



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 25, 2017***

**A meeting of the Farmington Planning Commission will be held on  
Monday, September 25, 2017 at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - August 28, 2017
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARING**
  - A. **Variance Request:** requesting variance from MF-2 zoning requirements – lot size  
**Property owned by:** Cedar Mountain Properties, LLC.  
**Property Location:** Old Farmington Rd.  
**Presented by:** Geoff Bates – Bates & Associates
  - B. **Variance Request:** requesting variance from height limitations  
**Property owned by:** Farmington School District #6  
**Property Location:** 12329 N. Hwy 170  
**Presented by:** Geoff Bates – Bates & Associates
  - C. **Sign Ordinance** - Billboards
5. **NEW BUSINESS**
  - A. **Large Scale Development:** Old Farmington Rd. Townhouses  
**Property owned by:** Cedar Mountain Properties, LLC.  
**Property Location:** .94 acres on Old Farmington Rd, south of Collier Drug Building  
**Presented by:** Geoff Bates - Bates & Associates
  - B. **Large Scale Development:** Farmington Public Schools  
**Property owned by:** Farmington Public Schools  
**Property Location:** 12329 N. Hwy 170  
**Presented by:** Geoff Bates – Bates & Associates

**Planning Commission Minutes  
August 28, 2017**

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

**PRESENT**

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

**ABSENT**

Matt Hutcherson

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

**2. Approval of Minutes:** July 24, 2017 minutes were approved as written.

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

**PUBLIC HEARING**

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

Jeremy Scott Sharpshair, owner of Lot 9, again presented his rationale for the lot split request after having been denied approval at the July 24, 2017 meeting.

- 1) Septic approval for 4 out of 5 test sites to support septic system lines.
- 2) Regarding setting precedent mentioned at the July meeting, he said Commission had approved one lot of .91 acres and in addition there are 40+ lots in the subdivision that are not one acre in size.
- 3) He does not think new home on split lot will cause more runoff on neighbor (Mr. and Mrs. Houser at 376 Eagle Ridge) to the east.

City Administrator Melissa McCarville said that conditions could be put on a variance.

City Attorney Steve Tennant noted that great concerns about drainage are always an issue, and asked Mr. Sharpshair if he would agree to such thing as an engineer's study of water flow and drainage and also having a compaction test to check about the stability of the soil since a pond had once been on this lot. Mr. Sharpshair said he would agree to such a proposal.

In Public Comment, Janette Houser, whose home is adjacent to lot in question to the east, made her appeal that the lot not be split with concerns about flooding onto her property. She also questioned how Mr. Sharpshair could bring another request back to the Planning Commission. Melissa McCarville said that he could actually bring it before the Planning Commission every month if he chose to do so. She also questioned if the .86 acre lot was a sufficient septic drain field. She said that some of the neighbors who signed the petition Mr. Sharpshair took around were given the impression that a street could be built there if a house was not put there.

After further discussion, it was determined that that stipulations could be made a part of approval of the lot split.

Chairman Robert Mann called for question to approve variance request for lot-split for Lot 9 in Twin Falls Addition, Phase 1, on Eagle Ridge, requested by Jeremy Scott and Jennifer Sharpshair, owners, contingent upon the following conditions being met before a building permit will be issued:

- 1) A Grading Permit must be obtained as per the requirements in the Farmington Grading, Erosion Control, and Stormwater Pollution Prevention Ordinance.
- 2) Builder must submit for review an engineered foundation design.

Motion passed unanimously.

**4B. Variance Request From Street Improvement on Old Farmington Road Property,** Cedar Mountain Properties, LLC owner, presented by Geoff Bates – Bates & Associates

City Business Manager Melissa McCarville reminded that the City does not generally waive street improvements unless it is a rare case such as waiving street improvements for the new Farmington High School since the Highway Department will be working on Highway 170 soon.

City Engineer Chris Brackett felt that a curbed street would be necessary for that location.

There were no comments from citizens.

Chairman Mann called for question to approve variance which would allow street improvements to be waived for the Old Farmington Road development located behind Colliers Drug Store. All Commissioners presented voted “No” and the variance request was denied.

**4C. Rezoning request from A-1 to MF-1. Location: 30.19 acres at South 54<sup>th</sup> Street and Woolsey Farm Road (Farmington Heights Phase 2) -** Property owned by Indian Territory, LLC. Presented by Ferdi Fourie, Civil Design Engineers

Engineer Ferdi Fourie explained the location of proposed development which would be adjacent to recently approved Farmington Heights residential subdivision. The proposal is for duplexes on 80 lots, which would equal 160 residential units. He was asked why not ask to rezone for houses, but developer felt this would be a good fit for this area.

Steve Tennant read from a letter from the City of Fayetteville Planning Office, sent because the proposed rezoning is adjacent to Fayetteville. They were opposed to the rezoning, saying it was not an appropriate land use to fit in with what was in surrounding area.

Citizens were invited to comment and long-time resident Ashley Swaffar of 5581 Sellers Road spoke against the rezoning. She stated that such high-density housing would lower residents’ property values and the already narrow roads would become even more crowded and dangerous. Further, she was fearful that water from this high-density development would flood neighboring properties.

Chairman Mann called for question to rezone 30.19 acres of land located at South 54<sup>th</sup> Street and Woolsey Farm Road from A-1 to MF-1. Upon vote, all Commissioners voted “No.” Rezone request failed.

## **NEW BUSINESS**

### **5.A. Large Scale Development – Old Farmington Rd. Townhouses – behind 197 E. Main (Colliers Drug) , property owned by Collier Diversification Specialties, LLC.**

Representatives asked to table this item and it was agreed to.

### **5.B. Large Scale Development: Farmington Village (Briar Rose Expansion) at 60 E. Main, property owned by Larry Bowden.**

Geoff Bates explained that the proposal would include a small shopping center, patio, smoker and dining facilities.

There was lengthy discussion on this proposal and concerns were noted by City Engineer Chris Brackett. He asked for corrections and clarifications and when returned to him it still was not corrected and even at this time, Mr. Brackett had concerns and could not give his approval at this time. After more discussion it was suggested that the LSD be approved with the condition that Geoff Bates would have to work with Chris Brackett to make corrections. Gerry Harris noted that this concept had been brought to the Planning Commission many months ago and did not think one more month would be a hardship for Mr. Bates to make corrections and resubmit the Large Scale Development for Planning Commission approval.

There was no comment from citizens.

Chris Brackett’s memo with comments and conditions was presented to the Commissioners and is shown below in its entirety:

The Large Scale Development Plan for the Farmington Village has been reviewed and we cannot recommend that the Planning Commission approve the current plan based on the detention design does not meet the requirements to be considered a final design.

The Farmington Drainage Criteria Manual (DCM) states in the requirements of the Preliminary Drainage Report that the detention pond design shall be a “final” design in sufficient detail to establish a final size, depth, location and detail requirements to justify or prove the application of detention. In our opinion, the current design does not meet this requirement.

If the Planning Commission decides to approve this plan against our recommendation, this approval should be conditional on the following comments:

1. All work within the Arkansas Highway and Transportation Department (AHTD) right-of-way must be reviewed and approved by AHTD.
2. All connections to the water and sanitary sewer systems must be approved by the City of Fayetteville.

3. A Flood Plain Development Permit will be required for this project prior to construction plan approval.
4. A completed Grading Permit Application and fee must be submitted prior to final acceptance of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
5. After a final review set of plans and drainage report has been accepted by MWY, the applicant should submit to MWY three (3) sets of full-size plans and two (2) sets of half-size plans, and two (2) copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

The following comments were not fully addressed from the Technical Plat Review. These items can be addressed in the construction plan submittal.

No. 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.

No. 6 Show the 100-Year Flood Boundary from the 1996 Corp Flood Hazard Study on this plat.

No. 7 The ADA requires 1 handicap space per 25 parking spaces provided up to 100 spaces. Add one additional handicap space to meet this requirement.

No. 8 Label the greenspace and width for the new sidewalk along Highway 62.

No. 9 The extension of Valley Drive will have to be built to City Street Standards up to this property. I assume the lines shown on the plat are the existing Right-of-Way for Valley Drive; please label.

Chairman Mann called for question to approve Large Scale Development for Farmington Village (Briar Rose Expansion) located at 60 East Main contingent upon:

City Engineer's and conditions recommendations 1. through 5. and No. 1, No. 6, No. 7, No. 8, and No. 9 in memo dated August 28, 2017 be met

AND, that Chris Brackett meet with project engineer Geoff Bates to carefully work out details to Chris Brackett's satisfaction.

Voting "Yes": Howard Carter, Jay Moore, Toni Bahn, Bobby Wilson. Voting "No": Gerry Harris and Judy Horne.

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

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Judy Horne - Secretary

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Robert Mann - Chair

# City of Farmington Application for Variance



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

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

Address: 930 East Parks Street, Prairie Grove Fax: \_\_\_\_\_

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

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

Property Owner: Cedar Mountain Properties, LLC Day Phone: \_\_\_\_\_

Address: P.O. Box 1194, Fayetteville, AR Fax: \_\_\_\_\_

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

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

### Property Description

Site Address - East Old Farmington Rd

Current Zoning -- MF-2

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

Type of variance requested and reason for request:

The Applicant requests a variance from the MF-2 Zoning District's density requirement of 6,000 sq. ft. per unit. This property underwent a Property Line Adjustment to meet the density requirement. Master Street Plan Right-of-Way Dedication was not considered in the attempt to meet the density requirements. The resulting density is 1 unit per 5,311 sq. ft. However, the proposed development will have a lot coverage of 20%, while the requirement is that it shall not exceed 40%

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:

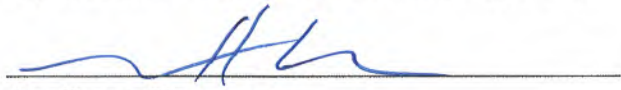
**NOTICE OF PUBLIC MEETING**

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 9-5-17

Applicant Signature

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

\_\_\_\_\_ Date \_\_\_\_\_

Owner/Agent Signature

# RECEIPT

DATE 9-13-17

No. 564600

RECEIVED FROM Bates & Associates \$25.00

Twenty five & no / 100. DOLLARS

FOR RENT

FOR for variance for density requirements

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

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_  
BY B. Coleman



01



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

File **2012-00012509**

WARRANTY DEED  
LIMITED LIABILITY COMPANY

KNOW ALL MEN BY THESE PRESENTS:

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

20246-11

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

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

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

Collier Landholdings, LLC, an  
Arkansas limited liability company

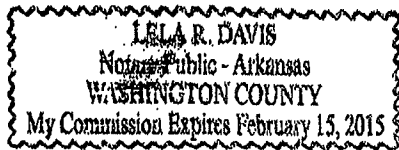
By: C. M. Collier  
Managing member

**ACKNOWLEDGMENT**

STATE OF ARKANSAS )  
COUNTY OF Washington ) ss.

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

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



Lela R. Davis  
Notary Public

*mailing statement to: Collier Diversification Specialists, LLC*

*100 W. Dickson  
Fayetteville, AR 72701*

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

Grantee Bonnie Elizabeth Agent  
Address 380 Brent Street Dr 5  
Fayetteville, AR

EXHIBIT "A"

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

ALSO

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

ALSO

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

ALSO

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

# City of Farmington Application for Variance



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

Applicant: Farmington Public Schools Day Phone: 479-266-1860

Address: 278 W. Main Street Fax: \_\_\_\_\_

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

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

Property Owner: Farmington School District #6 Day Phone: \_\_\_\_\_

Address: 42 S. Double Springs Rd Fax: \_\_\_\_\_

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

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

### Property Description

Site Address - 12329 N Hwy 170

Current Zoning -- School

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:

The Applicant requests a variance from height limitations for this development. Due to the required capacity of the football stadium bleachers, the Press Box will exceed the restriction of 40' in height. The proposed maximum height of the Press Box is approximately 70'.

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 9-5-17 \_\_\_\_\_  
Applicant Signature

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

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

**RECEIPT**

DATE 9-13-17

No. 540301

RECEIVED FROM Bates & associates

\$25.00

Twenty five & no/100 DOLLARS

FOR RENT  
 FOR variance - height limitations

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

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_  
BY B. Coleman

ORDINANCE NO. 2017-\_\_\_\_\_

AN ORDINANCE TO \_\_\_\_\_

---

FOR THE CITY OF FARMINGTON

WHEREAS,

WHEREAS,

WHEREAS, .

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMINGTON, ARKANSAS:

Section 1: Digital billboards (smartboards) shall be permitted subject to acquiring a conditional use permit and meeting the following regulations.

A. Placement. Digital billboards shall only be permitted to replace existing legally nonconforming off-site signs. The existing off-site signs shall be removed prior to installation of the digital billboard that is replacing is replacing the off-site signs being removed.

B. Location.

a. Signs Per Lot. Only one (1) digital billboard sign structure shall be permitted per lot. Double sided signs shall be permitted.

b. Zoning. Digital billboards shall only be permitted in districts.

c. Setback. Digital billboards shall be placed behind the front, side and rear setback of the district and shall not be placed within 250 feet of a residential zone.

50' from closest part of sign

C. Dimensions.

a. Maximum Height. Digital billboards shall not exceed 45' in height when adjacent to Hwy 62. Digital billboard height is measured from the street grade that the sign is oriented toward.

b. Maximum Sign Area. Digital billboards shall not exceed 300 sq. ft. in sign area when adjacent to Hwy. 62. The size of the replacement digital billboard may not exceed the size of the existing off-site sign removed.

D. Display.

a. Static Messages. Such displays shall contain static messages only, and shall not have movement, or the appearance or optical illusion of movement, during the static display period, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination of the flashing, scintillating or the varying of light intensity during the static display period.

b. Dwell Time and Transition Time. Messages on digital billboards shall be displayed for a minimum dwell time of eight (8) seconds and maximum transition time between messages shall not exceed one (1) second.

E. Lighting.

a. Maximum Brightness. Digital billboards shall not operate at brightness levels of more than 0.3 foot candles above ambient light, as measured using a foot candle meter at a distance of 150' for a 12 X 24 board. Documentation shall be provided to the City at a time of permit issuance certifying the digital billboard has been set to be incapable of exceeding .3 foot candles above ambient light.

b. Light Sensing Device. Each display must have a light sensing device that will adjust the brightness as ambient light conditions change.

F. Landscaping. All digital billboards shall be landscaped in accordance with Sec. 801.9D.3 Freestanding Signs - Nonresidential District, Sign Landscaping and meet the following requirement: Trees and shrubs shall be selected such that the mature height of the selected species



is tall enough to reach the base of the sign face. For monument style boards, low lying shrubs may be used in place of tree requirements at a ratio of 1:1.

G. Malfunction Default. Each digital billboard shall have a default mechanism built in to either turn the display off or show "full black" on the display in the event of a malfunction.

H. Display Technology. The technology currently being deployed for digital billboards is LED (light emitting diode), but there may be alternate, preferred and superior technology available in the future. Any other technology that operated under the maximum brightness stated in F(a) above shall not require an ordinance change for approval.

I. Display of Emergency Information. Owners of digital billboards are encouraged to coordinate with the local authorities to display, when appropriate, emergency information important to the traveling public including, but not limited to Amber Alerts or emergency management information.

J. Public Service and Community Charitable Advertisements

K. Maintenance. The maintenance, repair, cleaning and replacements of parts of the digital component shall be expressly allowed regardless of the conformity of the structure or site. This also applies should the sign and/or digital components become damaged.

L. Sign Support. Digital billboards shall be independent of support from any building and shall be structurally erected as a freestanding pole sign only, unless proposed support is approved by Planning Commission. Horizontal sign anchoring, such as torsion bars, shall be located behind the sign face(s). No skirting of support arms shall be permitted. Pole and sign frame shall be rust free and free of peeling paint.

PASSED AND APPROVED this \_\_\_\_ day of September, 2017.

APPROVED:

By: \_\_\_\_\_  
Ernie Penn, Mayor

ATTEST:

By: \_\_\_\_\_  
Kelly Thomas, City Clerk

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

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

Applicant: Jerry Coyle - Coyle Enterprises Day Phone: 479-267-5847  
 Address: 930 East Parks St, Prairie Grove Fax: \_\_\_\_\_  
 Representative: Geoff Bates Day Phone: 479-442-9350  
 Address: 4230 S. Pleasant Ridge Dr Fax: \_\_\_\_\_  
                     Coller Diversification  
 Property Owner: Specialties, LLC Day Phone: \_\_\_\_\_  
 Address: 197 E. Main St, Farmington, AR Fax: \_\_\_\_\_

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

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

For office use only: Fee paid \$ \$500.00 Date 4-18-17 Receipt # 564538

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

Property Description

Site Address -- 197 E. Main St, Farmington

Current Zoning -- MF-2

Attach legal description

*(Old Farmington Rd Townhouses)*

Financial Interests

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

Coyle Enterprises

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

 Date 4-18-17  
 Applicant Signature

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

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

## LSD/Subdivision Application Checklist:

Yes No N/A, why?

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. *	✓		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).	✓		
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).	✓		
<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.	✓		
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.	✓		
<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:	✓		
a. Provide structure location and types.			
b. Provide pipe types and sizes.			
2. Regarding all proposed sanitary sewer systems	✓		
a. Provide pipe locations, sizes and types.			
b. Manhole locations.			
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site	✓		
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			N/A - NO SEPTIC
5. Regarding all proposed water systems on or near the site:	✓		
a. Provide pipe locations, sizes and types.			
b. Note the static pressure and flow of the nearest hydrant.			
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.			
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)	✓		
a. Locations of all related structures.			
b. Locations of all lines above and below ground.			
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	✓		
<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.	✓		
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.	✓		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	✓		
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)	✓		
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)	✓		
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	✓		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.	✓		
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			N/A - RESIDENTIAL
8. The location and size of existing and proposed signs, if any.	✓		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	✓		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	✓		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	✓		
12. Location of existing and purposed sidewalks.	✓		
13. Finished floor elevation of existing and purposed structures.	✓		
14. Indicate location and type of garbage service (Large Scale	✓		

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

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

**RECEIPT**

DATE 7-18-77

No. 504539

RECEIVED FROM Coye Enterprises

\$ 500.00

Five hundred & no/100 DOLLARS

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

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

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

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

BY B. Coleman

ck # 2151



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

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

Date: May 3, 2017

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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.

---

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Correct Rear Setback in Table on Cover.
3. Show improvements to Old Farmington Road as per the City of Farmington Master Street Plan, including but not limited to curb and gutter, sidewalk and street lights.
4. How will the trash be collected for these buildings?
5. Show all on-site and off-site easements.
6. Will a sanitary sewer extension be required for this site?

Drainage

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

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

Applicant: Jerry Coyle - Coyle Enterprises

Date: 5-2-17

Project Name: Old Farmington Road Townhomes

Engineer/Architect: Bates & Associates, Inc.

---

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

---

Representing: City of Farmington Name: Rick Bramall

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

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

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

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

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

⑥ Contact info for water should be City of Fayetteville

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

⑦ Need to check with Don about addressing each unit.

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



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

Applicant: Jerry Coyle - Coyle Enterprises

Date: 5-2-17

Project Name: Old Farmington Road Townhomes

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Fayetteville

Name: Corey Granderson *hwl*

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

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

## Melissa McCarville

---

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

Melissa,

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

Thanks

---

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



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

Applicant: Jerry Coyle –Coyle Enterprises

Date: 5-2-17

Project Name: Old Farmington Road Townhomes

Engineer/Architect: Bates & Associates, Inc.

---

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

---

Representing: City of Farmington Name: Melissa McCarville

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

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

Applicant: Jerry Coyle - Coyle Enterprises

Date: 5-2-17

Project Name: Old Farmington Road Townhomes

Engineer/Architect: Bates & Associates, Inc.

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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.

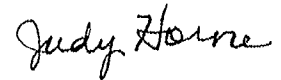
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Representing: City - Landscape Ordinance Name: Judy Horne

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

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

---



Recommendations regarding Landscape Ordinance requirements:

• **Article IV Landscape Site Plan Requirements**

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

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

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

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

**Article V General Provisions**

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

**\*\*Section I.**

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

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

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

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

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

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

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



(4) **Prohibited Mulch:** Rocks, pebbles, white chat, gravel base material, lava rock, shredded rubber, asphalt, concrete, brick pavers, cement pavers.  
(**Exception:** brick or cement pavers may be used in a landscape design as stepping stone walkways.)

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

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

- (a) Developer shall provide complete screening by means of a privacy barrier (wall, or wood privacy fence) a minimum of 6' in height and landscaping in front of fence to provide noise abatement.
- (b) Landscaping in front of the barrier shall consist of as many trees and shrubs as necessary, and of suitable size and density to provide 60% coverage of the physical barrier within two years of planting.
- (c) Tree preservation. In this special screening area, existing shade trees with diameter of eight inches (8") or greater may be included as part of the vegetative screening requirements in a ratio of 1 preserved tree to three new trees.

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

Section B. Trash/Refuse/Garbage Storage Areas Screening

- (1) Shall be located behind the building unless Planning Commission approves another location.
- (2) Shall be located a minimum of fifty (50) feet from any Residential or Multi-Family zoned property
- (3) Shall be screened a minimum of five feet (5') high on all sides by walls constructed of materials matching the primary building, masonry or by wood fencing, and shall have a secure access gate.
- (4) **PROHIBITED:** All types of chain-link fence screening and also plain, unembellished concrete block walls.
- (5) Shall be located on a reinforced concrete slab a minimum of six inches thick and sloped to drain
- (6) Shall be landscaped with some type of vegetation planted in front of sides seen from street, highway, or adjacent residential dwellings. Vegetative screening shall be equally effective in all seasons of the year (evergreen vegetation).

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



**Bates &  
Associates, Inc.**

Civil Engineering & Surveying

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

May 23, 2017

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

RE: Old Farmington Road Townhome Project Letter

Dear City Staff,

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

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

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

Sincerely,

Geoff Bates, P.E.

BI

Doc ID: 014571230003 Type: REL  
Kind: WARRANTY DEED  
Recorded: 05/02/2012 at 03:45:44 PM  
Fee Amt: \$25.00 Page 1 of 3  
Washington County, AR  
Bette Stamps Circuit Clerk  
File **2012-00012509**

WARRANTY DEED  
LIMITED LIABILITY COMPANY

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

Collier Landholdings, LLC, an  
Arkansas limited liability company

By: C. M. Collier  
Managing member

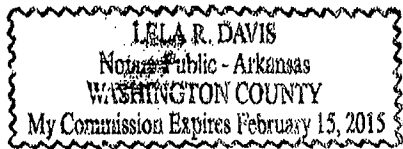
201246-11

ACKNOWLEDGMENT

STATE OF ARKANSAS )  
COUNTY OF Washington ) ss.

On this 2 day of April, 2012, before me a notary public, personally appeared C. Mel Collier, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged that he had executed the same in his capacities for the purposes and considerations therein set forth.

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



Lela R. Davis  
Notary Public

*mail tax statement to: Collier Verification Specialists, LLC*

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

Grantee Brown Electrical Agent  
Address 330 Broad Street Ste 5  
Fayetteville, AR

*100 W. Dickson  
Fayetteville, AR 72701*

EXHIBIT "A"

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

ALSO

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

ALSO

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

ALSO

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

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

To Whom It May Concern:

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

Sincerely,

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

C Mel Collier, CDS, LLC

## Melissa McCarville

---

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

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

Thank You,

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

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



Scheduled for August 18; charge is \$97.50.

Thank you



**Karen Caler**

Legal Advertising Clerk | [kcaler@nwadg.com](mailto:kcaler@nwadg.com)

479-571-6415 |  

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Northwest Arkansas Democrat-Gazette  
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212 N. East Ave. Fayetteville, AR 72701

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

**To:** [kcaler@nwadg.com](mailto:kcaler@nwadg.com)

**Subject:** Public Notice of Development in Farmington, AR

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

Billing Info:

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

Thank You,

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





**Bates &  
Associates, Inc.**

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

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

May 23, 2017

**OLD FARMINGTON ROAD TOWNHOMES LSD - LEGAL DESCRIPTION**

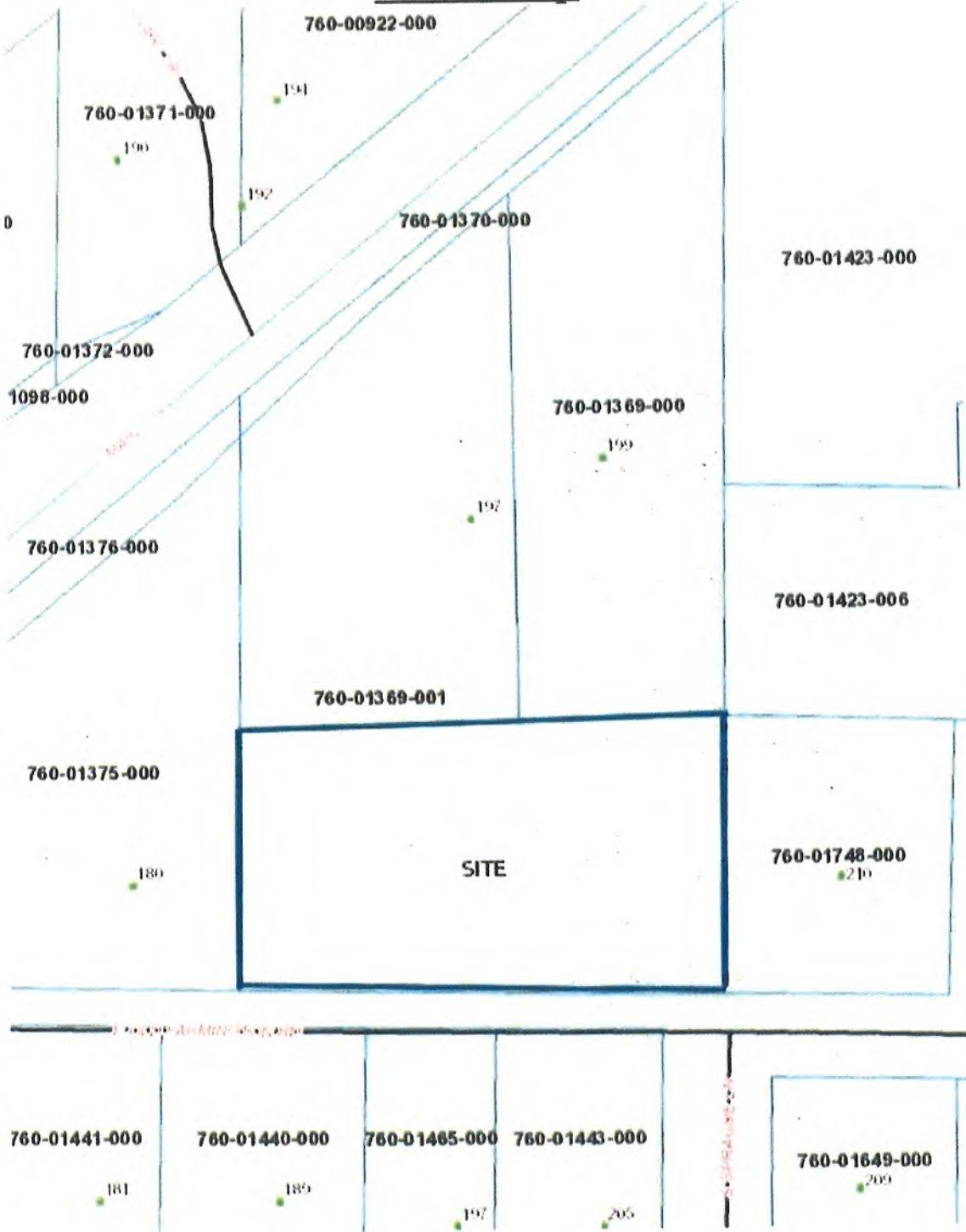
**LEGAL DESCRIPTION (PART OF PARCEL 760-01369-001, SUBJECT TO TRACT SPLIT):**

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

Sincerely,

Jason Young  
Project Manager  
Bates & Associates, Inc.

# Parcel Map





**Bates &  
Associates, Inc.**

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

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

May 23, 2017

### NOTICE OF PUBLIC HEARING

Dear Adjacent Property Owner,

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

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

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

Sincerely,

Jason Young  
Project Manager  
Bates & Associates, Inc.



**Bates &  
Associates, Inc.**

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

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

May 23, 2017

RE: Old Farmington Road Townhomes Large Scale Development

To whom it may concern,

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

NOTICE OF PUBLIC MEETING

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

Part of Parcel 760-01369-001:

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

Layman's Description:

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

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

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

Sincerely,

Jason Young  
Project Manager  
Bates & Associates, Inc.



**Bates &  
Associates, Inc.**

**Civil Engineering & Surveying**

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

May 23, 2017

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

RE: Old Farmington Rd Townhomes Large Scale Development

Dear City Staff,

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

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

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

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

City of Farmington  
Application and Checklist  
Large Scale Development

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

Applicant: Farmington Public Schools Day Phone: 479-266-1860

Address: 278 W. Main Street Fax: \_\_\_\_\_

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

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

Property Owner: Same as Applicnt Day Phone: \_\_\_\_\_

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

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

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

For office use only:

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

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

Property Description

Site Address -- 12329 N Hwy 170

Current Zoning -- School

Attach legal description

Financial Interests

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

Farmington School District

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 8-22-17  
Applicant Signature

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

\_\_\_\_\_  
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 <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. *	✓		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).	✓		
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).	✓		
<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.	✓		
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.	✓		
<b>Existing Utilities and Drainage Improvements (Copy of the <u>Drainage Criteria Manual</u> can be obtained from the City of Farmington)</b>			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	✓		
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:	✓		
a. Provide structure location and types.			
b. Provide pipe types and sizes.			
2. Regarding all proposed sanitary sewer systems	✓		
a. Provide pipe locations, sizes and types.			
b. Manhole locations.			
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site	✓		
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.	✓		
5. Regarding all proposed water systems on or near the site:	✓		
a. Provide pipe locations, sizes and types.			
b. Note the static pressure and flow of the nearest hydrant.			
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.			
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)	✓		
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.	✓		
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.	✓		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	✓		
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)	✓		
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)	✓		
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	✓		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.	✓		
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)	✓		
8. The location and size of existing and proposed signs, if any.	✓		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	✓		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	✓		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	✓		
12. Location of existing and purposed sidewalks.	✓		
13. Finished floor elevation of existing and purposed structures.	✓		
14. Indicate location and type of garbage service (Large Scale	✓		

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

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

**RECEIPT**

DATE 8/23/17

No. 564594

RECEIVED FROM Bates and Associates \$ 500.00

five hundred dollars and no/100 DOLLARS

FOR RENT  
 FOR large scale develo - Farmington schols.

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

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_  
BY Shasta



**Bates &  
Associates, Inc.**

**Civil Engineering & Surveying**

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

August 22, 2017

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

RE: Farmington High School Football and Track Fields Large Scale Development Project Letter

Dear City Staff,

Farmington High School is proposing a Large Scale Development on Washington County Parcels #760-03106-001, #765-03200-000, & #760-03199-000. The proposed development consists of an outdoor Football/Soccer field (with associated bleacher stands, press boxes, and locker rooms), an outdoor track and field facility (with associated bleacher stands and press box), an indoor field house, and two parking lots to serve these facilities.

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

August 22, 2017

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

RE: Farmington High School Football and Track Field

Dear City Staff,

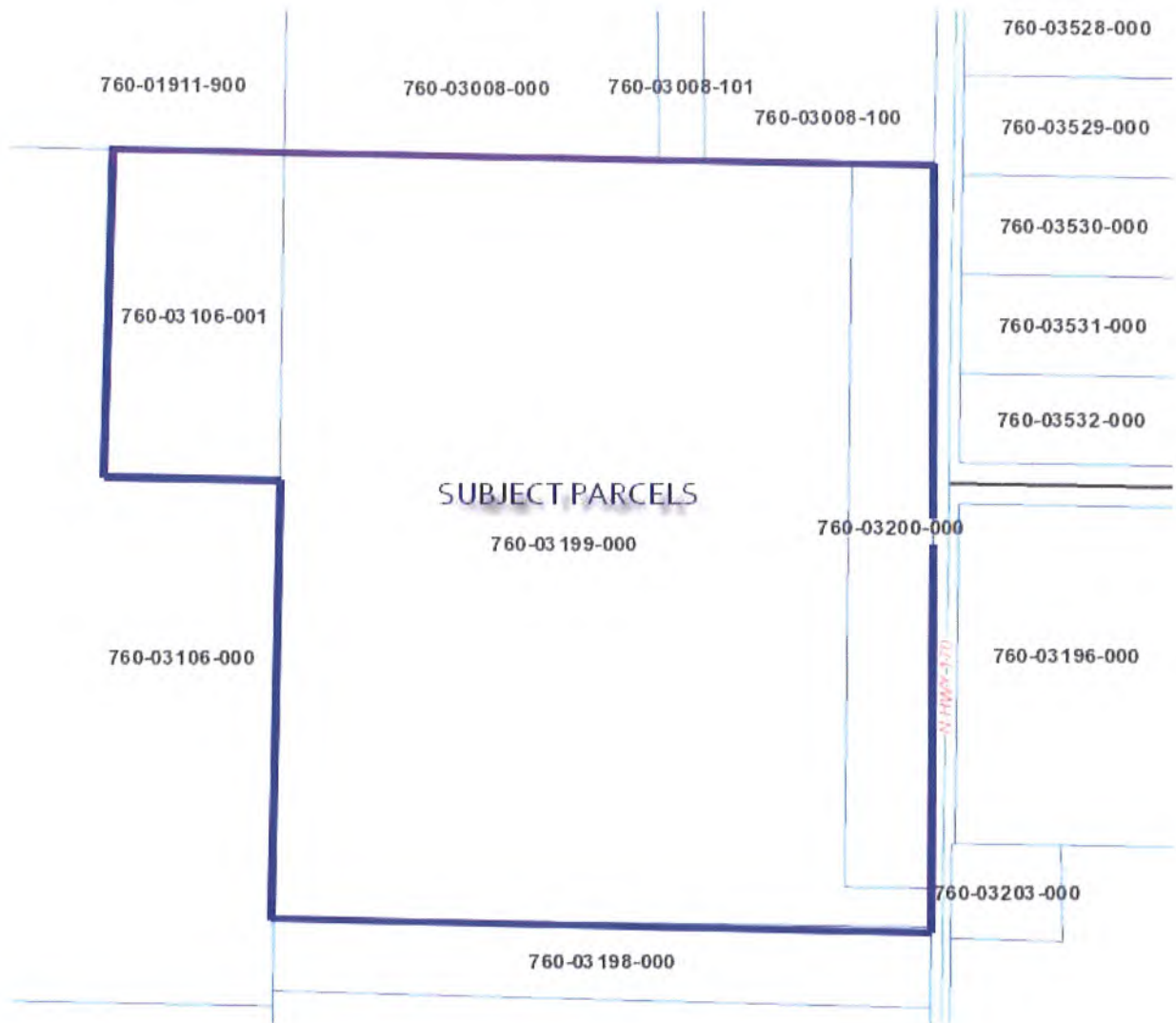
Please see the attached Parcel Map and list of Adjoining Property owners for the Farmington High School Football and Track Field Large Scale Development.

ADJACENT LAND OWNERS (PARCELS #760-03106-001, #765-03200-000 & #760-03199-000):

- 1) 760-03008-000, 760-03008-101  
CITY OF FARMINGTON  
PO BOX 150  
FARMINGTON, AR 72730  
ZONED: PARK
- 2) 760-03008-100  
FARMINGTON UNITED METHODIST CHURCH INC  
PO BOX 42  
FARMINGTON, AR 72730  
ZONED: R-1
- 3) 760-03529-000  
TAYLOR, DARRIN L & TRACY M  
12394 N HWY 170  
FARMINGTON, AR 72730-9671  
ZONED: RE-1
- 4) 760-03530-000  
JOHNSON, JUSTIN J & ALISON  
12362 HWY 170  
FARMINGTON, AR 72730  
ZONED: RE-1

- 5) 760-03531-000  
DAVIS, RICHARD K  
12348 N HWY 170  
FARMINGTON, AR 72730-9671  
ZONED: RE-1
  
- 6) 760-03532-000  
UNRATH, RONALD A & JUDITH N  
10990 BLUE SKY RD  
FARMINGTON, AR 72730  
ZONED: RE-1
  
- 7) 760-03196-000  
LACY, ALEX B JR & MARY LOIS  
12266 N HWY 170  
FARMINGTON, AR 72730-9670  
ZONED: RE-1
  
- 8) 760-03203-000, 760-03198-000, 760-03106-000  
MASHBURN, MICHAEL H  
PO BOX 4628  
FAYETTEVILLE, AR 72702  
ZONED: RE-1 / R-1
  
- 9) 760-01911-900  
FARMINGTON COMMERCIAL LLC  
12771 TYLER RD  
FARMINGTON, AR 72730  
ZONED: R-1

# PARCEL MAP







**Bates &  
Associates, Inc.**

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

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

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

August 22, 2017

**Farmington High School Football and Track Field Large Scale Development**

**LEGAL DESCRIPTION**

PARCELS: #760-03106-001, #765-03200-000 & #760-03199-000:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, AND ALSO A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, ALL BEING LOCATED IN TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A EXISTING ALUMINUM MONUMENT MARKING THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35 AND RUNNING THENCE S89°59'52"E 1317.17' TO AN EXISTING RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, THENCE S00°02'52"E 1486.32' TO AN EXISTING COTTON SPINDLE, THENCE S89°59'06"W 1319.88' TO AN EXISTING REBAR, THENCE N00°03'24"E 850.72', THENCE S89°58'07"W 342.00', THENCE N00°03'24"E 636.00', THENCE N89°58'07"E 342.00', TO THE POINT OF BEGINNING, CONTAINING 50.00 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN ARKANSAS STATE HIGHWAY #112 RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Sincerely,

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



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

August 22, 2017

RE: Farmington High School Football and Track Fields Large Scale Development

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Friday, September 15th. Please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for a Large Scale Development at the property described below has been filed with the City of Farmington on the 22<sup>nd</sup> day of August, 2017.

Parcels #760-03106-001, #765-03200-000 & #760-03199-000:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, AND ALSO A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, ALL BEING LOCATED IN TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A EXISTING ALUMINUM MONUMENT MARKING THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35 AND RUNNING THENCE S89°59'52"E 1317.17' TO AN EXISTING RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, THENCE S00°02'52"E 1486.32' TO AN EXISTING COTTON SPINDLE, THENCE S89°59'06"W 1319.88' TO AN EXISTING REBAR, THENCE N00°03'24"E 850.72', THENCE S89°58'07"W 342.00', THENCE N00°03'24"E 636.00', THENCE N89°58'07"E 342.00', TO THE POINT OF BEGINNING, CONTAINING 50.00 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN ARKANSAS STATE HIGHWAY #112 RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

50 Acres, located at the site of The Farmington High School Performing Arts Center at 12329 N Hwy 170.

The Applicant requests an outdoor football & soccer field, an outdoor track field, and an indoor field house, with associated parking lots.

A public meeting to consider this request for a Residential Development & Variance at the above described property will be held on the 25th day of September, 2017, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Sincerely,

Jason Young  
Project Manager  
Bates & Associates, Inc.



**Bates &  
Associates, Inc.**

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

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

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

August 22, 2017

## **NOTICE OF PUBLIC HEARING**

Dear Adjacent Property Owner,

Farmington High School is proposing a Large Scale Development on Washington County Parcels #760-03106-001, #765-03200-000, & #760-03199-000, located at the current site of the Farmington High School Performing Arts Center on N Hwy 170 in Farmington. The proposed development consists of an outdoor Football/Soccer field (with associated bleacher stands, press boxes, and locker rooms), an outdoor track and field facility (with associated bleacher stands and press box), an indoor field house, and two parking lots to serve these facilities.

A hearing on these applications will be held by the Farmington Planning Commission on Monday, September 25, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington Arkansas. All interested persons are invited to attend.

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

Sincerely,

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

CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT

P. 1

Applicant: Farmington Public Schools

Date: 9-5-17

Project Name: FHS Football Field & Track – Large Scale Development

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 Name: Judy Hoine  
Landscape Ordinance Requirements

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Parking lots with sixty (60) or more spaces are to be landscaped and designed with parking lot islands.

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See Article IX Parking Lot Landscaping in Commercial (C-1), Commercial (C-2), Multifamily (MF-1) Multifamily-2 (MF-2), Residential Office (RO) MHP, and I zoning districts (and Residential if applicable)

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This article is located on pp. 10-11 of the City of Farmington revised Landscape Ordinance of May 16, 2016. (See attached pages.)

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See Article VII Landscaped Side & Back Perimeter Requirements for buffering between high school classroom building and athletic complex: 1 shade tree or one ornamental tree and 3 shrubs per each  
Received By: 35 feet. Massing or grouping encouraged.

Continued →

CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Farmington Public Schools

Date: 9-5-17

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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 Name: Judy Horne  
Landscape Ordinance Requirements

Regarding perimeter landscaping, please see attached research summaries regarding the positive effects of landscaped school grounds on students' academic success, attention, stress reduction, and behavior.

See also  
Article X. Auxiliary Landscaping/Shielding  
A. Detention pond and water Quality landscaping.

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

**ARTICLE IX     PARKING LOT LANDSCAPING IN COMMERCIAL C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL OFFICE (R-O), MOBILE HOME PARK (MHP), INDUSTRIAL (I) ZONING DISTRICTS, AND RESIDENTIAL (IF APPLICABLE)**

- A.     Purpose.** To improve appearance of parking lot; to create a safe parking area for pedestrians and motorists; where feasible, to preserve existing trees, or plant new trees to provide shade; to provide buffer from headlight glare and noise between adjacent properties, and to ensure privacy of residents living adjacent to parking areas.
- B.     Applicability.** Zones include: COMMERCIAL (C-1) , COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL OFFICE (R-O), MOBILE HOME PARK (MHP), and INDUSTRIAL (I). Parking lot islands and landscaping requirements shall apply to any new development or addition for which a parking lot is required with sixty (60) spaces or greater and which requires a building permit from the City of Farmington.
- C.     General Provisions.**
- (1) Each island shall be landscaped with a minimum of one hardy shade tree OR ornamental tree, OR low-maintenance shrubs unless waived by Planning Commission due to safety purposes.
  - (2) Landscaping shall not block motorist or pedestrian view.
  - (3) Landscape design of parking island areas may vary based on layout restrictions of the property.
  - (4) Preservation of large, healthy existing trees eight inch (8") diameter or larger is encouraged and will be applied toward required tree substitution of one existing tree for three (3) new trees.
  - (5) Minimum size of shade trees and ornamental trees at planting shall be:  
Shade tree: 2.5" diameter @ 4.5 feet above ground  
Ornamental tree: 1.5" diameter @ 4.5 feet above ground
  - (6) Hardwood mulch, turf grass and/or evergreen groundcover shall be used in each island.
  - (7) When Planning Commission waives tree/shrub requirement due to safety considerations, parking island shall be landscaped with turf grass, low ornamental grass, groundcover, mulch, or a combination of these.
- D.     Special Screening Standards for Parking Lot Adjacent To Residential Uses**

Commercial development adjacent to a residential use, shall meet increased landscaping standards to minimize noise and light glare and to ensure residents' privacy

- (1) Physical barrier to provide full screening shall be a minimum of six feet (6') in height and may consist of wood or masonry fencing, rock or brick walls, berms, or a combination of these methods. Berm construction shall not be used if it will cause flooding.
- (2) Trees and/ or shrubs shall be placed in front of the barrier (on commercial development side) to reduce parking lot noise.

- (3) Trees and/or shrubs planted shall provide 60% coverage of the physical barrier within two (2) years.
- (4) At least one-fourth of the trees and shrubs shall be of an evergreen type that maintain leaves year round.
- (5) Tree preservation. Existing healthy shade or specimen trees with diameter of eight inches (8") or greater and existing large shrubs may be included as a portion of the landscape screening, reducing required new trees in ratio of 1 existing tree for 3 new trees.

**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.

**B. Trash/Refuse/Garbage Storage Areas Screening**

- (1) Shall be located behind the building unless Planning Commission approves another location.
- (2) Shall be located a minimum of fifty (50) feet from any Residential or Multi-Family zoned property.
- (3) Shall be screened a minimum of five feet (5') high on all sides by walls constructed of materials matching the primary building, masonry or by wood fencing, and shall have a secure access gate.
- (4) **PROHIBITED:** All types of chain-link fence screening and plain, unembellished concrete block walls.
- (5) Shall be located on a reinforced concrete slab a minimum of six inches thick and sloped to drain.
- (6) Shall be landscaped with some type of vegetation planted in front of sides seen from street, highway, or adjacent residential dwellings. Vegetative screening shall be equally effective in all seasons of the year.

**C. Mechanical Equipment Screening**

- (1) All roof, ground, and wall-mounted mechanical equipment such as air handling equipment, compressors, ductwork, transformers and elevator equipment located within 150 feet of a

street or highway right-of-way, residential housing, or public park areas, shall be screened from view or positioned so that they are not highly visible.

## Landscaping's Positive Effects on Students in Schools

<https://deepblue.lib.umich.edu/handle/2027.42/61641>

Abstract: High school students today are experiencing unprecedented levels of school related stress. At the same time, a growing body of research has linked views of and access to natural features with stress reduction and restoration from mental fatigue.

How important are such views and access to students while they are at school? This study investigated 101 public high schools in southeastern Michigan to examine the role played by the availability of nearby natural environments in the academic achievement and behavior of high school students. All analyses controlled for student socio-economic status, racial/ethnic makeup, building age, and size of enrollment.

The results reveal that nature exposure beneficially affects student performance. Specifically, views with greater quantities of natural features (e.g., trees, shrubs) from classroom as well as cafeteria windows were associated with higher standardized test scores, graduation rates, and percentages of students planning to attend college, and lower occurrences of criminal behavior. In addition, school policies of allowing students to eat lunch outdoors and to leave campus during lunch were related to enhanced test scores and college plans.

This study also investigated the influences that specific features of the high school and surrounding landscapes can have on students. Greater quantities of viewable natural features near student lunch sites were found to be positively related to test scores, graduation rates, and intentions to attend college. In addition, the results suggest that the trees and shrubs viewed from the lunch sites and classroom windows need to be close to the viewer to be of greater benefit. Finally, large expanses of landscape lacking in natural features had a negative influence on test scores, intentions to attend college, and college plans. Such landscapes included large areas of lawn, parking lots, and bordering farmlands. Prior research concerning the relationships between school physical environments and student performance has concentrated mainly on indoor characteristics of the school building and kindergarten or elementary school playscapes. This study's results, however, demonstrate that campus landscape features that are primarily looked at rather than more directly experienced can have just as much influence on high school students' academic achievements and behaviors.

[http://www.huffingtonpost.com/jared-green/new-study-students-learn- b\\_9143290.html](http://www.huffingtonpost.com/jared-green/new-study-students-learn- b_9143290.html)

### **New Study: Students Learn Better with Views of Trees**

What if what is outside a school's windows is as critical to learning as what's inside the building? A fascinating new study of high school students in central Illinois found that students with a view of trees were able to recover their ability to pay attention and bounce back from stress more rapidly than those who looked out on a parking lot or had no windows. The researchers, [William Sullivan](#), ASLA, professor of landscape architecture at University of Illinois at Urbana-Champaign, and Dongying Li, a PhD student there, reported their [findings](#) in the journal [Landscape and Urban Planning](#).

Sullivan and Li argue that "context impacts learning. It is well-documented, for instance, that physical characteristics of school environments, such as lighting, noise, indoor air quality and thermal comfort, building age and conditions all impact learning." However, schools' surrounding landscapes have been too long overlooked for their impact on learning, and it's time to understand what campus greenery — or lack thereof — means for student performance. Research studies to date have had relatively small sample sizes. While these studies point to encouraging correlations or associations between improved



student performance and access to nature on campus, Sullivan and Li argue that up until their study, no causal connections have been proven.

Looking at the effect of views of nature on both cognition and stress recovery, they test two theories: attention restoration theory and stress reduction theory. According to their report, attention restoration theory posits that “people use voluntary control to inhibit distractions and remain focused, and this capacity to remain focused fatigues over time.” But the theory also contends that even just a short period of time in nature (10 minutes or so) can renew our cognitive capacity to pay attention. Nature does this through its ability to engender “soft fascination” that doesn’t demand all of our attention, just enough to enliven us. Stress reduction theory looks at how nature supports psychological and physiological recovery, including lower blood pressure and levels of stress hormones.

In Sullivan and Li’s study, a third of the 94 students, equally male and female, were each randomly assigned to a classroom with either no windows, a window view looking out on a barren landscape, or a window view looking out over greenery. They were all put through about 30 minutes of classroom exercises. Their stress and cognitive states were tested in the beginning to set a baseline, at the end of the classroom activities, and then again after a 10 minute break after the activities. Researchers used both standard questionnaires to test stress and attention levels and various tools to measure their physiological responses to stress, including heart rates, body temperatures, and skin conductance.

After the students had completed 30 minutes of classroom activities, the researchers found the window views of greenery had actually no impact on students’ ability to pay attention or their stress levels. However, at the end of a 10 minute break after the activities, the researchers discovered those who had a green view bounced back, attention-wise, and became less stressed — this group “performed significantly better on standard tests of attention and showed significantly greater stress recovery than their peers who were assigned to classrooms without a green view.” They think this is because during the classroom activities the students were too busy focused on what they were learning. Only when students with green views had a chance to take a break was their “involuntary attention” engaged while looking out the window. Only then did they receive the restorative benefits of looking at the trees.

Sullivan and Li say they found a causal relationship: “green views produced better attentional functioning and stress recovery.” Furthermore, viewing nature helps both cognition and stress recovery, but through separate mental pathways. In other words, nature’s ability to help us recover our ability to pay attention has nothing to do with whether we are stressed out or not, but nature, separately, also helps us recover from stress. (To learn more about this aspect of their research, read the study).

What’s important for designers, school principals, and educational policymakers is that this is yet another promising study that points to the benefits of exposure to nature for school students. Sullivan and Li argue that new schools, which are often placed at the “urban-rural fringe” need to be sited where there are a lot of existing trees, and, if that’s not possible, trees and shrubs need to be added. New schools should also be designed so they maximize views of trees and greenery from the inside; and existing schools retrofitted to improve the connection to nature. As Sullivan and Li argue, “architects should work to ensure every classroom has views of green space. Landscape architects should consider the location of classrooms, cafeteria, and hallway windows in the development of their campus design.”

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

Applicant: Farmington Public School Date: September 5, 2017  
Project Name: Farmington High School Football Field, Track & Field House  
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. The Fire Chief should determine fire hydrant quantity and placement and how the pavement should be painted for the fire lanes and these should be shown on the plan.
3. Provide a landscape plan that meets all the requirements from the City's Landscape Ordinance.
4. An easement plat must be submitted and recorded before the issuance of the building permit.
5. Has the money-in-lieu of the Highway 170 Improvements been paid?
6. Provide an updated total parking count including a drawing for the entire campus. Show existing parking, existing handicap parking, proposed parking, proposed handicap parking, total parking and total handicap parking. Verify that the campus meets the requirements of the ADA.
7. The detention pond calculations do not appear to me to be acceptable. I would like to meet with the engineer to discuss their drainage report before I make a final determination of the changes that are needed for acceptance. I would recommend this meeting as soon as possible to allow adequate time for changes to be made. In the future, I would recommend a meeting prior to technical plat review to discuss the drainage design approach on these projects that are not the normal drainage situation.
8. Additional Drainage Comments:
  - a. How does the infield of the track drain?
  - b. How does the football field drain?
  - c. The Basin 1 Bypass Drainage Area is shown smaller than the proposed contours indicate.

**CITY OF FARMINGTON  
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Date: 9-5-17

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Representing: WASHINGTON WATER AUTHORITY Name: JOHN MORRIS

1) Plumbing plans submitted to WWA for review before going to state or anywhere else

2) ~~Any irrigation anywhere? Track or perimeter? May want separate meter.~~

3) WATERLINE LOCATION - move from under asphalt.

4) Any new meters on existing water mains will be put in by WWA, prior for by owner.

5) Need all addresses for new water meters.

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

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

Applicant: Farmington High School

Date: 9/5/2017

Project Name: Farmington High School

Engineer/Architect: Bates & Associates, Inc.

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Representing: City of Farmington Name: Melissa McCarville

1. Per ordinance the adjacent property owners must be notified prior to the planning commission meeting. Return receipts must be provided no less than 7 days prior to the meeting.
2. An ad must be placed in the paper a minimum of 15 days prior to the planning commission meeting. Proof of publication should be provided a minimum of 7 days prior to the meeting.
3. Engineering fees will continue to accrue throughout the project. All engineering fees incurred by the City will be reimbursed to the City by the developer.
4. The revised plan should be submitted by next Tuesday (Sept. 12th) at noon. The City requires 15 copies for planning commission. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office.

⑤ Submit <sup>height</sup> variance w/ resubmittal by noon on Sept 12<sup>th</sup>, must be advertised, but ~~not~~ adjacent property owners need not be notified.