owner: Developer:

PARCEL #766-0074-000
SHARPSHAIR, JEREMY SCOTT;
JENNIFER DONAGHE
80 EAGLE RIDGE DRIVE
FARMINGTON, AR 72730

Zoning & Setback Information:

ZONING: R6-5
SETBACKS: AS PER PLAT 23A-216
FRONT: 30'
REAR: 30'
SIDE: 10'



BONNIE J. PHILLIPS & PAUL PHILLIPS
12771 TYLER, FARMINGTON, AR. 72730
001-12259-000

S 89°09'52" E 1468.32'

TRACT 1B
4 AC.

parcels
with sides

| 10RD |
|-------------|
| 2°E 191.27' |
| 6°E 215.31' |
| 5°E 64.87' |
| 5°E 311.19' |
| 1°E 68.65' |
| 8°E 56.82' |
| 8°E 98.31' |

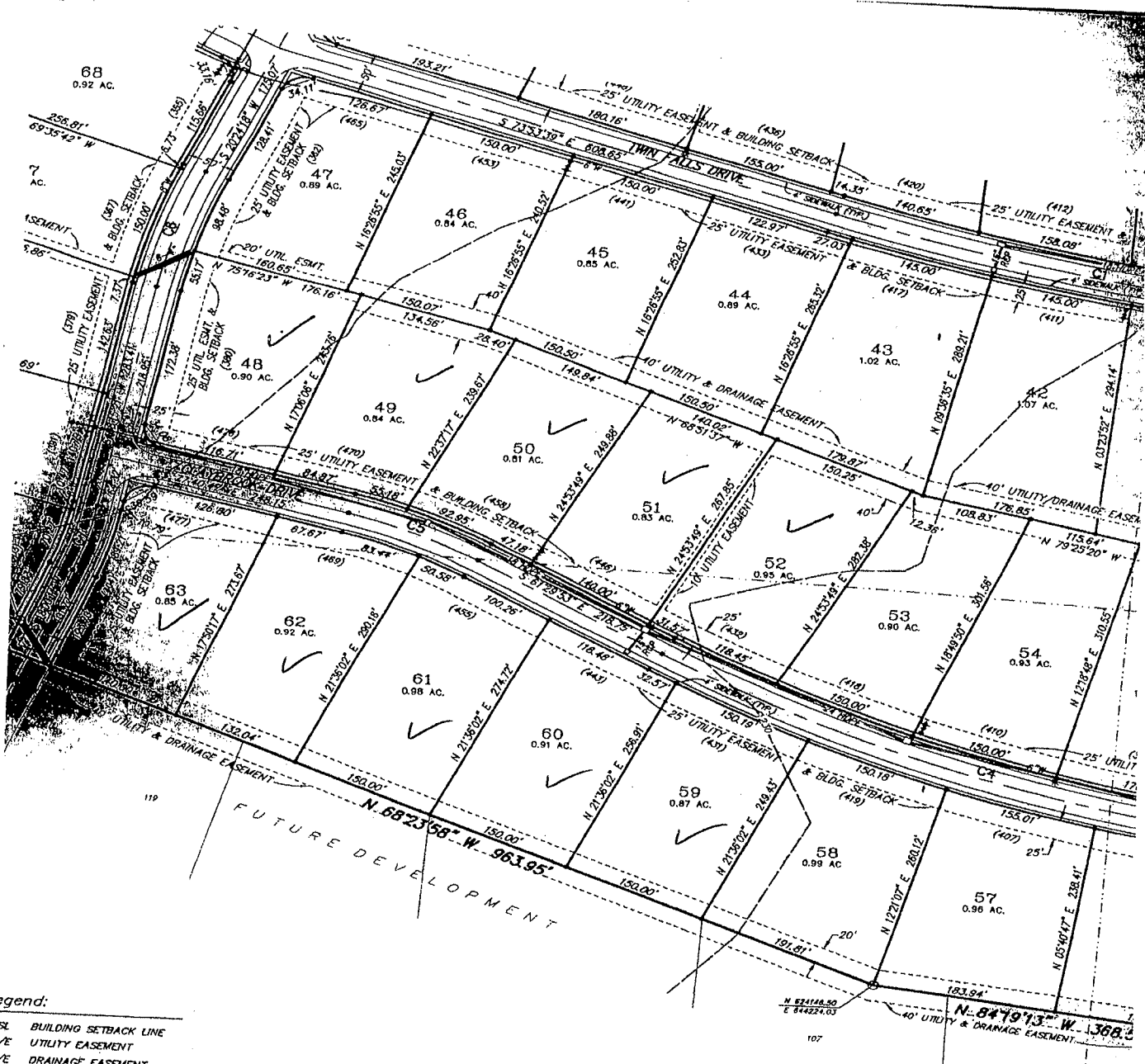
TWIN FALLS
Tracts 1A



HAWKINS-WEIR ENGINEERS, INC.

Engineers • Surveyors • Consultants

110 South 7th Street
P.O. Box 648
(479) 474-1227
DAY 1-771 474 6204



Legend:

- 3SL BUILDING SETBACK LINE
- 1/E UTILITY EASEMENT
- 1/E DRAINAGE EASEMENT
- 208) STREET ADDRESS
- 10.5' MINIMUM FINISHED FLOOR ELEVATION
- * STREET LIGHT LOCATION
- ⊕ FIRE HYDRANT ASSEMBLY
- LAND LINE
- CONDUIT LOCATIONS
- IRON PIN
- ALUMINUM CAP

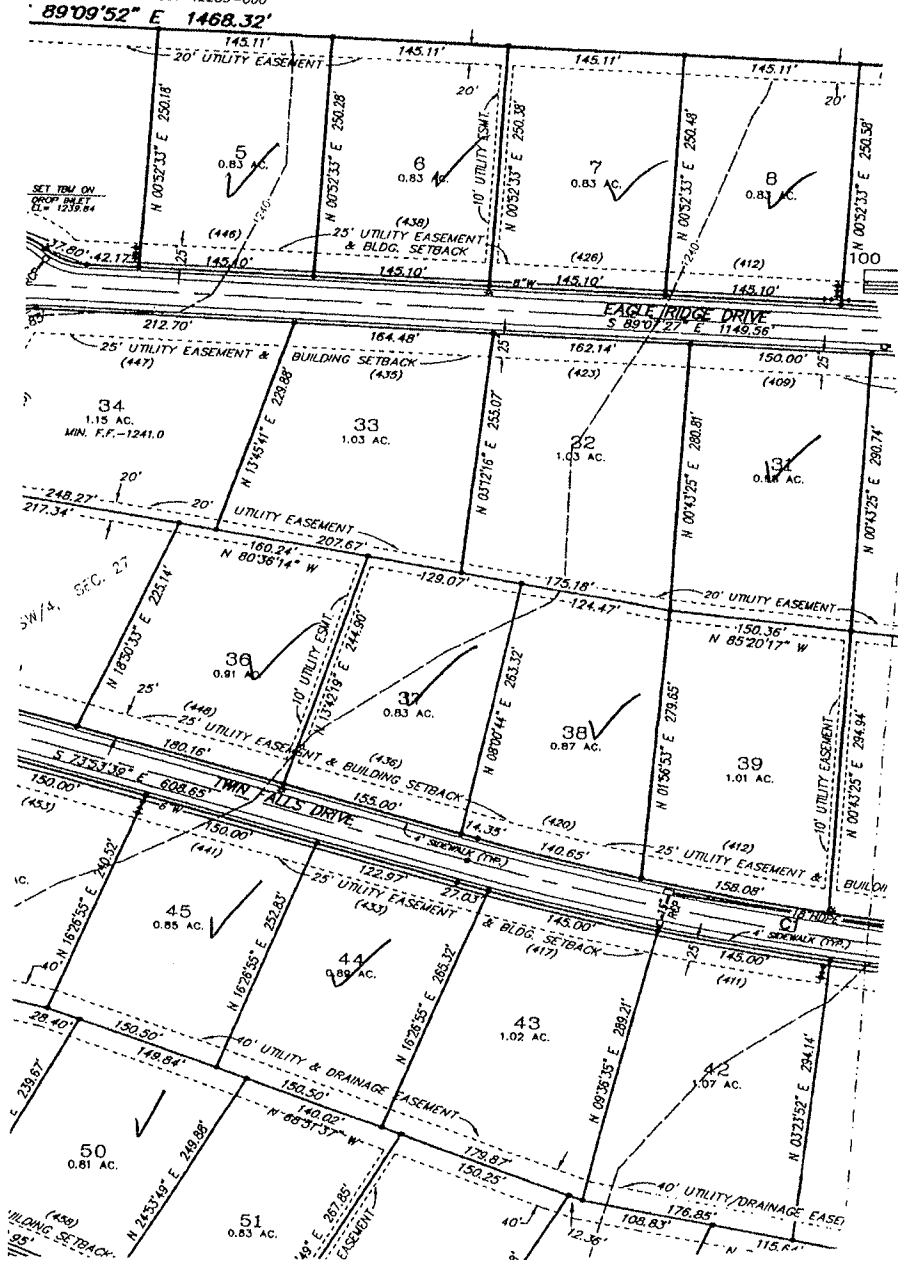
**TWIN
Tracts**



HAWKINS-WEIR ENGINEERS, INC.
 Engineers • Surveyors • Consultants
 110 South 7th Street
 P.O. Box 648

(479) 474-1227
 FAX (479) 474-8631

BONNIE J. PHILLIPS c/o PAUL PHILLIPS
 12771 TYLER, FARMINGTON, AR, 72730
 001-12259-000



TWIN FALLS ADDITION, PHASE I
Tracts 1A, 1B & 2 & Lots 2 through 68

ENGINEERS, INC.
 Surveyors • Consultants
 (479) 474-1227
 FAX (479) 474-8531



SET TRM ON
PROP. PLAN
BY 12/17/99

SET TRM ON
PROP. PLAN
BY 12/28/97

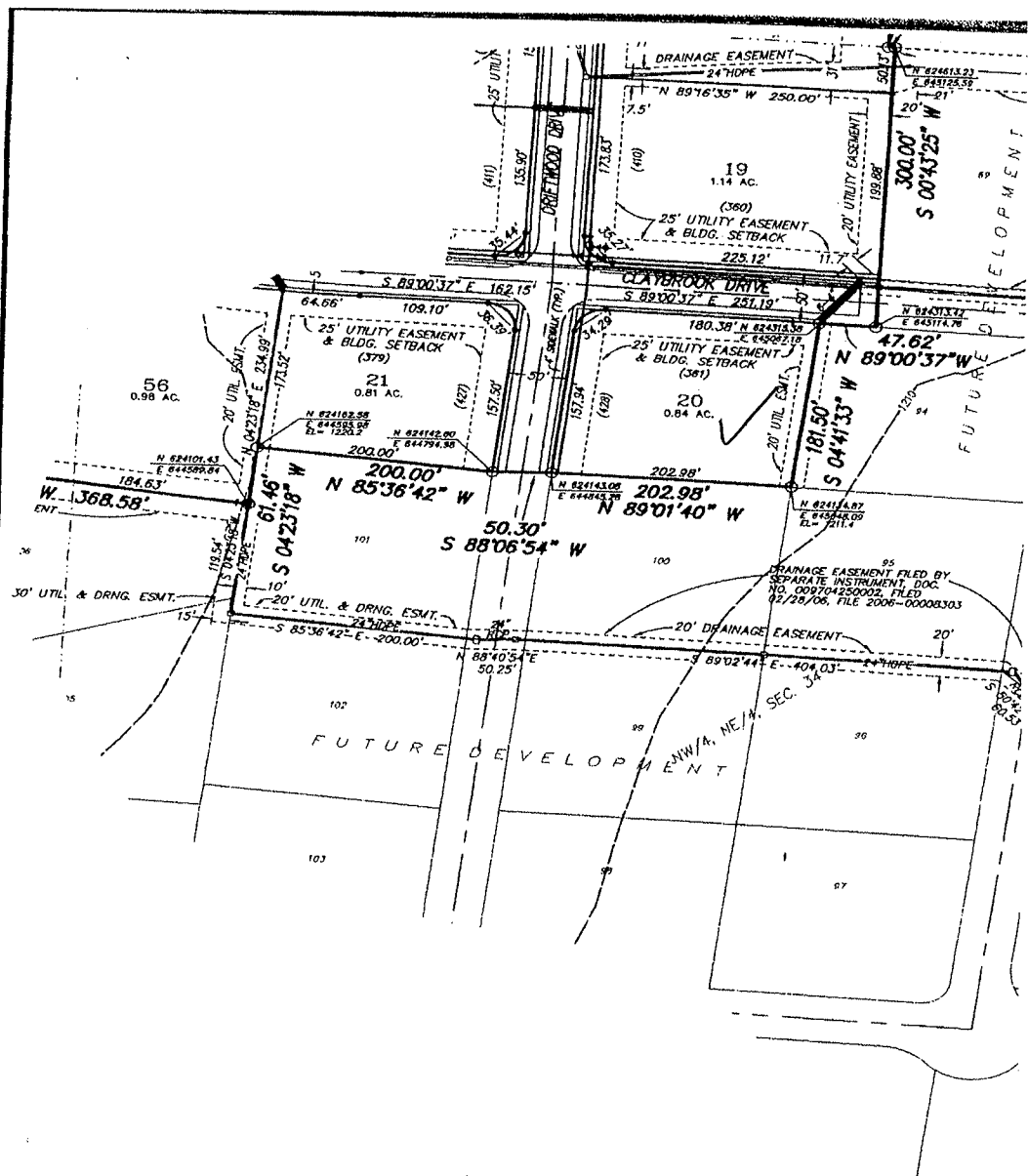
BONNE J. PHILLIPS c/o PAUL PHILLIPS
12771 TYLER FARMINGTON, AR 72730
001-1225-030

- end:
- BUILDING SETBACK LINE
 - - - UTILITY EASEMENT
 - - - DRAINAGE EASEMENT
 -) STREET ADDRESS
 - MINIMUM FINISHED FLOOR ELEVATION
 - STREET LIGHT LOCATION
 - FIRE HYDRANT ASSEMBLY
 - LAND LINE
 - CONDUIT LOCATIONS
 - IRON PIN
 - ALUMINUM CAP



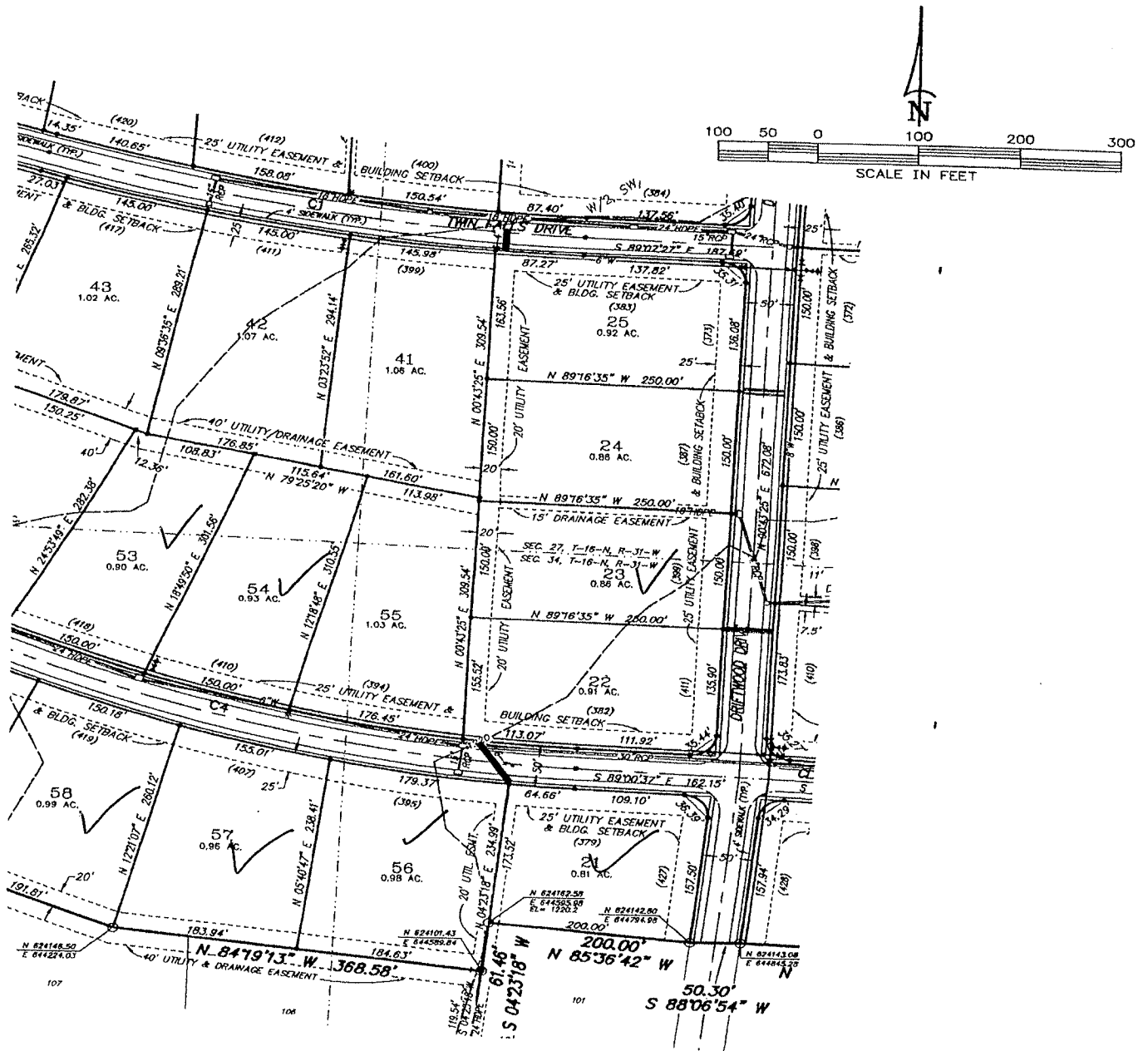
HAWKINS-WEIR ENGINEERS, INC.
 Engineers • Surveyors • Consultants
 110 South 7th Street
 P.O. Box 640
 (479) 474-1227
 FAX (479) 474-R531

TWIN FA
Tracts 1A



- Legend:**
- BSL BUILDING SETBACK LINE
 - U/E UTILITY EASEMENT
 - D/E DRAINAGE EASEMENT
 - (1208) STREET ADDRESS
 - 1300.5' MINIMUM FINISHED FLOOR ELEVATION
 - * STREET LIGHT LOCATION
 - ⦿ FIRE HYDRANT ASSEMBLY
 - LAND LINE
 - ==== CONDUIT LOCATIONS
 - IRON PIN
 - ALUMINUM CAP

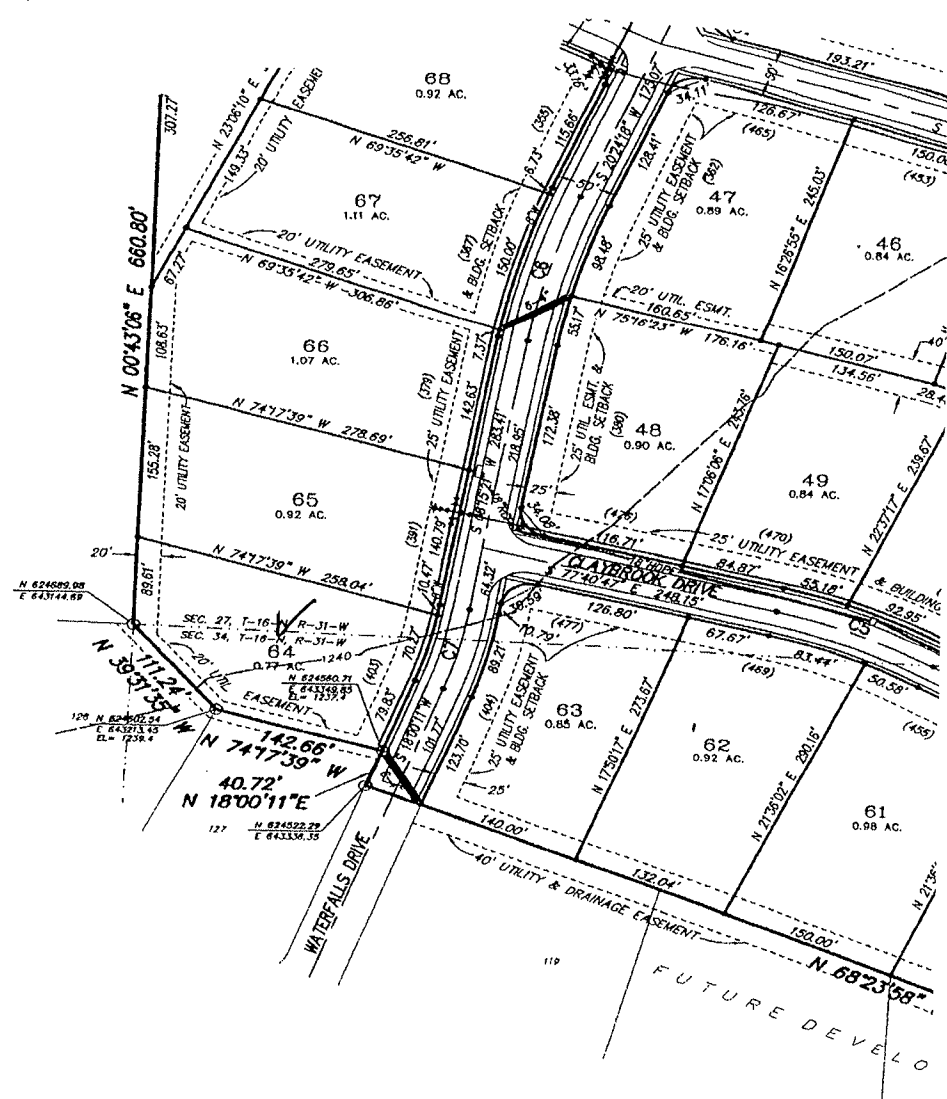




TWIN FALLS ADDITION, PHASE I
Tracts 1A, 1B & 2 & Lots 2 through 68

R ENGINEERS, INC.
 Surveyors • Consultants

(479) 474-1227
 FAX (479) 474-8531



Legend:

- BSL BUILDING SETBACK LINE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- (1208) STREET ADDRESS
- 1300.5* MINIMUM FINISHED FLOOR ELEVATION
- * STREET LIGHT LOCATION
- ⊕ FIRE HYDRANT ASSEMBLY
- LAND LINE
- ==== CONDUIT LOCATIONS
- IRON PIN
- ALUMINUM CAP

Daniel Smith,
Registered Sanitarian
Designated Representative, State of Arkansas

Sent from my iPhone

From : danielleesmith49@gmail.com

Tue, Jun 13, 2017 01:32 PM

Subject : Soils analysis, east half lot 9

To : jjsharpshair@pgtc.com

390 Eagle Ridge Dr
Farmington Ar 72730
Jeremy And Jennifer Sharpshair

I reviewed the 5 pits on the above lot and address today. Following are my professional interpretations of the pits, as dug;

Pit 1, near west front

Matrix 10 yr 7/5

Top 8 inches is "fill" with red chroma 10 yr 5/3 and Mn concentrations, black, 10 yr 2/1 at 9 inches

Grey 10 yr 6/2 at 19 inches but at 22 inches returns to the matrix 10 YR 7/5, silty loam in all.

Pit two,

downslope east near road; red mottled 5/3 at 6 inches, grey depletions at 15 inches but returns to matrix 10 YR 7/5 below, indicating fill on to 8-12 in.

Pit 3, middle, not suitable

Pit 4, back northeast corner, near corner of lot:

Brief at 19 in, red 10 YR 5/3 concentrations

Moderate at 34 in, 10YR 6/2, no long swt seen.

Pit 5, near gas line, Nw of the lot;

Brief at 22 in, 10 YR 5/3

Moderate at 34-36 in, grey 10YR 6/2 depletions, Mn concentration 2/1, 5/3.

In summary;

The front and rear parts of this lot, provided laid properly when designed and installed, should support a standard subsurface septic system, based on soils' characteristics I witnessed this day, June 12/ 2017

Daniel Smith,
Registered Sanitarian
Designated Representative, State of Arkansas

Sent from my iPhone

After recording please return to:
Waco Title Company
6815 Isaac's Orchard Rd, Ste D
Springdale, AR 72762

File# 2014-00009635

**WARRANTY DEED
(LLC)**

File #: 1401728-103

KNOW ALL MEN BY THESE PRESENTS:

That, **Twin Falls Development, LLC**, an Arkansas limited liability company, hereinafter called GRANTOR(S), for and in consideration of the sum of ---ONE AND 00/100--- DOLLAR---(\$1.00)---and other good and valuable consideration, in hand paid by **Jeremy Scott Sharpshair and Jennifer Doniace Sharpshair, husband and wife**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Jeremy Scott Sharpshair and Jennifer Doniace Sharpshair, husband and wife**, hereinafter called GRANTEE(S), and unto their heirs and assigns forever, the following described lands lying in Washington County, Arkansas to-wit:

LOT 9, TWIN FALLS ADDITION, PHASE I, AS PER PLAT OF SAID SUBDIVISION ON FILE IN PLAT BOOK 23A AT PAGE 216 OF THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS.

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

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

Prepared under the supervision of
Katy M. Sager, Attorney
6815 Isaac's Orchard Road
Springdale, AR. 72762

Waco 1401728-103

WITNESS our hands and seals as such GRANTOR(S), this 18th day of April, 2014.

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

GRANTEE OR AGENT: S. Hickerson
GRANTEE'S ADDRESS: 518 Aster Ave.
Farmington AR 72730

Twin Falls Development, LLC
by: [Signature]
Keith Marrs, Member

ACKNOWLEDGMENT

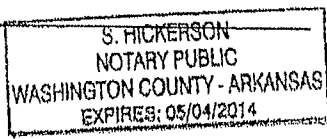
STATE OF AR)
COUNTY OF Washington) SS.

On this day before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Keith Marrs, to me personally known, who stated that he is the authorized Member of Twin Falls Development, LLC, an Arkansas limited liability company, and is duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that he/she had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 18th day of April, 2014.

[Signature]
Notary Public

My commission expires:





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

Real Estate Transfer Tax Stamp
Proof of Tax Paid



File Number: 1401728-103

Grantee: JEREMY SCOTT SHARPSHAIR AND JENNIFER DONIACE
Mailing Address: SHARPSHAIR
518 ASTER AVE
FARMINGTON AR 727300000

Grantor: TWIN FALLS DEVELOPMENT, LLC
Mailing Address: P.O. BOX 605
FARMINGTON AR 727300000

Property Purchase Price: \$49,000.00
Tax Amount: \$161.70

County: WASHINGTON
Date Issued: 04/23/2014
Stamp ID: 753451008

Washington County, AR
I certify this instrument was filed on
4/23/2014 11:43:26 AM
and recorded in REAL ESTATE

File# 2014-00009635
Kyle Sylvester - Circuit Clerk

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

Grantee or Agent Name (printed): Jeremy Scott Sharpshair

Grantee or Agent Name (signature): Jeremy Scott Sharpshair Date: 4-23-14

Address: Kyle Waco Title as Agent

City/State/Zip: _____

Jeremy Sharpshair

From: Melissa McCarville <mccarville60@yahoo.com>
Sent: Friday, August 4, 2017 8:15 AM
To: Jeremy Sharpshair
Subject: Re: Variance Request

Yes, everything needs to be done as if it were the first application. To save money you can put it in the Washington County Enterprise Leader. It is published on Wednesday only.

Sent from my iPhone

> On Aug 4, 2017, at 8:06 AM, Jeremy Sharpshair <JSharpshair@realtytitleinc.com> wrote:

>

> Thank you for responding on your time off. We have the survey corrected with leach field and I will attached the soil testing information from the DR. If the application is accepted will we need to file Notice in the paper again?

>

> Thank you

>

> Jeremy Sharpshair

> Title Examiner

> Realty Title & Closing Services, LLC

> 3866 W. Sunset

> Springdale, AR 72762

> 479-582-9383 Ex. 2614

> Fax 479-582-2925

> Visit our website @ www.realtytitleinc.com

>

> The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential or privileged material. Any review, distribution, or other unauthorized use of the information by persons or entities other than the intended recipient is prohibited. If you received this communication in error, please contact the sender and delete the material from any computer.

>

>

>

> -----Original Message-----

> From: Melissa McCarville [mailto:mccarville60@yahoo.com]

> Sent: Friday, August 4, 2017 7:57 AM

> To: Jeremy Sharpshair <JSharpshair@realtytitleinc.com>

> Subject: Variance Request

>

> This is Melissa McCarville from the city of Farmington. For some reason I can't send email from my work email address from my phone, so I'm sending it from my personal email. If you respond, please copy my work email also.

>

> Just apply as if it were your first application. Add the leach field drawing if you have it and your information about the other lot being able to handle septic. Whatever you can provide that would speak to the issues the planning commission addressed would be helpful. The application needs to be in by August 8th. I'll be back to work Wednesday and I'll take a look at it. Let me know if you have other questions.

>

> Sent from my iPhone

Jeremy Sharpshair

From: Jeremy Sharpshair
Sent: Friday, August 4, 2017 7:31 AM
To: 'Melissa McCarville'
Subject: 390 Eagle Ridge Dr

Melissa,

What do we need to do to get back on the agenda for our variance request? Do we need to fill out the application and submit again and the file notice in paper again? And will we be able to get onto this month's meeting agenda?

Thank you

Jeremy Sharpshair
Title Examiner
Realty Title & Closing Services, LLC
3866 W. Sunset
Springdale, AR 72762
479-582-9383 Ex. 2614
Fax 479-582-2925
Visit our website @ www.realtytitleinc.com

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential or privileged material. Any review, distribution, or other unauthorized use of the information by persons or entities other than the intended recipient is prohibited. If you received this communication in error, please contact the sender and delete the material from any computer.

AFFIDAVIT OF PUBLICATION

I, Karen Caler, solemnly swear that I am the Legal Advertising Clerk for the Northwest Arkansas Newspapers, LLC, and I do solemnly swear that the attached advertisement

JEREMY SHARPSHAIR

Notice of Public Meeting

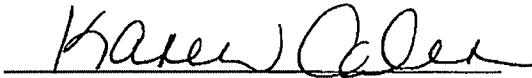
was published in the following weekly paper(s):

 x Washington County Enterprise Leader

Of general and bona fide circulation in Washington County, Arkansas

Date(s) of Publication August 16, 2017

Publication Charges: \$17.75



Karen Caler

Subscribed and sworn to before me
This 17 day of August, 2017.

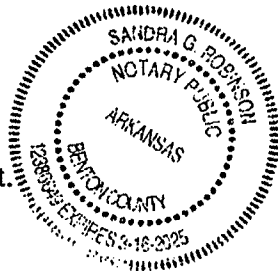


Notary Public

My Commission Expires:

****NOTE****

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



NOTICE OF PUBLIC MEETING
CITY OF FARMINGTON
A public meeting regarding a petition for a variance at the property located at 390 Eagle Ridge Dr., Farmington, Arkansas, being described a Lot 9, Twin Falls Addition, Phase I, Farmington, Washington County, Arkansas, is being held on August 28, 2017 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.
74236559 August 16, 2017

City of Farmington Application for Variance



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

Applicant: Jerry Coyle - Coyle Enterprises Day Phone: 479-267-5847

Address: 930 East Parks Street, Prairie Grove Fax: _____

Representative: Geoff Bates - Bates & Associates Day Phone: 479-442-9350

Address: 7230 S. Pleasant Ridge Dr, Fayetteville Fax: _____

Property Owner: Cedar Mountain Properties, LLC Day Phone: _____

Address: P.O. Box 1194, Fayetteville, AR 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 - East Old Farmington Rd

Current Zoning -- MF-2

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

Type of variance requested and reason for request:

Applicant requests a variance from the Master Street Plan Improvement requirement, as there is no other portion of Old Farmington Road that conforms to the Master Street Plan.

Responsibilities of the Applicant:

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

RECEIPT

DATE

8-10-17

No.

564591

RECEIVED FROM

Jerry Boyle

\$

25.00

Twentyfive Dollars

DOLLARS

FOR RENT

FOR

Variance - Old Farmington PD

ACCOUNT

PAYMENT

BAL. DUE

25.00

CASH

CHECK

MONEY ORDER

CREDIT CARD

FROM

TO

BY

B. Coleman

File# 2017-00012750

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, **Collier Diversification Specialties, LLC, an Arkansas limited liability company**, hereinafter called Grantor, for and in consideration of the sum of One and No/100-----Dollars---(\$1.00) and other good and valuable consideration in hand paid by **Cedar Mountain Properties, LLC, an Arkansas limited liability company**, hereinafter called Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto said Grantee and unto Grantee's successors and assigns, forever, the following described land, situated and being in the County of Washington, State of Arkansas, to-wit:

A part of the Southeast Quarter of the Southeast Quarter of Section 23, Township 16 North, Range 31 West, Washington County, Arkansas being more particularly described as follows, to-wit: Beginning at the southeast corner of said Section 23, said point being a found iron pin, and running thence N89°58'41"W 253.23 feet to a found cotton spindle, thence N00°15'14"W 160.69 feet to a set iron pin, thence East 254.03 feet to a found iron pin, thence South 160.78 feet to the Point of Beginning, containing 0.94 acres, more or less. Subject to easements and rights-of-way of record. The above described property being the same property described as Tract 2 on Survey filed for record as Land Document No. 2009-00037767 in the land records of Washington County, Arkansas.

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

WITNESS our hands and seals on this 27 day of April, 2017.

Collier Diversification Specialties, LLC,
an Arkansas limited liability company

By: 
C. Mel Collier, Member

Waco 1703820-131

ACKNOWLEDGMENT

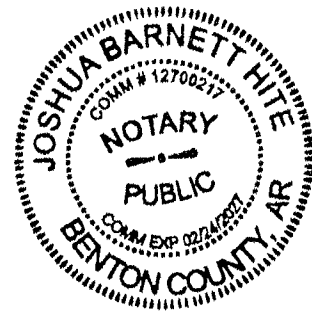
STATE OF ARKANSAS)
) SS
COUNTY OF Washington)

On this day before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Mel Collier** to me personally known (or satisfactorily proven), who stated that he was the Member of **Collier Diversification Specialties, LLC**, an Arkansas limited liability company, and stated that he was duly authorized in such capacity to execute the foregoing instrument for and in the name and behalf of said entity and further stated and acknowledged that he had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

In Testimony Whereof, I have hereunto set my hand and official seal this 27th day of April, 2017.

[Signature]
Notary Public

My Commission Expires: 2/24/2027





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

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 1703820-131

Grantee: CEDAR MOUNTAIN PROPERTIES
Mailing Address: P.O. BOX 1194
FAYETTEVILLE AR 727020000

Grantor: COLLIER DIVERSIFICATION SPECIALTIES, LLC
Mailing Address: 100 W. DICKSON STREET
FAYETTEVILLE AR 727010000

Property Purchase Price: \$90,000.00
Tax Amount: \$297.00

County: WASHINGTON
Date Issued: 05/01/2017
Stamp ID: 1717559296

Washington County, AR
I certify this instrument was filed on
5/1/2017 1:13:30 PM
and recorded in REAL ESTATE

File# 2017-00012750
Kyle Sylvester - Circuit Clerk

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

Grantee or Agent Name (printed): Cedar Mountain Properties

Grantee or Agent Name (signature): by Wau Title, as agent Date: 5-1-17

Address: _____

City/State/Zip: _____



**Bates &
Associates, Inc.**

Civil Engineering - Land Surveying - Landscape Architecture

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

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

August 10, 2017

NOTICE OF PUBLIC HEARING

Dear Adjacent Property Owner,

An Application for a Large Scale Development has been applied for by Coyle Enterprises. The proposed 1.00 acre development is located South of 197 E Main St, on the portion of the property that fronts Old Farmington Rd, Farmington, Arkansas (South of Collier Drug). The proposed multi-family development consists of one 4-plex and one 3-plex, and associated parking lot, asphalt paving, landscaping, and drainage improvements. The property resides under the MF-2 zoning district designation. Please see the attached Parcel Map for reference to where this proposed development will be located in relation to your property.

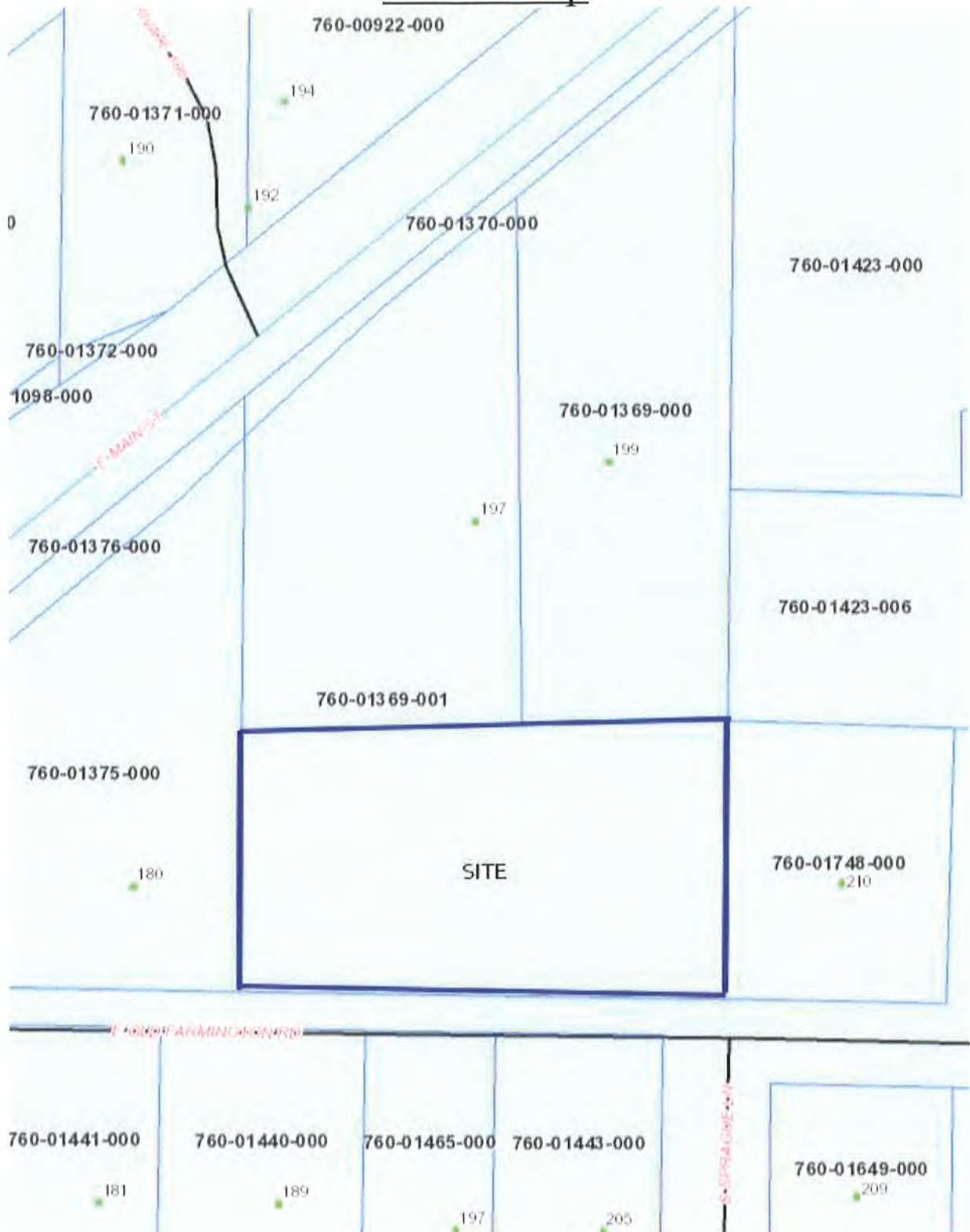
A hearing on these applications will be held by the Farmington Planning Commission on Monday, August 28th, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington Arkansas. All interested persons are invited to attend.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Jason Young
Project Manager
Bates & Associates, Inc.

Parcel Map





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

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

August 10, 2017

RE: Old Farmington Road Townhomes Large Scale Development

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Sunday, August 13. Please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for a Large Scale Development at the property described below has been filed with the City of Farmington on the 23rd day of May, 2017.

Parcel 760-01369-002:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING ALUMINUM STATE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 23 AND RUNNING THENCE N89°58'41"W 253.08' TO AN EXISTING REBAR, THENCE N00°13'31"W 207.93', THENCE S89°56'47"E 51.78', THENCE S16°51'21"E 49.28', THENCE S89°56'47"E 187.93' TO AN EXISTING REBAR, THENCE S00°02'11"W 160.64' TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRE, MORE OR LESS. SUBJECT TO THAT PORTION IN EAST OLD FARMINGTON ROAD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

1.00 Acre, located on Old Farmington Road, south of the existing Collier Drug building.

The Applicant requests a multi-family residential development, consisting of one 4-plex and one 3-plex, as well as associated parking lot, paving, landscape and drainage improvements. The Applicant also requests a Variance from the Master Street Plan improvements.

A public meeting to consider this request for a Residential Development & Variance at the above described property will be held on the 28th day of August, 2017, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Sincerely,

Jason Young
Project Manager
Bates & Associates, Inc.



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

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

August 10, 2017

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

RE: Old Farmington Rd Townhomes

Dear City Staff,

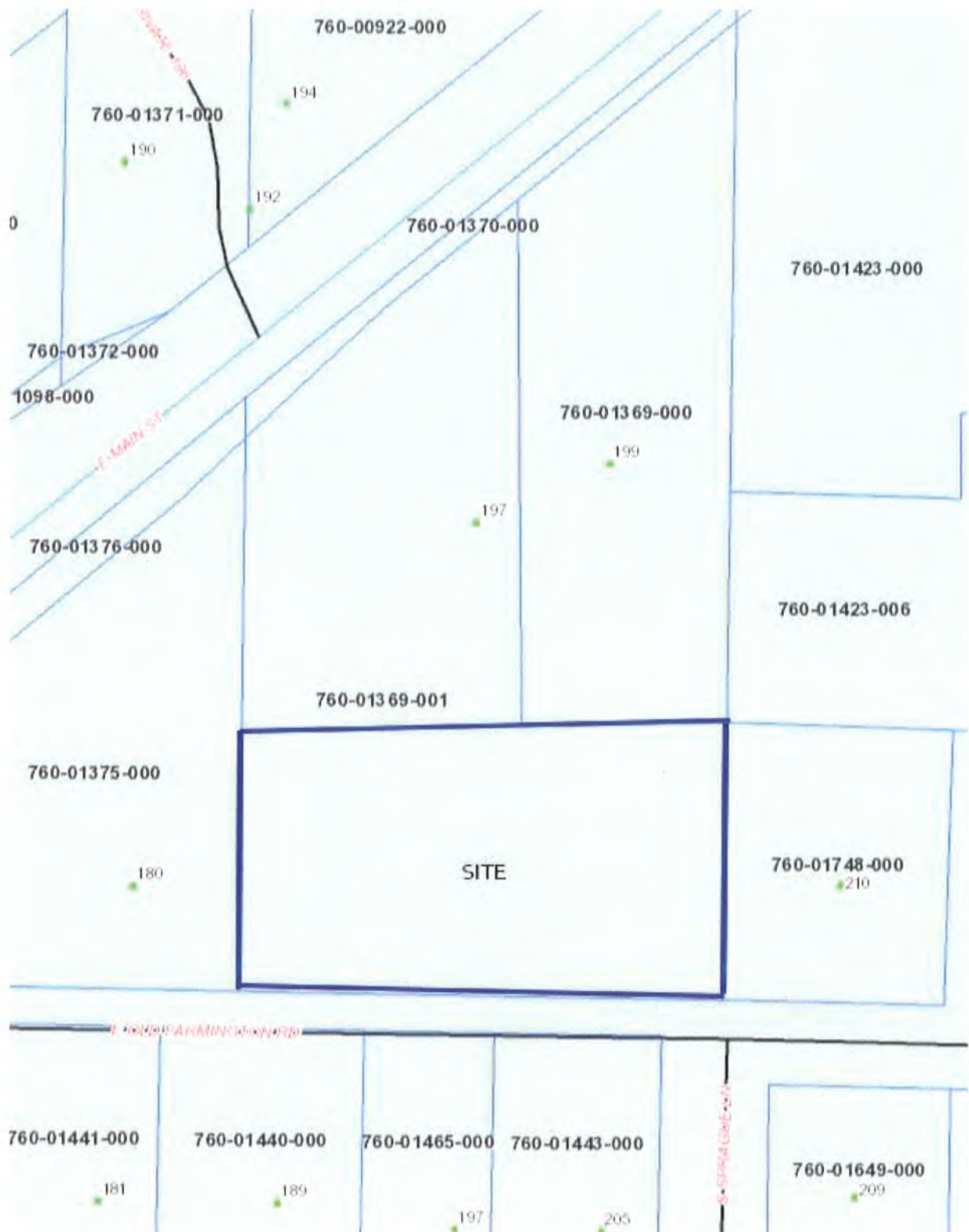
Please see the attached Parcel Map and list of Adjoining Property owners for the Old Farmington Rd Townhomes Large Scale Development and Variance Request.

ADJACENT LAND OWNERS (PT. PARCEL 760-01369-001):

- 1) 760-01369-000
FFM REAL PROPERTY LLC
P O BOX 1628
FARMINGTON, AR 72730
ZONED: C-2
- 2) 760-01423-006
GOLDSTEIN FARMINGTON LLC ; OSUR FARMINGTON LLC
150 METRO PARK
ROCHESTER, NY 14600
ZONED: C-2
- 3) 760-01748-000
COMBS, VERNON L & LORETTA
210 E. OLD FARMINGTON RD
FARMINGTON AR 72730-4008
ZONED: R-2
- 4) 760-01649-000
GUTHRIE, SILAS L & LINDA L
209 E. OLD FARMINGTON RD
FARMINGTON, AR 72730-4009
ZONED: R-2

- 5) 760-01443-000
SAMS, CLIFFORD G
205 E. OLD FARMINGTON RD
FARMINGTON AR 72730
ZONED: R-1
- 6) 760-01465-000
DENNIS, WARREN L & ANNA MARY
501 STELLE DR
FAYETTEVILLE AR 72701
ZONED: R-1
- 7) 760-01440-000
KILPATRICK, BILLY JOE & JANE A
189 E. OLD FARMINGTON RD
FARMINGTON AR 72730
ZONED: R-1
- 8) 760-01375-000
CAMPBELL, BOBBY
48 N. ST. JOHN PL
FARMINGTON AR 72730
ZONED: R-O & C-2
- 9) 760-01369-001
COLLIER DIVERSIFICATION SPECIALTIES, LLC
100 W. DICKSON
FAYETTEVILLE AR 72701
ZONED: C-2

PARCEL MAP



City of Farmington Application for Rezoning

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

| | |
|---|--------------------------------|
| Applicant: <u>Indian Territory, LLC.</u> | Day Phone: <u>479-530-2778</u> |
| PO Box 1527 | |
| Address: <u>Farmington, AR 72730</u> | Fax: _____ |
| Representative: <u>Ferdi Fourie, P.E.</u> | Day Phone: <u>479-381-1066</u> |
| 4847 Kaylee Ave, Suite A | |
| Address: <u>Springdale, AR 72762</u> | Fax: _____ |
| Property Owner: <u>Indian Territory, LLC.</u> | Day Phone: <u>479-530-2778</u> |
| PO Box 1527 | |
| Address: <u>Farmington, AR 72730</u> | Fax: _____ |

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

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

Property Description Unassigned, S. 54th Street
 Site Address -- _____
 Current Zoning -- A-1 Proposed Zoning -- MF-1

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:

To allow for the construction of duplex lots.

Responsibilities of the Applicant:

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

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

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

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 31 day of July, 2017.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

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

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

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

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

Melissa _____ Date 7/31/17
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.)

Melissa _____ Date 7/31/17
Owner/Agent Signature

RECEIPT

DATE 7/20/17

No. 564584

RECEIVED FROM Ferd: Fournie \$ 25.00

Twenty five dollars and ^{no}/₁₀₀ DOLLARS

FOR RENT
 FOR Rezone request Farmington Heights phase II

| | |
|----------|-------|
| ACCOUNT | |
| PAYMENT | 25 00 |
| BAL. DUE | |

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____

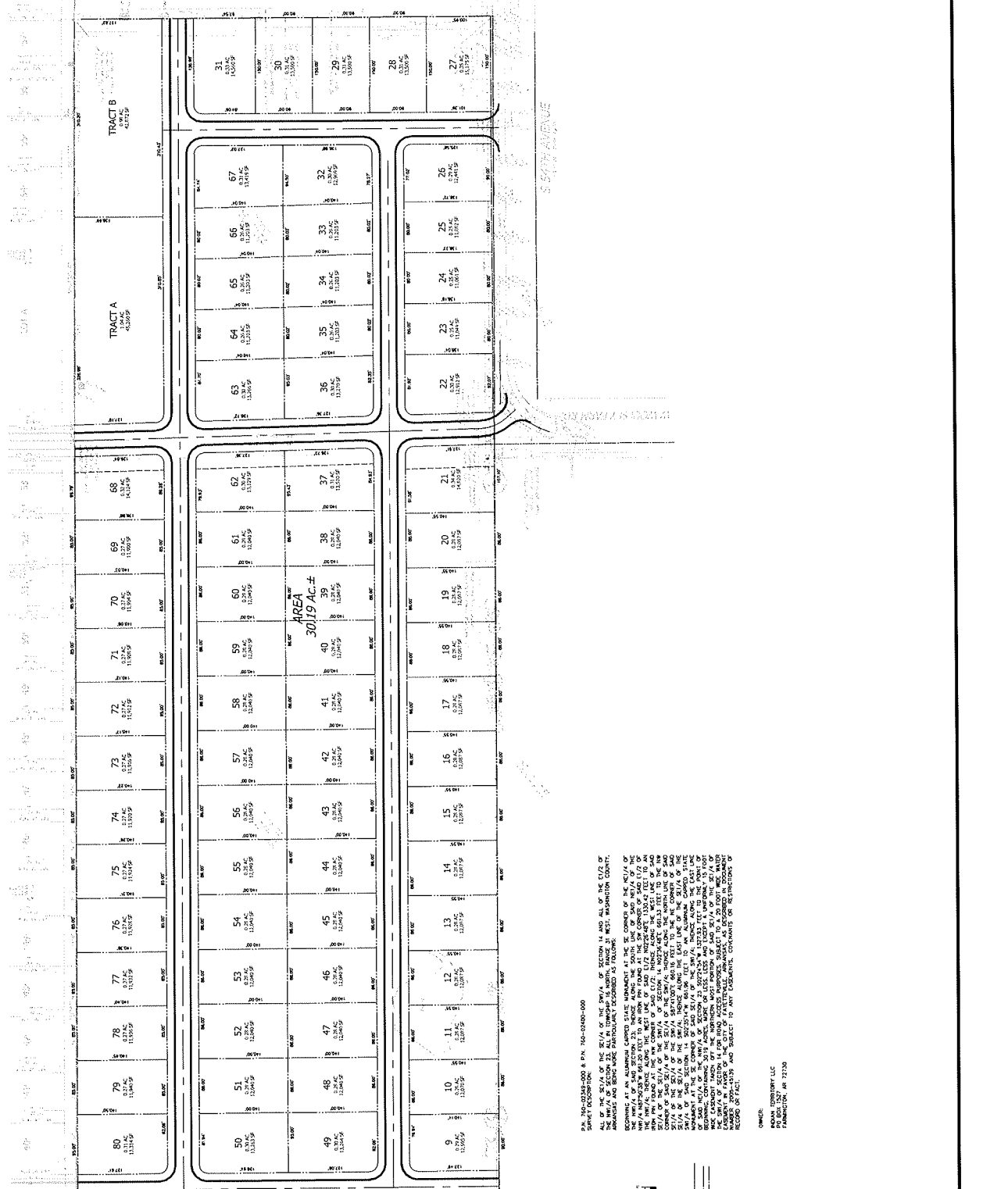
BY Shasta

LEGAL DESCRIPTION – FARMINGTON HEIGHTS PHASE 2 – REZONING

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

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

TRACT A 43,067.5
TRACT B 4,772.5



FARMINGTON HEIGHTS PHASE 2
CONCEPTUAL 2

CIVIL DESIGN
ENGINEERS, INC.
Springdale, Arkansas

REGISTERED PROFESSIONAL ENGINEER
FARMINGTON, ARKANSAS

DATE: 05/13/2019
DRAWN: FT
DESIGNED: FT
CHECKED: CBN
SCALE: AS SHOWN
CDE PROJECT NO: 1100
SHEET: C1

P.N. 190-0348-000 & P.N. 190-0349-000
SURVEY DESCRIPTION:

ALL OF THE 201/4 OF THE 201/4 OF SECTION 14 AND 201/4 OF SECTION 15, T19N, R03E, IN THE CITY OF FARMINGTON, ARKANSAS, AS SHOWN AND SOME ARE PARTIALLY ENCLOSED AS FOLLOWS:

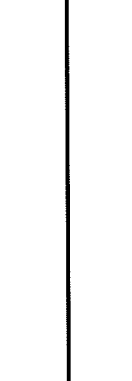
ENCLOSED BY AN ALUMINUM CORNER STATE MEASUREMENT AS THE CORNER OF THE 201/4 OF THE 201/4 OF SECTION 14 AND 201/4 OF SECTION 15, T19N, R03E, IN THE CITY OF FARMINGTON, ARKANSAS, AS SHOWN AND SOME ARE PARTIALLY ENCLOSED AS FOLLOWS:

THE CORNER OF SAID 201/4 OF SECTION 14 AND 201/4 OF SECTION 15, T19N, R03E, IN THE CITY OF FARMINGTON, ARKANSAS, AS SHOWN AND SOME ARE PARTIALLY ENCLOSED AS FOLLOWS:

THE CORNER OF SAID 201/4 OF SECTION 14 AND 201/4 OF SECTION 15, T19N, R03E, IN THE CITY OF FARMINGTON, ARKANSAS, AS SHOWN AND SOME ARE PARTIALLY ENCLOSED AS FOLLOWS:

THE CORNER OF SAID 201/4 OF SECTION 14 AND 201/4 OF SECTION 15, T19N, R03E, IN THE CITY OF FARMINGTON, ARKANSAS, AS SHOWN AND SOME ARE PARTIALLY ENCLOSED AS FOLLOWS:

THE CORNER OF SAID 201/4 OF SECTION 14 AND 201/4 OF SECTION 15, T19N, R03E, IN THE CITY OF FARMINGTON, ARKANSAS, AS SHOWN AND SOME ARE PARTIALLY ENCLOSED AS FOLLOWS:



| NO. | DATE | DESCRIPTION |
|-----|------------|-------------|
| 1 | 05/13/2019 | |
| 2 | 05/13/2019 | |
| 3 | 05/13/2019 | |
| 4 | 05/13/2019 | |
| 5 | 05/13/2019 | |
| 6 | 05/13/2019 | |
| 7 | 05/13/2019 | |
| 8 | 05/13/2019 | |

© 2019 Civil Design Engineers, Inc.

AFFIDAVIT

I hereby certify that I Frieda Bell
Print name

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

Signature: Frieda Bell Date: 8-8-17

7016 2140 0000 4451 7176

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

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

FARMINGTON, AR 72730

| | | |
|--|--------|------------|
| Certified Mail Fee | \$3.35 | 0718 |
| Extra Services & Fees (check box, add fee) | \$2.75 | 04 |
| Return Receipt (hardcopy) | \$0.00 | |
| Return Receipt (electronic) | \$0.00 | |
| Certified Mail Restricted Delivery | \$0.00 | |
| Adult Signature Required | \$0.00 | |
| Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$0.49 | |
| Total Postage and Fees | \$6.59 | 08/08/2017 |

Indian Territory
 P.O. Box 1527
 Farmington AR 72730

7016 2140 0000 4451 7176

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

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

FAYETTEVILLE, AR 72701

| | | |
|--|--------|------------|
| Certified Mail Fee | \$3.35 | 0718 |
| Extra Services & Fees (check box, add fee) | \$2.75 | 04 |
| Return Receipt (hardcopy) | \$0.00 | |
| Return Receipt (electronic) | \$0.00 | |
| Certified Mail Restricted Delivery | \$0.00 | |
| Adult Signature Required | \$0.00 | |
| Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$0.49 | |
| Total Postage and Fees | \$6.59 | 08/08/2017 |

S.H. Holdings LLC
 1063 N. Valley View Dr.
 Fayetteville, AR 72701

7016 2140 0000 4451 7176

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

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

FAYETTEVILLE, AR 72701

| | | |
|--|--------|------------|
| Certified Mail Fee | \$3.35 | 0718 |
| Extra Services & Fees (check box, add fee) | \$2.75 | 04 |
| Return Receipt (hardcopy) | \$0.00 | |
| Return Receipt (electronic) | \$0.00 | |
| Certified Mail Restricted Delivery | \$0.00 | |
| Adult Signature Required | \$0.00 | |
| Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$0.49 | |
| Total Postage and Fees | \$6.59 | 08/08/2017 |

City of Fayetteville
 113 W Mountain St
 Fayetteville AR 72701

7016 2140 0000 4451 7169

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

FAYETTEVILLE, AR 72703

| | | |
|--|--------|------------|
| Certified Mail Fee | \$3.35 | 0718 |
| Extra Services & Fees (check box, add fee) | \$2.75 | 04 |
| Return Receipt (hardcopy) | \$0.00 | |
| Return Receipt (electronic) | \$0.00 | |
| Certified Mail Restricted Delivery | \$0.00 | |
| Adult Signature Required | \$0.00 | |
| Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$0.49 | |
| Total Postage and Fees | \$6.59 | 08/08/2017 |

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

7016 2140 0000 4451 7145

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

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

SPRINGDALE, AR 72764

| | | |
|--|--------|------------|
| Certified Mail Fee | \$3.35 | 0718 |
| Extra Services & Fees (check box, add fee) | \$2.75 | 04 |
| Return Receipt (hardcopy) | \$0.00 | |
| Return Receipt (electronic) | \$0.00 | |
| Certified Mail Restricted Delivery | \$0.00 | |
| Adult Signature Required | \$0.00 | |
| Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$0.49 | |
| Total Postage and Fees | \$6.59 | 08/08/2017 |

Pitts Eldest Trust
 2790 S. Thompson St
 Springdale AR 72764

7016 2140 0000 4451 7121

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

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

FARMINGTON, AR 72730

| | | |
|--|--------|------------|
| Certified Mail Fee | \$3.35 | 0718 |
| Extra Services & Fees (check box, add fee) | \$2.75 | 04 |
| Return Receipt (hardcopy) | \$0.00 | |
| Return Receipt (electronic) | \$0.00 | |
| Certified Mail Restricted Delivery | \$0.00 | |
| Adult Signature Required | \$0.00 | |
| Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$0.49 | |
| Total Postage and Fees | \$6.59 | 08/08/2017 |

Snyder David Alan Snyder Douglas Lee
 516 River Mill Rd
 Farmington AR 72730



☰ 1 Result(s)

Parcel: 760-02349-200 RPID: 96466 Prev.Parcel:001-11818-001 Type: Res. Vacant

Owner:

INDIAN TERRITORY LLC

Address:

N/A

Mail Address:

**PO BOX 1527
FARMINGTON, AR 72730**

Sub:

14-16-31 FARMINGTON OUTLOTS 98 ANNEX

City:

Farmington

Assessed Value:

\$16,750

S-T-R:

14-16-31

Block / Lot:

-- / --

Acres:

10.000

Legal:

SW SE SW 10.00AC



☰ 1 Result(s)

Parcel: 760-02400-100 RPID: 96469 Prev.Parcel:001-12093-001 Type: Res. Vacant

Owner:

INDIAN TERRITORY LLC

Address:

N/A

Mail Address:

**PO BOX 1527
FARMINGTON, AR 72730**

Sub:

23-16-31 FARMINGTON OUTLOTS 98 ANNEX

City:

Farmington

Assessed Value:

\$21,750

S-T-R:

23-16-31

Block / Lot:

- / -

Acres:

20.000

Legal:

W/2 NE NW 20.00AC



☰ 1 Result(s)

Parcel: 760-02349-100 RPID: 96465 Prev.Parcel:001-11818-000 Type: Res. Vacant

Owner:**INDIAN TERRITORY LLC****Address:****W SELLERS****Mail Address:****PO BOX 1527****FARMINGTON, AR 72730****Sub:****14-16-31 FARMINGTON OUTLOTS 98 ANNEX****City:****Farmington****Assessed Value:****\$16,760****S-T-R:****14-16-31****Block / Lot:****-- / --****Acres:****10.020****Legal:**

PT SE SW 10.02 A. FURTHER DESCRIBED FROM 2014-23977 AS: A part of the N (1/2) of the (SE 1/4) of the (SW 1/4) of Section 14, Township 16 North, Range 31 West being more particularly described as follows: Beginning at the Northwest corner of the (SE 1/4) of the (SW 1/4) of said Section 14 and running thence S 89 degrees 52'49" E 664.77 feet along the North line of said 40 acre tract; thence leaving said North line and running to and along an existing fence line the following: S 1 degrees 04' W 193.9 feet, S 88 degrees 12' 44" E 15.72 feet, S 2 degrees 00' W 465.91 feet to the South line of the (N 1/2) of the (SE 1/4) of the (SW 1/4) of said Section 14; thence N 89 degrees 52' 49" W 660.5 feet to the Southwest corner of said 20 acre tract; thence North 660.0 feet to the point of beginning, containing 10.11 acres, more or less, Washington County, Arkansas.



☰ 1 Result(s)

Parcel: 760-02400-200 RPID: 101427 Prev.Parcel:001-12091-000 Type: Agri Use/Vacant

Owner:

YATES FAMILY CHARITABLE REMINDER TRUST

Address:

941 S BROYLES AVE

Mail Address:

PO BOX 10558

FAYETTEVILLE, AR 72703-0044

Sub:

23-16-31 FARMINGTON OUTLOTS

City:

Farmington

Assessed Value:

\$1,550

S-T-R:

23-16-31

Block / Lot:

-- / --

Acres:

40.000

Legal:

**ANNEXED TO CITY OF FARMINGTON FOR 2006 & FOLLOWING YEARS PER ANNEXATION ORDER
2006-9 NW NE 40.00AC**



1 Result(s)

Parcel: 765-16201-030 RPID: 53975 Prev.Parcel:001-11819-000 Type: Ex. Government

**Owner:
CITY OF FAYETTEVILLE**

**Address:
696 S BROYLES AVE, 535 S BROYLES AVE**

**Mail Address:
113 W MOUNTAIN ST
FAYETTEVILLE, AR 72701-6083**

**Sub:
14-16-31 FAYETTEVILLE OUTLOTS ANNEX 2000**

**City:
Fayetteville**

**Assessed Value:
\$0**

**S-T-R:
14-16-31**

**Block / Lot:
- / -**

**Acres:
53.414**

**Legal:
CC 99-16 S/2 NE SE PT SE SE PT SW SE 53.414 A ANNEXED FOR 2000, ORD. #4209**



☰ 1 Result(s)

Parcel: 760-01368-000 RPID: 34649 Prev.Parcel:121988-000-00 Type: Agri Use/Vacant

Owner:

PITTS, ELDEST TRUST

Address:

2 E WILSON ST

Mail Address:

**2790 S THOMPSON ST
SPRINGDALE, AR 72764-6354**

Sub:

23-16-31 FARMINGTON OUTLOTS

City:

Farmington

Assessed Value:

\$10,310

S-T-R:

23-16-31

Block / Lot:

-- / --

Acres:

39.870

Legal:

PT SE NW 39.87A FMDS2 372 B



☰ 1 Result(s)

Parcel: 760-01353-000 RPID: 34628 Prev.Parcel:121974-000-00 Type: Agri Use/Vacant

Owner:

S H HOLDINGS LLC

Address:

N/A

Mail Address:

**1063 N VALLEY VIEW DR
FAYETTEVILLE, AR 72701**

Sub:

23-16-31 FARMINGTON OUTLOTS

City:

Farmington

Assessed Value:

\$680

S-T-R:

23-16-31

Block / Lot:

-- / --

Acres:

16.590

Legal:

PT SW NE 16.59 A.



1 Result(s)

Parcel: 765-16224-500 RPID: 102494 Prev.Parcel:001-11818-003 Type: Agri Improved

Owner:

SWAFFAR, DAVID ALAN; SWAFFAR, DOUGLAS LEE

Address:

5581 W SELLERS RD

Mail Address:

516 RHEAS MILL RD
FARMINGTON, AR 72730

Sub:

14-16-31 FAYETTEVILLE OUTLOTS ANNEX 2000

City:

Fayetteville

Assessed Value:

\$18,926

S-T-R:

14-16-31

Block / Lot:

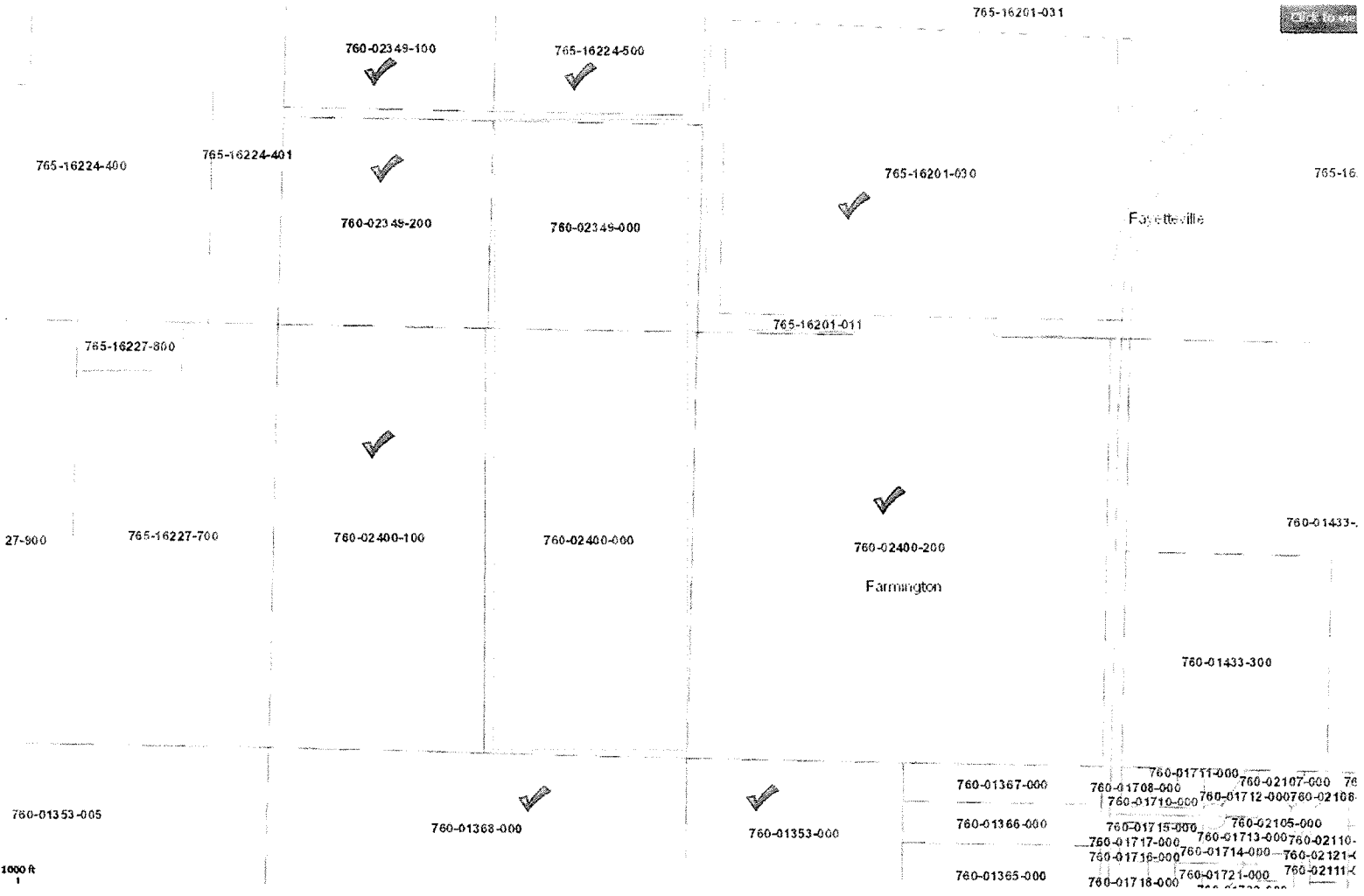
-- / --

Acres:

9.980

Legal:

ANNEXED TO CITY OF FAYETTEVILLE FOR 2006 & FOLLOWING YEARS PER ISLAND ANNEXATION ORDINANCE #4923 PT N/2 SE SW 9.98 A. FURTHER DESCRIBED FROM 72PR-17-293-1 AS: PART OF THE N ½ OF THE SE1/4 OF THE SW ¼ OF SECTION 14, TOWNSHIP NORTH 16, RANGE 31 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF THE SE ¼ OF THE SW ¼ OF SAID SECTION 14 AND RUNNING THENCE SO°15'55"W 660.0 FEET TO THE SOUTHEAST CORNER OF SAID 20 ACRE TRACT; THENCE LEAVING SAID EAST LINE AND RUNNING N89°52'49"W 663.6 FEET ALONG THE SOUTH LINE OF SAID 20 ACRE TRACT; THENCE LEAVING SAID SOUTH LINE AND RUNNING NORTHERLY TO AND ALONG A FENCE LINE THE FOLLOWING; N2°00'E 465.91 FEET, N88°12'44"W 15.72 FEET, N1°04'E 193.9 FEET TO THE NORTH LINE OF SAID 40 ACRE TRACT; THENCE S89°52'49"W 15.72 FEET, N1°04'E 193.9 FEET TO THE NORTH LINE OF SAID 40 ACRE TRACT; THENCE S89°52'49"E 662.51 FEET TO THE POINT OF BEGINNING, CONTAINING 9.98 ACRES, MORE OR LESS.



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

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

S54th Street and Woolsey Farm Road

Location

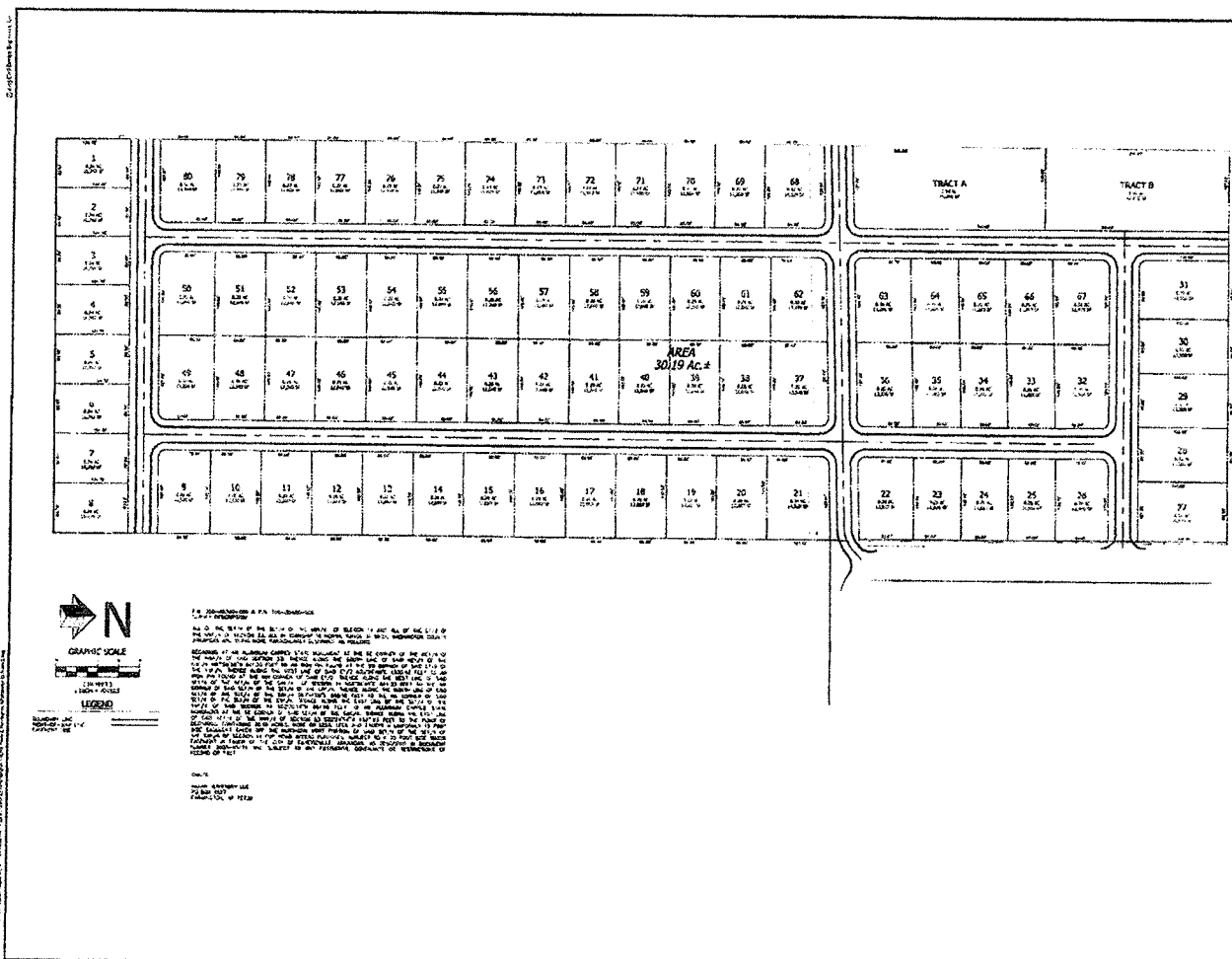
Indian Territory, LLC.

Owned by

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

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on August 28, 2017 at 6:00 p.m.

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



FARMINGTON HEIGHTS PHASE 2
 FARMINGTON, ARKANSAS
 CONCEPTUAL 2



| | |
|---------------|---------------|
| DATE: | 10/15/2010 |
| BY: | J. W. BROWN |
| FOR: | THE DEVELOPER |
| PROJECT NO.: | 100-452-8805 |
| ADDRESS: | 10000 |
| SCALE: | AS SHOWN |
| PROJECT NO.: | 100-452-8805 |
| SHEET: | 100 |
| TOTAL SHEETS: | 100 |

C1

**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: Jerry Coyle - Coyle Enterprises Day Phone: 479-267-5847
Address: 930 East Parks St, Prairie Grove Fax: _____
Representative: Geoff Bates Day Phone: 479-442-9350
Address: 4230 S. Pleasant Ridge Dr Fax: _____
Coller Diversification
Property Owner: Specialties, LLC Day Phone: _____
Address: 197 E. Main St, Farmington, AR 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 \$ \$500.00 Date 4-18-17 Receipt # 564538

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

Property Description

Site Address -- 197 E. Main St, Farmington

Current Zoning -- MF-2

Attach legal description

(Old Farmington Rd Townhouses)

Financial Interests

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

Coyle Enterprises

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

 Date 4-18-17
Applicant Signature

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

 Date _____
Owner/Agent Signature

LSD/Subdivision Application Checklist:

Yes No N/A, why?

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

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

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

| | | | |
|--|---|--|-----------------------|
| Developments only.) Dimension turnaround area at dumpster location. | | | |
| 15. A description of commonly held areas, if applicable. | | | N/A - NO COMMON AREAS |
| 16. Draft of covenants, conditions and restrictions, if any. | | | N/A - NO COVENANTS |
| 17. Draft POA agreements, if any. | | | N/A - NO POA |
| 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. | ✓ | | |

**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 4-18-17

No. 564538

RECEIVED FROM Coye Enterprises \$ 500.00

Five hundred & no/100 DOLLARS

FOR RENT
 FOR Large Scale Dev. fee - Old Farmington Rd

Townhomes

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

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____

BY B. Coleman

ck # 2151

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

Applicant: Jerry Coyle – Coyle Enterprises
Project Name: Old Farmington Road Townhomes
Engineer/Architect: Bates & Associates, Inc.

Date: May 3, 2017

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. Correct Rear Setback in Table on Cover.
3. Show improvements to Old Farmington Road as per the City of Farmington Master Street Plan, including but not limited to curb and gutter, sidewalk and street lights.
4. How will the trash be collected for these buildings?
5. Show all on-site and off-site easements.
6. Will a sanitary sewer extension be required for this site?

Drainage

7. Show a concrete trickle channel in detention pond.
8. Show a grass swale between the two buildings.
9. How will the roofs of these building be sloped? If they have a normal pike, how will runoff from the back of the buildings be drained into the detention pond?
10. Provide scaled Drainage Area Maps so the Tc lengths can be verified. The Sheet Flow lengths appear to include channel flow.
11. Use channel flow for the Tc when the flow path reaches the grass swale along the northern property line in both the pre and post development calculations.
12. A C=0.22 is not acceptable on the grassed areas. Use the Runoff Coefficient Table included in your report. (C=0.45)

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

Applicant: Jerry Coyle - Coyle Enterprises

Date: 5-2-17

Project Name: Old Farmington Road Townhomes

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Farmington Name: Rick Bramall

① Article III, section E #3 required 3 parking places per unit (either a one car garage with 2 off street parking or a 2 car garage with 1 off street parking)

② Article III, section F #4; The garage face shall occupy no more than 50% of the ground level facade facing the street - Appears to be over 50%

③ Site plan does not show screening of trash receptacle/dumpster per section F #3

④ Site plan does not show screening for mechanical equipment per F #4 (Article 10 c.#1 in landscape ordinance)

⑤ Detailed lighting plan not submitted per Article III G #2

⑥ Contact info for water should be City of Fayetteville

Received By: _____

⑦ Need to check with Don about addressing each unit.

⑧ Need 42,000 sq. ft = actual 40,900 ±

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

Applicant: Jerry Coyle –Coyle Enterprises

Date: 5-2-17

Project Name: Old Farmington Road Townhomes

Engineer/Architect: Bates & Associates, Inc.

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

Representing: Fire Dept. Name: Mark Cunningham

Add 1 Fire hydrant on the southwest corner

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Jerry Coyle -Coyle Enterprises

Date: 5-2-17

Project Name: Old Farmington Road Townhomes

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Representing: City of Fayetteville Name: Corey Granderson hwl

The plans incorrectly indicate the water as WWA.
This area is serviced by City of Fayetteville. Applicant
should coordinate meter sizing AND LOCATIONS with
Don Osborn 479-684-4733.
Meter installation and water/sewer service taps should
be requested through the city of Fayetteville.

Received By: _____

Melissa McCarville

From: Shane Bell <sbell@pgtc.com>
Sent: Wednesday, May 03, 2017 9:50 AM
To: 'Melissa McCarville'
Subject: Technical Plat Review

Melissa,

I will not be at the Plat Review meeting today, but if you don't mind, could you pass along that I have no comments on the Old Farmington Road Townhomes project?

Thanks

Shane Bell | Outside Plant Manager
Office | 479-846-7255 Mobile | 479-841-0980



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

Applicant: Jerry Coyle –Coyle Enterprises

Date: 5-2-17

Project Name: Old Farmington Road Townhomes

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Farmington Name: Melissa McCarville

1. Per ordinance the adjacent property owners must be notified prior to the planning commission meeting. Return receipts must be provided no less than 7 days prior to the meeting.
2. An ad must be placed in the paper a minimum of 15 days prior to the planning commission meeting. Proof of publication should be provided a minimum of 7 days prior to the meeting.
3. Engineering fees will continue to accrue throughout the project. All engineering fees incurred by the City will be reimbursed to the City by the developer.
4. The revised plan should be submitted by next Tuesday (May 9th) at noon. The City requires 15 copies for planning commission. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office.

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Jerry Coyle –Coyle Enterprises

Date: 5-2-17

Project Name: Old Farmington Road Townhomes

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City - Landscape Ordinance Name: Judy Horne

See attached 2-page list
of requirements re: landscaping
and buffering from Commercial
zoning district behind this
development.

Received By: _____

Judy Horne

Recommendations regarding Landscape Ordinance requirements:

• **Article IV Landscape Site Plan Requirements**

(6) Description of barrier protection that will be used during construction around preserved vegetation during construction. (See **Section I below for details)

(8) Planting and installation details for shrubs and trees to ensure conformance with required standards of this ordinance.

(12) Type of irrigation system(s). Include details such as spray, drip, or other type of irrigation (such as manual irrigation using a frost-proof hydrant.) Irrigation systems shall have a backflow preventer installed per the current Arkansas Plumbing Code and shall be installed by a licensed plumber. (No irrigation shall be required for undisturbed natural areas and existing trees.)

(13) Developer's performance bond that shall guarantee all plant material shall be planted in accordance with this ordinance and that survival shall be warranted for 24 months from date of installation; and if any plant materials fail to survive during that 24 month period, they shall be replaced within the time period required in this ordinance. (See ARTICLE XIII of Landscape Ordinance for more information.)

Article V General Provisions

Section G. Landscaped areas shall be equipped with an automatic sprinkler system or must be provided with a means to manually irrigate newly planted shrubs and trees using a frost-proof yard hydrant. Irrigation systems shall have a backflow preventer installed per the current Arkansas Plumbing Code and shall be installed by a licensed plumber. No irrigation shall be required for undisturbed natural areas and existing trees.

****Section I.**

(3) "Before construction work begins, preserved trees shall be protected by installation of protection barriers at drip-line of tree(s) to prevent root compaction and destruction during building construction. The barriers may be removed as necessary for final job completion. Other preserved vegetation shall also be clearly marked with colored tape and flags.

(4) Grading and removal of soil shall not occur within the drip line of preserved tree(s).

(5) Any type of construction debris or chemicals shall not be placed within twenty-five (25) feet of preserved trees.

Section M. Mulch and/or Groundcover Requirements and Prohibitions:

(1) Planting beds shall be mulched with hardwood mulch to 3" depth in all areas where there is no grass or evergreen groundcover.

(2) Grass and/or evergreen groundcover may be used and in combination with mulch.

(3) Owner shall supplement mulch annually to maintain a 3" depth

(4) **Prohibited Mulch:** Rocks, pebbles, white chat, gravel base material, lava rock, shredded rubber, asphalt, concrete, brick pavers, cement pavers.

(**Exception:** brick or cement pavers may be used in a landscape design as stepping stone walkways.)

- **Consider eliminating the two Colorado Blue Spruce trees** shown at entry into complex because they can be up to 50 feet tall and 15-20 feet wide at maturity. Suggest planting them **behind** the townhouses to provide screen from Commercial which is going to be required anyway. See ARTICLE VII below.
- **ARTICLE VII Landscaped Side and Back Perimeter Requirements in C1, C2, MF-1, MF-2, R-O, MHP, and I Zoning Districts**

(6) Special Side & Rear Perimeter Screening Requirements When Residential Use is Adjacent to Commercial Use

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

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

(c) Tree preservation. In this special screening area, existing shade trees with diameter of eight inches (8") or greater may be included as part of the vegetative screening requirements in a ratio of 1 preserved tree to three new trees.

- **ARTICLE X. AUXILIARY LANDSCAPING/SHIELDING/ SCREENING REQUIREMENTS**

Section B. Trash/Refuse/Garbage Storage Areas Screening

(1) Shall be located behind the building unless Planning Commission approves another location.

(2) Shall be located a minimum of fifty (50) feet from any Residential or Multi-Family zoned property

(3) Shall be screened a minimum of five feet (5') high on all sides by walls constructed of materials matching the primary building, masonry or by wood fencing, and shall have a secure access gate.

(4) PROHIBITED: All types of chain-link fence screening and also plain, unembellished concrete block walls.

(5) Shall be located on a reinforced concrete slab a minimum of six inches thick and sloped to drain

(6) Shall be landscaped with some type of vegetation planted in front of sides seen from street, highway, or adjacent residential dwellings. Vegetative screening shall be equally effective in all seasons of the year (evergreen vegetation).

Received By: _____



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

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

May 23, 2017

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

RE: Old Farmington Road Townhome Project Letter

Dear City Staff,

Jerry Coyle of Coyle Enterprises, LLC, proposes a Multi-Family residential development on Old Farmington Road. The property has undergone a rezoning to MF-2, as well as a lot split. The original Tract is Washington County Parcel #760-0369-001, and the proposed development is on the Southern portion of said tract that has undergone the rezoning. Access to the site will be off of Old Farmington Rd.

The proposed development will consist of one 4-plex and one 3-plex, with 3 bedrooms per unit. Parking will be provided by a single-car garage and a single space outside of the garage. The existing concrete flume on the northwest corner of the original tract will be utilized to collect runoff from the site and direct it into the storm sewer infrastructure. Extensive landscaping will be provided to screen the proposed building and parking lot from the residential areas to the East and West.

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

Sincerely,

Geoff Bates, P.E.



**Bates &
Associates, Inc.**

Civil Engineering · Land Surveying · Landscape Architecture

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

May 23, 2017

OLD FARMINGTON ROAD TOWNHOMES LSD - LEGAL DESCRIPTION

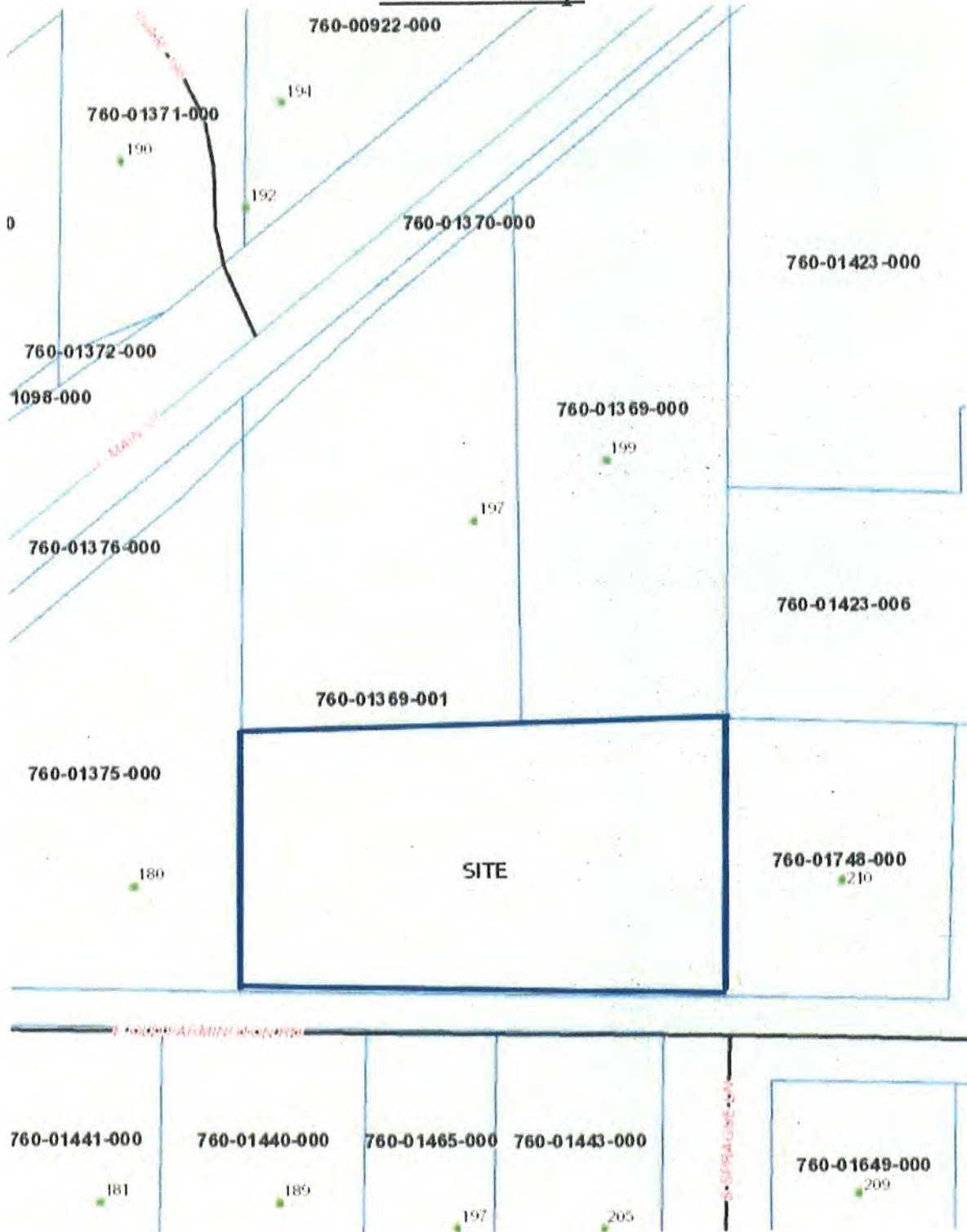
LEGAL DESCRIPTION (PART OF PARCEL 760-01369-001, SUBJECT TO TRACT SPLIT):

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING ALUMINUM STATE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 23 AND RUNNING THENCE N89°58'41"W 253.08' TO AN EXISTING REBAR, THENCE N00°13'31"W 160.78' TO AN EXISTING REBAR, THENCE S89°56'47"E 253.81' TO AN EXISTING REBAR, THENCE S00°02'11"W 160.64' TO THE POINT OF BEGINNING, CONTAINING 0.94 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN EAST OLD FARMINGTON ROAD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Sincerely,

Jason Young
Project Manager
Bates & Associates, Inc.

Parcel Map





**Bates &
Associates, Inc.**

Civil Engineering · Land Surveying · Landscape Architecture

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

May 23, 2017

NOTICE OF PUBLIC HEARING

Dear Adjacent Property Owner,

An Application for a Large Scale Development has been applied for by Coyle Enterprises. The proposed 0.94 acre development is located South of 197 E Main St, on the portion of the property that fronts Old Farmington Rd, Farmington, Arkansas (South of Collier Drug). The proposed multi-family development consists of one 4-plex and one 3-plex, and associated parking lot, asphalt paving, landscaping, and drainage improvements. The property resides under the MF-2 zoning district designation. Please see the attached Parcel Map for reference to where this proposed development will be located in relation to your property.

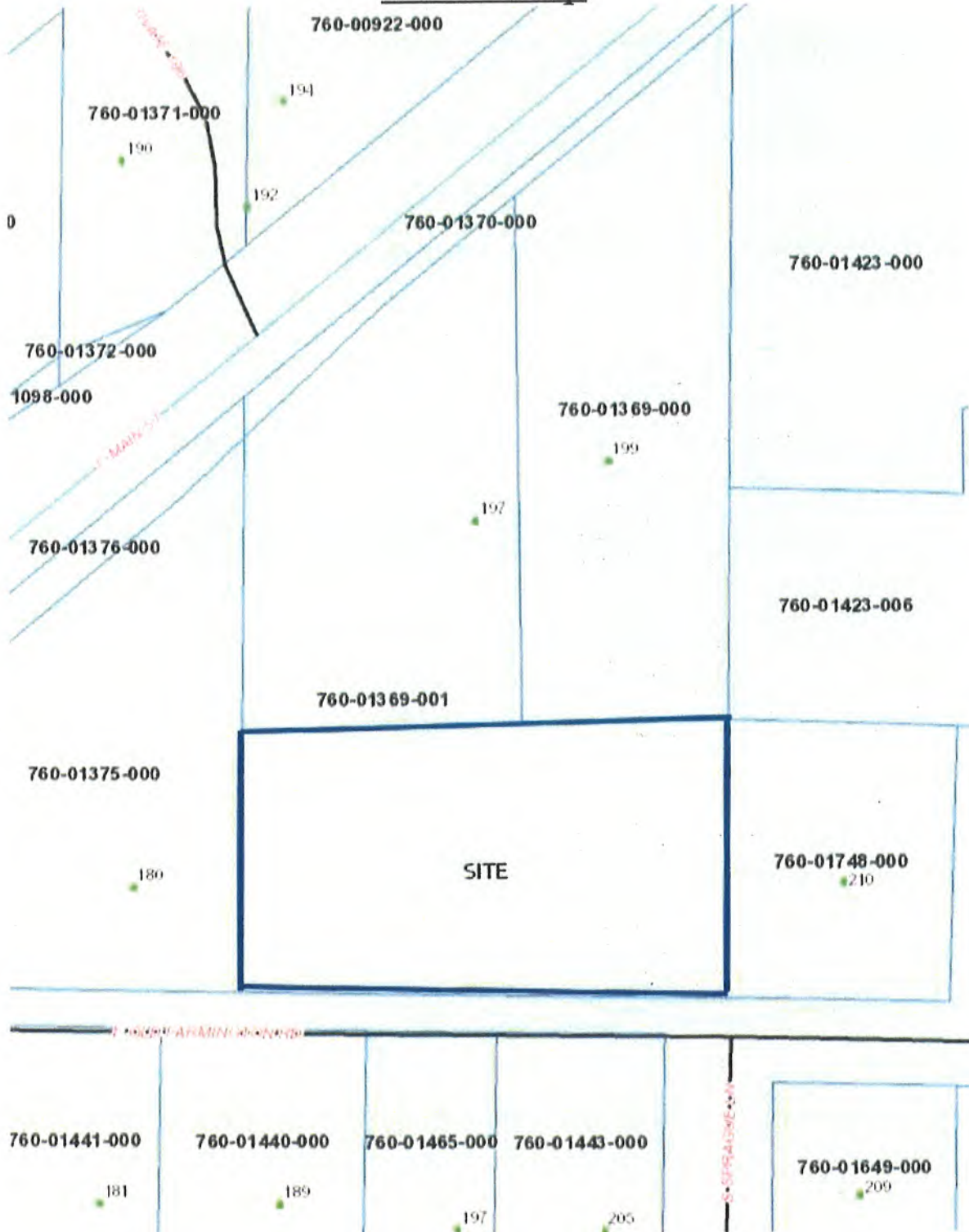
A hearing on this Application will be held by the Farmington Planning Commission on Monday, June 26th at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington Arkansas. All interested persons are invited to attend.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Jason Young
Project Manager
Bates & Associates, Inc.

Parcel Map





**Bates &
Associates, Inc.**

Civil Engineering · Land Surveying · Landscape Architecture

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

May 23, 2017

RE: Old Farmington Road Townhomes Large Scale Development

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Friday, June 9. Please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for a Subdivision at the property described below has been filed with the City of Farmington on the 23rd day of May, 2017.

Part of Parcel 760-01369-001:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING ALUMINUM STATE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 23 AND RUNNING THENCE N89°58'41"W 253.08' TO AN EXISTING REBAR, THENCE N00°13'31"W 160.78' TO AN EXISTING REBAR, THENCE S89°56'47"E 253.81' TO AN EXISTING REBAR, THENCE S00°02'11"W 160.64' TO THE POINT OF BEGINNING, CONTAINING 0.94 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN EAST OLD FARMINGTON ROAD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD..

Layman's Description:

0.94 Acres, located on Old Farmington Road, south of the existing Collier Drug building.

The Applicant requests a multi-family residential development, consisting of one 4-plex and one 3-plex, as well as associated parking lot, paving, landscape and drainage improvements.

A public meeting to consider this request for a Subdivision at the above described property will be held on the 26th day of June, 2017, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Sincerely,

Jason Young
Project Manager
Bates & Associates, Inc.



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

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

May 23, 2017

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

RE: Old Farmington Rd Townhomes Large Scale Development

Dear City Staff,

Please see the attached Parcel Map and list of Adjoining Property owners for the Old Farmington Rd Townhomes Large Scale Development.

ADJACENT LAND OWNERS (PT. PARCEL 760-01369-001):

- 1) 760-01369-000
FFM REAL PROPERTY LLC
P O BOX 1628
FARMINGTON, AR 72730
ZONED: C-2
- 2) 760-01423-006
GOLDSTEIN FARMINGTON LLC ; OSUR FARMINGTON LLC
150 METRO PARK
ROCHESTER, NY 14600
ZONED: C-2
- 3) 760-01748-000
COMBS, VERNON L & LORETTA
210 E. OLD FARMINGTON RD
FARMINGTON AR 72730-4008
ZONED: R-2
- 4) 760-01649-000
GUTHRIE, SILAS L & LINDA L
209 E. OLD FARMINGTON RD
FARMINGTON, AR 72730-4009
ZONED: R-2

- 5) 760-01443-000
SAMS, CLIFFORD G
205 E. OLD FARMINGTON RD
FARMINGTON AR 72730
ZONED: R-1
- 6) 760-01465-000
DENNIS, WARREN L & ANNA MARY
501 STELLE DR
FAYETTEVILLE AR 72701
ZONED: R-1
- 7) 760-01440-000
KILPATRICK, BILLY JOE & JANE A
189 E. OLD FARMINGTON RD
FARMINGTON AR 72730
ZONED: R-1
- 8) 760-01375-000
CAMPBELL, BOBBY
48 N. ST. JOHN PL
FARMINGTON AR 72730
ZONED: R-O & C-2
- 9) 760-01369-001
COLLIER DIVERSIFICATION SPECIALTIES, LLC
100 W. DICKSON
FAYETTEVILLE AR 72701
ZONED: C-2

BI



Doc ID: 014571230003 Type: REL
Kind: WARRANTY DEED
Recorded: 05/02/2012 at 03:45:44 PM
Fee Amt: \$25.00 Page 1 of 3
Washington County, AR
Bette Stamps Circuit Clerk

File **2012-00012509**

WARRANTY DEED
LIMITED LIABILITY COMPANY

KNOW ALL MEN BY THESE PRESENTS:

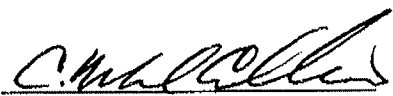
That Collier Landholdings, LLC, an Arkansas limited liability company, hereinafter called Grantor, duly authorized by proper operating agreement of its members, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to it in hand paid by Collier Diversification Specialties, LLC, an Arkansas limited liability company, hereinafter called Grantee, do hereby grant, bargain and sell unto the said Grantee and Grantee's successor and assigns forever, the following described land situate in Washington County, Arkansas, to-wit:

Description being the same as shown on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successor and/or assigns, forever. And the said Grantor hereby covenants that it is lawfully seized of said land and premises, that the same is unencumbered, and that it will forever warrant and defend the title of said lands against all legal claims whatsoever.

IN TESTIMONY WHEREOF the name of the Grantor is hereby affixed this 2 day of May ~~April~~, 2012

Collier Landholdings, LLC, an
Arkansas limited liability company

By: 
Managing member

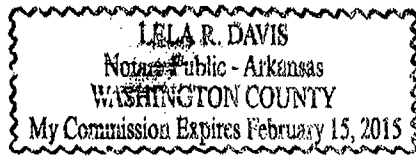
20246-11

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF Washington) ss.

On this 25 day of ~~April~~ ^{May}, 2012, before me a notary public, personally appeared C. Mel Collier, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged that he had executed the same in his capacities for the purposes and considerations therein set forth.

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



Lela R. Davis
Notary Public

notary statement to: Collier Verification Specialists, LLC

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

Grantee Blonnie Abstract Agent
Address 380 Grand Street Ste 5
Jayetteville, Ga

*100 W. Dickson
Jayetteville, Ga 32701*

EXHIBIT "A"

Lot 2 of Willow Creek Addition, Phase 1 to the City of Johnson as per the final plat recorded on survey plat record 23A-16 in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas. Subject to easements and rights-of-way of record.

ALSO

Part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 21, Township 17 North, Range 30 West, of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows: Commencing at the Northwest corner of said Section 21, thence along the North line of Section 21, South 87 degrees 29 minutes 50 seconds East -2174.50 feet, thence South 7 degrees 31 minutes 01 seconds West -233.68 feet to the point of beginning, said point being on the East right of way line of Willow Creek Drive, thence South 86 degrees 49 minutes 41 seconds East -223.05 feet; thence South 3 degrees 10 minutes 19 seconds West -10.00 feet to a point on the North line of Lot 7, Phase 3, Willow Creek Addition; thence along said North line North 86 degrees 49 minutes 41 seconds West 223.81 feet to a point on the East right of way line of Willow Creek Drive; thence along said East right of way line North 7 degrees 31 minutes 01 seconds East -10.03 feet to the point of beginning, containing 0.05 acres, more or less. Subject to easements, rights-of-ways, and protective covenants of record.

ALSO

A part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 21, Township 17 North, Range 30 West, as described in Warranty Deed Recorded as Land Document No. 99-46708 and shown on survey plat record 23A-16 (replat of Tract 1 of Plat 2000-5738) in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, being more particularly described as follows: Beginning at the SW corner of Lot 2 Willow Creek Addition, Phase 1 as shown on survey plat record 23A-16, thence South 86 degrees 49 minutes 41 seconds East along the South line of said Lot 2 a distance of 200.01 feet to the SE corner of said Lot 2; thence North 3 degrees 10 minutes 19 seconds East along the East line of said Lot 2 a distance of 150.00 feet to the NE corner of said Lot 2, said point being on the South right of way of Great House Springs Road; thence South 86 degrees 49 minutes 53 seconds East along said South right of way line a distance of 20.00 feet; thence South 3 degrees 10 minutes 19 seconds East 190.00 feet; thence North 86 degrees 49 minutes 41 seconds West 223.05 feet to a point on the East right of way line of Willow Creek Drive; thence North 7 degrees 31 minutes 01 seconds East along said East right of way line a distance of 40.11 feet to the point of beginning, containing 0.27 acres, more or less. Subject to easements and right-of-way of record.

ALSO

Part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 23, Township 16 North, Range 31 West, being more particularly described as follows, to-wit: Beginning at a point which is North 25.00 feet from the Southeast corner of said Section 23, and running thence West 264.00 feet, thence North 283.61 feet to the South right-of-way of U.S. Highway 62 and running thence along said right of way North 50 degrees 16 minutes 16 seconds East 206.74 feet; thence South 280.00 feet; thence East 105.00 feet; thence South 135.75 feet to the point of beginning, containing 69,853.44 sq. ft. or 1.60 acres, more or less. Subject to easements, rights-of-way, and protective covenants of record.

RE: 197 E Main St. Lots, Farmington, AR 72753 (address to be determined)

To Whom It May Concern:

Collier Diversifications Specialities, LLC grants Cedar Mountain Properties, LLC the right to present a large scale development for the above referenced property. We are aware of the current zone change and approval from the City of Farmington.

Sincerely,

A handwritten signature in black ink, appearing to read "C Mel Collier". The signature is fluid and cursive, with the first name "C" being particularly prominent.

C Mel Collier, CDS, LLC

Melissa McCarville

From: Jason Young <jason@batesnwa.com>
Sent: Wednesday, August 16, 2017 11:27 AM
To: melissamccarville@cityoffarmington-ar.gov
Subject: FW: Public Notice of Development in Farmington, AR

Melissa – please see below. The ad for Old Farmington LSD will run on Friday. We never get the affidavit of publication in time, so I'm sending this your way. Please let me know if you need anything else.

Thank You,

Jason P. Young
Project Manager
Bates & Associates, Inc.
479-442-9350

From: Karen Caler [<mailto:kcaler@nwadg.com>]
Sent: Wednesday, August 16, 2017 11:25 AM
To: 'Jason Young'
Subject: RE: Public Notice of Development in Farmington, AR

Scheduled for August 18; charge is \$97.50.

Thank you



Karen Caler

Legal Advertising Clerk | kcaler@nwadg.com

479-571-6415 |

Northwest Arkansas Democrat-Gazette
Our community. Our paper.
www.nwadg.com

212 N. East Ave. Fayetteville, AR 72701

From: Jason Young [<mailto:jason@batesnwa.com>]
Sent: Wednesday, August 16, 2017 8:15 AM

To: kcaler@nwadg.com

Subject: Public Notice of Development in Farmington, AR

I have attached a Word document containing a Public Notice that needs to run in the Democrat Gazette no later than Friday, August 18. The billing information is below. Please confirm that you have received this email and let me know that the notice will run by the required date.

Billing Info:

Bates & Associates, Inc
7230 S. Pleasant Ridge Dr
Fayetteville, AR 72704

Thank You,

Jason P. Young
Project Manager
Bates & Associates, Inc.
479-442-9350

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: Larry Bowden Day Phone: 479-300-6027
3443 W. Earnhardt
Address: Fayetteville, AR Fax: _____
Representative: Geoff Bates Day Phone: 479-442-9350
7230 Pleasant Hills Dr
Address: Fayetteville, AR Fax: 479-521-9350
Property Owner: Larry Bowden Day Phone: 479-300-6027
3443 W. Earnhardt
Address: Fayetteville, AR 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 \$ 500.00 Date 6-23-17 Receipt # 564573

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

Property Description

Site Address -- 60 East Main Street

(Briar Rose)

Current Zoning -- C-2

Attach legal description

Financial Interests

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

Briar Rose Bakery & Deli

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

[Signature]
Applicant Signature

Date 6-21-17

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

[Signature]
Owner/Agent Signature

Date 6/23/17

LSD/Subdivision Application Checklist:

Yes No N/A, why?

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

| | | | |
|---|---|---|--|
| abutment, etc. | | | |
| 12. Spot elevations at grade breaks along the flow line of drainage swales. | | | |
| 13. A general vicinity map of the project at a scale of 1" = 2000' | | | |
| 14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines. | ✓ | | |
| 15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned. | ✓ | | |
| 16. Existing topographic information with source of the information noted. Show: | | | |
| a. Two foot contour for ground slope between level and ten percent. | ✓ | | |
| b. Four foot contour interval for ground slope exceeding 10%. | ✓ | | |
| 17. Preliminary grading plan. | ✓ | | |
| Existing Utilities and Drainage Improvements (Copy of the <u>Drainage Criteria Manual</u> can be obtained from the City of Farmington) | | | |
| 1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat. | ✓ | | |
| 2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan. | ✓ | | |
| Proposed Utilities | | | |
| 1. Regarding all proposed storm sewer structures and drainage structures: | | | |
| a. Provide structure location and types. | | | |
| b. Provide pipe types and sizes. | | | |
| 2. Regarding all proposed sanitary sewer systems | | | |
| a. Provide pipe locations, sizes and types. | ✓ | | |
| b. Manhole locations. | ✓ | | |
| 3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site | | ✓ | No known occurrence of overflow |
| 4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests. | | ✓ | Project will use municipal sewer |
| 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. | | ✓ | info. not available |
| 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.) | | ✓ | information will be provided after consultation with utilities |
| 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 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 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. | | ✓ | no proposed streets with this project |
| 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. | | ✓ | n/a |
| 2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project. | | ✓ | n/a |
| 3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.) | | ✓ | n/a |
| 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.) | | ✓ | n/a |
| 5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated. | | ✓ | n/a |
| 6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms. | | ✓ | n/a |
| 7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.) | ✓ | | |
| 8. The location and size of existing and proposed signs, if any. | | ✓ | no sign proposed |
| 9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections. | ✓ | | |
| 10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.) | | | |
| 11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance). | ✓ | | |
| 12. Location of existing and purposed sidewalks. | ✓ | | |
| 13. Finished floor elevation of existing and purposed structures. | ✓ | | |
| 14. Indicate location and type of garbage service (Large Scale | | ✓ | Facility will use existing |

| | | | |
|--|---|---|---------------------------------------|
| Developments only.) Dimension turnaround area at dumpster location. | | | trash dumpster at restaurant location |
| 15. A description of commonly held areas, if applicable. | | ✓ | n/a |
| 16. Draft of covenants, conditions and restrictions, if any. | | ✓ | n/a |
| 17. Draft POA agreements, if any. | | ✓ | n/a |
| 18. A written description of requested variances and waivers from any city requirements. | | ✓ | n/a |
| 19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district. | ✓ | | |
| 20. Preliminary drainage plan as required by the consulting engineer. | ✓ | | |

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

RECEIPT

DATE 6-23-17

No. _____

RECEIVED FROM Larry Bowdler

\$ 500.00

Five hundred and no/100 DOLLARS

FOR RENT
 FOR Large Scale Development Fee

| | |
|----------|---------------|
| ACCOUNT | |
| PAYMENT | <u>500.00</u> |
| BAL. DUE | |

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____
BY B. Coleman



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

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

June 21, 2017

Planning Commissioners & Staff
City of Farmington
354 W. Main Street
Farmington, AR 72730

RE: Briar Rose Expansion

Dear Planning Staff,

Briar Rose Café and Deli hereby applies for a Large Scale Development Plan at 60 East Main Street in Farmington. This proposed development will entail a building for a resturant, a pavilion and a separate building for retail shopping, as well as an asphalt parking lot.

Water and sewer will be provided by the City of Fayetteville. Access to the site will be from Hwy 62 from an existing curb cut that is being relocated. There will also be cross connection to the west and a stub out to the east.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely

Jason Young
Project Manager
Bates & Associates, Inc.



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

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

June 21, 2017

Planning Commissioners & Staff
City of Farmington
354 W. Main Street
Farmington, AR 72730

RE: Briar Rose Expansion – Adjoining Property Owners

Dear Planning Staff,
Please see below for the Parcel Map and list of Adjacent Property Owners for the Briar Rose Parking Lot Expansion (Parcel #760-01383-000)

ADJACENT PROPERTY OWNERS:

1) BOWDEN PROPERTIES LLC
3443 E EARNHART DR
FAYETTEVILLE, AR 72704
PARCEL #760-01309-000
ZONING: C-1

2) MCCARTER, RICHARD P JR; PICKETT, JUDY K
51 E VALLEY DR
FARMINGTON, AR 72730
PARCEL #760-01308-000
ZONING: R-1

3) CITY OF FARMINGTON
PO BOX 150
FARMINGTON, AR 72730
PARCEL #760-01378-000
ZONING: PARK

4) MEBFI-DG FARMINGTON LLC
PO BOX 3546
LITTLE ROCK, AR 72203
PARCEL #760-01381-000
ZONING: C-2

5) ARKANSAS STATE HIGHWAY COMMISISON
PO BOX 2261
LITTLE ROCK, AR 72203
PARCEL #760-01382-000
ZONING: N/A

6) ARKANSAS STATE HIGHWAY COMMISSISON
PO BOX 2261
LITTLE ROCK, AR 72203
PARCEL #760-01384-000
ZONING: N/A

7) CHICK PROPERTIES LLC
P O BOX 258
FARMINGTON, AR 72730
PARCEL #760-01492-000
ZONING: C-2

8) BAGGETT, SHARON REVOCABLE TRUST
211 N WYMAN RD
FAYETTEVILLE, AR 72703
PARCEL #760-01509-000
ZONING: C-2

9) JPCM LLC
16092 MALICO MOUNTAIN RD
WEST FORK, AR 72774
PARCEL #760-01510-000
ZONING: C-2

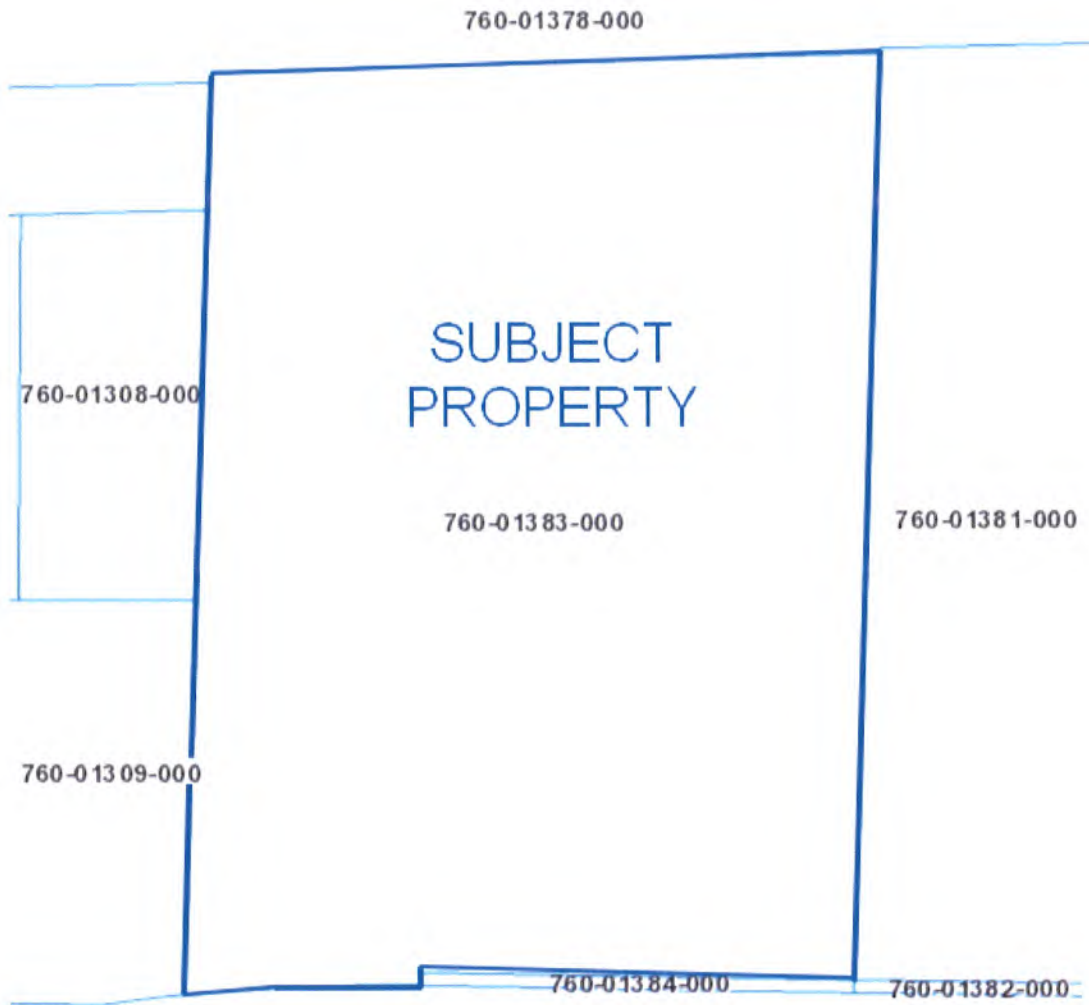
10) CJPM LLC
16092 MALICO MOUNTAIN RD
WEST FORK, AR 72774
PARCEL #760-01508-000
ZONING: C-2

If you have any questions or require additional information, please feel free to contact me at your convenience.

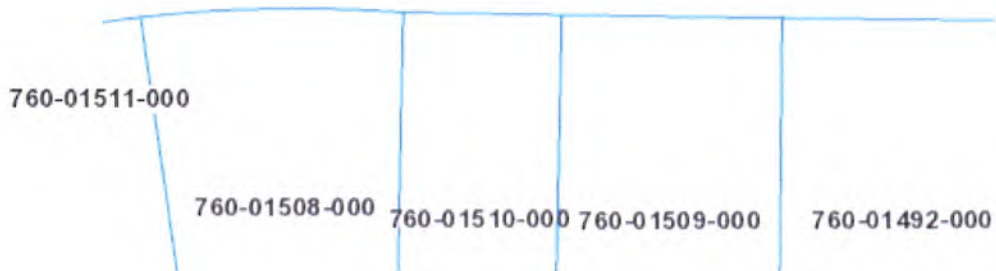


Jason Young
Project Manager
Bates & Associates, Inc.

Parcel Map



East Main Street



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

Applicant: Larry Bowden

Date: 6-5-17

Page 1

Project Name: Briar Rose Parking Lot Expansion –Large Scale Development

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Farmington Name: Judy Horne
Re: Landscaping

① Old original ordinance was used for street front + perimeter buffer landscaping. New revised ordinance requires less trees + shrubs:

② Extensive landscaping shown on East side by the Dallas General (zoned Commercial) so only require 1 tree OR ornamental tree, OR evergreen every 35 LF and 3 shrubs per 35 LF. New plants must be mulched but any preserved vegetation doesn't require mulch. Due to small # of vegetation required, suggest grouping plantings within each 35 LF segment for max visual effect. Perimeter landscaping only has to extend from street front to front of proposed building.

EXCEPTION: when Commercial is adjacent to Residential zone, see VII B. (6) Special Side + Rear Perimeter Screening Requirements When Residential Use is Adjacent to Commercial Use.

③ plan shows "10' Landscape Buffer" at back of property. Ordinance does not require a buffer on back.

Received By: _____

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

Applicant: Larry Bowden
Project Name: Briar Rose Parking Lot Expansion
Engineer/Architect: Bates & Associates, Inc.

Date: July 5, 2017

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 Fire Chief should determine how the pavement should be painted for the fire lanes and it should be shown on the plan.
3. All work within the AHTD Right-of-Way will have to be permitted by AHTD prior to the approval of the construction plans for this project.
4. A Flood Plain Development Permit will be required for the utility improvements within the Flood Plain prior to any work.
5. This project will be held to the most current information for the floodplain for the Farmington Branch. If prior to construction plan approval, the information is available from the current restudy of this tributary, this project will be held to complying with that information.
6. Show the 100-Year Flood Boundary from the 1996 Corp Flood Hazard Study on this plat.
7. The ADA requires 1 handicap space per 25 parking spaces provided up to 100 spaces. Add one additional handicap space to meet this requirement.
8. Label the greenspace and width for the new sidewalk along Highway 62.
9. The extension of Valley Drive will have to be built to City Street Standards up to this property. I assume the lines shown on the plat are the existing Right-of-Way for Valley Drive, please label.
10. Show the parking lot of the Dollar General to the east.
11. Has there been any discussions with Dollar General concerning the cross connection shown on the plat.
12. Label the number of parking spaces for each row on the site plan.
13. Label the building/slabs as per their use.
14. There is not enough fall from the building to the parking lot on the east side to allow this area to drain.
15. Update the site drawing on the Landscape Plan.

16. Drainage Comments:

- a. The drainage report appears to show a true retention pond. Retention ponds only work in areas with very sandy soils with high rates of infiltration. The clay soils in this area will not be feasible for a true retention pond.
- b. I am willing to meet with the Engineer so they can try to explain this report if I'm not reading it correctly.
- c. As it stands currently, the pond is not large enough for the area draining to it and the predeveloped flow rates for the configuration shown.
- d. After the meeting with the Engineer, it will be determined if this project can proceed to the July Planning Commission Meeting.

Received By: _____

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

Applicant: Larry Bowden

Date: 7/5/17

Project Name: Briar Rose parking lot expansion

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Farmington Name: Melissa McCarville

1. Per ordinance the adjacent property owners must be notified prior to the planning commission meeting. Return receipts must be provided no less than 7 days prior to the meeting.
2. An ad must be placed in the paper a minimum of 15 days prior to the planning commission meeting. Proof of publication should be provided a minimum of 7 days prior to the meeting.
3. Engineering fees will continue to accrue throughout the project. All engineering fees incurred by the City will be reimbursed to the City by the developer.
4. The revised plan should be submitted by next Tuesday (July 11th) at noon. The City requires 15 copies for planning commission. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office.

Melissa McCarville

From: Shane Bell <sbell@pgtc.com>
Sent: Wednesday, July 05, 2017 8:11 AM
To: 'Melissa McCarville'
Subject: Technical Plat Review

Melissa,

If you don't mind, would you pass along that PGTelco has no comment on the Briar Rose Expansion project that is on the agenda for Technical Plat review today? I would appreciate it.

Thanks

Shane Bell | Outside Plant Manager
Office | 479-846-7255 Mobile | 479-841-0980



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

Applicant: Larry Bowden
Project Name: Briar Rose Parking Lot Expansion
Engineer/Architect: Bates & Associates, Inc.

Date: July 5, 2017

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. *Noted*
2. The Fire Chief should determine how the pavement should be painted for the fire lanes and it should be shown on the plan. Fire lanes will be provided upon review by fire chief
3. All work within the AHTD Right-of-Way will have to be permitted by AHTD prior to the approval of the construction plans for this project. *Noted*
4. A Flood Plain Development Permit will be required for the utility improvements within the Flood Plain prior to any work. *Noted*
5. This project will be held to the most current information for the floodplain for the Farmington Branch. If prior to construction plan approval, the information is available from the current restudy of this tributary, this project will be held to complying with that information. *Noted*
6. Show the 100-Year Flood Boundary from the 1996 Corp Flood Hazard Study on this plat. *Flood boundary added*
7. The ADA requires 1 handicap space per 25 parking spaces provided up to 100 spaces. Add one additional handicap space to meet this requirement. *Additional ADA space added*
8. Label the greenspace and width for the new sidewalk along Highway 62. *SW & Greenspace labeled*
9. The extension of Valley Drive will have to be built to City Street Standards up to this property. I assume the lines shown on the plat are the existing Right-of-Way for Valley Drive, please label. *Sign up*
10. Show the parking lot of the Dollar General to the east. *Parking Lot added*
11. Has there been any discussions with Dollar General concerning the cross connection shown on the plat. *NO*
12. Label the number of parking spaces for each row on the site plan. *Number of parking spaces added*
13. Label the building/slabs as per their use. *Buildings Labeled*
14. There is not enough fall from the building to the parking lot on the east side to allow this area to drain. *Corrected*
15. Update the site drawing on the Landscape Plan. *done*

Group trees, evergreen shrubs 35'

16. Drainage Comments:

- a. The drainage report appears to show a true retention pond. Retention ponds only work in areas with very sandy soils with high rates of infiltration. The clay soils in this area will not be feasible for a true retention pond. *outlet added*
- b. I am willing to meet with the Engineer so they can try to explain this report if I'm not reading it correctly. *Should be clear now*
- c. As it stands currently, the pond is not large enough for the area draining to it and the predeveloped flow rates for the configuration shown. *updated & works now*
- d. After the meeting with the Engineer, it will be determined if this project can proceed to the July Planning Commission Meeting.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Larry Bowden

Date: 6-5-17

Page 1

Project Name: Briar Rose Parking Lot Expansion - Large Scale Development

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Farmington
Re: Landscaping Name: Judy Horne

① Old original ordinance was used for street front + perimeter buffer landscaping. New revised ordinance requires less trees + shrubs: Landscape Plan updated to meet new ordinance

② Extensive landscaping shown on East side by the Dallas General (zoned Commercial) so only require 1 tree OR ornamental tree, OR evergreen every 35 LF and 3 shrubs per 35 LF. New plants must be mulched but any preserved vegetation doesn't require mulch. Due to small # of vegetation required, suggest grouping plants within each 35 LF segment for max visual effect. perimeter landscaping only has to extend from street front to front of proposed building.

EXCEPTION: when Commercial is adjacent to Residential zone, see VII B. (6) Special Side + Rear Perimeter Screening Requirements When Residential Use is Adjacent to Commercial Use. Residential screening added.

③ plan shows "10' Landscape Buffer" at back of property. Ordinance does not require a buffer on back. Rear Landscape buffer removed

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Page 2

Applicant: Larry Bowden

Date: 6-5-17

Project Name: Briar Rose Parking Lot Expansion - Lg Scale Dev

Engineer/Architect: Bates + Associates

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

Representing: City of Farmington
Landscape Ordinance Name: Judy Horne

④ Street Buffer - Main St. req. - Use new revised ordinance requirements 15' depth X 30 LF which requires 1 tree OR 1 ornamental OR 1 Conifer (evergreen) per each segment. 5 shrubs per 30 LF.

Street buffer revised.

⑤ Based on new revised landscape ordinance shrubs + trees are reduced ~~to~~ for street front and side perimeter to: Trees 38 (minus 6 for 2 preserved trees) for total of 32 trees instead of your calculated 50. Shrubs required under new ordinance: 116 not 339.

HOWEVER: these numbers do NOT include landscaping required for the portion of perimeter adjacent to residential property on Valley Drive. See VII. B. (6) Special Side and Rear Perimeter Screening Requirements When Residential Use is Adjacent to Commercial Use.

Judy, I updated the Landscape Plan per your comments, but did not come up with the same number of trees. Please review and let me know if I missed anything.

Thanks! - Jason Young

Received By: _____

Melissa McCarville

From: Jason Young <jason@batesnwa.com>
Sent: Wednesday, August 16, 2017 11:57 AM
To: melissamccarville@cityoffarmington-ar.gov
Subject: FW: Public Notice of Development in Farmington, AR

Melissa – here is confirmation that the ad for Briar Rose will also run on Friday.

Thank You,

Jason P. Young
Project Manager
Bates & Associates, Inc.
479-442-9350

From: Karen Caler [<mailto:kcaler@nwadg.com>]
Sent: Wednesday, August 16, 2017 11:59 AM
To: 'Jason Young'
Subject: RE: Public Notice of Development in Farmington, AR

Cost will be \$105.30.

Thank you



Karen Caler

Legal Advertising Clerk | kcaler@nwadg.com
479-571-6415 | 

Northwest Arkansas Democrat-Gazette
Our community. Our paper.
www.nwadg.com

212 N. East Ave. Fayetteville, AR 72701

From: Jason Young [<mailto:jason@batesnwa.com>]
Sent: Wednesday, August 16, 2017 11:43 AM
To: kcaler@nwadg.com
Subject: Public Notice of Development in Farmington, AR

Karen – this is a notification for a separate project from what I sent earlier, that also needs to run on Friday. Thank you.

Billing Info:

Bates & Associates, Inc
7230 S. Pleasant Ridge Dr
Fayetteville, AR 72704

Thank You,

Jason P. Young
Project Manager
Bates & Associates, Inc.
479-442-9350



**Bates &
Associates, Inc.**

Civil Engineering - Land Surveying - Landscape Architecture

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

August 16, 2017

NOTICE OF PUBLIC HEARING

Dear Adjacent Property Owner,

An Application for a Large Scale Development has been applied for by Larry Bowden of Briar Rose Café & Deli at the property located at 60 East Main Street. The Applicant requests a commercial development, consisting of one 6-unit building, a covered pavilion, and a smokehouse, as well as associated parking lot, paving, landscape and drainage improvements. Please see the attached Parcel Map for reference to where this proposed development will be located in relation to your property.

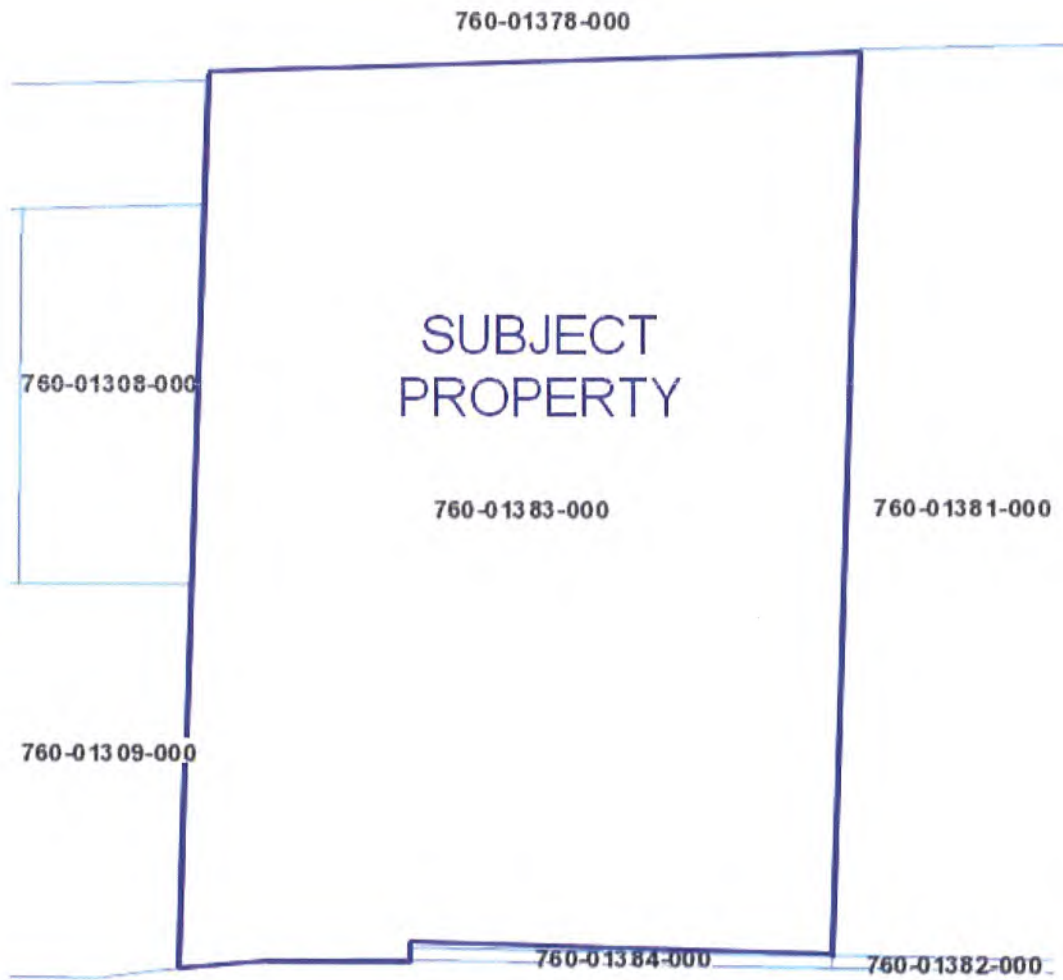
A hearing on this Application will be held by the Farmington Planning Commission on August 28th at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington Arkansas. All interested persons are invited to attend.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Jason Young
Project Manager
Bates & Associates, Inc.

Parcel Map



East Main Street

