



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

AMENDED PLANNING COMMISSION AGENDA
September 27, 2021

**A meeting of the Farmington Planning Commission will be held on
Monday, September 27, 2021 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes – August 23, 2021
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. **Rezoning** –From A-1 to R-1
Property owned by: Damon McDonald
Property Location: 12650 N. Hwy 170
Presented by: Jorgensen & Associates
 - B. **Amended Preliminary Plat**–The Grove at Engles Mills Phase 2
Property owned by: Riverwood Homes
Property Location: Grace Lane
Presented by: Bates & Associates, Inc.
 - C. **Final Plat** – The Grove at Engles Mills Phase 2
Property owned by: Riverwood Homes
Property Location: Grace Lane
Presented by: Bates & Associates, Inc.

PUBLIC HEARING

- D. **Future Land Use Plan:**

Planning Commission Minutes August 23, 2021 at 6 PM

1. ROLL CALL – Meeting was held in person and also via Zoom due to Corona Virus pandemic. Meeting was called to order by Chair Robert Mann. A quorum was present.

PRESENT

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

ABSENT

City Employees Present: Melissa McCarville, City Business Manager; Ernie Penn, Mayor; Chris Brackett, City Engineer; Steve Tennant, City Attorney; Rick Bramall, City Inspector

2. Approval of Minutes: July 26, 2021, meeting minutes were approved as written.

3. Comments from Citizens: None

4A. Final Plat for Briarwood Estates; property owned by Landmarc Custom Homes, LLC located off Clyde Carnes Road; Parcel #760-03134-000 presented by Sand Creek Engineering:

Tim Sorey with Sand Creek Engineering was present to discuss the request. He explained that this subdivision would have single-family lots, all at just under 1 acre. There will be only one street and two detention ponds near Clyde Carnes Road.

Chris Brackett read his memo with suggested conditions for approval as follows:

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

1. The required Payment In Lieu of Park Land Conveyance must be paid prior to the signatures on the Final Plat. This fee will be \$600 per single family unit. The fee will be \$7,000 for 13 single family lots.
2. All public improvements including the sidewalk along the frontage of the two detention pond lots must be completed and a Final Inspection scheduled. All punch list items must be completed and accepted prior to final approval of the final plat.
3. A one-year Maintenance Bond to the City of Farmington for all public improvements with the exception to the water and sanitary sewer improvements must be provided prior to the signatures on the Final Plat. The engineer must submit an itemized cost of these improvements for approval prior to obtaining the bond.
4. Verify that all street names have been accepted by the County 911 coordinator and show addresses for all lots on the Final Plat.
5. If the sidewalk construction is to be delayed until the home construction then the developer shall provide an escrow account in accordance with Ordinance No 8.1(C), 3(A.). The engineer shall provide a cost estimate for the construction of the sidewalk for approval.
6. If the installation of the Street Lights has not been completed at the time of Final Plat signatures, then the developer shall provide the paid invoice from the electric company for these lights.
7. Provide one original and 6 copies of the recorded plat to the City.”

Tim Sorey stated they have items #1 and #3 currently in progress. They have no issues with the memo.

Chad Ball brought it to the attention of the commission that there were 15 single family lots on the plans but the memo referenced 13 lots. Tim Sorey said there are 15 buildable lots. Lots 16 and 17 are not buildable and are to be used for a detention pond. The payment in lieu of park land was corrected to reflect \$9,000 for 15 lots. Sand Creek has already paid that money.

Judy Horne suggested that they try to add a very small amount of low-growing landscaping along Clyde Carnes to mask the view of the detention pond from Clyde Carnes. She emphasized that this is not actually required by the landscape ordinance, but would enhance the entry to this estate-type subdivision. She reminded that the Landscape Ordinance does require very minimal, small-size landscaping around the edge of the detention ponds. Mr. Sorey said they are waiting to plant the detention pond landscaping when it is cooler.

Public Comment:

Jane Phillips- 424 Caballo: She was concerned about the drainage/flooding that may occur due the development.

Chris Brackett addressed this question. He stated that they have designed all the water to drain into the detention pond and it was designed to hold all the water runoff. Legally the subdivision developer can not dump more water on surrounding areas than what is now received on those properties.

Having no further discussion, Robert Mann called the question to approve the Final Plat for Briarwood Estates with correction of number of buildable lots to 15. Upon roll call, the motion passed unanimously.

Gerry Harris moved that the proposed Land Use Plan be put on the Agenda for the September 27th meeting. Motion was seconded by Chad Ball and passed unanimously.

Having no further business, meeting was adjourned.

Judy Horne - Secretary

Robert Mann - Chair

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: Damon McDonald Day Phone: _____

Address: 671 Oxford Bend Rd Fax: _____

Representative: Jorgensen & Assoc Day Phone: 479-442-9127

Address: 124 W Sunbridge, St 5 Fax: _____

Property Owner: McDonald Building Group Day Phone: _____

Address: 12650 N Hwy 170 Fax: _____

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

Representative: Justin Jorgensen. justin@jorgensenassoc.com

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

Property Description

Site Address -- 12650 N Hwy 170

Current Zoning -- A-1 Proposed Zoning -- R-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:

R-1: Residential Single Family so it can be developed into single family lots under R-1 zoning requirements.

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 24 day of August, 2012021.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from A-1 to R-1 will be held on the 27 day of September, 2012021, 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.

[Signature] Date 8/24/21
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 8/24/21
Owner/Agent Signature

NORTHWEST ARKANSAS Democrat Gazette

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

AFFIDAVIT OF PUBLICATION

I, 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.

Jorgensen & Associates
City of Farmington

Was inserted in the Regular Edition on:
September 12, 2021

Publication Charges: \$85.12

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 13 day of Sept, 2021.

Cathy Wiles
Notary Public
My Commission Expires: 2/20/24

Cathy Wiles
Benton COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires 02-20-2024
Commission No. 12397118

****NOTE****

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

A petition to rezone the property as described below has been filed with the City of Farmington on the 24th day of August, 2021.

A part of the NW 1/4 of the SE 1/4 of Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commence at the SW corner of said forty; thence S 87° 40' 44" E, 365.52 feet to the East right-of-way of Arkansas Highway 170 as established in 2019 by ARDOT Job 040683 for the point of beginning and run thence along said right-of-way the following: N 6° 18' 32" W, 113.95 feet; N 0° 21' 22" W, 250.45 feet; S 86° 12' 37" W, 25.00 feet; N 3° 47' 23" W, 28.55 feet; thence S 84° 40' 46" E, leaving said right-of-way, 84.76 feet; thence S 81° 56' 19" E, 647.72 feet; thence S 1° 39' 30" W, 319.44 feet to the South line of said forty; thence N 87° 40' 18" W, along said South line, 676.11 feet to the point of beginning, containing 5.65 acres, more or less.

A public hearing to consider this request to rezone the above described property from A-1 to R-1 will be held on the 27th day of September, 2021, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. This meeting can be attended in person or through Zoom (link provided closer to meeting date on City website or Facebook page). All interested persons are invited to attend.

75464696 Sept 12, 2021



JORGENSEN
+ASSOCIATES
Civil Engineering · Land Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

August 24, 2021

Farmington Planning
354 W Main
P.O. Box 150
Farmington, AR. 72730

Attn: Melissa McCarville
Re: Rezoning for McDonald Building Group

Dear Mr. McCarville;

Enclosed please find the documentation for a Rezoning request for McDonald Building Group. The property is located at 12650 N Hwy 170 and is a total of 5.65 acres. Currently the property is zoned A-1 and the request to rezone the property to R-1 in order to develop it into single family lots under the R-1 zoning. Currently there is not water or sewer to the site but both are roughly 650' to the north and we will be looking to do a water and sewer line extension to the site. There are similar residential zonings with the same use in the area.

Sincerely;

Justin L. Jorgensen, P.E.

Washington County

Assessor's Office

Russell Hill, Assessor



Date Created: 6/17/2021
Created By: actDataScout

1 inch = 166 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.

File# 2021-00020190

This Instrument prepared by:
D. Joel Kurtz
Attorney at Law
Williams Law Firm
100 W Main, Gentry, AR 72734
(479) 736-8800

WARRANTY DEED

WITH RELINQUISHMENT OF DOWER/CURTESY

KNOW ALL MEN BY THESE PRESENTS:

That **Linda Bell**, an unmarried person ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **McDonald Building Group, LLC**, an Arkansas Limited Liability Company ("Grantee"), the following described lands situated in the County of Washington, State of Arkansas:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A".


Subject to any restrictions, conditions, covenants, rights of way, and easements now of record.

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

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

And Grantor does hereby release and relinquish unto the said Grantee all rights of dower, curtesy, and homestead in and to said lands for and in consideration of the sum of money.

IN WITNESS WHEREOF, the name of Grantor is hereunto affixed as of this 25 day of May, 2021.


Linda Bell

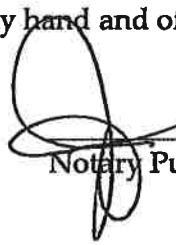
Please see the attached Real Property Transfer Tax Affidavit of Compliance for proof of tax paid and the required documentary stamps or documentary symbol.

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF WASHINGTON)

On this day personally before me, a Notary Public, duly commissioned, qualified and acting, within and for this County and State, appeared the within named Linda Bell, to me personally well known (or satisfactorily proven to be such person), who stated and acknowledged that she had so signed, executed and delivered the foregoing Warranty Deed for the consideration, uses, and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 25 day of May, 2021.



Notary Public **JENNIFER STEWART**
NOTARY PUBLIC, ARKANSAS
WASHINGTON COUNTY
Commission #12378169
My Commission Expires 08/19/2030

My commission expires: _____

Mail Tax Statement to:
671 Oxford Bend Rd.
Fayetteville AR
72703

RTC 21-66037T

EXHIBIT "A"

A part of the NW 1/4 of the SE 1/4 of Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commence at the SW corner of said forty; thence S 87° 40' 44" E, 365.52 feet to the East right-of-way of Arkansas Highway 170 as established in 2019 by ARDOT Job 040683 for the point of beginning and run thence along said right-of-way the following: N 6° 18' 32" W, 113.95 feet; N 0° 21' 22" W, 250.45 feet; S 86° 12' 37" W, 25.00 feet; N 3° 47' 23" W, 28.55 feet; thence S 84° 40' 46" E, leaving said right-of-way, 84.76 feet; thence S 81° 56' 19" E, 647.72 feet; thence S 1° 39' 30" W, 319.44 feet to the South line of said forty; thence N 87° 40' 18" W, along said South line, 676.11 feet to the point of beginning, containing 5.65 acres, more or less.

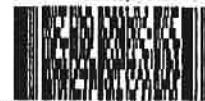
[Legal description provided by Realty Title & Closing Services, LLC.]



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: 21-66037T

Grantee: MCDONALD BUILDING GROUP, LLC
Mailing Address: 671 OXFORD BEND RD,
FAYETTEVILLE AR 727030000

Grantor: LINDA BELL
Mailing Address: 184 COUNTRYSIDE DR
FARMINGTON AR 727300000

Property Purchase Price: \$230,000.00
Tax Amount: \$759.00

County: WASHINGTON
Date Issued: 05/27/2021
Stamp ID: 667002880

Washington County, AR
I certify this instrument was filed on
5/27/2021 2:29:18 PM
and recorded in REAL ESTATE

File# 2021-00020190
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): Ivonne Torres

Grantee or Agent Name (signature): [Signature] Date: 5/27/21

Address: 3711 W Walnut

City/State/Zip: Rogers AR 72756

SCALE 1"=300'



LEGEND

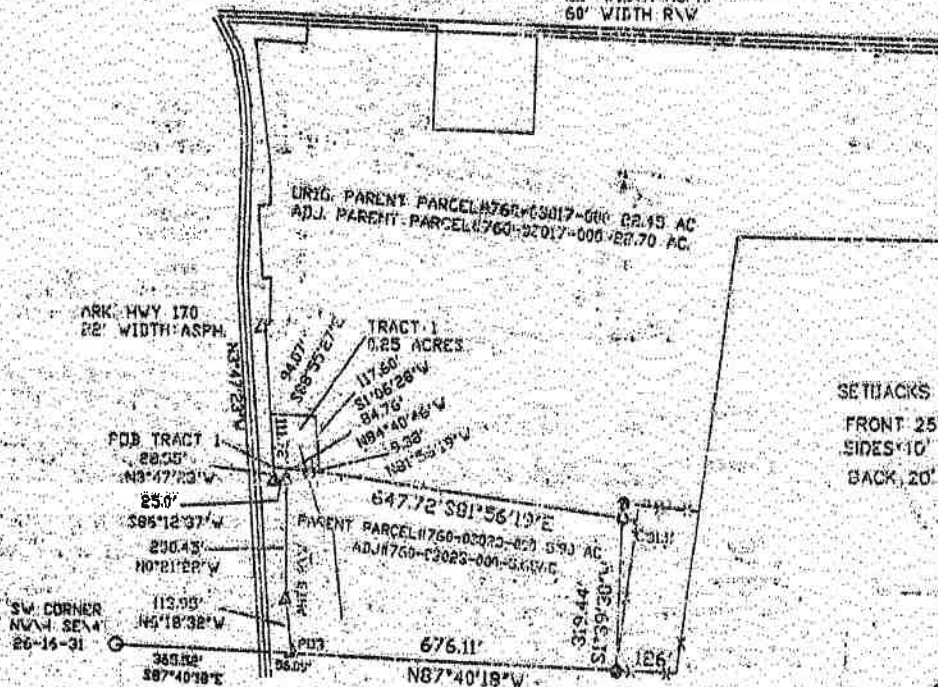
- FOUND IRON PIN
- SET 1/2" REBAR
- FENCE LINE
- ▲ ARK. HWY MKR
- ANGLE POINT

R-31-W
LOCATION MAP

THIS TRACT IS NOT LOCATED WITHIN THE
100 YEAR FLOOD ZONE A AS PER FIRM MAP
051430215 P. MAP REVISED 5/16/2000.

BASE OF BEARINGS ASSUMED

WOLFDALE RD.
22' WIDTH ASPH.
60' WIDTH R/W



SETBACKS
FRONT 25' SB & UE
SIDES 10' SB
BACK 20' SB



BOUNDARY DESCRIPTIONS

PARENT TRACT PARCEL #760-03017-000 22.45 ACRES
A PART OF THE NORTH HALF OF THE SE¼ OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, CONTAINING 22.45 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS.

PARENT TRACT PARCEL #760-03023-000 5.90 ACRES
A PART OF THE NORTH HALF OF THE SE¼ OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, CONTAINING 5.90 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS.

TRACT 1 TO BE ADDED TO PARCEL 760-03017-000
A PART OF THE NW¼ OF THE SE¼ OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID FORTY; THENCE S87°40'44\"/>

REMAINDER PARCEL #760-03023-000
A PART OF THE NW¼ OF THE SE¼ OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID FORTY; THENCE S87°40'44\"/>

REMAINDER TRACT PARCEL #760-03017-000 22.45 ACRES
A PART OF THE NORTH HALF OF THE SE¼ OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, CONTAINING 22.70 ACRES, MORE OR LESS, WASHINGTON COUNTY, AR

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT IS A DEPICTION OF A FIELD SURVEY MADE BY ME IN ACCORDANCE WITH THE STANDARDS PRESENTLY APPLICABLE IN THE STATE OF ARKANSAS.
James E. Gore, R.L.S.
Arkansas Registration No. 1298
12987 RHEAS MILL ROAD
FARMINGTON, ARKANSAS 72730
PH(479)263-0324

APRIL 14, 2020

GORE ENGINEERING & LAND SURVEYING, INC.			
CLIENT:	GARNER FAMILY TRUST		
CITY:	FARMINGTON	COUNTY:	WASHINGTON
STATE:	ARKANSAS	JOB NO.:	WC-4338

Approved by City of Farmington

500-18N-31W-0-26-200-72-1298

MAY 05 2020

[Signature]
City Business Manager

Washington County, AR
I certify this instrument was filed on
5/5/2020 3:19:00 PM
and recorded in REAL ESTATE

File# 2020-00014179
Kvle Sylvester - Circuit Clerk

[Signature]

**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:

Location: Properties lying on the east side of HWY 170 just south of the W Rainsong St intersection on parcel 760-03023-001.

Owned by: McDonald Building Group
 671 Oxford Bend Rd
 Fayetteville, AR 72703

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of parcel 760-03023-001 from A-1 to R-1.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on September 27th, 2021 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 view on this matter by letter. All persons interested in this request are invited to call the City Business Manager at City Hall, 354 W. Main, 479-267-3865.

This meeting may be held virtually. Please check the City of Farmington's website and Facebook page for details regarding the virtual meeting.

7020 1290 0000 7924 1237

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

Farmington, AR 72730

Certified Mail Fee	\$3.75	0190
Extra Services & Fees (check box, add fee)	\$3.05	37
<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	\$0.58	
Total	\$7.38	

COSBY FAMILY REVOCABLE LIVING MARITAL TRUST
1660 WINDSOR AVE
SPRINGDALE, AR 72764

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 1290 0000 7924 1220

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

Farmington, AR 72730

Certified Mail Fee	\$3.75	0190
Extra Services & Fees (check box, add fee)	\$3.05	37
<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	\$0.58	
Total	\$7.38	

BENISH, KEITH M & MICHELLE L
11950 W ERVAN BEEKS RD
FARMINGTON, AR 72730-9732

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 1290 0000 7924 1213

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

Farmington, AR 72730

Certified Mail Fee	\$3.75	0190
Extra Services & Fees (check box, add fee)	\$3.05	37
<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	\$0.58	
Total	\$7.38	

DAVIS, MARTHA
12584 N HWY 170
FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 1290 0000 7924 1206

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

Farmington, AR 72730

Certified Mail Fee	\$3.75	0190
Extra Services & Fees (check box, add fee)	\$3.05	37
<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	\$0.58	
Total	\$7.38	

GARNER FAMILY TRUST BOBBY R & PEGG
GARNER
PO BOX 1303
FARMINGTON, AR 72730-1303

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10231576-4386
DATE	08/24/2021 10:23 AM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK #21312 APPLICATION FEE CHECK FRO MCDONALD REZONE

1 × Development Fee	\$25.00
Subtotal	\$25.00

TOTAL (USD)	\$25.00
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Receipt sent via SwipeSimple, powered by CardFlight

© CardFlight, Inc. 2021



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: 12/23/2019

Date of grading permit: 6/30/2020

Date of final infrastructure inspection: IN PROGRESS

Engineering Fees Paid yes no

Development site address or location: Grace Ln 760-01911-902

GENERAL INFORMATION:

Primary Contact Person: JASON YOUNG

Business Name: BATES & ASSOCIATES, INC.

Address: 7230 S. PLEASANT RIDGE DRIVE

City: FAYETTEVILLE State AR Zip Code 72704

Phone: 479-442-9350 Email: JASON@BATESNWA.COM

Check all that apply: Applicant Owner Other _____

Name: MARK MARQUESS

Business Name: RIVERWOOD HOMES, LLC

Address: 3450 N. PLAINVIEW AVE

City: FAYETTEVILLE State AR Zip Code 72704

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: 8-24-21

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: 8-24-21

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 folded 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).		X	WILL BE PROVIDED
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).		X	WILL BE PROVIDED
The Following Shall Appear on the Site Plan:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	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:			
a. NPDES Storm water Permit			PERMITS ARE CURRENT
b. 404 Permit			CURRENT
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	X		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.			NOT REQUIRED
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.			NO EXISTING BUILDINGS
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:			NOT REQUIRED ON FINAL PLAT
a. Two foot contour for ground slope between level and ten percent.			
b. Four foot contour interval for ground slope exceeding 10%.			
17. Preliminary grading plan.			NOT REQUIRED
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
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.	X		
b. Manhole locations.	X		
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.			NO SEPTIC PROPOSED
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.			NOT REQUIRED ON FINAL PLAT
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		
Proposed and Existing Streets, Rights-of -way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	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		
Site Specific Information			
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.			N/A - FINAL PLAT
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 - FINAL PLAT
8. The location and size of existing and proposed signs, if any.			NO SIGNS
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			N/A - FINAL PLAT
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			N/A - FINAL PLAT
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			N/A - FINAL PLAT
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.			NONE PROPOSED
14. Indicate location and type of garbage service (Large Scale			N/A - FINAL PLAT

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	WILL PROVIDE
17. Draft POA agreements, if any.		X	WHEN AVAILABLE
18. A written description of requested variances and waivers from any city requirements.			NONE REQUESTED
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	X		
20. Preliminary drainage plan as required by the consulting engineer.			N/A - FINAL PLAT

**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.*



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

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

August 24, 2021

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

RE: The Grove at Engles Mill Subdivision – Phase 2 Final Plat Project Letter

Dear City Staff,

Riverwood Homes and Bates & Associates, Inc propose a Final Plat for Phase 2 of The Grove at Engles Mill. The subject property is a part of Washington County Parcel Number 760-01911-902, totaling 20.00 acres. Access to the site will be off South Grace Ln.

The proposed development will consist of 50 single-family residential lots, plus one lot dedicated as a stormwater facility, and one lot dedicated as a common area. The subject parcels are within both the City of Fayetteville Water and Sewer Department and Washington Water Authority's service areas. The property is zoned R-2.

The Owner of the property would like to request a change to side setbacks that were approved with the preliminary plat. Currently the preliminary plat for phase 2 was approved with 10' side setbacks, and the owner is now requesting 5' .

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

Sincerely,

Geoff Bates, P.E.



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

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

August 24, 2021

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

RE: The Grove at Engles Mill Phase 2 Final Plat – Legal Description

LEGAL DESCRIPTION (PART OF WASHINGTON COUNTY PARCEL #760-01911-902):

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM AN EXISTING ALUMINUM MONUMENT MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27 AND RUNNING THENCE ALONG THE EAST LINE THEREOF S02°15'19"W 1324.54' TO AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE ALONG THE EAST LINE THEREOF S02°11'31"W 1324.09' TO AN EXISTING ALUMINUM MONUMENT MARKING THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE SOUTH LINE THEREOF N87°54'22"W 1322.98' TO AN EXISTING ALUMINUM MONUMENT MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE ALONG THE SOUTH LINE THEREOF N87°51'22"W 661.39' TO AN EXISTING ALUMINUM MONUMENT, THENCE LEAVING SAID SOUTH LINE N02°04'37"E 1322.88' TO AN EXISTING REBAR ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27 MARKING THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG THE SOUTH LINE THEREOF N87°44'46"W 663.70' TO AN EXISTING ALUMINUM MONUMENT MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, THENCE ALONG THE SOUTH LINE THEREOF N87°49'00"W 329.30', THENCE LEAVING SAID SOUTH LINE N02°04'37"E 630.00', THENCE S87°49'00"E 855.45', THENCE S01°11'44"W 26.46', THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200.00' AN ARC LENGTH OF 128.21' AND A CHORD THAT BEARS S16°05'12"E 126.03', THENCE S87°43'18"E 793.62', THENCE S02°16'42"W 70.00', THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 170.00', AN ARC LENGTH OF 410.48' AND A CHORD THAT BEARS S72°08'05"E 317.79', THENCE S02°15'19"W 358.25', THENCE N57°43'18"W 729.04', THENCE S32°16'42"W 240.01', THENCE

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00', AND ARC LENGTH OF 27.48'
AND A CHORD THAT BEARS N72°07'32"W 27.13', THENCE S02°15'19"W 137.95', THENCE
N87°44'41"W 39.57', THENCE N02°04'37"E 3.12' TO THE POINT OF BEGINNING, CONTAINING
18.93 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF
RECORD.

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FOR OFFICIAL USE

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$7.05
<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	\$0.58

FARMINGTON SCHOOL
DISTRICT #6
42 S DOUBLE SPRINGS RD
FARMINGTON, AR 72730-2506

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	\$7.05
<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	\$0.58

SIMS, SHARON REVOCABLE TRUST
412 W. EAGLE RIDGE DR
FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58

BLUM, CHRISTOPHER P & MARSHA K
426 W. EAGLE RIDGE DR
FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58

FARMINGTON COMMERCIAL LLC
12771 TYLER RD
FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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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	\$0.58

HOUSER, RAYMOND D & JEANNETTE
376 W. EAGLE RIDGE DR
FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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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	\$0.58

SHARPSHARE, JEREMY S & JENNIFER D
384 W. EAGLE RIDGE DR
FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Farmington, AR 72730

Certified Mail Fee \$3.75

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

\$0.58

SPRINGER, BRADY W.
312 DRIFTWOOD DR
FARMINGTON, AR 72730

09/08/2021

PS 72701



7020 1290 0000 7925 0352

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



**Bates &
Associates, Inc.**

Civil Engineering - Land Surveying - Landscape Architecture

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

August 24, 2021

**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION FOR A FINAL PLAT & VARIANCE**

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

Washington County Parcel 760-01911-902, S Grace Ln, Farmington, Arkansas

Owner:

FARMINGTON COMMERCIAL LLC
12771 TYLER RD
FARMINGTON, AR 72730

Developer:

MARK MARQUESS
RIVERWOOD HOMES, LLC
3420 N. PLAINVIEW AVE.
FAYETTEVILLE, AR 72703

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

A public hearing on said application will be held by the Farmington Planning Commission at **Farmington City Hall, 354 W. Main St. on September 27 at 6:00 p.m.** This meeting will also be held virtually via Zoom. Information for the virtual meeting will be provided on www.cityoffarmingtonar.com as well as the City of Farmington Facebook page. All interested persons are invited to attend.

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

Sincerely,

Jason Young
Project Manager
Bates & Associates, Inc.



Bates & Associates, Inc.
Civil Engineering & Surveying

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

August 24, 2021

RE: The Grove at Engles Mill Phase 2 – Final Plat

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Sunday, September 12th. Please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for a Final Plat at the property described below has been filed with the City of Farmington on 24th day of August, 2021.

LEGAL DESCRIPTION (PART OF WASHINGTON COUNTY PARCEL #760-01911-900):

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM AN EXISTING ALUMINUM MONUMENT MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27 AND RUNNING THENCE ALONG THE EAST LINE THEREOF S02°15'19"W 1324.54' TO AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE ALONG THE EAST LINE THEREOF S02°11'31"W 1324.09' TO AN EXISTING ALUMINUM MONUMENT MARKING THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE SOUTH LINE THEREOF N87°54'22"W 1322.98' TO AN EXISTING ALUMINUM MONUMENT MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, THENCE ALONG THE SOUTH LINE THEREOF N87°51'22"W 661.39' TO AN EXISTING ALUMINUM MONUMENT, THENCE LEAVING SAID SOUTH LINE N02°04'37"E 1322.88' TO AN EXISTING REBAR ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27 MARKING THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG THE SOUTH LINE THEREOF N87°44'46"W 663.70' TO AN EXISTING ALUMINUM MONUMENT MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, THENCE ALONG THE SOUTH LINE THEREOF N87°49'00"W 329.30', THENCE LEAVING SAID SOUTH LINE N02°04'37"E 630.00', THENCE S87°49'00"E 855.45', THENCE S01°11'44"W 26.46', THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200.00' AN ARC LENGTH OF 128.21' AND A CHORD THAT BEARS S16°05'12"E 126.03', THENCE S87°43'18"E 793.62', THENCE S02°16'42"W 70.00', THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 170.00', AN ARC LENGTH OF 410.48' AND A CHORD THAT BEARS S72°08'05"E 317.79', THENCE S02°15'19"W 358.25', THENCE N57°43'18"W 729.04', THENCE S32°16'42"W 240.01', THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00', AND ARC LENGTH OF 27.48' AND A CHORD THAT BEARS N72°07'32"W 27.13', THENCE S02°15'19"W 137.95', THENCE N87°44'41"W 39.57', THENCE N02°04'37"E 3.12' TO THE POINT OF BEGINNING, CONTAINING 18.93 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

S Grace Ln, Farmington, Arkansas. South of Bob Folsom Elementary School
The Applicant requests a Final Plat for a Subdivision.

A public meeting to consider this request for variance at the above described property will be held on the 27TH day of September, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. This meeting will also be held virtually via Zoom. Information for the virtual meeting will be provided on www.cityoffarmingtonar.com as well as the City of Farmington Facebook page. All interested persons are invited to attend.

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

Sincerely,

A handwritten signature in cursive script that reads "Geoffrey H. Bates". The signature is written in dark ink and includes a long horizontal flourish at the end.

Geoffrey H. Bates, P.E.

Bates & Associates, Inc.

NORTHWEST ARKANSAS
Democrat Gazette

P.O. BOX 1567 FARMINGTON AR 72702 • 479-442-1700 • FAX 479-695-1118 • WWW.NWAD3.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 12, 2021

Publication Charges: \$212.80

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 13 day of Sept, 2021.

Cathy Wiles
Notary Public
My Commission Expires: 2/20/24

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

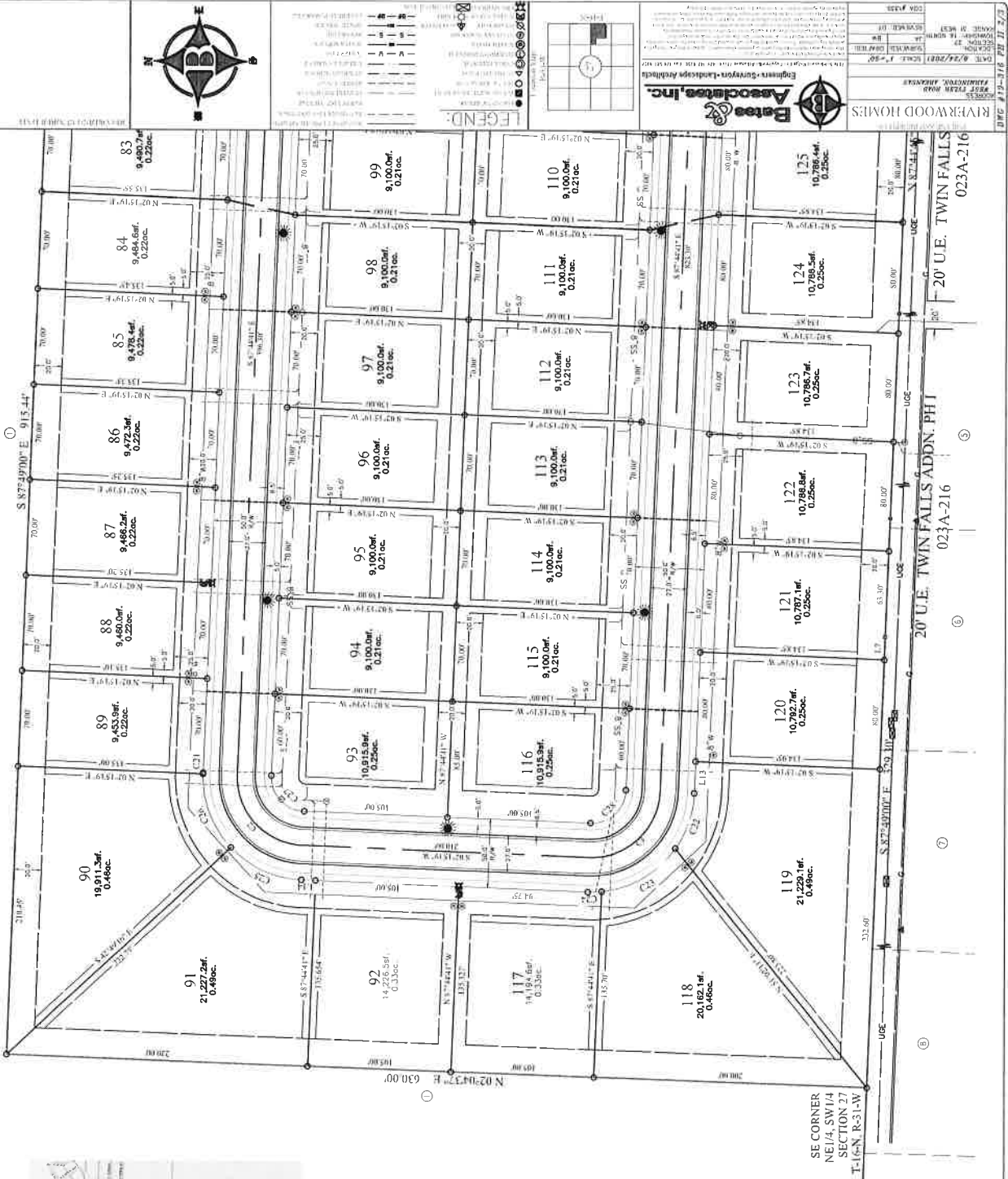
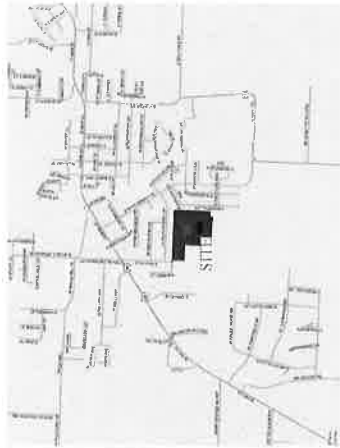
Cathy Wiles
Benton COUNTY
NOTARY PUBLIC – ARKANSAS
My Commission Expires 02-20-2024
Commission No. 12397118

NOTICE OF PUBLIC MEETING
An application for a Final Plat at the property described below has been filed with the City of Farmington on 24th day of July, 2021.

LEGAL DESCRIPTION (PART OF WASHINGTON COUNTY PARCEL #760-01911-900): A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM AN EXISTING ALUMINUM MONUMENT MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27 AND RUNNING THENCE ALONG THE EAST LINE THEREOF S02°15'19"W 1324.54' TO AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE ALONG THE EAST LINE THEREOF S02°11'31"W 1324.09' TO AN EXISTING ALUMINUM MONUMENT MARKING THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE SOUTH LINE THEREOF N87°54'22"W 1322.98' TO AN EXISTING ALUMINUM MONUMENT MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, THENCE ALONG THE SOUTH LINE THEREOF N87°51'22"W 661.39' TO AN EXISTING ALUMINUM MONUMENT, THENCE LEAVING SAID SOUTH LINE N02°04'37"E 1322.88' TO AN EXISTING REBAR ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF

THE SOUTHEAST QUARTER OF SAID SECTION 27 MARKING THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG THE SOUTH LINE THEREOF N87°44'46"W 663.70' TO AN EXISTING ALUMINUM MONUMENT MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, THENCE ALONG THE SOUTH LINE THEREOF N87°49'00"W 329.30', THENCE LEAVING SAID SOUTH LINE N02°04'37"E 630.00', THENCE S87°49'00"E 915.44', THENCE S02°16'42"W 26.56', THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200.00' AN ARC LENGTH OF 209.44' AND A CHORD THAT BEARS S27°43'18"E 200.00', THENCE S87°43'18"E 331.04', THENCE S02°16'42"W 215.00', THENCE N57°43'18"W 25.00', THENCE S64°36'19"W 44.37', THENCE S02°12'39"W 74.17', THENCE N87°44'41"W 138.48', THENCE N02°04'37"W 3.12' TO THE POINT OF BEGINNING, CONTAINING 16.09 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
Layman's Description:
West Tyler Road, Farmington, Arkansas. West of Bob Folsom Elementary School, North of Twin Falls Subdivision.
The Applicant requests a Final Plat for a Subdivision.
A public meeting to consider this request for variance at the above described property will be held on the 27TH day of September, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. This meeting will also be held virtually via Zoom. Information for the virtual meeting will be provided on www.cityoffarmingtonar.com as well as the City of Farmington Facebook page. All interested persons are invited to attend with limited capacity.
75463798 Sept 12, 2021

THE GROVE AT ENGLER MILL - PHASE II - FINAL PLAT



Pattee & Associates, Inc.
Engineers - Surveyors - Landscape Architects

RIVERWOOD HOMES
PAINTIMONT, HOUSTON TX

DATE: 02/27/2018
SCALE: 1"=50'

CON. #1333
OWNER: RWH
PROJECT: THE GROVE AT ENGLER MILL
SECTION: 27
T-16-N, R-31-W



7230 S. Pleasant Ridge Dr. / Fayetteville, AR 72704

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

September 14, 2021

Chris Brackett, City of Farmington reviewing Engineer
Judy Horne, City of Farmington Planning Commissioner
Melissa McCarville, City of Farmington City Business Manager
William Hallard, City of Farmington Fire Dept.
Jonathan Ely, City of Fayetteville Engineering
Zak Johnston, WWA

RE: The Grove at Engles Mill Ph 2 final Plat

All,

Please see Comment Responses Below.

WWA:

1. Offsite easements will need separate document
2. We will submit as-builts
3. Included both

Planning:

1. noted
2. noted
3. noted
4. noted
5. sent to Chris
6. noted
7. sent to paper
8. sent, note added

Fire:

1. Sign type "D" added to plat beginning of street, then every 3rd lot.

Engineering:

1. noted
2. pond tract added to phase II.
3. contacted Daryl Pemberton, verified addresses@ st names

Rick:

1. shown on final plat as 5'. Will revise if request is denied.

Judy:

1. will advise Riverwood homes to pay park fees

Fayetteville water and sewer:

1. All U.E. & D.E> clearly Labeled
2. Dimensioned
3. Added 20' U.E.
4. Meter locations now shown on plat
5. Dimensioned U.E.
6. Adequate U.E. to be acceptable to WWA

Sincerely,

Bates & Associates, Inc.

A handwritten signature in black ink, appearing to read 'Jake Chavis', written in a cursive style.

Jake Chavis, E.I.

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

Applicant: Riverwood Homes Date: 9/7/2021

Project Name: The Grove at Engels Mill

Engineer/Architect: Bates and Associates

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

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.
2. The revised plan must be submitted by next Tuesday, 14th by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan and a landscape plan. Plans must be folded with all sheets included in one set.
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, September 27, 2021 at 6:00 pm**. We are allowing a limited number of people in the meeting room; we will also provide information for virtual meetings. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.
7. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication and letters that the meeting is in person with limited capacity or through Zoom. **With this in mind, the ad must be in Sunday, September 12, 2021 to meet the deadline.**
8. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is in person with limited capacity and through Zoom.



Fire Department
 City of Farmington, AR
 372 W. Main St.
 Farmington, AR 72730
 479-267-3338



Date: 9/7/2021

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

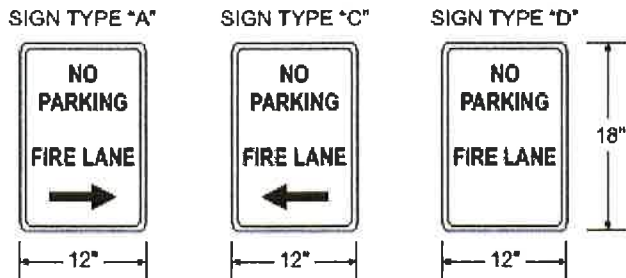
Subject: The Grove at Engles Mill

Fire Lane Signage

Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads More Than 26 Feet in Width

Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).



C105.1 Hydrant Spacing

The average spacing between fire hydrants shall not exceed that listed in Table C105.1.

Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1.



Fire Department
City of Farmington, AR
372 W. Main St.
Farmington, AR 72730
479-267-3338



**TABLE C105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS**

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN Hydrants ^{b, c} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A Hydrant
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more	200	120



Fire Department
City of Farmington, AR
372 W. Main St.
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**TABLE C105.1
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FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN Hydrants ^{b, c} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A Hydrant
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more	200	120

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

Applicant: Riverwood Homes LLC

Date: September 7, 2021

Project Name: The Grove at Engles Mill Phase II – Final Plat

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Add the detention pond lot to this plat and show it as a drainage easement.
3. Contact the Washington County 911 coordinator to verify the street name and lot addresses. Show the approved street name and addresses on the plat.


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

Applicant: Riverwood Homes

Date: 9/7/2021

Project Name: The Grove at Engles Mill

Engineer/Architect: Bates & Associates

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

Representing: City of Farmington Name: Rene Brannell

Side setbacks for the bigger lots
need to be 10 feet instead of 5 -
Or approved by the planning
Commission

Received By: _____

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

Applicant: Riverwood Homes

Date: 9-7-21

Project Name: The Grove at Engles Mill

Engineer/Architect: Bates & Associates

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

Representing: City of Farmington, AR
Landscape Ordinance

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

1. XII. Dedication and Landscaping of Neighborhood Parks.

No park land in this Phase II of subdivision so the fee-in-lieu of park must be paid to the City of Farmington Parks Fund. The cover sheet "Proposed Use" indicates **80** single-family lots but the plat info I received appears to show **50** lots. City Engineer can make determination and if 80 lots the fee will be 80 X \$600 = \$48,000.

If it is 50 lots, the fee will be 50 X \$600 = \$30,000.

Received By: _____

Chris Brackett

From: Zak Johnston <zakj@washingtonwater.org>
Sent: Thursday, September 2, 2021 4:51 PM
To: melissamccarville@cityoffarmington-ar.gov; Chris Brackett
Cc: Josh Moore
Subject: Farmington Tech Plat - September 8 2021
Attachments: FINAL ACCEPTANCE OF CONSTRUCTED WATER FACILITIES CHECKLIST.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Melissa,

I'm out of the office next week, but I wanted to get you commentary for the review:

The Grove at Engles Mills P2 – Need to complete/submit all items identified in the standard WWA Project Closeout Checklist. Attached for reference.

Wagon Wheel West – Preliminary Plat generally adheres to commentary provided at the presubmittal meeting. Please submit construction plans for approval once approved by Farmington Planning Commission.

Thanks,

Zak Johnston, P.E. / Staff Engineer
3685 E. Heritage PKWY / P.O. Box 178
Farmington, AR 72730
Office: (479) 267.2111
www.washingtonwater.org



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

FINAL ACCEPTANCE OF CONSTRUCTED WATER FACILITIES CHECKLIST

The following provides a checklist for Final Acceptance of Constructed Water Facilities by Washington Water Authority (WWA). All items must be completed and bonding instruments in place before a Letter of Final Acceptance will be issued by WWA.

Item Description

- 1. Submittal and acceptance of AS-BUILT/RECORD DRAWINGS to the WWA Office.
 - A. The Engineer shall provide one hard copy.
 - B. The Engineer shall provide one digital copy in both .dwg and .pdf format on flash drive.
 - C. AS-BUILT/RECORD DRAWINGS shall include the minimum following information:
 - a. Horizontal Datum: NAD83 / Vertical Datum: NAVD88
 - b. Fire Hydrant; location, manufacturer, and model number
 - c. Water Valve; location, manufacturer, type, diameter
 - d. Water Fitting; location
 - e. Water Service Saddle; location
 - f. Water Test Ports; location
 - g. Tapping Sleeves; location
 - h. Steel Encasement; location of beginning and end, material, diameter
 - i. Waterpipe; location, material, diameter, pressure class
 - j. Construction Details
 - D. All sheets shall be signed by the Professional Engineer of Record registered in the State of Arkansas.

- 2. Final Walkthrough and completion of all deficit items.
 - A. A walkthrough of the project site shall be conducted with a WWA representative, the Contractor, and the Engineer of Record. AS-BUILTS/RECORD DRAWINGS must be submitted before scheduling the walkthrough.
 - B. Any items found to be deficit according to the projects Standard Specifications must be corrected and re-inspected by all three parties.

- 3. Completion of all necessary testing in accordance with the Arkansas Department of Health.

- 4. Submittal of Construction Cost Certification of water improvements by the Engineer of Record.

- 5. Submittal of Maintenance Bond for an amount equal to 50% of the construction cost, based on the Construction Cost Certification by the Engineer of Record. The Maintenance Bond shall be for a period of not less than one year and shall cover all defects in materials and workmanship.

- 6. Submittal of Certificate of Construction Completion by the Engineer of Record, stating that the project was constructed in accordance with engineering plans and specifications as approved by the Arkansas Department of Health. The Certificate shall be signed and sealed.
- 7. Submittal of an affidavit from the Owner or Developer that all materials, supplies and labor bills have been paid in full.
- 8. Payment of all applicable fees for the project, including a meter fee and depletion fee for each meter service. **METER FEE = \$275**
DEPLETION FEE = \$500

***NOTE: WWA will perform an inspection of the project before the expiration of the Maintenance Bond. Any deficiencies found will be forward to the Engineer of Record and are expected to be completed within a timely manner. If the corrections are not made, a claim will be filed with the bonding company. Once all deficiencies are corrected, WWA will issue full acceptance of the project for maintenance.

Should you have any questions during the close-out process, feel free to contact our office at your convenience.

Leann Tolleson

From: Ely, Jonathan <jely@fayetteville-ar.gov>
Sent: Thursday, September 9, 2021 3:10 PM
To: Jake Chavis
Cc: Leann Tolleson
Subject: RE: Farmington Tech Plat Review 9-7-2021

Jake,

We have reviewed the final plat for The Grove at Engles Mill Phase 2, and have the following comments:

- Clearly label all utility easements. There are dimensions shown, but not clear in some instances. Labels should say "20ft U.E."
- Dimension and label the utility easement between lot 104 and 105. 20ft minimum required for sewer main.
- Show easement for water main along north side of Grace Lane
- Show water meter location for Lot 102, 104
- Show utility easement between Lot 122 and 123, 20ft minimum
- Provide adequate utility easement along frontage of lots 90,91,92,117,118,119. Must show 10ft each side of water main.

Of course, we'll need to finalize all closeout documents and certifications prior to actually signing off on the final plat. Please let me know if you have any questions on that.

Jonathan Ely, P.E.

Development and Construction Manager
Engineering Division
City of Fayetteville, Arkansas
T 479.444.3424
www.fayetteville-ar.gov



**CITY OF
FAYETTEVILLE
ARKANSAS**

From: Leann Tolleson <leanntolleson@cityoffarmington-ar.gov>
Sent: Wednesday, August 25, 2021 10:15 AM
To: Ashley Miller <amiller@ozarksgo.net>; Carla Biggerstaff <carla.l.biggerstaff@usps.gov>; Chad Hodge <chad.hodge@cox.com>; Chris Brackett <cbrackett@olssonassociates.com>; Christian Dickey <cddickey@aep.com>; Devin Taylor <dtaylor@ozarksgo.net>; Dustin Hoover <dhoover@ozarksgo.net>; Jesse Dutton <jesse.dutton@cox.com>; Jon Lafoon <jlafoon@farmcards.org>; Ely, Jonathan <jely@fayetteville-ar.gov>; Boccaccio, Joshua <jboccaccio@fayetteville-ar.gov>; Josh Moore <jmoore@washingtonwater.org>; Judy Horne <jhorne923@gmail.com>; Sherrets, Kristin <ksherrets@fayetteville-ar.gov>; Mark Phipps <mphipps@ozarksecc.com>; Patty Hatfield <patty.hatfield@cox.com>; Scott.Stokes@blackhillscorp.com; Shane Bell <sbell@pgtc.com>; Stephanie Pinkerton <spinkert@farmcards.org>; Wes Mahaffey <wmahaffey@ozarksecc.com>; William Dick <wdick@ozarksecc.com>; Zak Johnston <zakj@washingtonwater.org>
Subject: Farmington Tech Plat Review 9-7-2021

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please pick up your Farmington Technical Plat review packet at Farmington City Hall, 354 W. Main, for the Tuesday, September 7, 2021 Tech Review meeting.

Thank you,

LeAnn Tolleson

City Administrative Assistant

354 W Main Street

Farmington, AR 72730

479-267-3865





MEMO

TO: Farmington Planning Commission
FROM: Christopher B. Brackett, P.E.
RE: The Grove at Engles Mill Subdivision Ph II Final Plat
DATE: September 27, 2021

NOTES:

The Planned Unit District for the Grove at Engles Mill Subdivision Phases II Final Plat has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The required Payment In Lieu of Park Land Conveyance must be paid prior to the signatures on the Final Plat. This fee will be \$600 per single family unit. The fee will be \$30,000 for 50 single family lots.
2. All public improvements including the sidewalk along the east side of Grace Lane and along the frontage of Commons 3 must be completed and a Final Inspection scheduled. All punch list items must be completed and accepted prior to final approval of the final plat.
3. A one-year Maintenance Bond to the City of Farmington for all public improvements with the exception to the water and sanitary sewer improvements must be provided prior to the signatures on the Final Plat. The engineer must submit an itemized cost of these improvements for approval prior to obtaining the bond.
4. If the sidewalk construction is to be delayed until the home construction then the developer shall provide an escrow account in accordance with Ordinance No 8.1(C), 3(A.). The engineer shall provide a cost estimate for the construction of the sidewalk for approval.
5. If the installation of the Street Lights has not been completed at the time of Final Plat signatures, then the developer shall provide the paid invoice from the electric company for these lights.
6. Provide one original and 6 copies of the recorded plat to the City.