



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

***PLANNING COMMISSION AGENDA***  
***September 23, 2019***

**A meeting of the Farmington Planning Commission will be held on  
Monday, September 23, 2019 at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - August 26, 2019
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARINGS**
  - A. **Variance** – on front, side and rear setbacks  
**Property owned by:** Michael Thompson  
**Property Location:** 161 W. Main  
**Presented by:** Bates and Associates, Inc.
  - B. **Variance** – from improvements to Bethel Blacktop & Little Elm to minor arterial standards; and also from the installment of streetlights along Bethel Blacktop and Little Elm.  
**Property owned by:** Silva Properties, LLC  
**Property Location:** 12.36 acres southwest of intersection of Little Elm and Bethel Blacktop  
**Presented by:** Bates and Associates, Inc.
  - C. **Preliminary Plat:** Silva Little Elm Subdivision  
**Property owned by:** Silva Properties, LLC.  
**Property Location:** 12.36 acres southwest of intersection of Little Elm and Bethel Blacktop  
**Presented by:** Bates and Associates, Inc.
  - D. **Final Plat:** Redbird Subdivision (D & B Subdivision)  
**Property owned by:** D & B of Northwest Arkansas  
**Property Location:** 65 N. Double Springs  
**Presented by:** Bates and Associates, Inc.
5. Set Public Hearing on Master Street Plan.

**Planning Commission Minutes**  
**August 26, 2019**

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

**PRESENT**

Robert Mann, Chair  
Chad Ball  
Toni Lindsey  
Gerry Harris  
Judy Horne  
Bobby Wilson  
Jay Moore  
Howard Carter

**ABSENT**

None

**City Employees Present:** Mayor Ernie Penn;  
Melissa McCarville, City Business Manager; Steve  
Tennant, City Attorney; Rick Bramall, City  
Building Inspector

2. **Approval of Minutes:** July 22, 2019 Minutes were approved as written.

3. **Comments from Citizens:** No comments.

4. **General Discussion of the Master Street Plan:**

Before opening comments to the public, Chairman Robert Mann explained that the floor will not be opened for public comment for discussion of the Master Street Plan. James Gertz with EDA was present to discuss changes to the current Master Street Plan. City Attorney, Steve Tennant advised the audience that this was a mandated change that is required by law.

Opening questions concerned if the master plan needed to include trails and such. James Gertz with EDA explained that they can do that but it then is considered a transportation plan. This would also require ordinance changes to do so. The commission was then asked to look at the current plan for possible changes.

6. **Adjournment:** Having no further business the Planning Commission meeting was adjourned.

---

Judy Horne - Secretary

---

Robert Mann - Chair

# City of Farmington, Arkansas Application for Variance/Waiver



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

Applicant: Michael Thompson

Day phone: (404) 290-1916

Address: 2522 W. Vanike Dr, 72704

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

Representative: Geoff Bates

Day phone: (479) 442-9350

Address: 7230 S. Pleasant Ridge Dr 72704

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

Property Owner: Pops Holdings

Day phone: (404) 290-1916

Address: 161 W. Main St  
Farmington, AR 72730

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

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

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

Property description: Empty lot recently modified by razing al bldg.

Site address: 161 W. Main St

Current zoning: C-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:

Variance for the setback of the frontage, sides and rear of the property.

Responsibilities of the Applicant:

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

**NOTICE OF PUBLIC MEETING**

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

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

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

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

 \_\_\_\_\_ Date 8/19  
Applicant Signature

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

 \_\_\_\_\_ Date 8/19  
Owner/Agent Signature

**RECEIPT**

DATE 8-23-19

No. 625990

RECEIVED FROM Michael Thompson \$ 25.00

Twenty five & 50/100 DOLLARS

FOR RENT  
 FOR Variance fee

*clerk#  
1555*

ACCOUNT		<input type="radio"/> CASH	
PAYMENT	<u>25.00</u>	<input checked="" type="radio"/> CHECK	FROM _____ TO _____
BAL. DUE	<u>0</u>	<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	BY <u>B. Coleman</u>

Type: REAL ESTATE  
Kind: WARRANTY DEED  
Recorded: 8/21/2018 2:45:52 PM  
Fee Amt: \$25.00 Page 1 of 3  
Washington County, AR  
Kyle Sylvester Circuit Clerk

**File# 2018-00025070**

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

**WARRANTY DEED  
(LLC)**

File #: **1808287-131**

**KNOW ALL MEN BY THESE PRESENTS:**

That, **Eagle Holdings, 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 **Pops Holdings LLC**, an Arkansas limited liability company, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Pops Holdings LLC**, an Arkansas limited liability company, hereinafter called GRANTEE(S), and unto its successors and assigns forever, the following described lands lying in **Washington County, Arkansas** to-wit:

**The East 41 feet of Lot 5 and all of Lot 6 of Block 8 in the Original Town of Farmington, Arkansas, as per plat filed in the office of the Circuit Clerk and Ex-Officio Recorder 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 its successors and assigns forever, with all appurtenances thereunto belonging. And the Grantor(s) hereby covenants with said Grantee(s) that it will forever warrant and defend the title to the said lands against all claims whatsoever.

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

Waco 1808287-131

IN TESTIMONY WHEREOF, the name of the grantor and its seal are hereunto affixed by its duly authorized Member, this 20 day of Aug, 2018.

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:

[Signature]

GRANTEE'S ADDRESS:

2522 W. VANIKE  
(Vanike)  
Fayetteville, AR 72704

Eagle Holdings, LLC, an Arkansas limited liability company

By: Robert R. Daugherty Trust dated January 25, 1994, Member

By: [Signature]  
Robert R. Daugherty, Trustee

ACKNOWLEDGMENT

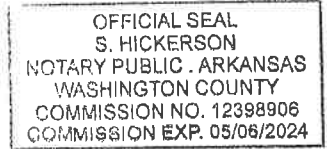
STATE OF AR )  
COUNTY OF Washington ) SS.

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 **Robert R. Daugherty**, to me personally known or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who stated that he/she is the authorized **Trustee of the Robert R. Daugherty Trust dated January 25, 1994, Member of Eagle Holdings, LLC**, an Arkansas limited liability company, and is duly authorized in his/her 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 20 day of Aug, 2018.

[Signature]  
Notary Public

My commission expires:  
05-06-2024

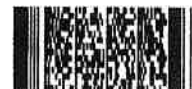




STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
MISCELLANEOUS TAX SECTION  
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 1808287-131

Grantee: POPS HOLDINGS LLC  
Mailing Address: 2522 W. VANIKE  
FAYETTEVILLE AR 727040000

Grantor: EAGLE HOLDINGS, LLC  
Mailing Address: P O BOX 605  
FARMINGTON AR 727300000

Property Purchase Price: \$115,000.00  
Tax Amount: \$379.50

County: WASHINGTON  
Date Issued: 08/21/2018  
Stamp ID: 973516800

Washington County, AR  
I certify this instrument was filed on  
8/21/2018 2:45:52 PM  
and recorded in REAL ESTATE

File# 2018-00025070  
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

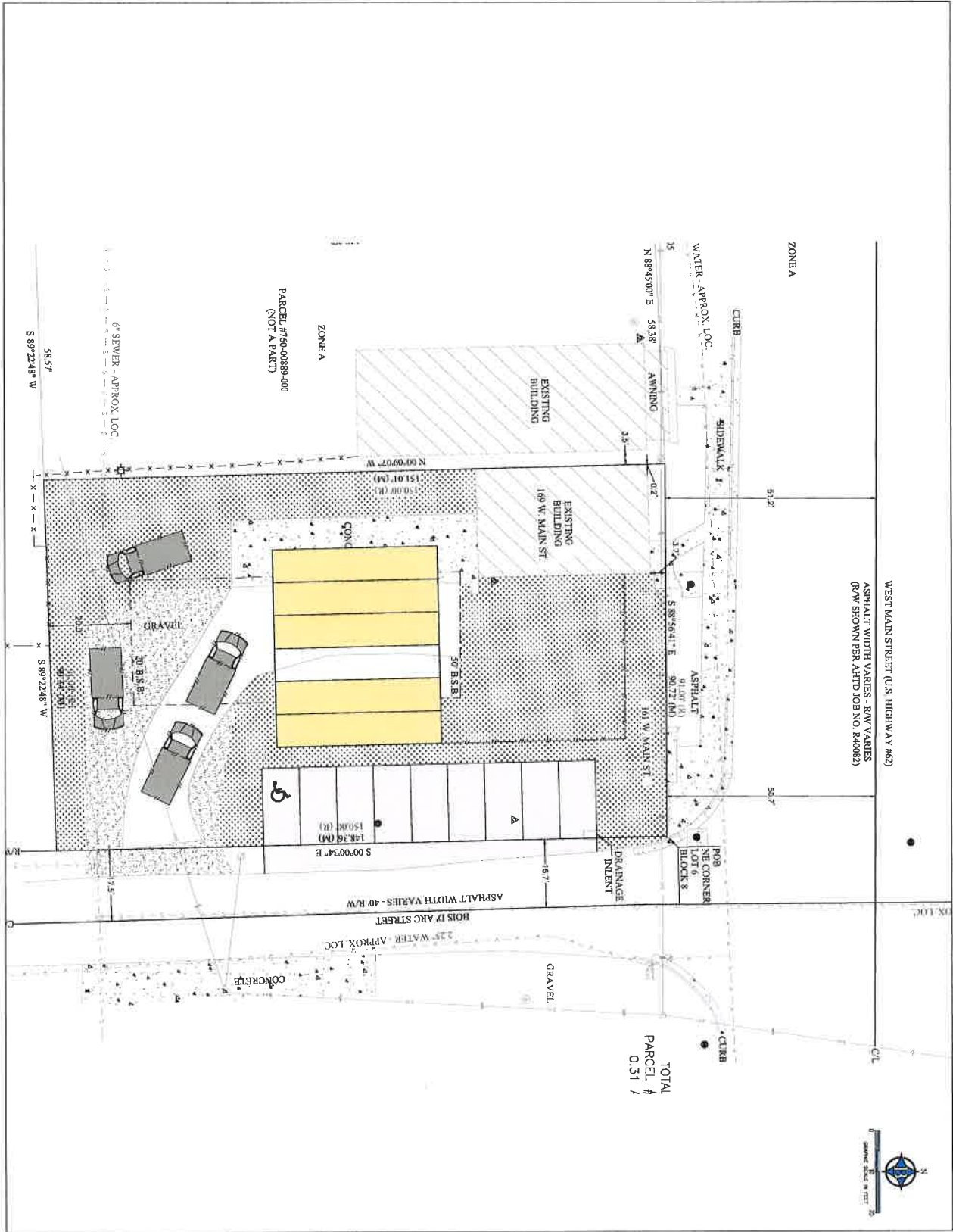
Grantee or Agent Name (printed): POPS Holdings LLC

Grantee or Agent Name (signature): by Waco Title as agent Date: 8/21/18

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

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





PROJECT NO 00  
 SHEET 01

**Bates & Associates, Inc.**  
 Civil Engineering & Surveying  
 7220 S. Pleasant Ridge Drive Phone: 479.442.5350 Fax: 479.331.3250  
 Fayetteville, Arkansas 72704

169 W MAIN  
 CONCEPT PLAN  
 FARMINGTON, ARKANSAS

NO.	REVISIONS	DATE
1	REV SUBMITTAL	2/26/19

DESIGNED BY: [Signature]  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 IN CHARGE: [Signature]  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 4816  
 EXPIRES 12/31/2019  
 STATE OF ARKANSAS  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 4816  
 EXPIRES 12/31/2019  
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# NORTHWEST ARKANSAS Democrat Gazette

P.O. BOX 1607, FAYETTEVILLE, AR, 72702 • 479-442-1700 • FAX: 479-695-1118 • WWW.NWADG.COM

## AFFIDAVIT OF PUBLICATION

I, Cathy Staggs, do solemnly swear that I am the Accounting Manager of the Northwest Arkansas Democrat-Gazette, printed and published in Washington County and Benton County, Arkansas, and of bona fide circulation, that from my own personal knowledge and reference to the files of said publication, the advertisement of:

Mike Thompson  
Public Hearing

Was inserted in the Regular Edition on:  
September 11, 2019

Publication Charges: \$36.40

  
Cathy Staggs

Subscribed and sworn to before me  
This 12<sup>th</sup> day of Sep, 2019.

  
Sandra G. Robinson

Notary Public  
My Commission Expires: 3-16-25



**\*\*NOTE\*\***

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

### NOTICE OF PUBLIC MEETING

A petition for a variance at the property discussed below has been filed with the City of Farmington on the 23rd day of September, 2019.

Pops Holdings, LLC has requested a variance permit for the building set backs for the property located on the southwest corner of Hwy 62 and Bois d'Arc - 161 W Main St, Farmington, AR 72730.

A public meeting to consider this request for variance at the above described property will be held on 23rd day of September, 2019, at 6:00 pm at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested parties are invited to attend.  
75079004 Sept, 11, 2019

# City of Farmington, Arkansas Application for Variance/Waiver



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

Applicant: Mark Silva - Silva Properties LLC Day phone: 479-236-6456

Address: 12195 Little Elm Rd, Farmington, AR Fax: \_\_\_\_\_

Representative: Geoff Bates - Bates & Associates, Inc. Day phone: 479-442-9350

Address: 7230 S. Pleasant Ridge Dr, Fayetteville, AR Fax: \_\_\_\_\_

Property Owner: Same as Applicant Day phone: \_\_\_\_\_

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

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

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

Property description: 12.36 Acres, Southwest of intersection of Little Elm and Bethel Blacktop

Site address: None Assigned

Current zoning: Washington County / Farmington Planning Area

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/Property Owner requests a variance from improvements to Bethel Blacktop and Little Elm to Minor Arterial standards (48' in width).

Applicant/Property Owner also requests a variance from the installment of streetlights along Bethel Blacktop and Little Elm.

Responsibilities of the Applicant:

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

**NOTICE OF PUBLIC MEETING**

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

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

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

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

 \_\_\_\_\_ Date 9/9/19 \_\_\_\_\_  
Applicant Signature

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

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

# RECEIPT

DATE 9-12-19

No. 217111

RECEIVED FROM Bales Assoc.

\$ 25.00

Twenty five & no/100 DOLLARS

FOR RENT  
 FOR Variance fee - Silva Subd.

ACCOUNT	
PAYMENT	<u>25.00</u>
BAL. DUE	<u>0</u>

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_  
BY B. Coleman 3-11

**File# 2019-00001892**

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

**WARRANTY DEED  
(TRUSTEE)**

File #: **1900171-103**

**KNOW ALL MEN BY THESE PRESENTS:**

That, **Robert Anthony Cunningham and Charlotte Ann Cunningham Fisher, Trustees of The Joyce R. Cunningham Revocable Trust, date August 18, 2010**, hereinafter called GRANTOR, for and in consideration of the sum of ---ONE AND 00/100--- DOLLARS---(\$1.00)---and other good and valuable consideration in hand paid by **Silva Properties LLC, an Arkansas limited liability company**, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Silva Properties LLC, an Arkansas limited liability company**, hereinafter called GRANTEE(S), and unto its successors and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

**SEE AS ATTACHED EXHIBIT "A"**

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

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

WITNESS our hands and seals on this 22 day of January, 2011

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.

The Joyce R. Cunningham Revocable Trust, dated August 19, 2010

GRANTEE OR AGENT: Mark S. Irm

GRANTEE'S ADDRESS: 12198 Little Elm rd  
Farmington Ar 72730

[Signature]  
By: Robert Anthony Cunningham, Co-Trustee  
[Signature]  
By: Charlotte Ann Cunningham Fisher, Co-Trustee

ACKNOWLEDGMENT

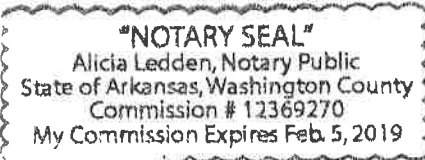
STATE OF Arkansas )  
COUNTY OF Washington ) SS.

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, and appeared in person the within named **Robert Anthony Cunningham and Charlotte Ann Cunningham Fisher, Trustees of The Joyce R. Cunningham Revocable Trust, date August 18, 2010** known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and who stated that he/she/they was/were duly authorized in such capacity to execute the foregoing Warranty Deed by Trustee for and in the name and behalf of said Trust, and further stated and acknowledged that they had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 22 day of January, 2011.

[Signature]  
Notary Public

My commission expires: 2/5/11



**EXHIBIT "A"**

**The Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) and the East One-Eighth (1/8) of the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>), less and except one and one-half acres described as beginning at the Southeast corner of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) and running thence North 12 rods; thence West 20 rods; thence South 12 rods; thence East 20 rods to the place of beginning, all in Section Thirty-two (32), Township Sixteen (16) North of Range Thirty-one (31) West of the Fifth Principal Meridian, Washington County, Arkansas, the property herein conveyed containing 43.5 acres, more or less.**

**Less and Except: A part of Section 32, Township 16 North, Range 31 West, Washington County, Arkansas, described as beginning at the Southeast corner of the NE<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 32 and running thence North 12 rods for a place of beginning; thence West 20 rods; thence North 4 rods; thence East 20 rods; thence South 4 rods to the place of beginning, containing 0.5 acres, more or less.**

**Also Less and Except: A part of Section 32, Township 16 North, Range 31 West, Washington County, Arkansas, described as beginning at the Southeast corner of the NE<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 32 and running thence North 264 feet for a place of beginning; thence West 330 feet; thence North 40 feet; thence East 330 feet; thence South 40 feet to the place of beginning, containing less than 0.5 acres, more or less.**

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





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

**Real Estate Transfer Tax Stamp**

Proof of Tax Paid



File Number: 1900171-103

**Grantee:** SILVA PROPERTIES LLC  
**Mailing Address:** 12198 LITTLE ELM RD  
FARMINGTON AR 727300000

**Grantor:** ROBERT ANTHONY CUNNINGHAM AND CHARLOTTE ANN  
**Mailing Address:** CUNNINGHAM FISHER, TRUSTEES OF THE JOYCE R. CUNNINGHAM  
REV TRUST DTD 8/18/10  
P O BOX 328  
PRAIRIE GROVE AR 727530000

**Property Purchase Price:** \$705,000.00  
**Tax Amount:** \$2,326.50

**County:** WASHINGTON  
**Date Issued:** 01/22/2019  
**Stamp ID:** 591202304

Washington County, AR  
I certify this instrument was filed on  
1/23/2019 8:51:38 AM  
and recorded in REAL ESTATE

File# 2019-00001892  
Kvle 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): Silva Properties LLC

Grantee or Agent Name (signature): by Waco Title as agent Date: 1/22/19

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

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



**Bates &  
Associates, Inc.**  
Civil Engineering & Surveying

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

August 10, 2019

**RE: Silva Little Elm Subdivision Preliminary Plat**

To whom it may concern,

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

---

NOTICE OF PUBLIC MEETING

An application for Preliminary Plat at the property described below has been filed with the City of Farmington on the 20<sup>th</sup> day of August, 2019.

Part of Parcel 001-12416-000 (per 2019-2030):

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG THE EAST LINE THEREOF S02°26'32"W 523.96', THENCE LEAVING SAID EAST LINE N87°28'25"W 1027.73' TO AN EXISTING REBAR, THENCE N02°26'36"E 523.69' TO THE NORTH LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID NORTH LINE S87°29'19"E 1027.71' TO THE POINT OF BEGINNING, CONTAINING 12.36 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN BETHEL BLACKTOP ROAD RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT, SUBJECT TO THAT PORTION IN LITTLE ELM ROAD RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

12.36 acres, Southwest of the intersection of Bethel Blacktop Road and Little Elm Road, Farmington, Arkansas.

The Applicant requests a Preliminary Plat for a Subdivision.

A public meeting to consider this request for variance at the above described property will be held on the 23<sup>rd</sup> day of September, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

---

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

Sincerely,

Geoffrey H. Bates, P.E.

**Bates & Associates, Inc.**

City of Farmington  
Application and Checklist  
Preliminary Plat

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

Applicant: Bates & Associates Day Phone: 479-236-6456

Address: 7230 S. Pleasant Ridge Dr, Fayetteville Fax: \_\_\_\_\_

Representative: Same as Applicant Day Phone: \_\_\_\_\_

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

Property Owner: Silva Properties, LLC Day Phone: 479-236-6456

Address: 12195 Little Elm Rd, Farmington Fax: \_\_\_\_\_

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

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

*For office use only:*

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

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

Property Description

Site Address -- Bethel Blacktop / Little Elm Rd

Current Zoning -- Washington County / Farmington Planning Area

Attach legal description

Financial Interests

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

Mark Silva

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

  
Applicant Signature

Date 7/23/19

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

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

Date \_\_\_\_\_

## LSD/Subdivision Application Checklist:

Yes No N/A, why?

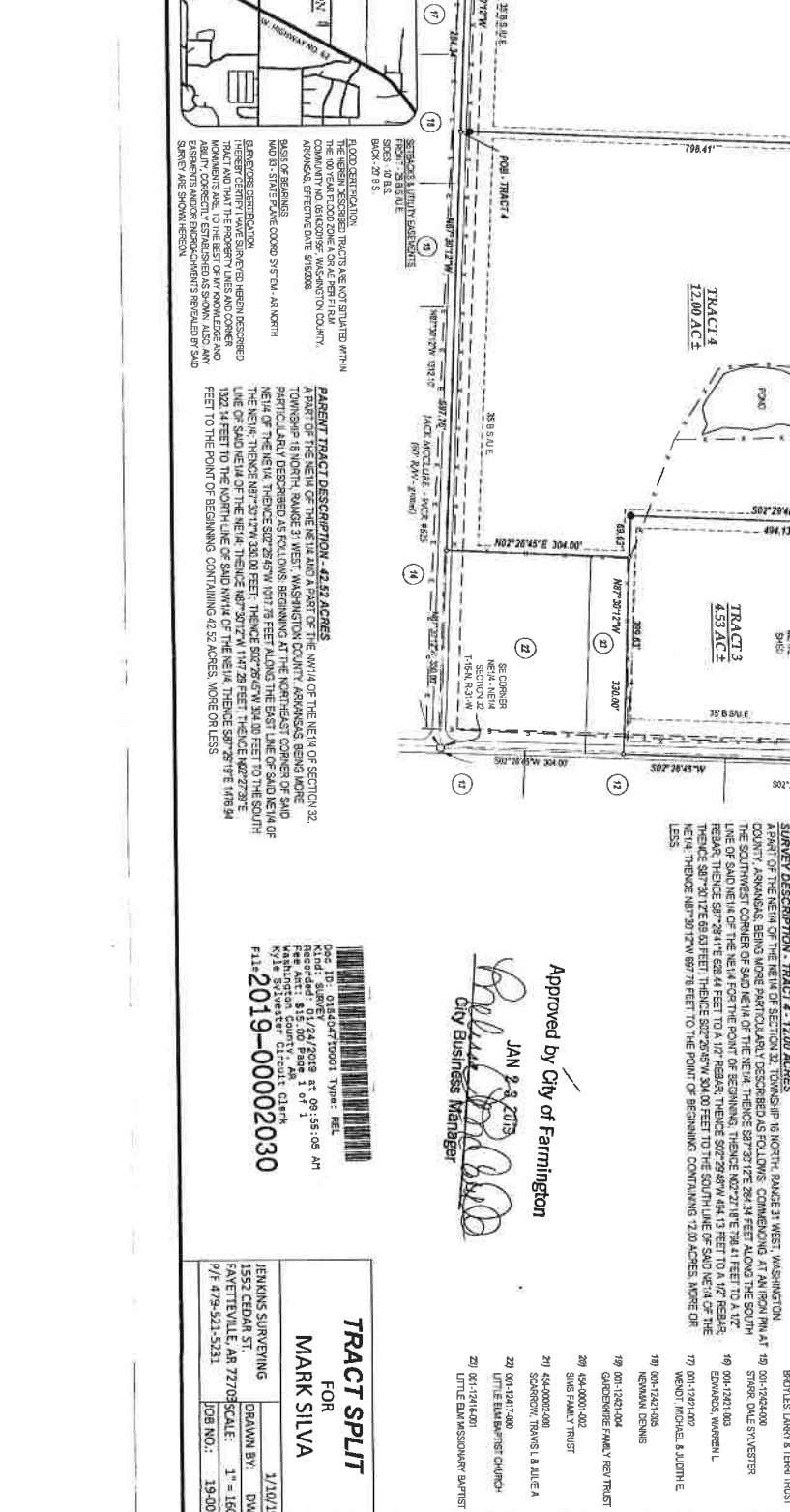
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel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

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	✓		
13. A general vicinity map of the project at a scale of 1" = 2000'	✓		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	✓		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	✓		
16. Existing topographic information with source of the information noted. Show:	✓		
a. Two foot contour for ground slope between level and ten percent.	✓		
b. Four foot contour interval for ground slope exceeding 10%.			
17. Preliminary grading plan.		✓	no grading will be required
<b>Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)</b>			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	✓		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	✓		
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:		✓	no storm sewer present or proposed
a. Provide structure location and types.			
b. Provide pipe types and sizes.			
2. Regarding all proposed sanitary sewer systems		✓	SD will be served by septic
a. Provide pipe locations, sizes and types.			
b. Manhole locations.			
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site	✓		
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.	✓		
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	✓		
b. Note the static pressure and flow of the nearest hydrant.		✓	will provide whe information is 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.)			
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.	✓		
<b>Proposed and Existing Streets, Rights-of-way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.		✓	No proposed streets
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	✓		
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.)		✓	no streetlights present or proposed
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.	✓		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	✓		
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.)			no known leases or access easements exist
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.)			no known potentially dangerous areas
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.			no public area existing or proposed
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			N/A - Single Family
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.			N/A - No signs proposed
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.		✓	Drive locations will be determined by homebuilders
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			N/A - Residential
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			N/A - Not Required
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			N/A - Residential

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.			N/A
16. Draft of covenants, conditions and restrictions, if any.		✓	None Proposed
17. Draft POA agreements, if any.		✓	None Proposed
18. A written description of requested variances and waivers from any city requirements.		✓	None requested
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.			N/A - Residential
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.*



**LEGEND**

- CENTERLINE
- BOUNDARY
- RIGHT OF WAY
- FIELD
- PAVED
- FOUND SETBACK
- CALCULATED POINT
- FOUND BORN PIN
- FENCE
- FENCE
- FIRE HYDRANT
- WELL HEAD
- WATER METER VALVE

**ADJACENT TRACT DESCRIPTION - 42.52 ACRES**  
 A PART OF THE NE 1/4 OF THE NE 1/4 AND A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH-EAST CORNER OF SAID NE 1/4 OF THE NE 1/4, THENCE S70°29'49"W 1017.78 FEET ALONG THE EAST LINE OF SAID NE 1/4 OF THE NE 1/4, THENCE S87°30'12"W 230.00 FEET TO THE SOUTH LINE OF THE NE 1/4, THENCE S87°30'12"W 1147.28 FEET TO THE SOUTH LINE OF SAID NE 1/4 OF THE NE 1/4, THENCE S87°30'12"W 1147.28 FEET TO THE POINT OF BEGINNING, CONTAINING 42.52 ACRES, MORE OR LESS.

**ADJACENT TRACT DESCRIPTION - 12.35 ACRES**  
 A PART OF THE NE 1/4 AND A PART OF THE NW 1/4 OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH-EAST CORNER OF SAID NE 1/4 OF THE NE 1/4, THENCE S70°29'49"W 1017.78 FEET ALONG THE EAST LINE OF SAID NE 1/4 OF THE NE 1/4, THENCE S87°30'12"W 230.00 FEET TO THE SOUTH LINE OF THE NE 1/4, THENCE S87°30'12"W 1147.28 FEET TO THE POINT OF BEGINNING, CONTAINING 12.35 ACRES, MORE OR LESS.

**ADJACENT TRACT DESCRIPTION - 4.53 ACRES**  
 A PART OF THE NE 1/4 OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE NORTH-EAST CORNER OF SAID NE 1/4 OF THE NE 1/4, THENCE S87°28'57"W 493.88 FEET ALONG THE EAST LINE OF SAID NE 1/4 OF THE NE 1/4 FOR THE POINT OF BEGINNING, THENCE S87°28'57"W 164.13 FEET TO A 1/2" REBAR, THENCE S87°30'12"W 230.00 FEET TO THE SOUTH LINE OF SAID NE 1/4 OF THE NE 1/4, THENCE S87°28'57"W 164.13 FEET TO THE POINT OF BEGINNING, CONTAINING 4.53 ACRES, MORE OR LESS.

**ADJACENT TRACT DESCRIPTION - 12.00 ACRES**  
 A PART OF THE NE 1/4 OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE NORTH-EAST CORNER OF SAID NE 1/4 OF THE NE 1/4, THENCE S87°28'57"W 493.88 FEET ALONG THE EAST LINE OF SAID NE 1/4 OF THE NE 1/4 FOR THE POINT OF BEGINNING, THENCE S87°28'57"W 164.13 FEET TO A 1/2" REBAR, THENCE S87°30'12"W 230.00 FEET TO THE SOUTH LINE OF SAID NE 1/4 OF THE NE 1/4, THENCE S87°28'57"W 164.13 FEET TO THE POINT OF BEGINNING, CONTAINING 12.00 ACRES, MORE OR LESS.

**ADJACENT TRACT DESCRIPTION - 13.64 ACRES**  
 A PART OF THE NE 1/4 AND A PART OF THE NW 1/4 OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH-EAST CORNER OF SAID NE 1/4 OF THE NE 1/4, THENCE S70°29'49"W 1017.78 FEET ALONG THE EAST LINE OF SAID NE 1/4 OF THE NE 1/4, THENCE S87°30'12"W 230.00 FEET TO THE SOUTH LINE OF THE NE 1/4, THENCE S87°30'12"W 1147.28 FEET TO THE POINT OF BEGINNING, CONTAINING 13.64 ACRES, MORE OR LESS.

**ADJACENT TRACT DESCRIPTION - 72.5 ACRES**  
 A PART OF THE NE 1/4 AND A PART OF THE NW 1/4 OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE NORTH-EAST CORNER OF SAID NE 1/4 OF THE NE 1/4, THENCE S70°29'49"W 1017.78 FEET ALONG THE EAST LINE OF SAID NE 1/4 OF THE NE 1/4, THENCE S87°30'12"W 230.00 FEET TO THE SOUTH LINE OF THE NE 1/4, THENCE S87°30'12"W 1147.28 FEET TO THE POINT OF BEGINNING, CONTAINING 72.5 ACRES, MORE OR LESS.

**ADJACENT TRACT DESCRIPTION - 13.64 ACRES**  
 A PART OF THE NE 1/4 AND A PART OF THE NW 1/4 OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH-EAST CORNER OF SAID NE 1/4 OF THE NE 1/4, THENCE S70°29'49"W 1017.78 FEET ALONG THE EAST LINE OF SAID NE 1/4 OF THE NE 1/4, THENCE S87°30'12"W 230.00 FEET TO THE SOUTH LINE OF THE NE 1/4, THENCE S87°30'12"W 1147.28 FEET TO THE POINT OF BEGINNING, CONTAINING 13.64 ACRES, MORE OR LESS.

**ADJACENT TRACT DESCRIPTION - 13.64 ACRES**  
 A PART OF THE NE 1/4 AND A PART OF THE NW 1/4 OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH-EAST CORNER OF SAID NE 1/4 OF THE NE 1/4, THENCE S70°29'49"W 1017.78 FEET ALONG THE EAST LINE OF SAID NE 1/4 OF THE NE 1/4, THENCE S87°30'12"W 230.00 FEET TO THE SOUTH LINE OF THE NE 1/4, THENCE S87°30'12"W 1147.28 FEET TO THE POINT OF BEGINNING, CONTAINING 13.64 ACRES, MORE OR LESS.

**PROFESSIONAL SURVEYOR**  
 STATE OF ARKANSAS  
 LICENSE NO. 123456789  
 JOHN D. ROBERTS

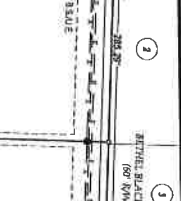
**OWNER/DEVELOPER**  
 PARCEL: 001-12416-000  
**MARK SILVA**  
 12291 LITTLE ELM (WC 19) RD  
 12293 LITTLE ELM (WC 19) RD  
 FARMINGTON, AR 72730

Approved by City of Farmington  
 JAN 23 2019  
**City Business Manager**

Good: 10; Bad: 10; Total: 20001; Type: REL  
 12/15/2019 12:24/2019 at 09:55:05 AM  
 Fee Amt: \$15.00 Page: 1 of 1  
 Washington County Circuit Clerk  
 File # **2019-00002030**

**TRACT SPLIT FOR MARK SILVA**

TRACT SURVEYING	ORIGIN BY	DATE
15672 CEDAR ST	DWJ	1/10/19
FAYETTEVILLE AR 72708	DWJ	1/10/19
P/F 479-521-5531		19-001







**Bates &  
Associates, Inc.**

**Civil Engineering & Surveying**

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

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

July 23, 2019

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

RE: Silva Little Elm Subdivision – Preliminary Plat

Dear City Staff,

Mark Silva, represented by Bates & Associates, Inc, proposes a Preliminary Plat at the southwest corner of the intersection of Bethel Blacktop and Little Elm Rd, within the Planning Area of Farmington, Arkansas. The subject Washington County Parcel Numbers is 001-12416-000. The subject property is designated as Tract 2 per a tract split filed in Washington County Court Records Book 2019, Page 2030. The total acreage of the site before Master Street Plan Right-of-Way dedication is 12.36.

The proposed development will consist of 7 single-family residential lots. The property is within the Washington Water Authority's jurisdiction and is served by an existing 8" water main along the south right-of-way of Bethel Blacktop, as well as a 12" water main along the western right-of-way of Little Elm Rd. Sewer service will be provided by individual septic systems. A 5' sidewalk will be constructed along the dedicated right-of-way by each individual home builder.

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

Sincerely,

Geoff Bates, P.E.



**Bates &  
Associates, Inc.**

**Civil Engineering & Surveying**

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

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

July 23, 2019

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

RE: Silva Little Elm Preliminary Plat

Dear City Staff,

Please see the attached Parcel Map and list of Adjoining Property owners for the Silva Little Elm Subdivision Plat.

**ADJACENT LAND OWNERS (PARCEL 001-12416-000)**

- 1) SILVA PROPERTIES LLC  
12198 LITTLE ELM RD  
FARMINGTON, AR 72730  
PARCEL #001-12416-000  
ZONED: (AM) AGRI UMISC IMPS
- 2) FOSTER, BRENDA S  
13310 BETHEL BLACKTOP RD  
FARMINGTON, AR 72730-9723  
PARCEL: 001-12368-002  
ZONED: (RI) RES. IMPROV.
- 3) WINTERS, PETER J & KARILYNN  
13308 BETHEL BLACKTOP RD  
FARMINGTON, AR 72730  
PARCEL: 001-12368-001  
ZONED: (RI) RES. IMPROV.
- 4) DIVIS, FRANK & KIMBERLY  
13306 BETHEL BLACKTOP RD  
FARMINGTON, AR 72730-9723  
PARCEL: 001-12368-003  
ZONED: (RI) RES. IMPROV.

- 5) SANFORD, DAVID A & KELLY A  
13302 BETHEL BLACKTOP RD  
FARMINGTON, AR 72730  
PARCEL: 001-12368-000  
ZONED: (RI) RES. IMPROV
- 6) GOBER, CLINT  
PO BOX 655  
FARMINGTON, AR 72730  
PARCEL: 459-03605-000  
ZONED: (RI) RES. IMPROV
- 7) THOMPSON FAMILY TRUST  
AMENDED AND RESTATED  
ALAN K & MARY C THOMPSON  
PO BOX 609  
FARMINGTON, AR 72730-0609  
PARCEL: 459-03606-000  
ZONED: (RI) RES. IMPROV
- 8) HADLEY, ROBERT W & KAREN K  
13252 BETHEL BLACKTOP RD  
FARMINGTON, AR 72730-9721  
PARCEL: 459-03604-000  
ZONED: (RI) RES. IMPROV
- 9) CLEVINGER, MICHAEL C & DEBRA K  
12421 LITTLE ELM  
FARMINGTON, AR 72730-8724  
PARCEL: 459-03603-000  
ZONED: (RI) RES. IMPROV
- 10) PEARCEY, TIMOTHY L & JO-ANNE  
13160 BETHEL BLACKTOP RD  
FARMINGTON, AR 72730-9725  
PARCEL: 001-12306-009  
ZONED: (RI) RES. IMPROV
- 11) JOHNSON, DAVID G  
16381 W BATTLEFIELD RD  
PRAIRIE GROVE, AR 72753  
PARCEL: 001-12506-002  
ZONED: (AV) AGRI USE/VACANT
- 12) LOTS 102 HOLDINGS LLC  
PO BOX 1496  
FARMINGTON, AR 72730  
PARCEL: 001-12416-002  
ZONED: (RI) RES. IMPROV



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

August 10, 2019

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

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

12.36 acres, Southwest of the intersection of Bethel Blacktop Road and Little Elm Road  
Location

Mark Silva – Silva Properties, LLC  
Owned by

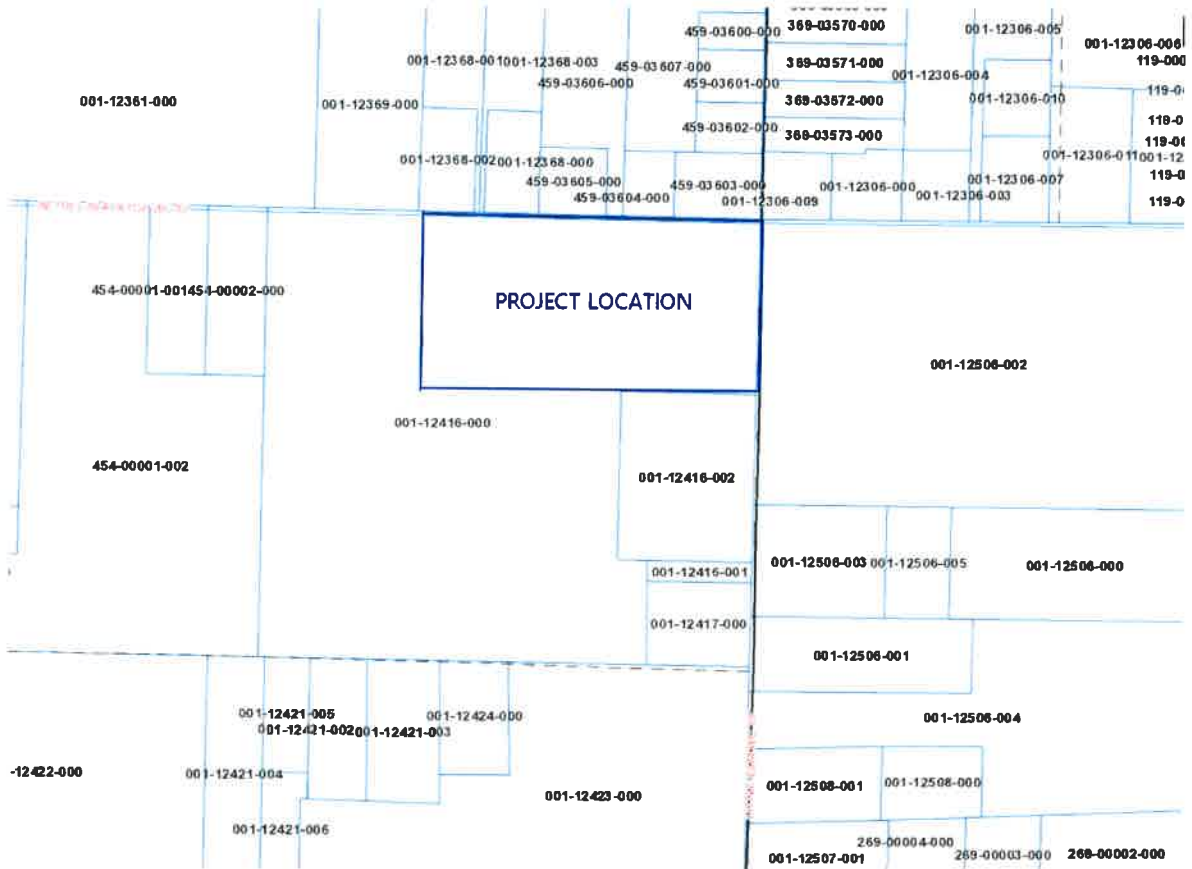
NOTICE IS HEREBY GIVEN THAT an application has been filed for PRELIMINARY PLAT of the above property.

A public hearing on said application will be held by the Farmington Planning Commission at **Farmington City Hall, 354 W. Main St. on August 26 at 6:00 p.m.**

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

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

# Parcel Map





**Bates &  
Associates, Inc.**  
Civil Engineering & Surveying

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

August 10, 2019

**RE: Silva Little Elm Subdivision Preliminary Plat**

To whom it may concern,

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

---

NOTICE OF PUBLIC MEETING

An application for Preliminary Plat at the property described below has been filed with the City of Farmington on the 23<sup>rd</sup> Day of July, 2019.

Part of Parcel 001-12416-000 (per 2019-2030):

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG THE EAST LINE THEREOF S02°26'32"W 523.96', THENCE LEAVING SAID EAST LINE N87°28'25"W 1027.73' TO AN EXISTING REBAR, THENCE N02°26'36"E 523.69' TO THE NORTH LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID NORTH LINE S87°29'19"E 1027.71' TO THE POINT OF BEGINNING, CONTAINING 12.36 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN BETHEL BLACKTOP ROAD RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT, SUBJECT TO THAT PORTION IN LITTLE ELM ROAD RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

12.36 acres, Southwest of the intersection of Bethel Blacktop Road and Little Elm Road, Farmington, Arkansas.

The Applicant requests a Preliminary Plat for a Subdivision.

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

---

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

Sincerely,

Geoffrey H. Bates, P.E.

**Bates & Associates, Inc.**

Type: REAL ESTATE  
Kind: WARRANTY DEED  
Recorded: 1/23/2019 8:51:38 AM  
Fee Amt: \$30.00 Page 1 of 4  
Washington County, AR  
Kyle Sylvester Circuit Clerk

**File# 2019-00001892**

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

**WARRANTY DEED  
(TRUSTEE)**

File #: 1900171-103

**KNOW ALL MEN BY THESE PRESENTS:**

That, **Robert Anthony Cunningham and Charlotte Ann Cunningham Fisher, Trustees of The Joyce R. Cunningham Revocable Trust, date August 18, 2010**, hereinafter called GRANTOR, for and in consideration of the sum of ---ONE AND 00/100--- DOLLARS---(\$1.00)---and other good and valuable consideration in hand paid by **Silva Properties LLC, an Arkansas limited liability company**, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Silva Properties LLC, an Arkansas limited liability company**, hereinafter called GRANTEE(S), and unto its successors and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

**SEE AS ATTACHED EXHIBIT "A"**

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

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

1900171-103

WITNESS our hands and seals on this 22 day of January, 2019

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.

The Joyce R. Cunningham Revocable Trust, dated August 19, 2010

GRANTEE OR AGENT: mark S. lora

GRANTEE'S ADDRESS: 12198 Little Elm rd  
Farmington Ar 72730

Robert Anthony Cunningham  
By: Robert Anthony Cunningham, Co-Trustee

Charlotte Ann Cunningham Fisher  
By: Charlotte Ann Cunningham Fisher, Co-Trustee

ACKNOWLEDGMENT

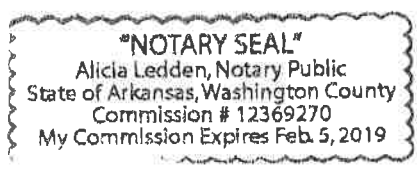
STATE OF Arkansas )  
COUNTY OF Washington ) SS.

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, and appeared in person the within named **Robert Anthony Cunningham and Charlotte Ann Cunningham Fisher, Trustees of The Joyce R. Cunningham Revocable Trust, date August 18, 2010** known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and who stated that he/she/they was/were duly authorized in such capacity to execute the foregoing Warranty Deed by Trustee for and in the name and behalf of said Trust, and further stated and acknowledged that they had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 22 day of January, 2019.

Alicia Ledden  
Notary Public

My commission expires: 2/5/19





**EXHIBIT "A"**

**The Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) and the East One-Eighth (1/8) of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ), less and except one and one-half acres described as beginning at the Southeast corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) and running thence North 12 rods; thence West 20 rods; thence South 12 rods; thence East 20 rods to the place of beginning, all in Section Thirty-two (32), Township Sixteen (16) North of Range Thirty-one (31) West of the Fifth Principal Meridian, Washington County, Arkansas, the property herein conveyed containing 43.5 acres, more or less.**

**Less and Except: A part of Section 32, Township 16 North, Range 31 West, Washington County, Arkansas, described as beginning at the Southeast corner of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 32 and running thence North 12 rods for a place of beginning; thence West 20 rods; thence North 4 rods; thence East 20 rods; thence South 4 rods to the place of beginning, containing 0.5 acres, more or less.**

**Also Less and Except: A part of Section 32, Township 16 North, Range 31 West, Washington County, Arkansas, described as beginning at the Southeast corner of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 32 and running thence North 264 feet for a place of beginning; thence West 330 feet; thence North 40 feet; thence East 330 feet; thence South 40 feet to the place of beginning, containing less than 0.5 acres, more or less.**

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



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

**Real Estate Transfer Tax Stamp**

Proof of Tax Paid



File Number: 1900171-103

**Grantee:** SILVA PROPERTIES LLC  
**Mailing Address:** 12198 LITTLE ELM RD  
FARMINGTON AR 727300000

**Grantor:** ROBERT ANTHONY CUNNINGHAM AND CHARLOTTE ANN  
**Mailing Address:** CUNNINGHAM FISHER, TRUSTEES OF THE JOYCE R. CUNNINGHAM  
REV TRUST DTD 8/18/10  
P O BOX 328  
PRAIRIE GROVE AR 727530000

**Property Purchase Price:** \$705,000.00  
**Tax Amount:** \$2,326.50

**County:** WASHINGTON  
**Date Issued:** 01/22/2019  
**Stamp ID:** 591202304

Washington County, AR  
I certify this instrument was filed on  
1/23/2019 8:51:38 AM  
and recorded in REAL ESTATE

File# 2019-00001892  
Kyla Silvester - 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): Silva Properties LLC

Grantee or Agent Name (signature): by Waco Title as agent Date: 1/22/19

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

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

**Washington Water Authority  
A Project of the Rural Development Authority**

PO Box 178  
12567 US Highway 62 West  
Farmington, AR 72730  
Phone (479) 267-2111  
Fax (479) 267-5945

August 6, 2019

Bates & Associates, INC.  
Silva Properties LLC  
7230 S Pleasant Ridge  
Farmington, AR 72730

**RE: Silva Little Elm Subdivision – Farmington August Tech Review**


Dear Mr. Bates/Silva,

Washington Water Authority has reviewed the first submittal of the aforementioned project for the City of Farmington and offers the following commentary. Please note, all comments provided below are based on the information provided at the time of submittal and may change, or become more detailed, as the project progresses through municipal review, and/or as the project develops.

- 1) Please fill out a “Request for Water Service” found on the Washington Water Authority website ([www.washingtonwater.org](http://www.washingtonwater.org)). Final pricing for meter installation will be prepared upon receipt of the application.
- 2) This portion of the property is within a possible fire protection zone. If additional fire hydrants are requested by the Farmington Fire Marshall, please add location and construction details to the construction plans.

We look forward to continuing to review the project as it progresses. If you have any questions or need additional information, please feel free to call.

Sincerely,



Zak Johnston, P.E.  
Staff Civil Engineer

Cc: File

Date: 7/25/2019  
City: Farmington  
Name: Silva Little Elm Subd

Comments:

1. Any relocation or extension of the existing facilities that have to be built for this subdivision will be at full cost to the developer.
2. All lot corners must be marked with lot numbers clearly written on the stakes before construction will begin.
3. There will be extra charges to the Developer when extra time and materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
4. **Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat.**
5. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared the developer may be subject to extra charges from Ozarks for clearing the easement.
6. Please contact Ozarks Electric when construction begins and again when construction is within three months of completion.  
Wes Mahaffey At (479)263-2167 Or [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com)

Additional Comments:

- a. ALL U.E. given look good

CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Silva Properties, LLC.

Date: 8-6-19

Project Name: Silva Little Elm Subdivision

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: PGTELCO

Name: SHANE BELL  
479-841-0980

---

2\*underground telephone lines paralleling Bethel  
Blacktop on the South side are not shown on  
the plat.

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1- underground fiber optic cable paralleling  
Little Elm Road on the West side is not shown  
on the plat.

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Utility easements as shown on the plat are fine.

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

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

Applicant: Silva Properties, LLC.

Date: 8-6-19

Project Name: Silva Little Elm Subdivision

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  
for Landscape Ordinance

If a formal entryway into subdivision is planned, see Article XI. Landscaping of Residential Development Entryway(s) for requirements.

If no formal entryway is planned, there are no other landscaping ordinance requirements for subdivisions.

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

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

Applicant: Silva Properties, LLC

Date: August 6, 2019

Project Name: Silva Little Elm Subdivision

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.

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Representing: City of Farmington Name: Melissa McCarville

1. In lieu of charging the \$2,000.00 application fee we are willing to charge engineering fees as they accumulate. We will bill the engineer or the developer monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding plan for development of the subdivision should be in the paper no later than 10 days prior to the planning commission meeting. Proof of publication must be provided when it is available.
4. The revised plan should be submitted by next Tuesday, August 13<sup>th</sup> by 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: Silva Properties, LLC

Date: August 6, 2019

Project Name: Silva Little Elm Subdivision – Preliminary Plat

Engineer/Architect: Bates & Associates, Inc.

---

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

---

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Drainage Report:
  - a. The report's conclusion that the development will increase the peak runoff from the site is unacceptable.
  - b. The report states that a detention pond will be constructed later. This is not acceptable. The detention pond must be constructed with the infrastructure of the subdivision, prior to Final Plat. The detention design must be a "Final" design at the time of Preliminary Plat. **Due to the lack of information of the detention pond, this project will be tabled. Since this change will be sufficient, this project will have to be resubmitted for a future Technical Plat Review. The next submittal date for Technical Plat Review is August 20<sup>th</sup>.**
  - c. The lots will have to drain freely downstream. The depression in Basin 2 will have to be corrected.

The following should also be addressed before resubmittal.

3. The owner needs to sign the application.
4. Bethel Blacktop and Little Elm are Minor Arterials that require a 70' right-of-way and 48' road back of curb to back of curb. Show the improvements on your half of these roads.
5. Add Street Lights at 300' spacing.
6. Provide a Preliminary Grading Plan for the subdivision improvements.
7. Provide the septic soil testing report that justifies the lot size.
8. A septic lid is shown along the western property line of Lot 1. Show the existing septic system and state what will be done with it.



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

Applicant: Silva Properties, LLC

Date: August 6, 2019

Project Name: Silva Little Elm Subdivision – Preliminary Plat

Engineer/Architect: Bates & Associates, Inc.

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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.

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Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Drainage Report:
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  - c. The lots will have to drain freely downstream. The depression in Basin 2 will have to be corrected. **Detention Added**

The following should also be addressed before resubmittal.

3. The owner needs to sign the application. **Owner will sign application.**
4. Bethel Blacktop and Little Elm are Minor Arterials that require a 70' right-of-way and 48' road back of curb to back of curb. Show the improvements on your half of these roads. **70' R/W added to plans. Developer will ask for variance from street improvements.**
5. Add Street Lights at 300' spacing. **Developer is asking for variance from streetlight requirement.**
6. Provide a Preliminary Grading Plan for the subdivision improvements. **Grading Plan provided.**
7. Provide the septic soil testing report that justifies the lot size. **Information will be provided when available**
8. A septic lid is shown along the western property line of Lot 1. Show the existing septic system and state what will be done with it. **Legend incorrect - this is a wellhead.**

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

Applicant: Silva Properties, LLC.

Date: 8-6-19

Project Name: Silva Little Elm Subdivision

Engineer/Architect: Bates & Associates, Inc.

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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

need 1 hydrant at west end of property

Hydrant & detail added.

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

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Washington Water Authority  
A Project of the Rural Development Authority  
PO Box 178  
12567 US Highway 62 West  
Farmington, AR 72730  
Phone (479) 267-2111  
Fax (479) 267-5945

August 6, 2019

Bates & Associates, INC.  
Silva Properties LLC  
7230 S Pleasant Ridge  
Farmington, AR 72730

**RE: Silva Little Elm Subdivision – Farmington August Tech Review**

Dear Mr. Bates/Silva,

Washington Water Authority has reviewed the first submittal of the aforementioned project for the City of Farmington and offers the following commentary. Please note, all comments provided below are based on the information provided at the time of submittal and may change, or become more detailed, as the project progresses through municipal review, and/or as the project develops.

- 1) Please fill out a “Request for Water Service” found on the Washington Water Authority website ([www.washingtonwater.org](http://www.washingtonwater.org)). Final pricing for meter installation will be prepared upon receipt of the application. Form will be filled out.
- 2) This portion of the property is within a possible fire protection zone. If additional fire hydrants are requested by the Farmington Fire Marshall, please add location and construction details to the construction plans. Additional hydrant added.

We look forward to continuing to review the project as it progresses. If you have any questions or need additional information, please feel free to call.

Sincerely,



Zak Johnston, P.E.  
Staff Civil Engineer

Cc: File

CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Silva Properties, LLC.

Date: 8-6-19

Project Name: Silva Little Elm Subdivision

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: PGTELCO

Name: SHANE BELL

479-841-0980

*2- underground telephone lines paralleling Bethel  
Blacktop on the South side are not shown on  
the plat. Underground lines added.*

*1- underground fiber optic cable paralleling  
Little Elm Road on the West side is not shown  
on the plat. Underground line added.*

*Utility easements as shown on the plat are fine.*

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

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

Applicant: Silva Properties, LLC.

Date: 8-6-19

Project Name: Silva Little Elm Subdivision

Engineer/Architect: Bates & Associates, Inc.

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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*  
*for Landscape Ordinance*

*If a formal entryway into subdivision is planned, see Article XI. Landscaping of Residential Development Entryway(s) for requirements.*

*If no formal entryway is planned, there are no other landscaping ordinance requirements for subdivisions.*

Detention pond added to plans, with landscaping and fence.

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



**Bates &  
Associates, Inc.**

**Civil Engineering & Surveying**

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

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

August 20, 2019

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

RE: Silva Little Elm Subdivision – Preliminary Plat

Dear City Staff,

Mark Silva, represented by Bates & Associates, Inc, proposes a Preliminary Plat at the southwest corner of the intersection of Bethel Blacktop and Little Elm Rd, within the Planning Area of Farmington, Arkansas. The subject Washington County Parcel Numbers is 001-12416-000. The subject property is designated as Tract 2 per a tract split filed in Washington County Court Records Book 2019, Page 2030. The total acreage of the site before Master Street Plan Right-of-Way dedication is 12.36.

The proposed development will consist of 7 single-family residential lots. The property is within the Washington Water Authority's jurisdiction and is served by an existing 8" water main along the south right-of-way of Bethel Blacktop, as well as a 12" water main along the western right-of-way of Little Elm Rd. Sewer service will be provided by individual septic systems. A 5' sidewalk will be constructed along the dedicated right-of-way by each individual home builder.

At the previous Technical Review Meeting, this project was tabled because of lack of detention. Detention has been added to Lot 6, with associated landscaping and fencing requirements. There was also a request for street improvements along Bethel Blacktop and Little Elm, including streetlights. Mr. Silva is requesting a variance from these requirements. There was also a request for soils information to justify the lot size. At the time of resubmittal, this information was not available. We will provide the information as soon as we receive it.

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

Sincerely,

Geoff Bates, P.E.

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

Applicant: Silva Properties, LLC

Date: September 3, 2019

Project Name: Silva Little Elm Subdivision – Preliminary Plat

Engineer/Architect: Bates & Associates, Inc.

---

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

---

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Submit Application for Variance/Waiver and pay fee for street improvements and street lights. Include exact request with application.
3. Drainage improvements with easement will be required from the detention pond outlet to the subdivision's western property line. The flow will have to be returned to a sheet flow condition prior to discharging off-site.
4. Drainage Report:
  - a. The lots will have to drain freely downstream. The depression in Basin 2 will have to be corrected. This has not been sufficiently addressed with the resubmittal.
  - b. Where is the off-site detention pond? Will this be constructed with this development?
  - c. This drainage report is extremely confusing. A meeting prior to Planning Commission submittal will be required to discuss this drainage report between the engineer of record and our office. Please call to set up this meeting.

CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Silva Properties, LLC.

Date: 9-3-19

Project Name: Silva Little Elm Subdivision

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 Department Name: Mark Cunningham

ok

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

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

Applicant: Silva Properties, LLC.

Date: 9-3-19

Project Name: Silva Little Elm Subdivision

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, AR

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

**1.** Landscape Ordinance does not require the extensive landscaping shown on detention pond, Preliminary Plat page 04.

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

**A. Detention Pond and Water Quality Pond Landscaping:**

- (1) Several areas around detention pond shall be provided with low shrubs or grass plants for better appearance.
- (2) Pond landscaping plants or shrubs shall be of a type and variety that prevents clogged drains.

Some landscaping is needed, but child safety issues must also be considered in selection of vegetation. Note that A. (1) says "low shrubs or grass plants". Suggest replacing Shamrock Holly (mature height of 6-8' tall x 6-8' wide) and Adagio Maiden Hair Fern (4'-5' tall x 5' wide) with lower-growing vegetation.

**2.** For detention ponds, mulch is not required other than light mulching at initial planting.

**3.** If formal entryway into subdivision will be created, refer to Entryway requirements Article XI. Landscaping of Residential Development Entryways beginning on p. 12 of ordinance.

**4.** If a small neighborhood park is not a part of this subdivision at a ratio of .02 acres (870 square feet) of land for each single family dwelling unit then a fee of \$600 for each single family unit shall be paid into the Farmington City Parks & Development Fund. See XII. Dedication and Landscaping of Neighborhood Parks.

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

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

Applicant: Silva Properties, LLC.

Date: 9-3-19

Project Name: Silva Little Elm Subdivision

Engineer/Architect: Bates & Associates, Inc.

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

---

Representing: Ozarks Name: Wes Mahaffey  
Will Need 2D AutoCad File.

Everything else looks good.

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

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

Applicant: Silva Properties, LLC.

Date: 9-3-19

Project Name: Silva Little Elm Subdivision

Engineer/Architect: Bates & Associates, Inc.

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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: WWA Name: Zak Johnson, P.E.

- 1) A water service request will need to be filed with the WWA office. Forms can be found @ [washingtonwater.org](http://washingtonwater.org). Costs of meters must be paid before final plat will be signed.
  - 2) Please call out location of proposed Fire Hydrant. Hydrant will be constructed by WWA and owner will be invoiced.
  - 3) Water main along Bethel Blacktop is shown to be "Field-Verified". If main is found to be within ROW, it will need to be relocated at owners expense.
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Received By: \_\_\_\_\_

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# Water & Environmental Testing of NWA, LLC

4170 Tara Street  
Springdale, AR 72762  
479-466-6117

Silva Properties  
Little Elm & Bethel Blacktop Road Property 001-12416-000  
Farmington, Arkansas

July 6, 2019

To Whom It May Concern,

Upon inspection of the property named above in Washington County, pits were dug on each of the proposed lots of the property to be reviewed by Piper Satterfield of Arkansas Department of Health. Lots 1-3 have been developed and the remaining lots will be phase 2.

Pit & Lot #	Brief SWT	Mod SWT	Adj SWT	Loading rate
1	29		29	0.75
2		22	22	0.44
3	26	28	27	0.68
4		28	28	0.73
5	25	29	28	0.73
6		26	26	0.64
7	19 Mn		19	0.75
8	24		24	0.75
9	20	24	23	0.49
10	24		24	0.75
11	20	26	24	0.54
12	26	28	27	0.68
13	24	26	25	0.59
14	24	26	25	0.59

As per Arkansas Department of Health guidelines, the soil is suitable for any Standard Septic system. All lots are sized for 3-Bedroom House. Septic Lines are set with 10' spacing on contour with the lay of the land.

Permits for the septic systems on all lots should be submitted to the Local Health Unit for inspection and approval. If you have any further questions, please call me at 479-466-6117.

Sincerely,

  
Linda Mayo Tillery, Designated Representative, AR License 1451570

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

Applicant: Silva Properties, LLC

Date: September 3, 2019

Project Name: Silva Little Elm Subdivision – Preliminary Plat

Engineer/Architect: Bates & Associates, Inc.

---

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---

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. **Submit Application for Variance/Waiver and pay fee for street improvements and street lights. Include exact request with application.** Variance application included with resubmittal.
3. **Drainage improvements with easement will be required from the detention pond outlet to the subdivision's western property line. The flow will have to be returned to a sheet flow condition prior to discharging off-site.** Drainage Easement added.
4. **Drainage Report:**
  - a. **The lots will have to drain freely downstream. The depression in Basin 2 will have to be corrected. This has not been sufficiently addressed with the resubmittal.** Area will be regraded.
  - b. **Where is the off-site detention pond? Will this be constructed with this development?** No off-site detention pond. Existing culvert under road restricts flow so upstream runoff acts as detention.
  - c. **This drainage report is extremely confusing. A meeting prior to Planning Commission submittal will be required to discuss this drainage report between the engineer of record and our office. Please call to set up this meeting.**

Time constraints prevented setting up a meeting before resubmittal. Meeting will be scheduled before Planning Commission.

CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Silva Properties, LLC.

Date: 9-3-19

Project Name: Silva Little Elm Subdivision

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 Department Name: mark Cunningham

ok

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

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

Applicant: Silva Properties, LLC.

Date: 9-3-19

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Representing: City of Farmington, AR

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

**1.** Landscape Ordinance does not require the extensive landscaping shown on detention pond, Preliminary Plat page 04.

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

**A. Detention Pond and Water Quality Pond Landscaping:**

- (1) Several areas around detention pond shall be provided with low shrubs or grass plants for better appearance.
- (2) Pond landscaping plants or shrubs shall be of a type and variety that prevents clogged drains.

Some landscaping is needed, but child safety issues must also be considered in selection of vegetation. Note that A. (1) says "low shrubs or grass plants". Suggest replacing Shamrock Holly (mature height of 6-8' tall x 6-8' wide) and Adagio Maiden Hair Fern (4'-5' tall x 5' wide) with lower-growing vegetation.

**2.** For detention ponds, mulch is not required other than light mulching at initial planting.

**3.** If formal entryway into subdivision will be created, refer to Entryway requirements Article XI. Landscaping of Residential Developmet Entryways beginning on p. 12 of ordinance.

**4.** If a small neighborhood park is not a part of this subdivision at a ratio of .02 acres (870 square feet) of land for each single family dwelling unit then a fee of \$600 for each single family unit shall be paid into the Farmington City Parks & Development Fund. See XII. Dedication and Landscaping of Neighborhood Parks.

Landscape Plan revised to address comments.

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

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

Applicant: Silva Properties, LLC.

Date: 9-3-19

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Representing: Ozarks Name: Wes Mahaffey  
Will Need 2D AutoCad File.

Everything else looks Good.

Will provide CAD file.

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

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

Applicant: Silva Properties, LLC.

Date: 9-3-19

Project Name: Silva Little Elm Subdivision

Engineer/Architect: Bates & Associates, Inc.

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Representing: WWA Name: Zak Johnson P.E.

- 1) A water service request will need to be filed with the WWA office. Forms can be found @ [washingtonwater.org](http://washingtonwater.org). Costs of meters must be paid before final plat will be signed.
- 2) Please call out location of proposed Fire Hydrant. Hydrant will be constructed by WWA and owner will be in-charge.
- 3) Water main along Bethel Blocktop is shown to be "Field-Verified". If main is found to be within ROW, it will need to be relocated at owners expense.

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Water service requests will be submitted and costs paid before signing of Final Plat

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Location of fire hydrant (northwest corner of lot 1) shown on previous submittal. Annotation removed for clarity.

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Location of water main will be field verified.

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

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# Water & Environmental Testing of NWA, LLC

4170 Tara Street  
Springdale, AR 72762  
479-466-6117

Silva Properties  
Little Elm & Bethel Blacktop Road Property 001-12416-000  
Farmington, Arkansas

July 6, 2019

To Whom It May Concern,

Upon inspection of the property named above in Washington County, pits were dug on each of the proposed lots of the property to be reviewed by Piper Satterfield of Arkansas Department of Health. Lots 1-3 have been developed and the remaining lots will be phase 2.

Pit & Lot #	Brief SWT	Mod SWT	Adj SWT	Loading rate
1	29		29	0.75
2		22	22	0.44
3	26	28	27	0.68
4		28	28	0.73
5	25	29	28	0.73
6		26	26	0.64
7	19 Mn		19	0.75
8	24		24	0.75
9	20	24	23	0.49
10	24		24	0.75
11	20	26	24	0.54
12	26	28	27	0.68
13	24	26	25	0.59
14	24	26	25	0.59

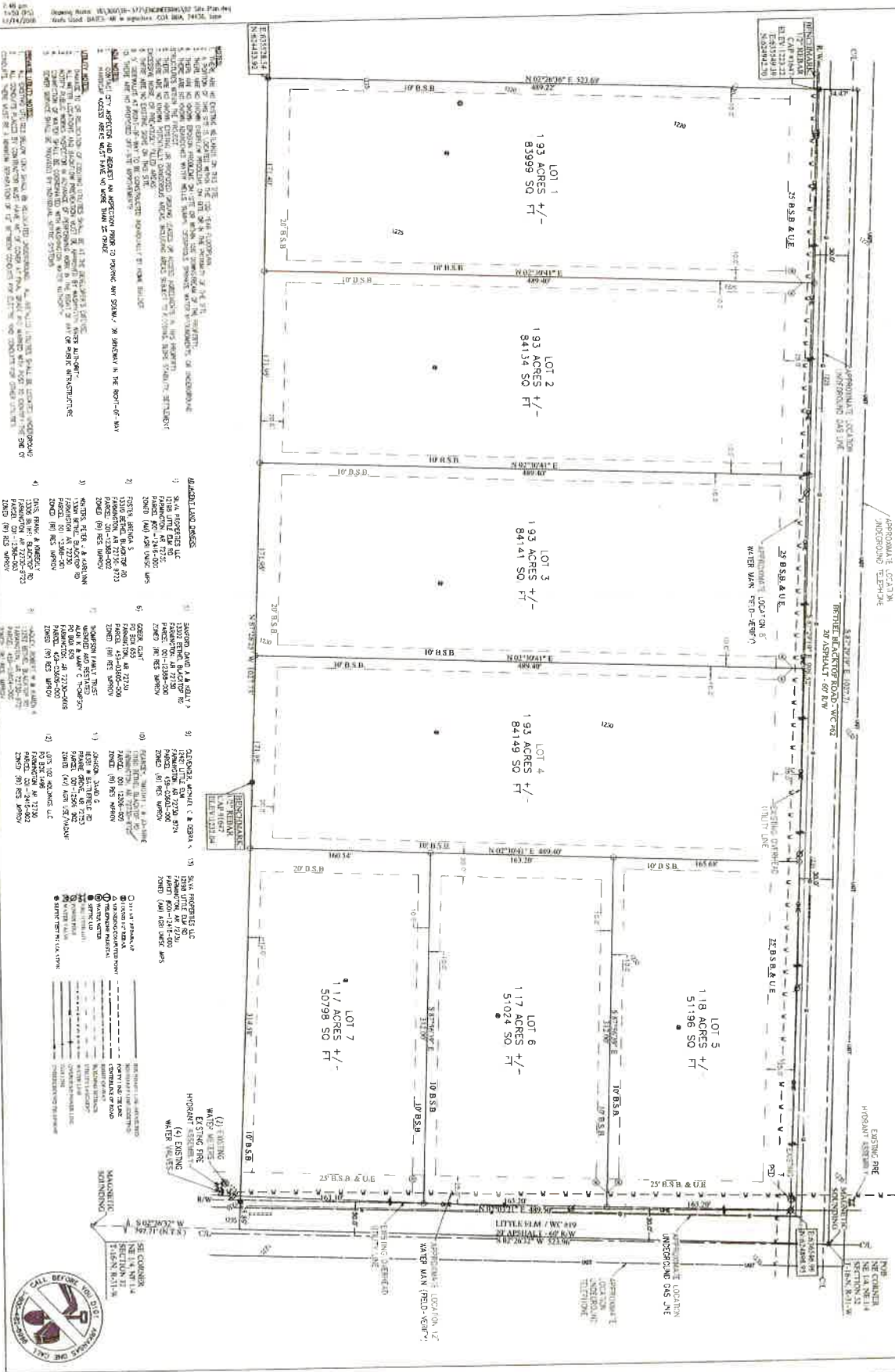
As per Arkansas Department of Health guidelines, the soil is suitable for any Standard Septic system. All lots are sized for 3-Bedroom House. Septic Lines are set with 10' spacing on contour with the lay of the land.

Permits for the septic systems on all lots should be submitted to the Local Health Unit for inspection and approval. If you have any further questions, please call me at 479-466-6117.

Sincerely,

  
Linda Mayo Tillery, Designated Representative, AR License 1451570

TOTAL AREA  
 P1 PARCEL #001 12416-000  
 PER 2016-2030  
 12.56 ACRES +/-  
 (11.24 ACRES +/-  
 PER R/W DEDICATION)



NOTICE: THE USE OF THIS PRELIMINARY PLAT IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE USER OF THIS PRELIMINARY PLAT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PRELIMINARY PLAT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PRELIMINARY PLAT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

- ADJACENT LAND OWNERS**
- 1) SILVA INVESTMENTS LLC  
 12345 SILVA DRIVE  
 FARMINGTON, AR 72430  
 PHONE: (501) 555-1234  
 ZONED: (M) RES. MANSION
  - 2) GREEN ACRES  
 56789 GREEN LANE  
 FARMINGTON, AR 72430  
 PHONE: (501) 555-5678  
 ZONED: (M) RES. MANSION
  - 3) HORIZON REALTY TRUST  
 91011 HORIZON BLVD  
 FARMINGTON, AR 72430  
 PHONE: (501) 555-9101  
 ZONED: (M) RES. MANSION
  - 4) ONE STATE AVENUE  
 12345 STATE AVENUE  
 FARMINGTON, AR 72430  
 PHONE: (501) 555-1234  
 ZONED: (M) RES. MANSION
  - 5) GREEN ACRES  
 56789 GREEN LANE  
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  - 7) SILVA INVESTMENTS LLC  
 12345 SILVA DRIVE  
 FARMINGTON, AR 72430  
 PHONE: (501) 555-1234  
 ZONED: (M) RES. MANSION

**NOTICE TO CONTRACTORS**

1) ALL UTILITIES SHOWN ARE BASED ON RECORD PLATS AND FIELD SURVEY. CONTRACTORS SHOULD VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

2) THE USER OF THIS PRELIMINARY PLAT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3) THE USER OF THIS PRELIMINARY PLAT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

4) THE USER OF THIS PRELIMINARY PLAT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CALL BEFORE YOU DIG  
 800-4-A-SAFE-DIG

**Bates & Associates, Inc.**  
 Civil Engineering & Surveying  
 7236 S. Pleasant Ridge Drive Phone: 479.442.9350 Fax: 479.621.9350  
 Fayetteville, Arkansas 72704

SILVA LITTLE ELM SUBDIVISION  
 PRELIMINARY PLAT  
 PRELIMINARY PLAT  
 FARMINGTON, ARKANSAS

DATE	BY	REVISION

REGISTERED PROFESSIONAL ENGINEER  
 No. 0010  
 State of Arkansas

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**Bates &  
Associates, Inc.**

**Civil Engineering · Land Surveying · Landscape Architecture**

7230 S. Pleasant Ridge Dr. Fayetteville, AR 72704

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

[www.nwabatesinc.com](http://www.nwabatesinc.com)

### **Silva Little Elm Subdivision – Legal Description**

**A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG THE EAST LINE THEREOF S02°26'32"W 523.96', THENCE LEAVING SAID EAST LINE N87°28'25"W 1027.73' TO AN EXISTING REBAR, THENCE N02°26'36"E 523.69' TO THE NORTH LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID NORTH LINE S87°29'19"E 1027.71' TO THE POINT OF BEGINNING, CONTAINING 12.36 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN BETHEL BLACKTOP ROAD RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT, SUBJECT TO THAT PORTION IN LITTLE ELM ROAD RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.**



**Bates &  
Associates, Inc.**  
Civil Engineering & Surveying

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

August 10, 2019

**RE: Silva Little Elm Subdivision Preliminary Plat**

To whom it may concern,

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

---

NOTICE OF PUBLIC MEETING

An application for Preliminary Plat at the property described below has been filed with the City of Farmington on the 20<sup>th</sup> day of August, 2019.

Part of Parcel 001-12416-000 (per 2019-2030):

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG THE EAST LINE THEREOF S02°26'32"W 523.96', THENCE LEAVING SAID EAST LINE N87°28'25"W 1027.73' TO AN EXISTING REBAR, THENCE N02°26'36"E 523.69' TO THE NORTH LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID NORTH LINE S87°29'19"E 1027.71' TO THE POINT OF BEGINNING, CONTAINING 12.36 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN BETHEL BLACKTOP ROAD RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT, SUBJECT TO THAT PORTION IN LITTLE ELM ROAD RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

12.36 acres, Southwest of the intersection of Bethel Blacktop Road and Little Elm Road, Farmington, Arkansas.

The Applicant requests a Preliminary Plat for a Subdivision.

A public meeting to consider this request for variance at the above described property will be held on the 23<sup>rd</sup> day of September, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

---

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

Sincerely,

Geoffrey H. Bates, P.E.

**Bates & Associates, Inc.**



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

August 20, 2019

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

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

12.36 acres, Southwest of the intersection of Bethel Blacktop Road and Little Elm Road  
Location

Mark Silva – Silva Properties, LLC  
Owned by

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

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

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



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

**APPLICATION:**

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

Date of preliminary plat approval: 11-26-18

Date of grading permit: 03-12-19

Date of final infrastructure inspection: TBD

Engineering Fees Paid yes no

**Development site address or location:** 65 N DOUBLE SPRINGS ROAD

**GENERAL INFORMATION:**

**Primary Contact Person:** Geoff Bates

**Business Name:** Bates & Associates, Inc

**Address:** 7230 S. Pleasant Ridge Dr

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

**Phone:** 479-442-9350 **Email:** geoff@batesnwa.com

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

**Name:** Bleaux Barnes

**Business Name:** D&B of Northwest Arkansas, LLC

Address: PO Box 1146

City: Farmington State AR Zip Code 72730

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

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

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


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

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

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

 Date: 8/21/19

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

 Date: 8/21/19

By: Blessie Barnes  
D/B of NWA, LLC



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

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.			N/A - Not required
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:			N/A - Not required
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.			N/A - Not required
<b>Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)</b>			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	✓		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	✓		
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:			N/A - Not required
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 - 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.			N/A - Not required
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.	✓		
<b>Proposed and Existing Streets, Rights-of –way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all 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.	✓		
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.)	✓		
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.			N/A - No offsite 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.			N/A - Not required
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.			N/A - Not required for Final Plat
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			N/A - not required
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.			N/A - Not Required
14. Indicate location and type of garbage service (Large Scale	✓		

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.	✓		
16. Draft of covenants, conditions and restrictions, if any.		✓	TBD
17. Draft POA agreements, if any.		✓	TBD
18. A written description of requested variances and waivers from any city requirements.			N/A - No Variances
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	✓		N/A - Not required
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.*

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

Applicant: D & B of Northwest Arkansas, LLC

Date: November 5, 2018

Project Name: D&B Subdivision – Final Plat (formerly Engles Park)

Engineer/Architect: Bates & Associates, Inc.

---

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

---

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. All addresses need to be shown on plat.
3. Label centerline with bearing, distances and curvature information.

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

Applicant: D & B of Northwest Arkansas, Inc.

Date: 9-3-19

Project Name: D & B Subdivision

Engineer/Architect: Bates & Associates, Inc.

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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.

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Representing: City of Farmington, AR

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

**1.** Did not provide landscaping plans for detention pond as required by the Landscape Ordinance.

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

**A.      Detention Pond and Water Quality Pond Landscaping:**

- (1)      Several areas around detention pond shall be provided with low shrubs or grass plants for better appearance.
- (2)      Pond landscaping plants or shrubs shall be of a type and variety that prevents clogged drains.

When choosing vegetation, child safety issues must be considered in selection of vegetation. Choose lower-growing vegetation.

**2.** For detention ponds, mulch is not required other than light mulching at initial planting.

**3.** A formal entryway and landscaping of entryway is NOT a mandatory requirement. However, if formal entryway is planned, refer to Entryway requirements Article XI. Landscaping of Residential Development Entryways beginning on p. 12 of ordinance; due to heavy traffic on Double Springs Road, only very low vegetation should be used.

**4.** If a small neighborhood park is not a part of this subdivision at a ratio of .02 acres (870 square feet) of land for each single family dwelling unit then a fee of \$600 for each single family unit shall be paid into the Farmington City Parks & Development Fund. See XII. Dedication and Landscaping of Neighborhood Parks.

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

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CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: D & B of Northwest Arkansas, Inc.

Date: 9-3-19

Project Name: D & B Subdivision

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.

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Representing: City of Farmington Name: Rick Bramall

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Dainah Gilbert asked me not to sign off until street names have been approved

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

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

Applicant: D & B of Northwest Arkansas, Inc.

Date: 9-3-19

Project Name: D & B Subdivision

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Representing: Fire Dept. Name: Mark Cunningham  
Fire Hydrant between lot 7 + 8

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



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

Applicant: D & B of Northwest Arkansas, Inc.

Date: 9-3-19

Project Name: D & B Subdivision

Engineer/Architect: Bates & Associates, Inc.

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Representing: Ozarkes                      Name: Des Mahaffey

All Looks Good

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

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CITY OF  
**FAYETTEVILLE**  
**ARKANSAS**

August 27, 2019

**Project Closeout Checklist —D&B Subdivision**

~~Crossed-Off~~ items have been completed and accepted.

*Red text* are comments and/or status descriptors.

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Prior to **Project Acceptance** (Final Plat, Certificate of Occupancy, or Temporary Certificate of Occupancy) the following items must be performed or provided to the satisfaction of the Engineering Department:

- The work shown on the civil site package must be complete and the items on the final punch list completed.  
**Pending Final Inspection**
- One (1) set of as-built drawings of the complete project (excluding details) as a hard copy, digital file .dwg, and PDF format;
  - Public infrastructure and services shall be surveyed after installation in relation to easements, property lines, and rights-of-way.
    - More than 2 ft deviation of design alignment of shall require new easement dedication or adjustment of the utility/storm drain.
  - Sanitary Sewer elevations must be verified and updated. (Elevations out of design tolerance must be corrected)
  - Subdivisions of land must include linework of all final plat lot lines, easements, etc. in the required CAD file (.dwg file).
  - As-builts should include the following information in a table: Linear Feet of new public streets, sidewalk (categorized by width), waterline, and sanitary sewer. Square feet of newly dedicated right-of-way.
- Unit price construction costs for review and approval and a single 2 year maintenance bonds in the amount of 25% of the public improvements; **Provide unit price estimate of bond amount for review prior to issuing the bond.**
- Certification that the water and sewer lines, etc., were installed per approved plans and City of Fayetteville requirements;
  - Provide all Inspection Reports; approved submittals; Data Forms from Utility Specifications (Including Consultants sewer TV report); compaction test results, etc...
  - Proof of Inspection and Certification Letter from Engineer of Record responsible for Retaining Walls.

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

Applicant: D & B of Northwest Arkansas, LLC

Date: November 5, 2018

Project Name: D&B Subdivision – Final Plat (formerly Engles Park)

Engineer/Architect: Bates & Associates, Inc.

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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.

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Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat. Addresses will be provided when available from City of Fayetteville 911
2. All addresses need to be shown on plat. addressing
3. Label centerline with bearing, distances and curvature information. Bearings, distances, and curvature (C20) information provided with previous submittal.

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

Applicant: D & B of Northwest Arkansas, Inc.

Date: 9-3-19

Project Name: D & B Subdivision

Engineer/Architect: Bates & Associates, Inc.

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479-267-1022 jhorne923@gmail.com

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- Landscaping plans provided with Preliminary Plat submittal, and during review process  
- All applicable fees will be paid.

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

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

Applicant: D & B of Northwest Arkansas, Inc.

Date: 9-3-19

Project Name: D & B Subdivision

Engineer/Architect: Bates & Associates, Inc.

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Representing: City of Farmington Name: Rick Bramall

Dainah Gilbert asked me not to  
sign off until street names have  
been approved

Street names have (Kinniburgh Drive / Isabella Place) been approved by Fayetteville 911 coordinator.  
Addressing is in progress, and will be provided when available.

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

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

Applicant: D & B of Northwest Arkansas, Inc.

Date: 9-3-19

Project Name: D & B Subdivision

Engineer/Architect: Bates & Associates, Inc.

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Representing: Fire Dept.

Name: Mark Cunningham

Fire Hydrant between lot 7+8

Fire hydrant provided between lots 6&7.

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

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

Applicant: D & B of Northwest Arkansas, Inc.

Date: 9-3-19

Project Name: D & B Subdivision

Engineer/Architect: Bates & Associates, Inc.

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Representing: Ozarks Name: Des MakarFey

All Looks Good

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



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

Applicant: D & B of Northwest Arkansas, Inc.

Date: 9-3-19

Project Name: D & B Subdivision

Engineer/Architect: Bates & Associates, Inc.

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Representing: City of Fayetteville Name: Josh Boccaccio

1. The water/sewer utilities must be accepted by the City of Fayetteville Engineering Division prior to signing the Final Plat.

2. Attached is the closeout checklist for this project. Please schedule a walk through with the assigned Public Works Inspector prior to the final inspection.

Walk through will be scheduled, and all pertinent checklist items will be addressed.

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



**August 27, 2019**

**Project Closeout Checklist —D&B Subdivision**

~~Crossed Off~~ items have been completed and accepted.

*Red text* are comments and/or status descriptors.

---

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

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**Bates &  
Associates, Inc.**

Civil Engineering & Surveying

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

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

September 6, 2019

**RE: Redbird Subdivision – Final Plat**

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Sunday, September 8, 2019. Please provide us with an affidavit of publication when the notice has run.

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NOTICE OF PUBLIC MEETING

An application for a Final Plat at the property described below has been filed with the City of Farmington on 20<sup>th</sup> day of August, 2019.

Parcels 760-01339-000, 760-01340-000, 760-01337-000, & 760-01335-000:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID FORTY ACRE TRACT WHICH IS N88°14'59"W 150.03' FROM AN EXISTING NAIL MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°25'57"W 249.38', THENCE S88°07'07"E 150.03' TO THE EAST LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID EAST LINE S02°25'57"W 203.59', THENCE LEAVING SAID EAST LINE N88°06'30"W 798.00' TO AND ALONG THE NORTH LINE OF NORTH RIDGE SUBDIVISION, THENCE LEAVING SAID NORTH SUBDIVISION LINE N02°25'26"E 202.98', THENCE S87°43'26"E 57.32' TO AN EXISTING REBAR, THENCE S88°05'23"E 215.76' TO AN EXISTING REBAR, THENCE N04°23'37"E 225.23', THENCE S88°14'59"E 347.21', THENCE N02°25'57"E 24.48', THENCE S88°14'59"E 20.00' TO THE POINT OF BEGINNING, CONTAINING 5.65 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN DOUBLE SPRINGS ROAD AND WOLFE LANE RIGHTS-OF-WAY ON THE EAST AND NORTH SIDES OF HEREIN DESCRIBED PROPERTY AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

65 N Double Springs Road, Farmington, Arkansas.

The Applicant requests a Final Plat for a Subdivision.

A public meeting to consider this request for variance at the above described property will be held on the 23<sup>rd</sup> day of September, 2019, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

---

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

Sincerely,

Geoffrey H. Bates, P.E.

**Bates & Associates, Inc.**



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

September 6, 2019

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

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

5.65 acres, located at 65 N. Double Springs Road, Farmington, Arkansas  
Location

D&B of Northwest Arkansas, LLC  
Owned by

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

A public hearing on said application will be held by the Farmington Planning Commission at  
**Farmington City Hall, 354 W. Main St. on September 23rd at 6:00 p.m.**

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

Sincerely,

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

# Parcel Map

