



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 28, 2020***

**A meeting of the Farmington Planning Commission will be held on  
Monday, September 28, 2020 at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - August 24, 2020
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARINGS**
  - A. **Rezone** – 14 Double Springs from R-1 to C-1  
**Property owned by:** Farmington Public Schools  
**Property Location:** 14 Double Springs  
**Presented by:** Bates & Associates, Inc.
  - B. **Re-Plat** – Lot 12 of Owl Creek Subdivision  
**Property owned by:** Keith & Sandra Thompson  
**Property Location:** 10835 Blue Sky Rd.  
**Presented by:** Bates & Associates, Inc.
  - C. **Preliminary Plat** – Briarwood Estates  
**Property owned by:** Landmarc Custom Homes. LLC  
**Property Location:** Clyde Carnes Rd.  
**Presented by:** Sand Creek Engineering

# Minutes

**Planning Commission Minutes**  
**August 24, 2020 at 6 PM**

1. **ROLL CALL** – Meeting which was held using Zoom on-line service due to Corona Virus pandemic, was called to order by Chairman Robert Mann. A quorum was present.

**PRESENT**

Robert Mann, Chair  
Howard Carter, via zoom  
Jay Moore, via zoom  
Chad Ball, via zoom  
Keith Macedo, via zoom  
Gerry Harris  
Judy Horne, via zoom  
Bobby Wilson

**ABSENT**

None

**City Employees Present:** Melissa McCarville, City Business Manager; Rick Bramall, City Building Inspector; Chris Brackett, City Engineer; Mayor, Ernie Penn

2. **Approval of Minutes:** July 27, 2020 Minutes were approved as written.

3. **Comments from Citizens:** none

**Public Hearings:**

**4A. Preliminary Plat for Hillcrest Subdivision; property owned by Nick Limbird located off Hwy 170 as presented by Blew & Associates, P.A.:**

Chairman Robert Mann welcomed new Planning Commission member Keith Macedo.

Melissa opened the meeting with comments concerning the development and false information that needed to be addressed. The development is not part of Valley View golf course. There can not be multi-family in that area due to the zoning which is for R-1 Single-Family housing only.

George DuQuesne was present to discuss the request. Keith Macedo asked about the width of the sidewalk along Hwy 170. Chris Brackett answered that it is going to be 5 foot in width.

Judy Horne asked if there will be a property owners association where developer/ property owners will be responsible for maintenance. Since there will be detention ponds they will be required to have one. Jorge DuQuesne called the developer who stated that a POA is planned.

Chris Brackett read his memo stating conditions that Planning Commission should require with their approval. It read as follows:

“The Preliminary Plat for the Hillcrest Subdivision has been reviewed and it is our opinion that the Planning Commission’s approval should be conditional on the following comments.

1. The Highway 170 improvements are shown on the plat (excluding the drainage). It is our understanding that the owner would like to pay money in lieu of these improvements. The Planning Commission must approve paying money in lieu of these improvements.
2. The fire hydrant locations shown on the plat and the utility plans must be reviewed and approved by the Fire Department.

3. The water and sewer improvements must be reviewed and approved by the Washington Water Authority, Washington County Improvement District No. 5, and the Arkansas Department of Health prior to any construction activities.
4. The developer will be required to pay the City of Prairie Grove sewer access fees at the cost of \$1,100 per lot. Proof of this payment will be required prior to any construction activities.
5. Payment in lieu of Park Land Conveyance will be required for this subdivision. This fee will be \$600 per single family unit (82 buildable lots= \$49,200).
6. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
7. After a final review set of plans and drainage report has been approved by Olsson, the applicant should submit to the City three (3) sets of full size plans and three (3) sets of half size plans, and two (2) copies of the final drainage report that have been sealed by the engineer of record for final approval and distribution.

The following comments can be addressed in the construction plan submittal.

1. How will the detention pond on Lot 84 be accessed to maintenance?
2. The handicap ramps shown are not acceptable. Two separate ramps at each corner instead of the one ramp pointed into the middle of the intersection.”

Jorge DuQuesne conferred with the developer via phone and they agreed to all the conditions presented by City’s Engineer Chris Brackett.

Gerry Harris asked about Item #1 on the memo: “The Highway 170 improvements are shown on the plat (excluding the drainage). It is our understanding that the owner would like to pay money in lieu of these improvements. The Planning Commission must approve paying money in lieu of these improvements.”

DuQuesne said that they do not wish to put in anything except the sidewalk because they assume the highway will be widened by the Highway Department in the future.

**Public Comment:**

Diane Bryant- 11761 E. Creek Lane: She had concerns about potential for increased flooding in the Valley View Subdivision to the west of this proposed development. She mentioned the new FEMA study done in Farmington and she wondered if this area has been cleared? Chris Brackett stated that FDN is in the process of being submitted to FEMA. He did check the new study results and the land in question is not in 100 year flood plain.

Tammy Scribner- 11164 Frisco Drive: there is an issue with the retention ponds flooding/ overflowing. How will developer prevent any further water flowing downhill from the development? Brackett explained that the water does flow west. However, developer is required by law to detain what flows off of their property and cannot make the adjacent property owners’ flooding worse. However, they are not required to improve any current flooding.

Her next inquiry was about improvements for Highway 170. Brackett said the current Highway 170 improvements will end at Clyde Carnes Road and will not continue on to location of this proposed

subdivision. However, the developer is required to provide improvements in front of the Hillcrest Subdivision property on 170.

In answer to her question about sewer, the taps exist due to a prior deal several years ago. The sewer line will connect to the Prairie Grove waste system. The plan will have to be approved by Washington County authorities prior to installation.

Michael Gaudern - 11181 Bear Drive: He has lived in his home in Valley View since 2010. Flooding is a major problem for people in his neighborhood of Bear Drive, Shark Lane, Riviera Place and Payne Stewart Drive. His house has flooded due to the water and has reached 5 feet in depth at a repair cost of \$60,000. He strongly believes that there needs to be a drainage study done. Residents have tried to meet with Joe Stewart about the drainage solutions with an engineer, but he wouldn't comply. Mayor Ernie Penn said that he had talked to Joe Stewart as well. In addition City Maintenance Manager Floyd Shelley met with the engineer, but Stewart would not work with them.

It was explained that the flooding is not due to the city's actions, but rather the engineer who stamps the plans as approved and that would be who to talk to about damage costs.

Robert Mann stated again that engineers have to design a plan that will not increase current water flow to neighboring property. He said that the Planning Commission has no jurisdiction over the flooding issues that are in Valley View now. He suggested that they make their appeal to the City Council at a regularly scheduled meeting.

Sharon Ibarra- 11566 Clubhouse Pkwy: she is the POA president for Valley View Estates. She had done a quick survey and over 50 residents voted against the development being proposed. She said she knew there would have been more opposition if she had had more time to obtain a larger survey.

Diamond Moore- 11473 Clubhouse Pkwy: She had looked at the developer's application and said they had said there would be NO POA but this evening they say there will be one. Mr. Brackett said one requirement in order to get detention ponds approved, they will have to have a POA. It will be required. The Final plat has to be approved and the City Attorney has to review the POA documents, so they will have to have a POA.

Jeff Magyar- 10880 Windswept way: He asked what house size would be. There isn't a house size requirement, but the lot size for R-1 zone is a minimum of 10,000 square feet. Then, there are setback requirements for all sides of each lot. Judy Horne noted that it appears on this plat that they will build larger homes on the outer edge of the subdivision and smaller homes in the middle of the development.

Wayne and Lisa Negem - 10971 Windswept Way: Asked about any upgrades that will be done on the Hwy 170 project because they said there is a severe traffic problem already on 170. Chris Brackett said developer is dedicating a 40 foot right-of-way that will be developed. The 170 frontage will include greenspace and a 5 foot sidewalk. The Highway Department is the proper authority to ask questions about future improvements to the roadway.

Shaunna Nastasi- 11142 Payne Stewart: Will there be a cut through street on the backside of hole 7? No access will be through Valley View. It will be only off of Hwy 170.

Diamond Moore: will the streets be public or private? Who will maintain the street lights? The streets will be maintained by the City; street lights will be installed by the developer, and City pays the electric bill and the electric provider will maintain them.

Jim Duffy- 11324 Frisco Dr: He was concerned about the effects of the drainage and detention ponds which he considered a public nuisance. He believes the Valley View residents flooding *will* be made worse by this development.

Diane Bryant asked if these would qualify for Rural Development loans. This area will be qualified.

Judy Horne asked if the ponds could be dug deeper but they cannot be. They can be dug wider to accommodate more room. This is governed by the ordinance.

Having no further discussion, Robert Mann called the question for the Preliminary Plat for Hillcrest Subdivision to be approved subject to Chris Brackett's memo and the developer paying money in lieu of Hwy 170 improvements except the sidewalks. Motion passed unanimously.

**4B. Revised Preliminary Plat for Farmington Height Phase II; property owned by Indian Territory, LLC located off S. 54<sup>th</sup> Street as presented by Civil Design Engineers, Inc.:**

Ferdi Fourie was present to discuss the request. Melissa made opening comments that this plat had already been approved but the developer is now back asking to amend the agreement so they can pay into the Park Fund in lieu of park land dedication.

In answer to Gerry Harris's question, Mr. Fouri stated this will allow them to have four more buildable lots.

Keith Macedo asked if the park land would be maintained by the City. Answer is yes, once it is deeded over to the City.

Chad Ball noted that this proposed park land is adjacent to designated park area in Phase I. He said the Phase I park has not yet been made into a neighborhood park. He remembered that when Planning Commission granted developer a variance, Commission agreed to giving them additional time to meet the total land area required of the development – Phase I park area + Phase II park area.) He reminded that the Commission did ask them to go ahead and develop the park area for Phase I. He did not favor approving this request for a revised Preliminary Plat that deletes the park land in Phase II. He did not believe it was the best choice for the City or for residents of the subdivision.

Rick Bramall reiterated that the park has not been developed in Phase I; it is only green space currently.

Diamond Moore - 11473 Clubhouse Pkwy: She agreed with Chad Ball that allowing the developer to back out of the park agreement was not a good idea. She noted that the developer has been buying other properties in the area.

Diane Bryant - 11761 E. Creek Lane: asked for clarification of the park land dedication. Rick Brammall explained that if Commission approves this request, it would eliminate the Phase II portion of the park. The only remaining dedicated park land is in Phase I.

Keith Macedo asked the developer's representative, Mr. Fouri, if they plan to comply with ordinance-required amenities for the park land in Phase I. Mr. Fouri said there intent was to not develop it. To Keith Macedo's question about what is required in the park, it was explained that the Landscape Ordinance has a section that lists what they can put on the park land.

Judy Horne noted that the requirements for what must be done to make a neighborhood park are very, very minimal. The requirements are very simple and basic. She summarized the agreement the Commission thought they had with the developer for the park land when Commission considered the Phase I Plat.

Melissa McCarville stated there had been a variance approved on Phase I for the park land dedication contingent upon the developer later dedicating the Phase II park land to the City.

Gerry Harris said Maumelle, AR has small green-space pocket parks for easy access by citizens. She saw lots of people utilizing the small parks. Chad Ball agreed about the importance of green space, mentioning the green space by the city's Library that is used for the annual Christmas Tree Lighting celebration. He noted how it brings community members together.

Having no further discussion, Robert Mann called the question to approve the revised plat for Farmington Heights Phase II that would eliminate the previously proposed park land. Motion was denied 6-1. Voting NO: Chad Ball, Howard Carter, Gerry Harris, Judy Horne, Keith Macedo, Jay Moore. Voting YES: Bobby Wilson.

**5. Adjournment:** Having no further business, the third on-line Planning Commission meeting was adjourned.

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Judy Horne - Secretary

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Robert Mann - Chair

# Agenda Item 4. A



# City of Farmington Application for Rezoning

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

Applicant: Coleman L. Warren Day Phone: (479)387-6418  
Address: 10776 Blue Sky Rd. Fax: \_\_\_\_\_  
Representative: Geoff Bates Day Phone: (479)442-9350  
Address: 7230 S Pleasant Ridge Dr Fayetteville, AR 72704 Fax: \_\_\_\_\_  
Property Owner: Jon Laffoon Day Phone: (479)266-1800  
Address: 42 N 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 -- 14 N Double Springs Rd.  
Current Zoning -- R-1 Proposed Zoning -- C-1

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

Type of zoning requested and reason for request:

Commercial zoning requested for establishing a small ice cream manufacturing facility in an unused school cafeteria.

Responsibilities of the Applicant:

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

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

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

### NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_\_.


*PLACE LEGAL DESCRIPTION OF PROPERTY HERE*

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


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

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

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

  
\_\_\_\_\_  
Applicant Signature Date 9/4/20

*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 9/4/20

# RECEIPT

DATE 9/8/2020

No. 217195

RECEIVED FROM

Coleman Warren

\$ 25.00

Twenty five dollars and 00/100

DOLLARS

FOR RENT

FOR

Redone - ~~10976 Blue Sky Road~~

14 Double Springs

ACCOUNT

PAYMENT

BAL. DUE

25.00  
0

CASH

CHECK

MONEY ORDER

CREDIT CARD

FROM

TO

BY

Shasta

3-11

ok#  
1003

**AFFIDAVIT**

I hereby certify that I Coleman L. Warren  
Print name

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

Signature:  Date: 9/4/20

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

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

14 N Double Springs Rd

Location

Farmington Public Schools - Jon Laffoon

Owned by

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

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on 9/28/20 at 6:00 p.m.

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

**AGENT AUTHORIZATION**

I (We), Farmington School District, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Coleen Warren, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Stephanie Pinkerton

Property Owner – Signature

Stephanie Pinkerton

Property Owner - Print

[Signature]

Property Owner – Signature

Jo Laffoon

Property Owner - Print



# Bates & Associates, Inc.

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

7230 S. Pleasant Ridge Dr. Fayetteville, AR 72704

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

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

September 14, 2020

RE: LEGAL DESCRIPTION FOR PROPOSED REZONE OF A PORTION OF PARCEL  
#760-01328-000 OWNED BY FARMINGTON SCHOOL DISTRICT:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S88°56'12"W 970.19' AND N00°00'00"W 180.96' FROM THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N76°52'50"W 88.09', THENCE N12°59'01"E 40.34', THENCE S77°03'25"E 6.87', THENCE N12°55'49"E 106.57', THENCE N77°35'12"W 10.78', THENCE N12°56'40"E 45.86', THENCE S77°03'25"E 10.81', THENCE N12°56'35"E 124.63', THENCE S77°03'25"E 73.45', THENCE S12°54'34"W 276.98', THENCE S76°34'11"E 7.97', THENCE S13°30'19"W 40.52' TO THE POINT OF BEGINNING, CONTAINING 0.56 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

**NOTICE OF PUBLIC HEARING**

A petition to rezone the property as described below has been filed with the City of Farmington on the 28th day of September, 2020.

Layman's Description:

14 N Double Springs Rd  
Farmington, AR 72730

A public hearing to consider this request to rezone the above described property from R-1 to C-1 will be held on the 28th day of September, 2020, at 6:00 p.m. on Zoom. Meeting ID: 870 4517 1950. Password: 059724. All interested persons are invited to attend. 75316921 9/6/20



# Agenda Item 4. B



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

APPLICATION:

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

Date of preliminary plat approval: N/A

Date of grading permit: N/A

Date of final infrastructure inspection: N/A

*Replat Lot 12 of Owl Creek  
Subdivision*

Engineering Fees Paid yes no

Development site address or location: 10835 Blue Sky Road

**GENERAL INFORMATION:**

Primary Contact Person: Andy Hooper

Business Name: Bates & Associates

Address: 7230 S. Pleasant Ridge Drive

City: Fayetteville State AR Zip Code 72704

Phone: 479-443-9350 Email: andy@batesnwa.com

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

Name: Keith & Sandra Thompson

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

Address: 10835 Blue Sky Road

City: Farmington State AR Zip Code 72730

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

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

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

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

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

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

 Date: 8-26-20

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

 Date: 8/26/2020

## 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.	X		
2. Payment of application fee.	X		
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".	X		
5. List of adjacent property owners and copy of notification letter sent. *	X		
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.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
10. Status of regulatory permits:			N/A
a. NPDES Storm water Permit			N/A
b. 404 Permit			N/A
c. Other			N/A
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			N/A













abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.			N/A
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
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.	X		
16. Existing topographic information with source of the information noted. Show:	X		
a. Two foot contour for ground slope between level and ten percent.			N/A
b. Four foot contour interval for ground slope exceeding 10%.			N/A
17. Preliminary grading plan.			N/A
<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.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:			N/A
a. Provide structure location and types.			N/A
b. Provide pipe types and sizes.			N/A
2. Regarding all proposed sanitary sewer systems			N/A
a. Provide pipe locations, sizes and types.			N/A
b. Manhole locations.			N/A
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			N/A
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.	X		
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.			N/A
b. Note the static pressure and flow of the nearest hydrant.			N/A
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			N/A

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.			N/A No new easements
<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.			N/A
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.			N/A
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.)			N/A
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.			N/A
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)			N/A
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)			N/A
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.			N/A
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			N/A
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			N/A
8. The location and size of existing and proposed signs, if any.			N/A
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			N/A
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			N/A
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			N/A
12. Location of existing and purposed sidewalks.			N/A
13. Finished floor elevation of existing and purposed structures.			
14. Indicate location and type of garbage service (Large Scale			N/A

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

*\*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.*

We, the undersigned, approve the request for a variance for Article VI #19 and #38, which will allow Keith and Sandy Thompson, owners of Lot 12 of Owl Creek Subdivision, to divide said lot into two lots. Per covenants, said variance will be granted with a minimum of 75% approval votes of current landowners.

Lot	Name	Address	Signature	Yes	No
Lot 1	Thomas Lynch Gentry Family Trust	12422 N Hwy 170		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot 2	Darrin & Tracy Taylor	12394 N Hwy 170		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot 3	Justin & Alison Johnson	12362 N Hwy 170		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot 4	Richard & Debra Davis	12348 N Hwy 170		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot 5	Judith Norma Unrath Living Trust	10990 Blue Sky Rd		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot 6	William Travis & Catherine Warren	10976 Blue Sky Rd		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot 7	Charles & Susan Trantham	10948 Blue Sky Rd		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot 8	Peri Trudell & Vivian Sanderson	10920 Blue Sky Rd		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot 9	Jim & Melinda Beavers	10886 Blue Sky Rd		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot 10	Robert & Debbie Barnes	10852 Blue Sky Rd		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot 11	Geoffrey & Kristin Bates	10824 Blue Sky Rd		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot 12	Keith & Sandy Thompson	10835 Blue Sky Rd		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Dated: August 1, 2020





# Bates & Associates, Inc.

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

7230 S. Pleasant Ridge Dr. Fayetteville, AR 72704

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

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

August 28, 2020

To the City of Farmington Planning Commission,

Our clients, Keith and Sandra Thompson are proposing a lot split on their property located at 10835 Blue Sky Road.

The subject property is Lot 12 of Owl Creek Subdivision and contains 9.99 acres. They are wanting to split the property into 2 lots so their son and his wife, Kevin and Leigh Thompson, can build a house next to theirs. Lot 12A would contain 5.49 acres and Lot 12B would contain 4.50 acres.

Because this property is in a platted subdivision, they are requesting for a Re-plat of Lot 12 of Owl Creek Subdivision. They have already talked with Washington Water Authority about getting a new water meter and have had the property tested for septic.

If you have any questions, comments, or concerns please contact us.

Sincerely,

Andy Hooper  
Bates and Associates  
[andy@batesnwa.com](mailto:andy@batesnwa.com)  
479-442-9350

**File# 2020-00026160**

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

**WARRANTY DEED  
(TRUSTEE)**

File #: **2011560-103**

**KNOW ALL MEN BY THESE PRESENTS:**

That, **Tina L. Hildebrand, Trustee of the Tina Hildebrand Family Trust, u/a/d September 20, 2019**, hereinafter called GRANTOR, for and in consideration of the sum of ---ONE AND 00/100--- DOLLARS---(\$1.00)---and other good and valuable consideration in hand paid by **Keith Thompson and Sandy Thompson, husband and wife**, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Keith Thompson and Sandy Thompson, husband and wife**, hereinafter called GRANTEE(S), and unto their heirs and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

**Lot 12, Owl Creek Subdivision, as shown upon the recorded Conditional Final Plat of said subdivision recorded in Plat Book 23 at Page 18 and Final Plat Record 23 at Page 66 of the records of Washington County, Arkansas.**

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

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

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

WITNESS my hand and seal on this 24<sup>th</sup> day of July, 2020.

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

**Tina Hildebrand Family Trust, u/a/d September 20, 2019**

GRANTEE OR AGENT: \_\_\_\_\_

Tina Hildebrand  
Tina L. Hildebrand, Trustee

GRANTEE'S ADDRESS: \_\_\_\_\_

\_\_\_\_\_

**ACKNOWLEDGMENT**

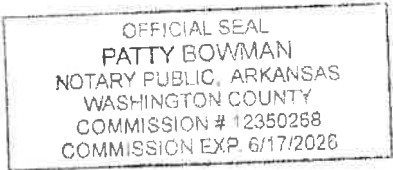
STATE OF Arkansas )  
 )  
COUNTY OF Washington ) SS.

**BE IT REMEMBERED**, that on this day came before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, and appeared in person the within named **Tina L. Hildebrand, Trustee of the Tina Hildebrand Family Trust, u/a/d September 20, 2019** known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and who stated that he/she/they was/were duly authorized in such capacity to execute the foregoing Warranty Deed by Trustee for and in the name and behalf of said Trust, and further stated and acknowledged that she had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

July, 2020 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 24<sup>th</sup> day of

[Signature]  
Notary Public

My commission expires:  
6/17/26





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

**Real Estate Transfer Tax Stamp**

Proof of Tax Paid



File Number: 2011560-103

**Grantee:** KEITH THOMPSON AND SANDY THOMPSON  
**Mailing Address:** 10835 BLUESKY RD  
FARMINGTON AR 727300000

**Grantor:** TINA L. HILDEBRAND, TRUSTEE OF THE TINA HILDEBRAND FAMILY TRUST  
**Mailing Address:** PO BOX 535  
FARMINGTON AR 727300000

**Property Purchase Price:** \$496,000.00  
**Tax Amount:** \$1,636.80

**County:** WASHINGTON  
**Date Issued:** 07/31/2020  
**Stamp ID:** 1683851264

Washington County, AR  
I certify this instrument was filed on  
7/31/2020 11:47:38 AM  
and recorded in REAL ESTATE

File# 2020-00026160  
Kvle Sylvester - Circuit Clerk

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

Grantee or Agent Name (printed): Keith Thompson

Grantee or Agent Name (signature): By Waco Tittle as agent Date: 7-31-2020

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

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

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

August 7, 2020

Mr. and Ms. Keith and Sandra Thompson  
10835 Blue Sky Road  
Farmington, AR 72730

**RE: Water service request for XXX Blue Sky Road – Parcel #760-03539-000**

Dear Mr. and Ms. Thompson,

Your request for water service for the above referenced property has been received and approved with the following conditions. Each condition must be met, and all necessary paperwork must be submitted to the WWA office before payment will be received:

- This approval based on our understanding of the information you submitted as part of the water service request form. This approval is for **ONE** water tap only and must be placed on the aforementioned property, or within an utility easement between the property and the WWA water main servicing the property. If the property is to be further split in any manner, then this approval is null and void as you are subdividing the property. Splitting of property may require a water main extension. You will need to contact this office for further requirements if you proposed to split the property.
- The 911 address must be posted on the site.
- Please provide a copy of the approved septic system design or a letter from the Washington County Health Department that the existing septic system is functioning properly and is adequate for the proposed facility.
- **All plumbing must be installed by a Master Plumber licensed in Arkansas and must be inspected by this office.** Permits must be obtained prior to any construction. Please have your plumber contact this office to obtain permits and the latest set of specifications.

The price for a new regular-pressure tap is \$2,155.00. There will be a **minimum** fee of \$1,350.00 to cross the road. The road cost **may vary** depending on the exact location of the water main.

With the growth that we are currently experiencing WWA can honor this request for one year from the date of this letter. If the new water service is not installed by this date it will be necessary to make a new request at that time to determine if a new tap can be allowed. The price of the tap is not guaranteed at the current price, should the cost of a new tap increase you would pay whatever the current price may be.

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

Sincerely,



Zak Johnston, P.E.  
Staff Civil Engineer



**Arkansas Department of Health**  
Environmental Health Protection

Receipt Number

**Individual Onsite Wastewater System Permit Application**

Permit Type  New Installation  
 Alteration / Repair

DR Environmental ID #

7 6 0 2 1 4 7 0 4 7

Fee Schedule for Structures		√
Structures 1500 sq ft or less	\$ 30.00	<input type="checkbox"/>
Structures more than 1500 sq ft and up to 2000 sq ft	\$ 45.00	<input type="checkbox"/>
Structures more than 2000 sq ft and up to 3000 sq ft	\$ 90.00	<input type="checkbox"/>
Structures more than 3000 sq ft and up to 4000 sq ft	\$120.00	<input checked="" type="checkbox"/>
Structures more than 4000 sq ft	\$150.00	<input type="checkbox"/>
Alteration and Repair	\$ 30.00	<input type="checkbox"/>

**Part 1 Application** Treatment Type (check one) Disposal Method (check one)

<input checked="" type="checkbox"/> STD = Standard Septic Tank	<input type="checkbox"/> ATU = Aerobic Treatment Plant	<input checked="" type="checkbox"/> STD = Standard Absorption Field	<input type="checkbox"/> LPD = Low Pressure Distribution
<input type="checkbox"/> ISF = Intermittent Sand Filter	<input type="checkbox"/> RSF = Re-circulating Sand Filter	<input type="checkbox"/> SUR = Surface Discharge	<input type="checkbox"/> HLD = Holding Tank
<input type="checkbox"/> PMF = Proprietary Media Filter	<input type="checkbox"/> RGF = Re-circulating Gravel Filter	<input type="checkbox"/> CPF = Capping Fill	<input type="checkbox"/> SRL = Serial Distribution
<input type="checkbox"/> OTH = Other (Describe)	<input type="checkbox"/> HLD = Holding Tank	<input type="checkbox"/> OTH = Other	<input type="checkbox"/> DRP = Drip Irrigation

1. Owner's/Applicant's Name: Kevin and Leigh Thompson  
2. Phone Number: 479-409-4191

3. Mailing Address: 10835 Blue Sky Rd. Farmington, AR.  
4. County: Washington

5. Address of Proposed System (If a 911 address is not available, attach detailed directions or map)  
911: 10835 Blue Sky Rd. Farmington, AR. Parcel #: 760-03539-000

6. Subdivision Name: Owl Creek  
7. Approval Date: NA  
8. Date Recorded: NA  
9. Lot Number: 12

10. Lot Dimensions: see attached  
11. Total Area (Acres): 10.05 (East half 5 acres)  
12. # Bedrooms # People: 500  
13. Daily Flow (GPD): 500

14. Brief Legal Description of Property (Attach a separate sheet of paper, if necessary)  
Lot 12, Owl Creek, & following years per # 2007-19 Annoxed Farmington for 2018, S-35 T-16 R-31

15. Water Supply (Specify supplier, if Public Water): WWA  
16. GPS Coordinates: 36 1' 32" N 94 14' 22" W AA: 36 1' 33" N 94 14' 22" W

17. Loading Rates	(gpd/ft <sup>2</sup> )	18. System Specifications					
Primary Area	.71	a. Size of Septic Tank	1,500	gal	f. Trench Depth	18"	inches
Secondary Area	.39	b. Size of Dose Tank	NA	gal	g. Trench Spacing	10'	feet
Percolation Test	(min/in)	c. Absorption Area	750	ft <sup>2</sup>	h. Trench Media (List Below)		i. Trench Width
Primary Area Avg	NA	d. Number of Field Lines	5		Pipe and Gravel		24 in
Secondary Area	NA	e. Length of Field Lines	75	ft	EZ Flow 1201		18 in

**TO THE OWNER**  
The permit for construction may be deemed invalid by the local Environmental Health Specialist before the start of construction, if the site and/or soil conditions have changed after approval of this permit, or if the information within this permit is inaccurate or has been found to be misrepresented. Approval for operation does not constitute a guarantee that the system will function properly. The approval states that the system was designed and installed according to the Arkansas Department of Health, Rules and Regulations Pertaining to Onsite Wastewater Systems, unless there are exceptions or deviations noted in the comments. A Permit for Construction is valid for one (1) year from the date of approval. The authorized agent must revalidate a permit more than one (1) year old prior to the start of any construction.

19. Utilization Verification  
I hereby attest that item 12, the number of bedrooms (number of persons for commercial) and square footage of the structure that will utilize the designed individual onsite wastewater system in this permit application, is accurate. I have reviewed the permit application and understand the layout, installation, maintenance, operation and expense(s) that may be associated with this system.

Owner/Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

20. I certify that I have conducted the above tests and that the above listed information is in accordance with the latest requirements of the Arkansas Department of Health Rules and Regulations Pertaining to Onsite Wastewater Systems.

*Mark Corbitt* Designated Representative      Soil Certified  Yes  No  
 Designated Representative Signature      Title  
 Mark W. Corbitt      8/3/2020      479-466-6183  
 Print Name      Date      Phone Number

21. Approval of Health Authority  
The information and specifications in the application has been reviewed and found to meet the requirements of the Arkansas Department of Health Rules and Regulations Pertaining To Onsite Wastewater Systems. A PERMIT FOR CONSTRUCTION is hereby issued.

\_\_\_\_\_  
 Environmental Specialist Signature      EHS Number      Date

**Individual Onsite Wastewater System Permit Application**

Receipt Number
----------------

Continue Part 1

22. Soil Criteria (Primary Area)		Indicate the depth to items a-f, if observed in the soil (designate in inches)					
a. Bedrock	b. BSWT	c. MSWT	d. LSWT	e. Adj. MSWT	f. Adj. LSWT	g. H.C./Depth	h. Loading Rate (gpd/ft <sup>2</sup> )
36"	25"	32"	NA	30"	NA	NA	.71
23. Soil Criteria (Secondary Area)		Indicate the depth to items a-f, if observed in the soil (designate inches)					
a. Bedrock	b. BSWT	c. MSWT	d. LSWT	e. Adj. MSWT	f. Adj. LSWT	g. H.C./Depth	h. Loading Rate (gpd/ft <sup>2</sup> )
>36"	NA	NA	32"	NA	NA	NA	.39
24. Seasonal Water Table (SWT) Classes Detail							
Primary Area			List Redoximorphic Features and/or Clay Content Restrictions				
Brief	25"	in	15% Chroma 3 depletions				
Moderate	32"	in	15% Chroma 2 Fe depletions				
Long	NA	in	NA				
Secondary Area			List Redoximorphic Features and/or Clay Content Restrictions				
Brief	NA	in	NA				
Moderate	NA	in	NA				
Long	32"	in	50% Chroma 2 depletions				
Comments							

**Part 2 Installation Inspection**

Septic tank manufacturer	Pump information
Septic tank material	Trench media and width
Dose tank manufacturer	Depth of interceptor drain
Dose tank material	Depth of settled fill
Name of Installer	License Number
Installation Inspected by <input type="checkbox"/> Environmental Health Specialist <input type="checkbox"/> Designated Representative (check one or installer signs System Installation Verification below)	
_____ Signature	_____ EHS / License Number _____ Date
System Installation Verification I have installed this system as designed and in compliance with all Rules and Regulations Pertaining to Onsite Wastewater Systems.	
_____ Installer Signature	_____ License Number _____ Date

**Part 3 Permit for Operation**

The information contained in Part 1 and 2 of this form has been reviewed and found to meet the requirements of the Arkansas Department of Health. THE PERMIT FOR OPERATION of this system is hereby issued.		
Environmental Health Specialist	_____ Signature	_____ EHS Number _____ Date
Comments		
Site Revalidation conducted by <input type="checkbox"/> Environmental Health Specialist <input type="checkbox"/> Designated Representative (check one)		
_____ Signature	_____ EHS / License Number	_____ Date



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

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

August 28, 2020

RE: List of Adjacent Property Owners for Parcel #760-03539-000

1) SODERQUIST, SVEN DALE & MARY ANN  
4583 W SANDINGHAM ST  
FAYETTEVILLE, AR 72704-6769  
PARCEL #760-03187-000  
ZONED: RE-1

2) HILLCREST HOLDINGS LLC  
PO BOX 564  
JOHNSON, AR 72741  
PARCEL #760-03202-000  
ZONED: RE-1

3) KYDAG BLP  
170 HAWTHORNE RD  
BARRINGTON, IL 60010-5304  
PARCEL #760-03194-000  
ZONED: RE-1

4) GARDENHIRE, KEVIN ERIC & KARA L  
10815 BLUE SKY RD  
FARMINGTON, AR 72730  
PARCEL #760-03186-000  
ZONED: RE-1

5) REED, SARA M & JOSEPH E  
10816 BLUE SKY RD  
FARMINGTON, AR 72730  
PARCEL #760-03183-001  
ZONED: RE-1



6) BATES, GEOFFREY H & KRISTIN L  
10824 BLUE SKY RD  
FARMINGTON, AR 72730  
PARCEL#760-03538-000  
ZONED: RE-1

7) BARNES, ROBERT D  
10852 BLUE SKY RD  
FARMINGTON, AR 72730  
PARCEL#760-03537-000  
ZONED: RE-1

8) BEAVERS, JIM D & MELINDA K  
10886 BLUE SKY RD  
FARMINGTON, AR 72730  
PARCEL#760-03536-000  
ZONED: RE-1

0452 9950 1000 0566 7340

7020 0090 0001 0566 6428

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

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\$6.95

09/10/2020

0202 18

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SEP 10 2020

SCOTT RQUIST, SVEV DALE & MARY ANN  
4583 W SADDLEBROOK ST  
FAYETTEVILLE, AR 72704-6769

PS Form 3800, April 2015 PSN 7500-02-000-9007 See Reverse for Instructions

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

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\$6.95

09/10/2020

0202 18

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SEP 10 2020

GAIL SHIRI, KEVIN ERIC & KARAL  
10815 BLUE SKY RD  
FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7500-02-000-9007 See Reverse for Instructions

9950 0001 0566 6466

2449 9950 1000 0566 6442

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

Postage \$0.55

\$6.95

09/10/2020

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SEP 10 2020

MRS. JIM D & MELINDA K  
10885 BLUE SKY RD  
FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7500-02-000-9007 See Reverse for Instructions

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Farmington, AR 72701

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

Postage \$0.55

\$6.95

09/10/2020

0202 18

Postmark Here  
SEP 10 2020

MRS. GEOFFREY H & KRISTIN L  
10824 BLUE SKY RD  
FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7500-02-000-9007 See Reverse for Instructions

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Barrington, IL 60010

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

Postage \$0.55

\$6.95

09/10/2020

KYDAG BLP  
170 FAW THORNE RD  
BARRINGTON, IL 60010-5304

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for Instructions

0202 18

SEP 11 2020  
Postmark Here

7020 0090 0001 0566 6459

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Farmington, AR 72730

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

\$6.95

09/10/2020

BARNES, ROBERT D  
10852 BLUE SKY RD  
FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for Instructions

0202 18

SEP 11 2020  
Postmark Here

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Johnson, AR 72741

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

\$6.95

09/10/2020

HILLCREST HOLDINGS LLC  
PO BOX 564  
JOHNSON, AR 72741

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for Instructions

0202 18

SEP 10 2020  
Postmark Here

7020 0090 0001 0566 6435

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Farmington, AR 72730

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

\$6.95

09/10/2020

END, SARAH M & JOSEPH E  
10816 BLUE SKY RD  
FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for Instructions

0202 18

SEP 10 2020  
Postmark Here



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

September XX, 2020

**NOTICE OF PUBLIC HEARING BEFORE  
THE FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION FOR A REPLAT OF  
LOT 12 OF OWL CREEK SUBDIVISION**

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

10835 Blue Sky Road  
Location

Keith & Sandra Thompson  
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for a RE-PLAT of Lot 12 of Owl Creek Subdivision Creating Lots 12A & 12B

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

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

Andy Hooper  
Bates & Associates  
479-442-9350

# Vicinity Map



# NORTHWEST ARKANSAS Democrat Gazette

P.O. BOX 1607, FAYETTEVILLE, AR. 72702 • 479-442-1700 • FAX 479-595-1118 • WWW.NWADG.COM

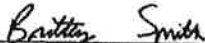
## AFFIDAVIT OF PUBLICATION

I, Brittany Smith, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of: Notice pending in the Court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County; that said newspaper had been regularly printed and published in said County, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.


Bates & Associates  
PH City of Farmington

Was inserted in the Regular Edition on:  
September 13, 2020

Publication Charges: \$63.84

  
\_\_\_\_\_  
Brittany Smith

Subscribed and sworn to before me  
This 17 day of Sept, 2020.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 2/28/2025



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

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

**NOTICE OF PUBLIC MEETING**  
An application for a RE-PLAT of Lot 12 of Owl Creek Subdivision Creating Lots 12A & 12B at the property described below has been filed with the City of Farmington on the 28th day of August.  
**LEGAL DESCRIPTION (PARCEL #760-03539-000):**  
LOT NUMBERED 12 OF OWL CREEK SUBDIVISION, AS SHOWN ON THE RECORDED CONDITIONAL FINAL PLAT OF SAID SUBDIVISION, RECORDED IN PLAT BOOK 23 AT PAGE 18 OF THE RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. SUBJECT TO PROTECTIVE COVENANTS AND EASEMENTS, IF ANY.  
**Layman's Description:**  
10835 BLUE SKY ROAD  
FARMINGTON, AR  
A public meeting to consider this request for variance at the above described property will be held on the 28th day of September, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.  
75319060 Sept 13, 2020

# Agenda Item 4. C

City of Farmington  
Application and Checklist  
Preliminary Plat

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

Applicant: Sand Creek Engineering Day Phone: (479) 464 -9282  
 Address: 1610 NW 12th St, Bentonville AR Fax: (479) 464 -9284  
 Representative: Anthony Ferreyra Day Phone: (479) 464 -9282  
 Address: 1610 NW 12th St, Bentonville AR Fax: (479) 464 -9284  
 Property Owner: Landmarc Custom Homes LLC Day Phone: (479) 419 -9639  
 Address: 1224 S. Maestri Rd. Springdale AR Fax: N/A

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

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

For office use only:

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

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

Property Description  
 Site Address -- Clyde Carnes Road, Farmington AR  
 Current Zoning -- R-1  
 Attach legal description

*Briarwood Estates*

Financial Interests

The following entities or people have a financial interest in this project:  
Residential Subdivision, of estate like lots.

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

*[Signature]* Date 7/20/2020  
 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.)*

*[Signature]* Date 7/20/2020  
 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.	X		
2. Payment of application fee.	X		
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.	X		
4. Fifteen (15) copies of the site plan <b>folded</b> to a size of no greater than 10" X 10 ½ ".	X		
5. List of adjacent property owners and copy of notification letter sent. *			N/A FIRST SUBMITTAL
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).			N/A FIRST SUBMITTAL
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).			N/A FIRST SUBMITTAL
<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.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
10. Status of regulatory permits:		X	
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	X		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
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.	X		
16. Existing topographic information with source of the information noted. Show:	X		
a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.	X		
17. Preliminary grading plan.	X		
<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.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:	X		
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
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		X	
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.	X		
5. Regarding all proposed water systems on or near the site:	X		
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.		X	FLOW TEST WILL BE REQUESTED
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the	X		

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.	X		
<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.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.	X		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		X	
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.)		X	
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.)	X		
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.		X	
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.		X	
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)		X	
8. The location and size of existing and proposed signs, if any.	X		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	X		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	X		
12. Location of existing and proposed sidewalks.	X		
13. Finished floor elevation of existing and proposed structures.		X	
14. Indicate location and type of garbage service (Large Scale		X	

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

*\*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 7-29-20

No. **217187**

RECEIVED FROM Landmark Custom Homes \$ 2000.00

Two thousand & no/100 DOLLARS

FOR RENT  
 FOR Briarwood Prel. Plat

ACCOUNT	
PAYMENT	<u>2000.00</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_  
BY D. Callem

3-11

*ck# 12/86*

City of Farmington, AR

07/19/2020 4:49PM 01  
000000#9595 CLERK01

Development Fees  
\$2000.00

ITEMS 1Q  
CHECK \$2000.00

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

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

Proposed Subdivision located on Clyde Carnes Road, North of the existing Saddle Brook Subdivision in Farmington, AR.  
Location

Landmarc Custom Homes - Tim Boudrey

Owned by

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

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on August 24, 2020 at 6:00 p.m.

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

## **PROTECTIVE COVENANTS**

### **BRIARWOOD ESTATES**

### **FARMINGTON, ARKANSAS**

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

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

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



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



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

*Corbitt Environmental Consulting*  
*P.O. Box 937*  
*Lowell, AR 72745*  
*(479) 466-6183*

---

Date: **May 20, 2020**

To: **Landmarc Custom Homes**

Project and location: **Clyde Carnes Rd, Farmington, AR**

Subject: **Seasonal Water Table Depths & Loading Rates**

Below is a list of the preliminary soil test results with loading rates for individual sewage disposal systems.

Soil loading rates provided are for standard individual sewage disposal systems with .75 being the highest or best number possible. Meaning, the lateral field size gets larger the smaller the loading rate number is.

In addition, the information above will have to be reviewed by the Arkansas Department of Health, and verified on site before any permit or approval for the use of these soils for an individual sewage disposal system can be granted. The soil in other areas of the property could be more or less suitable.

All of the pits tested had acceptable loading rates for standard type septic systems. If you have any questions, please feel free to email me or give us a call.

Sincerely,

Mark Corbitt,  
Designated Representative #0905238  
Corbitt Environmental Consulting

Rebecca Corbitt,  
Professional Soil Classifier, #60  
Corbitt Environmental Consulting

*Corbitt Environmental Consulting*  
*P.O. Box 937*  
*Lowell, AR 72745*  
*(479) 466-6183*

---

Date: **May 20, 2020**

To **Benton County Health Department**  
**Attn.: Kyle Krievans**  
**3270 Wimberly Drive**  
**Fayetteville, AR 72703**

Project and location: **Clyde Carnes Rd., Farmington, Arkansas**

Subject: Seasonal Water Table Depths & Loading Rates

Attached is a copy of the plat with rough soil test pit locations for this proposed 8 lot subdivision for the developer Landmarc Custom Homes. The 15 lots were found to have acceptable soil loading rates for individual sewage disposal systems.

The attached topography survey shows the test pit locations and the four corners of the primary and alternate areas along with a proposed house site location. If you have any questions, please feel free to email or give us a call.

Sincerely,

*Mark Corbitt*

Mark Corbitt,  
Designated Representative #0905238

*Rebecca Corbitt*

Rebecca Corbitt,  
Designated Representative, #1136373  
Professional Soil Classifier #60

**Soil Morphology Determinations for Individual Sewage Disposal Systems**  
**Soil Test Pit information, Seasonal water table depths, and loading rates**

**Lot 1**

**South pit-primary**

>36" to Bedrock  
18" Brief Duration  
38" Moderate Duration  
31" Adjusted Moderate Duration  
Loading Rate 8' = .75  
Loading Rate 10' = .75

**North pit-alternate**

>36" to Bedrock  
17" Brief Duration  
32" Moderate Duration  
27" Adjusted Moderate Duration  
Loading Rate 8' = .60  
Loading Rate 10' = .68

**Lot 2**

**South pit-alternate**

>36" to Bedrock  
42" Brief Duration  
Loading Rate 8' = .75  
Loading Rate 10' = .75

**North pit-primary**

>36" to Bedrock  
41" Brief Duration  
Loading Rate 8' = .75  
Loading Rate 10' = .75

**Lot 3**

**North pit-alternate**

>36" to Bedrock  
18" Brief Duration  
28" Moderate Duration  
25" Adjusted Moderate Duration  
Loading Rate 8' = .52  
Loading Rate 10' = .59

**South pit-primary**

>36" to Bedrock  
23" Brief Duration  
40" Moderate Duration  
34" Adjusted Moderate Duration  
Loading Rate 8' = .75  
Loading Rate 10' = .75

**Lot 4**

**North pit-primary**

>36" to Bedrock  
27" Brief Duration  
Loading Rate 8' = .75  
Loading Rate 10' = .75

**South pit-alternate**

>36" to Bedrock  
41" Brief Duration  
Loading Rate 8' = .75  
Loading Rate 10' = .75

**Lot 5**

**North pit-alternate**

>36" to Bedrock  
24" Moderate Duration  
Loading Rate 8' = .48  
Loading Rate 10' = .54

**South pit-alternate**

>36" to Bedrock  
16" Brief Duration  
23" Moderate Duration  
21" Adjusted Moderate Duration  
Loading Rate 8' = .36  
Loading Rate 10' = .40

**Lot 6**

**North pit-primary**

>36" to Bedrock  
17" Brief Duration  
22" Moderate Duration  
20" Adjusted Moderate Duration  
Loading Rate 8' = .32  
Loading Rate 10' = .35

**South pit-alternate**

>36" to Bedrock  
14" Brief Duration  
31" Moderate Duration  
25" Adjusted Moderate Duration  
Loading Rate 8' = .29  
Loading Rate 10' = .29

## **Lot 7**

### **North pit-alternate**

>36" to Bedrock  
24" Moderate Duration  
Loading Rate 8' = .48  
Loading Rate 10' = .54

### **South pit-primary**

>36" to Bedrock  
23" Moderate Duration  
Loading Rate 8' = .44  
Loading Rate 10' = .49

## **Lot 8**

### **North pit-primary**

>36" to Bedrock  
31" Brief Duration  
33" Moderate Duration  
32" Adjusted Moderate Duration  
Loading Rate 8' = .75  
Loading Rate 10' = .75

### **South pit-alternate**

>36" to Bedrock  
21" Brief Duration  
23" Moderate Duration  
22" Adjusted Moderate Duration  
Loading Rate 8' = .40  
Loading Rate 10' = .44

## **Lot 9**

### **North pit-alternate**

>36" to Bedrock  
21" Brief Duration  
Loading Rate 8' = .36  
Loading Rate 10' = .40

### **South pit-primary**

>36" to Bedrock  
36" Moderate Duration  
Loading Rate 8' = .75  
Loading Rate 10' = .75

## **Lot 10**

### **North pit-primary**

>36"  
No seasonal water table found  
Loading Rate 8' = .75  
Loading Rate 10' = .75

## **South pit-alternate**

>36" to Bedrock  
40" Brief Duration  
Loading Rate 8' = .71  
Loading Rate 10' = .75

## **Lot 11**

### **North pit-alternate**

>36" to Bedrock  
42" Brief Duration  
Loading Rate 8' = .75  
Loading Rate 10' = .75

### **South pit-primary**

>36" to Bedrock  
30" Moderate Duration  
Loading Rate 8' = .71  
Loading Rate 10' = .75

## **Lot 12**

### **North pit-primary**

>36" to Bedrock  
32" Moderate Duration  
Loading Rate 8' = .75  
Loading Rate 10' = .75

### **South pit-alternate**

>36" to Bedrock  
33" Brief Duration  
Loading Rate 8' = .75  
Loading Rate 10' = .75

## **Lot 13**

### **North pit-alternate**

>36" to Bedrock  
38" Moderate Duration  
Loading Rate 8' = .75  
Loading Rate 10' = .75

### **South pit-primary**

>36" to Bedrock  
38" Moderate Duration  
Loading Rate 8' = .75  
Loading Rate 10' = .75

**Lot 14**

**North pit-primary**

Needs to be dug.

**South pit-alternate**

>36" to Bedrock

35" Brief Duration

Loading Rate 8' = .75

Loading Rate 10' = .75

**Lot 15**

**West pit-primary**

>36" to Bedrock

25" Brief Duration

35" Moderate Duration

32" Adjusted Moderate Duration

Loading Rate 8' = .75

Loading Rate 10' = .75

**East pit-alternate**

>36" to Bedrock

31" Brief Duration

Loading Rate 8' = .75

Loading Rate 10' = .75

LEGAL DESCRIPTION BK.2006 PG.00034719:

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

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

JHELM PROPERTIES LLC.  
CLYDE CARNES RD.  
PARCEL # 760-03137-000  
ZONING: R-1

MASHBURN, MICHAEL H  
REVOCABLE TRUST  
11828 CLYDE CARNES RD.  
PARCEL # 760-03107-000  
ZONING: R-1

RIFFEL, SUSAN H; HARRISON  
443 W ORCHARD CREEK DR  
PARCEL # 760-02852-000  
ZONING: RE-2

TICE, JASON W & TRACY  
429 W ORCHARD CREEK DR  
PARCEL # 760-02851-000  
ZONING: RE-2

WHITESIDE, JOHN & JODY  
417 W ORCHARD CREEK DR  
PARCEL # 760-02850-000  
ZONING: RE-2

DAVIS, COURTNEY & GARRETT  
405 W ORCHARD CREEK DR  
PARCEL # 760-02849-000  
ZONING: RE-2



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 Adult Signature Required \$ \$0.00  
 Adult Signature Restricted Delivery \$ \$0.00  
 Postmark Here  
 SEP - 5 2020  
 Total Postage \$0.55  
 26048275-000  
 PHILIPS, JENIE LOU  
 424 CABALLO ST.  
 FARMINGTON 72730  
 Street and Zip  
 City, State, Zip

7020 0090 0001 3622 8107

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for Instructions

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 Return Receipt (electronic) \$ \$0.00  
 Certified Mail Restricted Delivery \$ \$0.00  
 Adult Signature Required \$ \$0.00  
 Adult Signature Restricted Delivery \$ \$0.00  
 Postmark Here  
 SEP - 5 2020  
 Total Postage \$0.55  
 6709-03137-000  
 JHELM PROPERTIES LLC.  
 P.O. BOX 891  
 STILLWELL OK, 74980  
 Street and Zip  
 City, State, Zip

7020 0090 0001 3622 8138

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 Return Receipt (electronic) \$ \$0.00  
 Certified Mail Restricted Delivery \$ \$0.00  
 Adult Signature Required \$ \$0.00  
 Adult Signature Restricted Delivery \$ \$0.00  
 Postmark Here  
 SEP - 5 2020  
 Total Postage at \$6.78  
 789-03774-000  
 ADAY, DANIEL  
 412 CABALLO ST.  
 FARMINGTON 72730  
 Street and Zip  
 City, State, Zip

7020 0090 0001 3622 8121

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 Certified Mail Restricted Delivery \$ \$0.00  
 Adult Signature Required \$ \$0.00  
 Adult Signature Restricted Delivery \$ \$0.00  
 Postmark Here  
 SEP - 5 2020  
 Total Postage \$0.55  
 26048275-000  
 CHOWWANSKY, JOSEPH FISHER TAYLOR  
 418 CABALLO ST.  
 FARMINGTON 72730  
 Street and Zip  
 City, State, Zip

7020 0090 0001 3622 8114

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for Instructions

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 Return Receipt (electronic) \$ \$0.00  
 Certified Mail Restricted Delivery \$ \$0.00  
 Adult Signature Required \$ \$0.00  
 Adult Signature Restricted Delivery \$ \$0.00  
 Postmark Here  
 SEP - 5 2020  
 Total Postage \$0.55  
 886-02852-000  
 RUFEL, SUSAN H. HARRISON  
 443 W ORCHARD CREEK DR.  
 FARMINGTON AR, 72730  
 Street and Zip  
 City, State, Zip

7020 0090 0001 3622 8152

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for Instructions

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 Return Receipt (electronic) \$ \$0.00  
 Certified Mail Restricted Delivery \$ \$0.00  
 Adult Signature Required \$ \$0.00  
 Adult Signature Restricted Delivery \$ \$0.00  
 Postmark Here  
 SEP - 5 2020  
 Total Postage \$6.83  
 83107-000  
 MASHBURN, MICHAEL H  
 REVOCABLE TRUST  
 P.O. BOX 4628  
 FAYETTEVILLE AR, 72702  
 Street and Zip  
 City, State, Zip

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
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Postage \$0.55

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Sent to GNEK LLC  
8855 FREEDOM PL.  
SPRINGDALE AR 72762

Street and Apt. 1  
City, State, ZIP

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

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

Postage \$0.55

Total Postage \$4.10

Sent to BOOTH, GRAM LYNN & HAWLEY  
ASHORAF  
432 CABALLO ST.  
FARMINGTON 72730

Street and Apt.  
City, State, ZIP

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

Postage \$0.55

Total Postage \$4.10

Sent to WHITEHOUSE JOHN & JOEY  
417 W ORCHARD CREEK DR  
FARMINGTON AR, 72730

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City, State, ZIP

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

Postage \$0.55

Total Postage \$4.10

Sent to LEE PHILIP J & JOY M  
399 W ORCHARD CREEK DR  
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Postage \$0.55

Total Postage \$4.10

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

Postage \$0.55

Total Postage \$4.10

Sent to TICE, JASON W & TRACY  
429 W ORCHARD CREEK DR  
FARMINGTON AR, 72730

Street and Apt.  
City, State, ZIP

PS Form 3800, April 2015 PSN 7530-02-000-9001 See Reverse for Instructions

NOTICE OF PUBLIC HEARING

A petition for Preliminary Plat for the property as described below has been filed with the City of Farmington on the 21st day of July, 2020.

LEGAL DESCRIPTION BK.2006 PG.00034719:

A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SIXTEEN (16) NORTH RANGE THIRTY-ONE (31) WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID 40-ACRE TRACT, SAID POINT BEING AN EXISTING FENCE CORNER; THENCE S89°47'35"W 571.47 FEET ALONG THE NORTH LINE OF SAID 40-ACRE TRACT TO A SET IRON; THENCE S00°00'26"E 1327.36 FEET TO THE SOUTH LINE OF SAID 40-ACRES TRACT; THENCE N89°53'25"E 571.47 FEET TO THE SOUTHEAST CORNER OF SAID 40-ACRE TRACT; THENCE N00°00'40"W 1328.33 FEET TO THE POINT OF BEGINNING, CONTAINING 17.42 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS.

A public hearing to consider this Preliminary Plat will be held on the 28th day of September, 2020, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

75307623 Sept. 16, 2020

CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Landmarc Custom Homes, LLC.

Date: 8/4/2020

Project Name: Briarwood Estates

Engineer/Architect: Sand Creek Engineering

---

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

---

Representing: WWA Name: Zak Johnston, P.E.

General Note: The following represents a preliminary review of the proposed project for general design guidance in relation to the Farmington Planning Commission process. If approved, a set of construction grade plans, including, but not limited to, a formal Utility Plan, Grading Plan, Construction Details, and specifications shall be submitted to the WWA office for review and approval before being submitted to the Arkansas Department of Health.

1) Please field locate and show on plans the 12" water main that parallels Clyde Carnes RD. Please show grading associated with Lots 16 and 17 (Detention Pond 1 and 2). Grading for detention will not be allowed within 10 feet of the 12" water main.

2) The portion of the existing 12" that will fall under the proposed Briarwood LN will need to be encased with a 20" steel encasement from R/W to R/W. Please provide construction detail in the Construction Plans

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

---

CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Landmarc Custom Homes, LLC.

Date: 8/4/2020

Project Name: Briarwood Estates

Engineer/Architect: Sand Creek Engineering

---

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

---

Representing: WWA Name: Zak Johnston, P.E.

submittal.

---

3) Show proposed water main alignment and size on plans. Ensure that any proposed streetlights are constructed on the opposite side of Briarwood LN with respect to the water main and maintain a 10 foot minimum distance.

---

4) Please provide a stub out for future connection with corresponding gate valve and blow off assembly between Lots 12 and 14. Also, ensure the B.S.B.'s double as a 20' U/E.

---

5) In an effort to reduced review times and resubmittals to WWA, feel free to call the WWA office if you have any questions or seek additional technical guidance.

---

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

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

Applicant: Landmark Custom Homes, LLC

Date: August 4, 2020

Project Name: Briarwood Estates Subdivision

Engineer/Architect: Sand Creek Engineering

---

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

---

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Clyde Carnes is a Collector Street on the Farmington Master Street Plan. Collectors require 60' Right-of-Way and 36' of Pavement. This development will be required to improve their half of Clyde Carnes to these standards. Label the Right-of-Way from the centerline of Clyde Carnes.
3. Show the pavement transition from the widening to the existing pavement. This transition must meet the requirements to the AASHTO Green Book for a shifting taper.
4. Label Lots 16 and 17 as drainage easements.
5. Label that the detention ponds will be sodded.
6. CMP is not allowed in Farmington. The culverts under the pavement or curb shall be RCP and HDPE is allowed outside of that.
7. The handicap ramps at the intersection with Clyde Carnes are not allowed. Show two ramps straight across Briarwood Lane and one ramp to cross Clyde Carnes for future improvements to the other side of the road.

8. Drainage Report:

- The Fayetteville Drainage Manual is referenced. The Farmington Drainage Criteria Manual (DCM) should be the reference used.
- The Runoff Coefficients do not agree with Table 2.1 in the Farmington DCM. Use the values from this table.
- The Drainage Area Maps are not to scale. These maps should be on full size sheets of paper to help with the clarity and should be drawn to scale.
- A quick meeting to discuss the approach used for the detention would be helpful. Please contact me to schedule prior to resubmitting for Planning Commission.
- A graphic representation of the Hydrograph Summary shall be included.
- The Tc calculations could not be found and are required.
- There are several inconsistencies in the weir structure inputs in the Pond Report. The V-notch weir on one has a coefficient of 3.33 but the other has a coeff. of 1.95. Explain the difference. The weir (C) in Pond 1 has a weir length of 50' and a weir coeff. of 2.6. Both outlets show 16' of weir at the top but the outlet details do not show these weirs.

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

---

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

Applicant: Landmarc Custom Homes, LLC

Date: 8/4/2020

Project Name: Briarwood Estates

Engineer/Architect: Sand Creek Engineering

---

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

---

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding development plan should be in the paper no later than 10 days prior to the planning commission meeting. Proof of publication must be provided when it is available.
4. The revised plan must be submitted by next Tuesday, August 11<sup>th</sup> by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan .
5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office.
6. Planning Commission meeting will be **Monday, August 24, 2020 at 6:00 pm**. We are currently doing our meetings virtual. Please provide us with email addresses for whoever wants to participate in that meeting. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.





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

Applicant: Landmarc Custom Homes, LLC.

Date: 8/4/2020

Project Name: Briarwood Estates

Engineer/Architect: Sand Creek Engineering

---

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

---

**Representing: PGTelco / Zing Broadband**

Name: Shane Bell

Phone: 479-841-0980

Email: [sbell@pgtc.com](mailto:sbell@pgtc.com)

1. We request a 20' Utility Easement along the rear of all proposed lots.
2. Also, requesting a 20' Utility Easement paralleling the east ROW of Clyde Carnes Road.
3. A highlighted map of our requests is attached for clarity.
4. Once the plat has been approved, I would like to receive a PDF and AutoCAD copy for my files and design.

Thank you.

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



**SAND CREEK**  
Engineering and Landscape Architecture, Inc.

Date: **August 11, 2020**

Job # 20005

RE: **Briarwood Estates Subdivision (Preliminary Plat - City Of Farmington  
Technical Plat Review Committee Report) Comment Response**

**1<sup>st</sup> Submittal Comments 08-11-2020:**

**Representing: City OF Farmington**

**Name: Melissa McCarville**

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.  
- **Acknowledged.**
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.  
- **Acknowledged.**
3. An advertisement regarding development plan should be in the paper no later than 10 days prior to the planning commission meeting. Proof of publication must be provided when it is available.  
- **Acknowledged.**
4. The revised plan must be submitted by next Tuesday, August 11th by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan.  
- **Acknowledged.**
5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office.  
- **Acknowledged.**
6. Planning Commission meeting will be Monday, August 24, 2020 at 6:00 pm. We are currently doing our meetings virtual. Please provide us with email addresses for whoever wants to participate in that meeting. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.

- **Acknowledged.**

[Aferreyra@sandcreek.us](mailto:Aferreyra@sandcreek.us)

[Yonas@sandcreek.us](mailto:Yonas@sandcreek.us)

[tsorey@sandcreek.us](mailto:tsorey@sandcreek.us)

**Representing: City of Farmington**

**Name: Christopher B. Brackett, P. E.**

1. Note that the instructions above say that the technical plat comments must be addressed prior to re submission, and that a narrative for each comment must also be submitted along with the revised plat.
  - **Acknowledged.**
2. Clyde Carnes is a Collector Street on the Farmington Master Street Plan. Collectors require 60' Right-of-Way and 36' of Pavement. This development will be required to improve their half of Clyde Carnes to these standards. Label the Right-of-Way from the centerline of Clyde Carnes.
  - **The widening of the street has been changed from a width of 15.5 feet to the appropriate width of 18 feet in order to match the required half portion of the 36' feet. R.O.W. labels have been added to plan set.**
3. Show the pavement transition from the widening to the existing pavement. This transition must meet the requirements to the AASHTO Green Book for a shifting taper.
  - **The pavement transition for the widening to the existing pavement has been shown.**
4. Label Lots 16 and 17 as drainage easements.
  - **Lots 16 & 17 have been labeled as drainage easements**
5. Label that the detention ponds will be sodded.
  - **A Note has been added to the "Site Notes" stating that the ponds will be sodded.**
6. CMP is not allowed in Farmington. The culverts under the pavement or curb shall be RCP and HDPE is allowed outside of that.
  - **All CMP was meant to be RCP, but was labeled incorrectly on the plan set. Labels have been corrected to call out all RCP.**
7. The handicap ramps at the intersection with Clyde Carnes are not allowed. Show two ramps straight across Briarwood Lane and one ramp to cross Clyde Carnes for future improvements to the other side of the road.
  - **Two Handicap ramp have been shown crossing Briarwood Lane. One Handicap ramp to cross Clyde Carnes Rd. for future improvements has been added to design per conversations with City engineer.**
8. Drainage Report:
  - The Fayetteville Drainage Manual is referenced. The Farmington Drainage Criteria Manual (DCM) should be the reference used.
    - **Farmington Drainage Criteria Manual was used in the revised Drainage Report.**
  - The Runoff Coefficients do not agree with Table 2.1 in the Farmington DCM. Use the values from this table.
    - **Table 2.1 in the Farmington DCM in the revised Drainage Report.**
  - The Drainage Area Maps are not to scale. These maps should be on full size sheets of paper to help with the clarity and should be drawn to scale.
    - **Acknowledged, to scale maps have been added to plan report.**
  - A quick meeting to discuss the approach used for the detention would be helpful. Please contact me to schedule prior to resubmitting for Planning Commission.
    - **Meeting held.**
  - A graphic representation of the Hydrograph Summary shall be included.
    - **Acknowledged.**

- The Tc calculations could not be found and are required
  - **Acknowledged.**
- There are several inconsistencies in the weir structure inputs in the Pond Report. The V-notch weir on one has a coefficient of 3.33 but the other has a coeff. of 1.95. Explain the difference. The weir (C) in Pond 1 has a weir length of 50' and a weir coeff. of 2.6. Both outlets show 16' of weir at the top but the outlet details do not show these weirs.
  - **Discussed/Acknowledged.**

**Representing: Washington Water Authority**

**Name: Zak Johnston P.E.**

1. Please field locate and show on plans the 12" water main that parallels Clyde Carnes RD. Please show grading associated with Lots 16 and 17 (Detention Pond 1 and 2). Grading for detention will not be allowed within 10 feet of the 12" water main.
  - **12" Water main was field located and made to be shown the plan set. Grading associated with Lots 16 and 17 was made to be shown as well.**
2. The portion of the existing 12" that will fall under the proposed Briarwood LN will need to be encased with a 20" steel encasement from R/W to R/W. Please provide construction detail in the Construction Plans
  - **The portion of the existing 12" water main under the proposed Briarwood Ln. is shown with a proposed 20" split encasement as well as a construction detail for reference.**
3. Show proposed water main alignment and size on plans. Ensure that any proposed streetlights are constructed on the opposite side of Briarwood LN with respect to the water main and maintain a 10 feet minimum distance.
  - **Proposed water main alignment and size is shown on plans. Street lights have been changed to be placed on the opposite side of Briarwood Ln with respect to the water main.**
4. Please provide a stub out for future connection with corresponding gate valve and blow off assembly between Lots 12 and 14. Also, ensure the B.S.B.'s double as a 20' U/E.
  - **A stub out with corresponding gate valve and blow off assembly between Lots 12 and 14 was added to the plan set. Also, the B.S.B.'s were changed to double as a 20' U/E.**
5. In an effort to reduced review times and resubmittals to WWA, feel free to call the WWA office if you have any questions or seek additional technical guidance.
  - **Acknowledged**

**Representing: Farmington Fire**

**Name: William Hellard**

1. No Changes Needed.
  - **Acknowledged.**

**Representing: PGTelco / Zing Boardband**

**Name: Shane Bell**

1. We request a 20' Utility Easement along the rear of all proposed lots.
  - **20' UE was added to the Rear of all proposed lots**
2. Also, requesting a 20' Utility Easement paralleling the east ROW of Clyde Carnes Road.
  - **20' UE was added paralleling the R/W of Clyde Carnes Road.**
3. A highlighted map of our requests is attached for clarity.
  - **Acknowledged.**
4. Once the plat has been approved, I would like to receive a PDF and AutoCAD copy for my files and design.

- Acknowledged.

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

- 1. Subdivision Entryway Landscaping Requirements apply ONLY when developer chooses to incorporate an entryway into the Residential Subdivision Plan.

There is no indication of planned landscaping at Briarwood Estates entryway. If landscaped entry is planned, refer to XI. Landscaping of Residential Entryways, A., B. and C.

- This statement is correct.

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

**A. Ratios for Dedication.** Developers of residential developments shall dedicate, in perpetuity, to the City of Farmington land area, exclusive of streets, for a park and/or trails within the development. Land shall be dedicated at a ratio of .02 acre (870 sq. ft.) of land for each single-family dwelling unit and .01 acre (435 sq. ft.) of land for each multi-family dwelling unit.

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

If a park IS planned, see neighborhood park requirements in Article XII Sections D. through P of the Landscaping Ordinance.

- No Park is planned. Our client has agreed to pay the fee in lieu of land dedication.

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

It is important to plant landscaping plants, grasses, and shrubs that are dwarf varieties to allow better visibility of the ponds. This is for the safety and protection of small children.

- Screening Landscape has been added to the subdivision's detention ponds design per the City of Farmington's Landscape ordinance - Article X.