



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

PLANNING COMMISSION AGENDA

January 27, 2025

**A meeting of the Farmington Planning Commission will be held on
Monday, January 27, 2025, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –November 25, 2024 & Special Meeting December 2, 2024
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 limited to three minutes per person.

1. **PUBLIC HEARINGS**

A. Variance – Lot Size Variance

Property owned by: Chris & Miranda Cash

Property Location: 11168 S. Appleby Rd.

Presented by: Chris Cash

B. Large Scale Development – Rainsong Townhomes

Property owned by: Srinivasa Bandaru & Pavathi Neeramachaneni

Property Location: W. Rainsong Street

Presented by: Bates & Associates

Planning Commission Minutes
November 25, 2024, at 6 PM

1. **ROLL CALL** – The meeting was called to order by Chair Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Gerry Harris, Vice Chair
Chad Ball
Judy Horne
Keith Macedo -
Norm Toering
Howard Carter

ABSENT: Bobby Wilson

City Employees Present: Melissa McCarville, City Business Manager; Jay Moore, City Attorney; Rick Bramall, City Building Inspector; Chris Brackett, City Engineer; Bill Hellard, Fire Chief;

2. **Approval of Minutes:** The October 28, 2024, minutes were unanimously approved with the following corrections in the last paragraph on first page, it should say Redilube, not Reidlube, then in the 4th paragraph from the bottom it should say “they”, instead of “we”.

3. **Comments from Citizens:** None

1A. Preliminary Plat – Summerfield Ph. III Property owned by DRP Holdings, Location –North side of Wilson Street north of Summerfield Ph II., Presented by Jorgensen & Associates.

Charles Zardin representing Jorgensen & Associates and explained this is Ph. III of Summerfield Subdivision, which is the north side of Wilson, north of the previous subdivision. This phase previously came through and was approved with phase II. It has been over a year since this was approved and since the one-year time frame has expired we are coming back through for approval; we are sticking with the original layout and zoning.

Judy Horne asked out of curiosity why are you doing this section and leaving the section to the east of it right now? Mr. Zardin explained it was being reserved for future development, probably Ph. IV. City Engineer Chris Brackett stated when it originally came through planning commission Ph. III and IV were both included in this property.

City Engineer Chris Brackett read a memo listing conditions for approval for the Preliminary Plat: Chaiman Robert Mann stated there was a typo, memo was dated Feb. 28, 2022, and the memo should be dated Nov. 25, 2024.

1. On April 27, 2020, the Planning Commission approved Phase I with the following condition. "The Developer and City Staff have come to an agreement for the required offsite improvements for this development. This agreement is only binding if the Planning Commission agrees to the offsite improvements as follows.
 - f. The city (Planning Commission) agrees to waive the payment in lieu of parkland dedication for *all phases* of this development."

Due to this condition of Phase I, there will be no requirement for parkland dedication for this phase of the development.

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 City of Fayetteville Engineering Department and the Arkansas Department of Health prior to

- any construction activities.
4. A completed Grading Permit Application and fee must be submitted to the City prior to final approval of the construction plans. A preconstruction conference will be required prior to any grading on the site. The owner, their engineering consultant, and the contractor responsible for the best management practices will be required to attend this conference.
 5. After a final review set of plans and drainage report have been approved by KMS, the applicant shall submit to the City two (2) sets of the full-size plans and three (3) sets of the 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.

Public Comment: None

Chairman Mann called to question property owned by DRP Holdings, LLC property located North side of Wilson Street, North of Summerfield PH. II presented by Jorgensen & Associates and subject to Chris Brackett's memo with corrected date upon roll call vote, the Preliminary Plat passed unanimously.

1B. Final Plat – Farmington Heights, Property owned by MRS Enterprises, Location –15 W. Chickasaw Rd., Presented by Engineering Services, Inc.

Jason Apple, representing Engineering Services, Inc. explained they had brought this forward and previously approved, and we made some modifications and adjustments to the plat. There were three lots here before going back with three lots, this is in connection with the project to the southeast duplex project. We had the secondary access come through Chickasaw, we have refigured the three lots and are asking for approval.

City Engineer Chris Brackett read a memo listing conditions for approval for the Final Plat:
Chairman Robert Mann stated there was a typo, needed to strikeout Washington Water Authority.

1. Any modifications to the water and sewer improvements must be reviewed and approved by the City of Fayetteville and the Arkansas Department of Health. These modifications must be completed and accepted by the proper authority prior to signatures on the revised plat.

Public Comment: None

Chairman Mann called for question to approve the final plat for Farmington Heights, property owned by MRS Enterprises, property located at 15 W. Chickasaw and presented by Engineering Services, Inc. and subject to Chris Brackett's memo with correction of Washington Water Authority being struck, upon roll call vote the Final Plat passed unanimously.

Adjournment: Having no further business, motion was made and seconded to adjourn; it was approved unanimously, and meeting was adjourned.

Chad Ball, Secretary

Robert Mann, Chair

**Planning Commission Special Meeting Minutes
December 2, 2024, at 6 PM**

1. ROLL CALL – The meeting was called to order by Chair Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Gerry Harris, Vice Chair
Chad Ball
Judy Horne
Keith Macedo
Norm Toering
Howard Carter

ABSENT: Bobby Wilson

City Employees Present: Melissa McCarville, City Business Manager; Jay Moore, City Attorney; Rick Bramall, City Building Inspector; Chris Brackett, City Engineer; Bill Hellard, Fire Chief; City Administrative Assistant LeAnn Tolleson

2. Comments from Citizens: None

1A. Rezoning –From A-1 to RE-2 Property owned by Steven Church, Location –Northwest corner of Wesley Stevens Road 7 Rheas Mill Rd., Presented by Crafton Tull.

Caroline Gardener, representative from Crafton Tull stated she was there to answer any questions you might have and like last meeting we are here to run through what we are trying to achieve.

Public Comment:

Stephanie Ouyoumjiam, 92 Wesley Stevens; Ms. Ouyoumjiam stated she was not at the first meeting asked on Wesley Stevens will the lots that will be along the street will the front of the house face the street, Ms. Ouyoumjiam asked is it too early to ask these questions. Chairman Robert Mann stated that tonight we are only discussing the rezoning, not discussing any construction. The way we look at zoning, what's legally allowed, what is the worst that can happen. Ms. Ouyoumjiam said the worst that could happen is the traffic depending on how many houses and what about the beautification of the area. Ms. Ouyoumjiam asked when you consider rezoning and property development into 1 acre lots does that take in affect how many trees they tear down and the vegetation of the perimeter, is that considered rezoning?

Brad Meadors, 705 Rheas Mill; Mr. Meadors was concerned about flooding and his biggest concern was the plans for water, all the water must go somewhere.

Craig Hardin, owns the adjacent property, Mr. Hardin asked for clarification on rezoning, will the rezone for one acre lots, is that a one acre minimum and will there be limits? Mr. Hardin also expressed his concern for the water coming off property and running on to his.

Ian James, 695 Rheas Mill; Stated he was also concerned about the flooding.

Mike Parker, 4462 Pasofino Lane, Fayetteville; Mr. Parker stated that he was representing the seller and knows the builder and knows the builder builds and wanted to say he was in favor of the rezoning. Mr. Parker said he lives on the other side of Fayetteville, and they have approved a twenty-acre tract that will allow four homes per acre.

Having no further comments, Chairman Robert Mann closed the floor for public comments.

Chairman Mann stated the commission was just talking about the rezone and RE-2 and what we are asking to do, these are single family one-acre homes, churches and schools would have to be built with three acres and all others except accessories are five acres. Chairman Mann asked City Business Manager Melissa McCarville asked what the accessories is, and Ms. McCarville said she was not sure what he meant, Chairman Mann said he was reading from a list that Judy Horne gave him. Chad Ball read examples from the code. City Attorney Jay Moore said that it is important that people leave here with as much information as possible.

Chairman Mann answered the questions that were being asked before, how many houses can be built on forty acres, you can't put forty homes on forty acres. As far as the beautification, that is discussed at preliminary plat, Melissa McCarville answered we do not have a tree preservation ordinance. Chairman Mann stated as far as the next question regarding flooding, City Engineer Chris Brackett answered this will be addressed when the preliminary plat is submitted. Chad Ball asked about impervious surfaces would that be part of plan? City Engineer Chris Brackett said our code has standard curve number for estate lots, but it does not change for the amount of impervious on each lot. Chad Ball commented that the traffic concerns and beautification would be answered during the preliminary plat. Mr. Ball then read the zoning ordinance.

Chairman Mann called for question to approve Rezoning A-1 to RE-2 upon roll call vote, passed unanimously.

Adjournment: Having no further business, motion was made and seconded to adjourn; it was approved unanimously, and meeting was adjourned.

Chad Ball, Secretary

Robert Mann, Chair

City of Farmington, Arkansas

Application for Variance/Waiver



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

Applicant: Miranda Cash Day Phone: 479-366-4851
 Address: 13781 Pheas Mill Rd. Farmington, AR 72730 Fax: _____
 Representative: Chris Cash Day Phone: 479-640-3528
 Address: Same as above Fax: _____
 Property Owner: Chris & Miranda Cash Day Phone: 479-366-4851
 Address: _____ Fax: _____

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

Describe Proposed Property In Detail (Attach additional pages if

Property Description _____
 Site Address - 11168 S. Appleby Rd. Farmington, AR
 Current Zoning -- RE-1 72730

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

Type of variance requested and reason for request: Keep in mind the Planning Commission considers a variance from the literal provisions of the zoning ordinances in an instance where strict enforcement of the zoning ordinances would cause undue hardship due to circumstances unique to the individual property under consideration and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance. Please outline what hardship would be caused if your variance is not considered favorably:

Our plan was to build by the pond which would have given us plenty of room to split off 2 acres but we can't build by the pond due to soil conditions for building & for the septic tank. We had to move the location of the building site which will be too close to the 2 acres where it would be split. Also, the lot next to this is very close to the same size so it will be

- Responsibilities of the Applicant:
1. Complete application and pay a \$25.00 application fee.
 2. Provide a copy of the deed for the property. If the property is rented, provide written more permission from the owner that the variance is allowable. Uniform from the road.
 3. Written authorization from the property owner if someone other than the owners will be representing the request.
 4. Publish the following notice in a newspaper of general circulation in the City no later than 15 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 3 days before the meeting:

NOTICE OF PUBLIC MEETING

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

PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

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

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

Marcus C. [Signature] Date 12-20-24

Applicant Signature

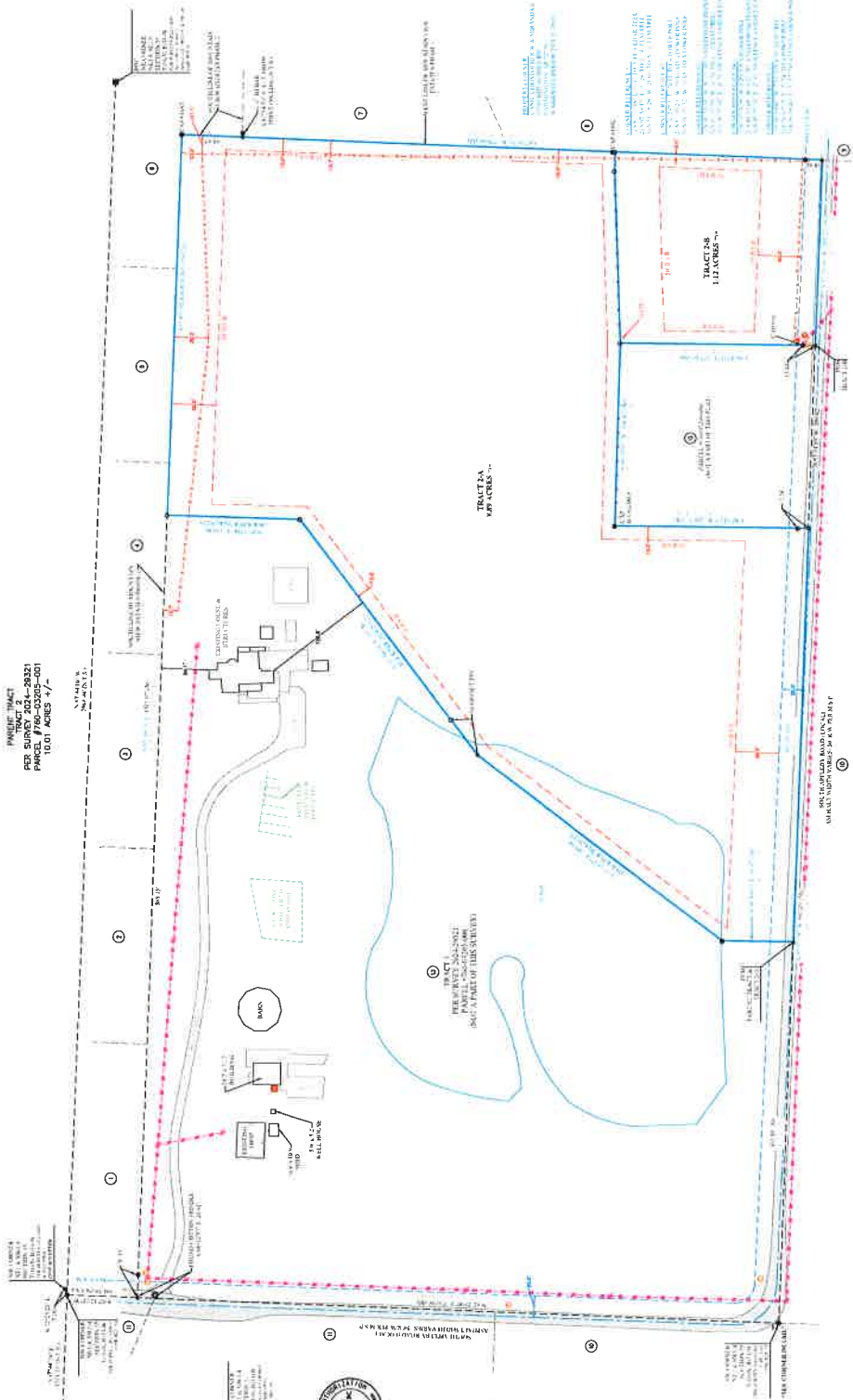
Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating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

Marcus C. [Signature] Date 12-20-24

Owner/Agent Signature

TRACT SPLIT

PANELS 1-6
TRACT 9
PER SURVEY 2024-20221
PARCELS 112-0000000001
10.01 ACRES +/-



EXISTING STATE HIGHWAY ROUTE 102 (P. 102) WITH R/W LINES SHOWN IN RED DASHED LINES TO BE MAINTAINED AS SHOWN AND NOT TO BE RELOCATED OR WIDENED.

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SCALE: 1" = 100'



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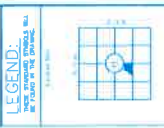


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BATES
Engineers - Surveyors
Professional Seal

DATE	DESCRIPTION
[Date]	[Description]
[Date]	[Description]
[Date]	[Description]

TO BE MAINTAINED AS SHOWN AND NOT TO BE RELOCATED OR WIDENED.

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TO BE MAINTAINED AS SHOWN AND NOT TO BE RELOCATED OR WIDENED.

Type: REAL ESTATE
Kind: WARRANTY DEED
Recorded: 11/12/2024 7:36:49 AM
Fee Amt: \$25.00 Page 1 of 3
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2024-00029641

**WARRANTY DEED
(Trustee)**

KNOW ALL PERSONS BY THESE PRESENTS:

THAT **Stephen W. Combs and Donna Sue Combs, Trustees of the S & D Family Trust, dated January 2, 2003**, hereinafter referred to as "Grantor", for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant, bargain, sell and convey unto **Christopher Wales Cash and Miranda Lea Cash, a married couple**, hereinafter "Grantees" and unto Grantees' heirs and assigns forever the following lands, lying in Washington County, Arkansas, to-wit:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING STONE MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER N87°44'10"W 3968.44' TO AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, THENCE ALONG THE WEST LINE THEREOF S02°12'22"W 594.79', THENCE CONTINUING ALONG SAID WEST LINE S02°23'00"W 730.56' TO AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE LEAVING SAID WEST LINE S87°51'19"E 432.85' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE N00°44'03"E 80.97' TO AN EXISTING REBAR, THENCE N37°16'17"E 349.94', THENCE N52°54'21"E 335.26', THENCE N01°53'08"E 150.86' TO THE SOUTH LINE OF MOUNTAIN VIEW ESTATES PHASE 2, THENCE ALONG SAID SOUTH LINE S87°49'30"E 432.92' TO AN EXISTING REBAR, THENCE CONTINUING ALONG SAID SOUTH LINE OF MOUNTAIN VIEW ESTATES PHASE 2 TO AND ALONG THE WEST LINE OF MOUNTAIN VIEW ESTATES PHASE 1 S02°25'31"W 729.86', THENCE LEAVING SAID WEST LINE N87°51'19"W 209.25', THENCE N00°43'31"E 222.25', THENCE N88°15'37"W 208.42' TO AN EXISTING REBAR, THENCE S00°52'23"W 220.77', THENCE N87°51'19"W 469.41' TO THE POINT OF BEGINNING, CONTAINING 10.01 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTH APPLEBY ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SUBJECT to all easements, rights-of-way, protective covenants and oil, gas and mineral reservations of record.

TO HAVE AND TO HOLD same unto Grantees and unto Grantees' heirs and assigns with all appurtenances thereunto belonging. Also, Grantor hereby covenants with Grantees that Grantor will forever warrant and defend the title to said lands against all claims.

Prepared under the supervision of:
Brian Blackman, PLC
1450 E. Zion Road Suite 7
Fayetteville, AR 72703

WITNESS, Grantor's hand this 8 day of November, 2024.

S & D Family Trust, dated January 2, 2003

By: [Signature]
Stephen W. Combs, Trustee

By: [Signature]
Donna Sue Combs, Trustee

STATE OF AR

COUNTY OF Washington

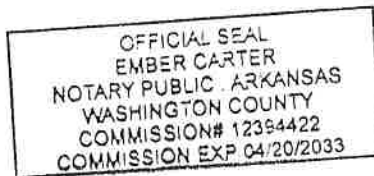
On this 8 of November, 2024, before me, the undersigned officer, personally appeared Stephen W. Combs and Donna Sue Combs, Trustees of the S & D Family Trust, dated January 2, 2003, known to me (or satisfactorily proven), who stated and acknowledged that they, being duly authorized in their respective capacities, had signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal.

[Signature]
Signature of Notarial Officer

My Commission Expires: 4/20/33

[Stamp]



After recording return to:
Allegiance Title Company
1450 East Zion Road, Suite 7
Fayetteville, AR 72703

File No.: 24-2428

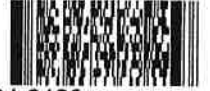
Prepared under the supervision of:
Brian Blackman, PLC
1450 E. Zion Road Suite 7
Fayetteville, AR 72703



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: 24-2428

Grantee: CHRISTOPHER WALES CASH AND MIRANDA LEA CASH, A MARRIED
Mailing Address: COUPLE
13781 RHEAS MILL RD
FARMINGTON AR 727309618

Grantor: STEPHEN W. COMBS AND DONNA SUE COMBS, TRUSTEES OF THE S
Mailing Address: & D FAMILY TRUST
11516 S APPLEBY RD
FARMINGTON AR 727309542

Property Purchase Price: \$449,000.00
Tax Amount: \$1,481.70

County: WASHINGTON
Date Issued: 11/08/2024
Stamp ID: 1094714368

Washington County, AR
I certify this instrument was filed on
11/12/2024 7:36:49 AM
and recorded in REAL ESTATE

File# 2024-00029641
Kvle Svlvester - 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): Allegiance Title as Agent

Grantee or Agent Name (signature): Allegiance Title as Agent Date: 11/08/2024

Address: 13781 Rheas Mill Rd

City/State/Zip: Farmington, AR 72730

NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the **23rd** day of **December** 2024.

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING STONE MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35 AND RUNNING THENCE N87°44'10"W 3968.44' TO AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, THENCE S02°12'22"W 594.79', THENCE S02°23'00"W 730.56' TO AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE S87°51'19"E 432.85' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE N00°44'03"E 80.97' TO AN EXISTING REBAR, THENCE N37°16'17"E 349.94', THENCE N52°54'21"E 335.26' TO AN EXISTING REBAR, THENCE N01°53'08"E 150.86' TO AN EXISTING REBAR ON THE SOUTH LINE OF MOUNTAIN VIEW ESTATES PHASE 2, THENCE ALONG SAID SOUTH LINE S87°49'30"E 432.92' TO AN EXISTING REBAR, THENCE CONTINUING ALONG SAID SOUTH LINE OF MOUNTAIN VIEW ESTATES PHASE 2 TO AND ALONG THE WEST LINE OF MOUNTAIN VIEW ESTATES PHASE 1 S02°25'31"W 729.86', THENCE LEAVING SAID WEST LINE N87°51'19"W 209.25', THENCE N00°43'31"E 222.25' TO AN EXISTING REBAR, THENCE N88°15'37"W 208.42' TO AN EXISTING REBAR, THENCE S00°52'23"W 220.77' , THENCE N87°51'19"W 469.41' TO THE POINT OF BEGINNING, CONTAINING 10.01 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTH APPLEBY ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LAYMAN'S DESCRIPTION: 11168 S. Appleby Road

The applicant requests a VARIANCE for minimum acreage requirements per RE-1 Zoning.

A public meeting to consider this request for a minimum acreage requirement variance at the above described property will be held on **27th** day of **January**, 2025, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

WASHINGTON COUNTY
ENTERPRISE-LEADER

Account #: STNMC8

Company: NWC MIRANDA CASH

13781 Rheas Mill Rd

Farmington, AR 72730-9618

Ad number #: 468109

PO #:

Matter of: Meeting Jan 27 VAR RE-1 Zoning

AFFIDAVIT • STATE OF ARKANSAS

I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **Washington County Enterprise Leader**, a daily newspaper printed and published in WASHINGTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

Meeting Jan 27 VAR RE-1 Zoning

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.

And that there is due or has been paid the **Washington County Enterprise Leader** for publication the sum of \$124.56. (Includes \$0.00 Affidavit Charge).

NWA nwaonline.com 01/01/25; NWA Washington County 01/01/25

Maria Hernandez-Lopez
 Legal Clerk

State of ARKANSAS, County of Sebastian,
 Subscribed and sworn to before me on this 2nd day of January, 2025

D. Brasher
 NOTARY PUBLIC



NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the 23rd day of December 2024.

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING STONE MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35 AND RUNNING THENCE N87°44'10"W 3966.44' TO AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, THENCE S02°12'22"W 594.79', THENCE S02°23'00"W 730.56' TO AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE S87°51'19"E 432.85' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE N00°44'03"E 80.97' TO AN EXISTING REBAR, THENCE N37°16'17"E 349.94', THENCE N52°54'21"E 335.26' TO AN EXISTING REBAR, THENCE N01°53'08"E 150.86' TO AN EXISTING REBAR ON THE SOUTH LINE OF MOUNTAIN VIEW ESTATES PHASE 2, THENCE ALONG SAID SOUTH LINE S87°49'30"E 432.92' TO AN EXISTING REBAR, THENCE CONTINUING ALONG SAID SOUTH LINE OF MOUNTAIN VIEW ESTATES PHASE 2 TO AND ALONG THE WEST LINE OF MOUNTAIN VIEW ESTATES PHASE 1 S02°25'31"W 729.86', THENCE LEAVING SAID WEST LINE N87°51'19"W 209.25', THENCE N00°43'31"E 222.25' TO AN EXISTING REBAR, THENCE N88°15'37"W 208.42' TO AN EXISTING REBAR, THENCE S00°52'23"W 220.77', THENCE N87°51'19"W 469.41' TO THE POINT OF BEGINNING, CONTAINING 10.01 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN SOUTH APPELBY ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LAYMAN'S DESCRIPTION:
11168 South Appleby Road

The applicant requests a VARIANCE for minimum acreage requirements per RE-1 Zoning.

A public meeting to consider this request for a minimum acreage requirement variance at the above described property will be held on 27th day of January, 2025, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

January 1, 2024 468109

City of Farmington
Application and Checklist
Large Scale Development

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

Srinivasa Bandaru &
Applicant: Parvathi Neeramachaneni Day Phone: _____
Address: W Rainsong Street Fax: _____
Representative: Geoffrey Bates Day Phone: (479)442-9350
Address: 7230 S Pleasant Ridge Dr Fax: _____
Srinivasa Bandaru &
Property Owner: Parvathi Neeramachaneni Day Phone: _____
Address: 4600 SW Crossbow Cir Fax: _____
Bentonville, AR 72713
Indicate where correspondence should be sent (circle one): Applicant – Representative -- Owner

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

For office use only:

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

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

Property Description
 Site Address -- W Rainsong Street
 Current Zoning -- MF-1
 Attach legal description: Legal description on cover page.

Financial Interests

The following entities or people have a financial interest in this project:
Srinivasa Bandaru & Parvathi Neeramachaneni

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.*

Geoffrey Bates Date 08/21/2023
 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.)*

B. Srinivasan Date 08/22/2023
 Owner/Agent Signature

Type: REAL ESTATE
Kind: WARRANTY DEED
Recorded: 4/1/2022 3:57:26 PM
Fee Amt: \$25.00 Page 1 of 3
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2022-00010963



File# 22-2217

Prepared under the supervision of:
Blake Hanby, Attorney
3790 N. Bellafont Blvd, Suite 3
Fayetteville, AR 72703

**WARRANTY DEED
(Limited Liability Company)**

File # 22-2217

KNOW ALL MEN BY THESE PRESENTS:

That Rainsong, LLC, an Arkansas limited liability company, hereinafter called Grantor, for and in consideration of the sum of One and No/100-----Dollars---(\$1.00) and other good and valuable consideration in hand paid by Srinivasa Bandaru and Parvathi Veeramachaneni, a married couple, hereinafter called Grantees, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto said Grantees and unto their heirs and assigns, forever, the following described land, situated and being in the County of Washington, State of Arkansas, to-wit:

Lot 17, Grasslands Subdivision, Phase 2, to the City of Farmington, Washington County, Arkansas, as shown on plat of record in Plat Book 15, Page 129 of the Records of Washington County, Arkansas.

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

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

Signature page to follow

WITNESS our hands and seals as such Grantor this 30th day of March, 2022.

Rainsong, LLC, an Arkansas limited liability company

By: Riverlife Properties, LLC, Member

D. W. Long
By Daniel W. Long, Manager

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS
COUNTY OF WASHINGTON)

On this day before the undersigned, a Notary Public, duly commissioned, qualified and acting within and for the said County and State, appeared in person the within named Daniel W. Long to me personally known (or satisfactorily proven), who stated that he is the authorized Manager of Riverlife Properties, LLC, an Arkansas limited liability company as Member of Rainsong, LLC, an Arkansas limited liability company, and is duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that he has so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

In Testimony Whereof, I have hereunto set my hand and official seal this 30th day of March, 2022.

[Signature]
Notary Public

My Commission Expires: _____

After recording, return to:
City Title & Closing LLC
3790 N. Bellafont Blvd, Suite 3
Fayetteville, AR 72703





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: 22-2217

Grantee: SRINIVASA BANDARU AND PARVATHI VEERAMACHANENI
Mailing Address: 4600 SW CROSSBOW CIRCLE
BENTONVILLE AR 727130000

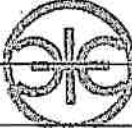
Grantor: RAINSONG, LLC
Mailing Address: NA
NA AR NA0000000

Property Purchase Price: \$140,000.00
Tax Amount: \$462.00
County: WASHINGTON
Date Issued: 04/01/2022
Stamp ID: 825104384

Washington County, AR
I certify this instrument was filed on
4/1/2022 3:57:26 PM
and recorded in REAL ESTATE

File# 2022-00010963
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):  citytitle llc, as agent for Grantee
Grantee or Agent Name (signature): & closing Date: 4/1/22
479-935-4177
Address: _____
City/State/Zip: _____



Account #: NWC5361662

Company: BATES & ASSOCIATES
7230 S PLEASANT RIDGE DR
FAYETTEVILLE, AR 72704-5453

Ad number #: 471100

PO #:

Matter of: Meeting Rainsong Development

AFFIDAVIT • STATE OF ARKANSAS

I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

Meeting Rainsong Development

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.

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$66.88.
(Includes \$0.00 Affidavit Charge).

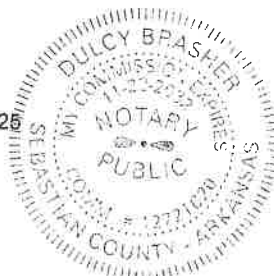
NWA Democrat Gazette 01/05/25; NWA nwaonline.com 01/05/25

Maria Hernandez-Lopez
Legal Clerk

State of ARKANSAS, County of Sebastian

Subscribed and sworn to before me on this 6th day of January, 2025

D. Brasher
NOTARY PUBLIC



NOTICE OF PUBLIC MEETING

An application for LARGE SCALE DEVELOPMENT at the property described below has been filed with the City of Farmington on the 18th day of December 2024.

LEGAL DESCRIPTION (PARCEL #760-02468-000):

EXISTING DEED DESCRIPTION (B. 2001, P. 148030):

LOT 17, GRASSLANDS SUBDIVISION, PHASE 2, TO THE CITY OF FARMINGTON, ARKANSAS, AS PER THE PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. SUBJECT TO ALL EASEMENTS AND RIGHTS- OF-WAY OF RECORD.

Layman's Description:

WEST RAINSONG STREET
FARMINGTON, AR 72730

A public meeting to consider this request for development at the above-described property will be held on the 27th day of January, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested people are invited to attend.

January 5, 2025 471100

ADJACENT LAND OWNERS

1) HELM LIVING TRUST DELBERT NEIL HELM

PO BOX 756

LINCOLN, AR 72744

PARCEL #760-02467-001 & #760-02467-000 ZONED: R-2

2) BARTHOLOMEW, SUE

PO BOX 745

FARMINGTON, AR 72730-0745

PARCEL #760-02466-000 ZONED: R-2

3) 55 W RAINSONG STREET LLC

945 N CENTRAL AVE STE 200

WOODMERE, NY 11598

PARCEL #760-01601-111 ZONED: MF-2

4) COSBY FAMILY REVOCABLE LIVING MARITAL TRUST

1660 WINDSOR AVE

SPRINGDALE, AR 72764

PARCEL #760-03009-000 ZONED: R-1

5) CLARK, AARON D & KAYLAN E

141 W WHITNEY LN

FARMINGTON, AR 72730

PARCEL #760-02297-000 ZONED: R-1

6) BARTLETT, CHRISTY S

142 W WHITNEY LN

FARMINGTON, AR 72730-8632

PARCEL # 760-02298-000 ZONED: R-1

7) HERRING, JACOB NATHAN & SHELBY N

143 RAINSONG DR

FARMINGTON, AR 72730

PARCEL #760-02185-000 ZONED: R-2

8) CLOVIS INVESTMENTS LLC

PO BOX 756

LINCOLN, AR 72744

PARCEL #760-01601-105 ZONED: R-2

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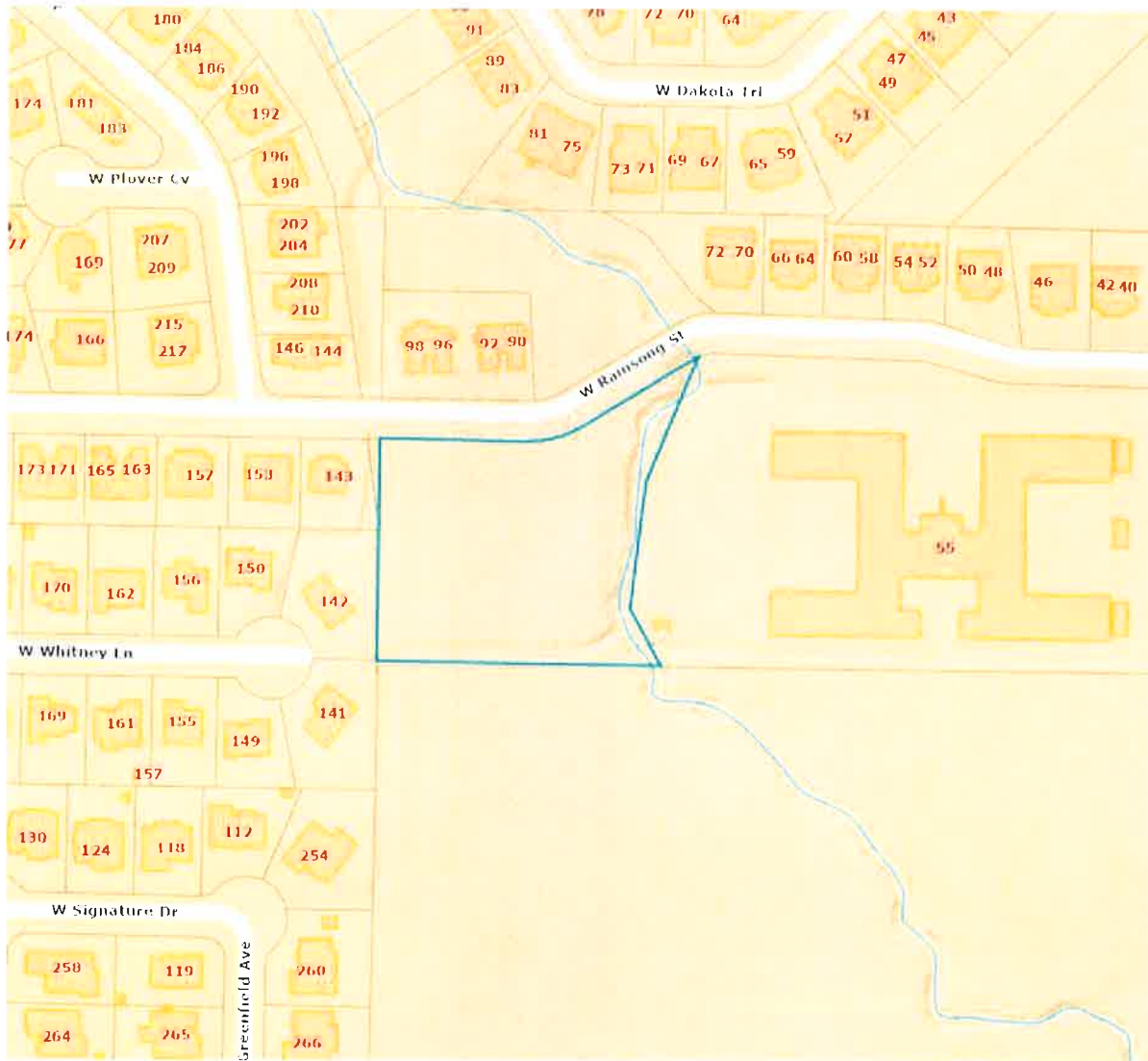
WEST RAINSONG
STREET FARMINGTON,
AR 72730

A public meeting to consider this request for development at the above-described property will be held on the 27th day of January, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested people are invited to attend.

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



Addie Manzi, E.I.
Project Engineer
Bates & Associates, Inc



Parcel Location



BATES

Engineers · Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

January 3rd, 2025

RE: Rainsong Townhomes – Farmington AR

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Tuesday, January 7th, 2025, please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for LARGE SCALE DEVELOPMENT at the property described below has been filed with the City of Farmington on the 18th day of December 2024.

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

Sincerely,

Geoffrey H. Bates, P.E.

Bates & Associates, Inc.

9589 0710 5270 0573 9191 19

**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 \$4.85
Postage \$0.73
Total \$5.58

First-Class Permitted
 Return Receipt (hardcopy) \$3.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postmark: FARMINGTON, AR 72730 JAN - 8 2025

01/08/2025

RARTLETT, CHRISTY S
142 W WHITNEY LN
FARMINGTON, AR 72730-8632

9589 0710 5270 0573 9190 89

**U.S. Postal Service™
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Woodmere, NY 11598

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Postmark: WOODMERE, NY 11598 JAN - 8 2025

01/08/2025

55 W RAINSONG STREET LLC
945 N CENTRAL AVE STE 200
WOODMERE, NY 11598

9589 0710 5270 0573 9191 61

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Postmark: LINCOLN, AR 72744 JAN - 8 2025

01/08/2025

CLOVIS INVESTMENTS LLC
PO BOX 756
LINCOLN, AR 72744

9589 0710 5270 0573 9191 24

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HERRING, JACOB NATHAN & SHELBY N
143 RAINSONG DR
FARMINGTON, AR 72730

9589 0710 5270 0573 9190 56

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For delivery information, visit our website at www.usps.com.
Springdale, AR 72744

Certified Mail Fee \$4.85
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 Adult Signature Restricted Delivery \$0.00

Postmark: SPRINGDALE, AR 72744 JAN - 8 2025

01/08/2025

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

9589 0710 5270 0573 9190 72

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Postmark: LINCOLN, AR 72744 JAN - 8 2025

01/08/2025

HELM LIVING TRUST DEL BERT HELM
HELM
PO BOX 756
LINCOLN, AR 72744

9589 0710 5270 0573 9191 02

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01/08/2025

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141 W WHITNEY LN
FARMINGTON, AR 72730

9589 0710 5270 0573 9190 65

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Postmark: FARMINGTON, AR 72730 JAN - 8 2025

01/08/2025

BARTHOLOMEW, SUE
PO BOX 745
FARMINGTON, AR 72730-0745

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

Applicant: SB-PV Development

Date: January 7, 2025

Project Name: Rainsong Townhomes LSD

Engineer/Architect: Bates & Associates, Inc.

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

Representing: KMS Engineering/Farmington

Name: Christopher Brackett, P.E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-engr.com.
3. This plan is identical to the submittal for the September 5, 2023 Technical Plat Review. All the comments from that meeting still apply except for #3(a.) and #4. I have printed a copy of those comments that will be provided.
4. No discharge to the southwest will be allowed. Provide a swale to cut off any discharge into this area.
5. You need to update the Flood Certification Note and the floodway and floodplain to the current map, 05143C0215G dated 1/25/2024. All the structures must be at least 2' above the 100-year flood elevation on this map. This project will require a Floodplain Development Permit.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: SB-PV Development

Date: September 5, 2023

Project Name: Rainsong Townhomes LSD

Engineer/Architect: Bates & Associates, Inc.

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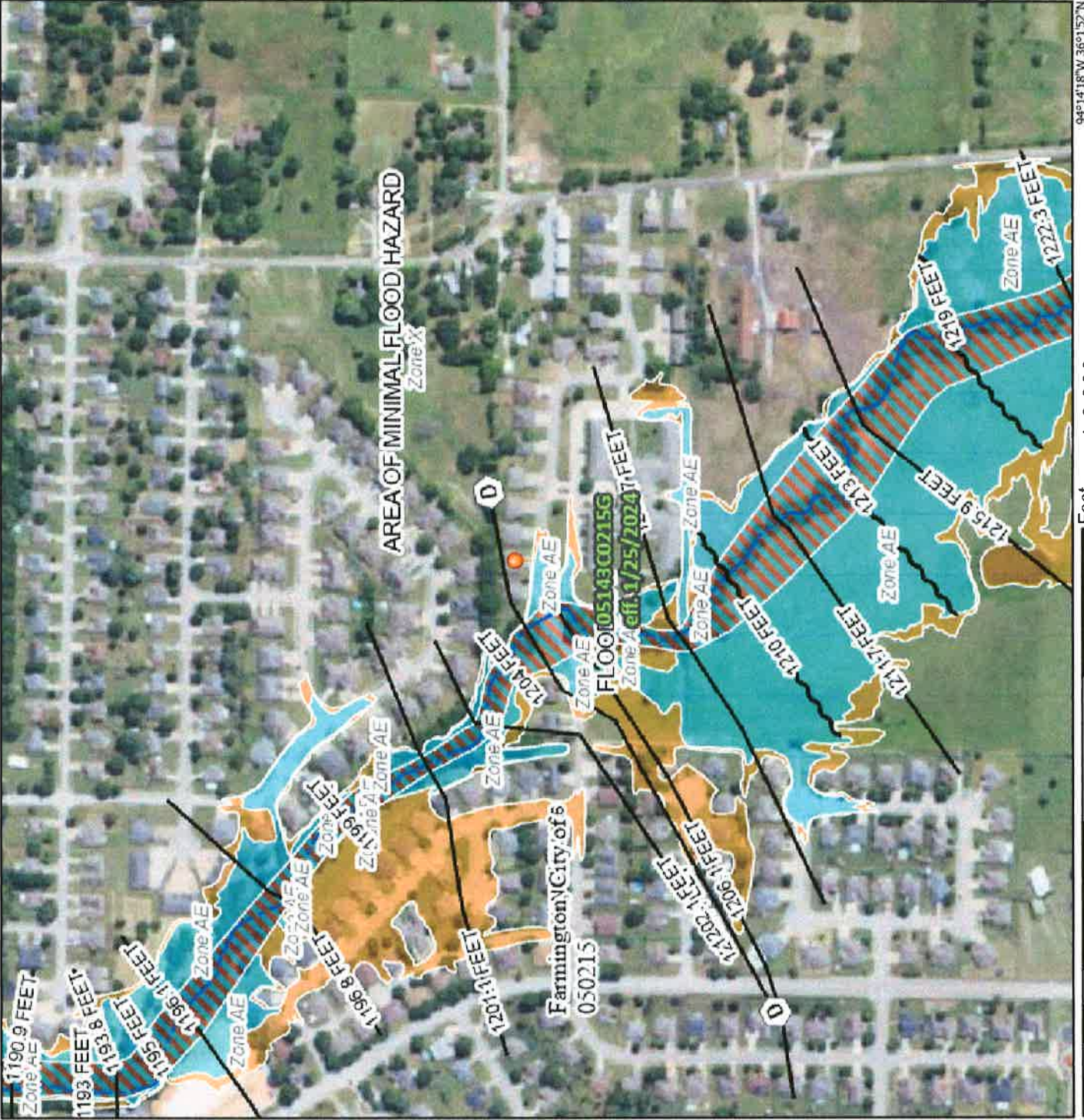
1. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-engr.com.
3. This project will have to comply with the new Multifamily Standards.
 - a. You will have to add two additional paved parking spaces (One per four buildings).
 - b. The building are required to be at least 25' from the back of the sidewalk.
4. The discharge onto the property to the west will not be permitted, especially to the southwest. Provide a swale to take this flow to the north.
5. The curb inlets and contours show that the sidewalk on each side of the drive is raised but they do not show how the vehicles get into their drives for the buildings. Will there be ramps in the sidewalk? Update the contours and sidewalk to show. All of the sidewalks will have to meet the ADA.
6. The contours indicate that the drive will not have a crown in the middle so the curb inlets will not collect the runoff before it enters Rainsong. Runoff from the drive into Rainsong will not be permitted.
7. Where are the front doors to the buildings? Will there be a sidewalk from the door to the sidewalk at the drive?
8. Show the proposed contours for the sidewalk installation along Rainsong. This sidewalk will not be allowed to ramp to get across the proposed private drive.
9. Add spot elevations at the southside of the Fire Apparatus Turnaround that shows that the runoff from the pavement can make it to the inverts of the new culvert. This turnaround might need to be moved to the north to make more room to do this.
10. Drainage Report: No comments.

Received By: _____

National Flood Hazard Layer FIRMette



94°14'55"W, 36°22'1"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

94°14'18"W, 36°15'21"N

Base map Imagery Source: IIGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AP Regulatory Floodway 	<p>0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X</p> <p>Future Conditions 1% Annual Chance Flood Hazard Zone X</p> <p>Area with Reduced Flood Risk due to Levee, See Notes. Zone X</p> <p>Area with Flood Risk due to Levee Zone D</p>	<p>OTHER AREAS</p> <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMIRs Area of Undetermined Flood Hazard Zone X 	<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature 	<p>MAP PANELS</p> <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped
--	--	--	--	--	--



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/17/2025 at 10:41:48 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: Rainsong Townhomes (Flood Plain Review)

EDA project #: 2507_F

Letter creation: January 7, 2025

Tech Plat Review meeting: September 5, 2023

Mrs. McCarville,

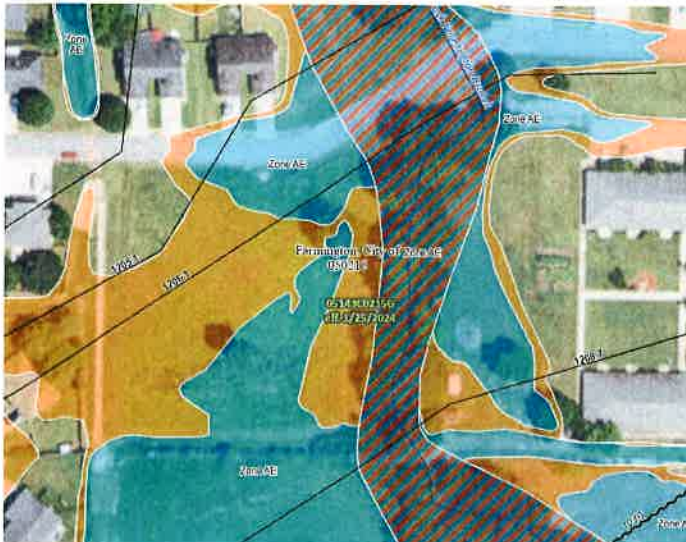
We have reviewed the LSD submitted by Bates and Associates for the project known as Rainsong Townhomes received by EDA on December 30, 2024. The date of 8/22/23 is within the title block. Based on our plan review of the City's Floodplain Code, we offer the following comments:

Generally:

All below items shall be addressed on the plans and a letter telling how said items have been addressed must be submitted with the resubmittal. Submit a copy to the City and to Sarah Geurtz with EDA at sdg@eda-pa.com.

All sheets:

Update floodplain line work to the latest floodplain map. Adjust site plan as needed to avoid structures and fill in the Floodway. New flood plain limits appear to be on site that will require a flood plain development permit to go with your grading permit.



Sheet 01:

1. Update Flood Plain Certification note. The latest flood plain maps are now from 2024.

Sheet 03:

1. Review updated FFEs based upon the new Zone AE with Flood way. Adjust as necessary to maintain FFEs to be 2' above BFEs.

If you have any questions, please do not hesitate to contact EDA.

Please note that this review was for general compliance and does not warrant the work or documents submitted by the applicant and engineer; nor does it relieve the owner from any items discovered during design or construction which are deemed necessary to comply with City ordinances and criteria.

Sincerely,

A handwritten signature in blue ink, appearing to read "James Geurtz", with a stylized flourish at the end.

James Geurtz, PE, CFM



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: Rainsong Townhomes (Landscape Review)

EDA project #: 2507_F

Letter creation: January 6, 2025

Tech Plat Review meeting: September 5, 2023

Mrs. McCarville,

We have reviewed the LSD submitted by Bates and Associates for the project known as Rainsong Townhomes received by EDA on December 30, 2024. The date of 8/22/23 is within the title block. Based on our plan review of the City's Landscape Code, we offer the following comments:

Generally:

Sheet 06:

1. ***All below items shall be addressed on the plans and a letter telling how said items have been addressed must be submitted with the resubmittal. Submit a copy to the City and to Sarah Geurtz with EDA at sdg@eda-pa.com.***
2. Section 14.04.17 Landscape Site Plan Requirements requires that the landscape plan be prepared by a landscape company or a licensed landscape architect. Please provide information showing that this plan meets this requirement.
3. Please either add the sanitary sewer pipe linetype used on this sheet or update it to that shown in the legend.
4. Please add to the plant legend the hatch symbol used to represent existing trees being saved.
5. Preserved Trees:
 - a. If trees being preserved are being utilized to count toward the required tree landscaping, the below must be provided:
 - i. Per the landscape code, only existing trees with a diameter at breast height of eight inches or greater located within applicable spaces may be counted toward meeting landscape code requirements. The code also requires that tree protection fencing be installed at the tree's drip line.

If counting trees toward the required landscape requirements, provide the size of the trees being saved, the locations of their trunks, the methods being specified to ensure the roots will be protected though to save the trees, and a table detailing the tree calculations utilized to meet the tree preservation code.

6. Southern property line: tree protection fencing is shown on top of asphalt and grading is shown beneath the drip lines of the trees (and inside the tree protection fencing).
 - a. The grading and tree protection fencing locations shown in the drawing do not follow that required by the tree protection detail shown this sheet. Note that tree trunk locations and widths must be shown on the plan in order to apply the critical root protection zones

of the provided tree protection detail. See earlier comment #5 regarding tree preservation requirements.

7. Landscape Notes:
 - a. Please update note numbers to eliminate the repeated numbers.
 - b. #2: Either eliminate this note or update it to refer to the whole buffer requirement (which involves shrub requirements and which applies per every 35'. Also, remove the reference to "above table", since it does not apply to this sheet. Update the last sentence to refer to state, "Submit any plant substitution requires to the City of Farmington for approval."
 - c. #4 & the 1st #5: The plan does not follow this requirement. Address as needed.
 - d. #6: To follow this condition, the tree protection fencing on the site shall reflect all tree protection fencing a minimum of 25' out from all preserved tree trunks. Address as needed.
 - e. #9 If applicable, move this to be associated with note 7. If not, address as needed since this note doesn't refer to the material to which it refers.
 - f. #5 (2nd one): "first" should be "frost". Also, show the location of all hose bibs so it can be determined if all plantings can be watered by pulling a hose.
8. Street Frontage and Perimeter Side and Back Buffers (14.04.17 (3):
 - a. Street Frontage Buffer:
 - i. One of the eastern Golden Raintrees is shown over the sanitary sewer line. Address as needed.
 - b. Perimeter Side and Back Buffers (14.04.17 (3):
 - i. 1 tree (shade, ornamental, or conifer) and 3 shrubs are required per 35' of perimeter buffer distance. These requirements are not met on the property's western, southern, or eastern property lines. If utilizing existing trees to count toward the buffer tree requirements, provide protection of the eastern trees and the calculations for considering this as replacing the landscape buffer requirements for this property side.
9. Landscaped areas immediately adjacent to front side of building(s) (14.04.17 (4): provide.
10. Mechanical screening requirements of code 14.04.23 (c): show the location of the mechanical equipment and how they will be screened.
11. Note that all lighting must be shielded to project the light downward to meet "Dark Sky" standards.

(View following page for parkland dedication requirements)



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: Rainsong Townhomes (Landscape Review)
EDA project #: 2507_F
Letter creation: January 21, 2025

Mrs. McCarville,

We have reviewed the LSD submitted by Bates and Associates for the project known as Rainsong Townhomes received by EDA on January 14, 2025. The date of 1/14/25 is within the signed landscape architect's seal. Based on our plan review of the City's Landscape Code, we offer the following comments:

Generally:

Sheet 06:

1. ***All below items shall be addressed on the plans and a letter telling how said items have been addressed must be submitted with the resubmittal. Submit a copy to the City and to Sarah Geurtz with EDA at sdg@eda-pa.com.***
2. The southern tree protection fence location does not match that given on sheet 08; please update these sheets so they coordinate.
3. Landscape Notes:
 - a. Note #5: please change "urban forestry" to Planning Department". Also, 2" minimum caliper should read "2.5" minimum caliper".
 - b. Note #9: mulch shall be 3" deep.
4. Street Frontage and Perimeter Side and Back Buffers (14.04.17 (3):
 - a. Street Frontage Buffer: 5 shrubs (2 gal minimum size) are required per 30 linear street frontage feet. No shrubs are shown here but the City Landscape Requirements table says that 66 shrubs are provided.
 - b. Perimeter Side and Back Buffers (14.04.17 (3):
 - i. West side: existing trees appear to be shown as to be saved but sheet 08 shows them being removed. Update plans as needed.
 - ii. East side: The City Landscape Requirements table says that 9 trees are required and provided but no proposed trees are shown. Request approval from the City if you wish for allowance to have the floodplain vegetation trees count as these trees. If approved, indicate such with a note on the plans.

Also, there are only 24 shrubs shown but the City Landscape Requirements table says that 28 shrubs are provided.

5. Show where hose bibs will be located on the buildings (or where yard spigots will be located so ability to water all plantings can be confirmed.
6. Confirm with City whether they are fine with the street trees being located within the ROW.

7. City Landscape Requirements table: where it says "Foundation Plantings", update to reflect the requirements of 14.04.17 (4).
8. *Note that all lighting must be shielded to project the light downward to meet "Dark Sky" standards (standard comment to remain).*
9. Parkland Dedication (code Sec. 14.04.25, h, (1) and (2) :
 - a. Per 14.04.25, h, (1) and (2)'s parkland dedication requirements, one of the two below requirements will apply to this project:

1) "...Land shall be dedicated at a ratio of .023 ac of land for each single-family dwelling unit and .020 acre of land for each two-family and multi-family dwelling unit...."

OR

(c) "In lieu of land dedication, developer shall contribute to the Farmington's Parkland Fund ...\$600 for each two-family and multi-family dwelling unit."

Parkland Dedication Requirements		
12 two-family units X	0.02 ac/unit	0.24 acres TOTAL parkland acreage dedication required
OR		
12 two-family units X	\$600/unit=	\$7,200.00 TOTAL fee payment required

If you have any questions, please do not hesitate to contact EDA.

Please note that this review was for general compliance and does not warrant the work or documents submitted by the applicant and engineer; nor does it relieve the owner from any items discovered during design or construction which are deemed necessary to comply with City ordinances and criteria.

Sincerely,



Sarah Geurtz, PLA

12. Parkland Dedication (code Sec. 14.04.25, h, (1) and (2) :

- a. Per 14.04.25, h, (1) and (2)'s parkland dedication requirements, one of the two below requirements will apply to this project:

1) "...Land shall be dedicated at a ratio of .023 ac of land for each single-family dwelling unit and .020 acre of land for each two-family and multi-family dwelling unit...."

OR

(c) "In lieu of land dedication, developer shall contribute to the Farmington's Parkland Fund ...\$600 for each two-family and multi-family dwelling unit."

Parkland Dedication Requirements		
12 two-family units X	0.02 ac/unit	0.24 acres TOTAL parkland acreage dedication required
OR		
12 two-family units X	\$600/unit=	\$7,200.00 TOTAL fee payment required

If you have any questions, please do not hesitate to contact EDA.

Please note that this review was for general compliance and does not warrant the work or documents submitted by the applicant and engineer; nor does it relieve the owner from any items discovered during design or construction which are deemed necessary to comply with City ordinances and criteria.

Sincerely,



Sarah Geurtz, PLA

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

Applicant: Bates & Associates

Date: 1/7/2025

Project Name: Rainsong Townhomes

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 Fayetteville Name: Melissa Boyd

1. This project must be submitted to the City of Fayetteville for the proposed utility extension.
2. Project must meet the 2022 Edition of the City of Fayetteville's Standard Specifications for Design and Construction of Water Lines and Sewer Lines.
3. This project was previously approved by the City of Fayetteville under GRD-2023-0097. The approval for this permit expired on November 13, 2024. A narrative detailing any changes that have been made since the plans that were stamped approved on May 3, 2024 must be submitted and a new grading permit must be applied for.

Received By: _____

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

Applicant: Bates & Associates

Date: 1/7/2025

Project Name: Rainsong Townhomes

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: SWEPCO
Name: Christian Dickey

Please show 15' BSB as Utility Easement

Please send CAD file to cdickey@aep.com

All relocations will be at cost.

Received By: _____



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



Date: 12/31/24

William Hellard

Fire Chief

Farmington Fire Department

Subject: Rainsong Townhomes

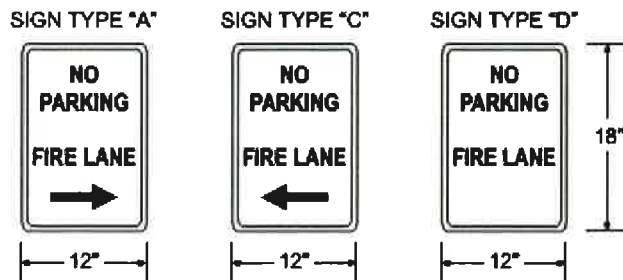
Road Width: No parking will be allowed on either side of the road.

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).



Hydrant needs to be added between units J and K.

Units must have residential sprinklers to comply with ordinance 2024-06.

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Bates & Associates

Date: 1/7/2025

Project Name: Rainsong Townhomes

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: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineering fees monthly. The outstanding bill is \$337.50. Until this bill is paid this project will not be allowed to be placed on the planning commission agenda. Please provide contact information for whoever should receive the bill.
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 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 Washington County Enterprise Leader is published on Wednesday. **The ad has to be in the paper by Sunday, January 12, 2025, to meet the deadline.**
4. Make sure the developer is aware of the recently approved design standards.
5. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for the planning commission, a site plan and landscape plan would probably be sufficient.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
7. Planning Commission meeting will be **Monday January 27, 2025 at 6:00 pm.**



BATES

Engineers · Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

January 14th, 2025

Below is the response in RED.

City of Farmington (KMS Engineering), Engineering – Christopher Brackett:

1. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat.
Noted, narrative will be submitted with the project revision.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-entr.com.
Noted, everything will be emailed as well as the hard copies.
3. This plan is identical to the submittal for the September 5, 2023 Technical Plat
It looks like there was an error with the link or an old link was sent. The plans now reflect all of the changes that address the following comments below.
4. Review. All the comments from that meeting still apply except for #3(a.) and #4. I have printed a copy of those comments that will be provided.
Noted
5. No discharge to the southwest will be allowed. Provide a swale to cut off any discharge into this area.
Swale has been added to the plans.
6. You need to update the Flood Certification Note and the floodway and floodplain to the current map, 05143C0215G dated 1/25/2024. All the structures must be at least 2' above the 100-year flood elevation on this map. This project will require a Floodplain Development Permit.
The plans have been updated to call out the reference to the fema flood plain firm panel. All of the buildings are at least 2ft above the flood elevation.
7. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat.
Noted.
8. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chrisH.kms-cnut.com.
Noted.
9. This project will have to comply with the new Multifamily Standards.
 - a. You will have to add two additional paved parking spaces (One per four buildings).'
 - b. The building are required to be at least 25' from the back of the sidewalk**The plans have been updated to show 2 parking spaces in the drives (4 total per driveway) and 1 in the garage. The buildings are also now located at least 25ft from the back of the sidewalk (about 38ft now).**
10. The discharge onto the property to the west will not be permitted, especially to the southwest. Provide a swale to take this flow to the north.
Swale has been added.

11. The curb inlets and contours show that the sidewalk on each side of the drive is raised but they do not show how the vehicles get into their drives for the buildings. Will there be ramps in the sidewalk? Update the contours and sidewalk to show. All of the sidewalks will have to meet the ADA.
There will be ramps at each driveway. The contours have been updated to show this.
12. The contours indicate that the drive will not have a crown in the middle so the curb inlets will not collect the runoff before it enters Rainsong. Runoff from the drive into Rainsong will not be permitted.
This has been revised.
13. Where are the front doors to the buildings? Will there be a sidewalk from the door to the sidewalk at the drive?
Sidewalk to the doors has been added to the layout.
14. Show the proposed contours for the sidewalk installation along Rainsong. This sidewalk will not be allowed to ramp to get across the proposed private drive.
This has been revised.
15. Add spot elevations at the southside of the Fire Apparatus Turnaround that shows that the runoff from the pavement can make it to the inverts of the new culvert. This turnaround might need to be moved to the north to make more room to do this.
Spot elevations have been added.
16. Drainage Report: No comments.
Noted.

City of Farmington, City Business Manager – Melissa McCarville:

1. Engineering fees will accumulate as the development continues. We will bill the engineering fees monthly. The outstanding bill is \$337.50. Until this bill is paid this project will not be allowed to be placed on the planning commission agenda. Please provide contact information for whoever should receive the bill.
This has been paid for.
2. Adjacent property owner's must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
Adjacent property owners have been notified. Email sent on 01/08 with the receipts.
3. 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 Washington County Enterprise Leader is published on Wednesday. The ad has to be in the paper by Sunday, January 12, 2025, to meet the deadline.
Advertisement has been posted. Affidavit has been submitted.
4. Make sure the developer is aware of the recently approved design standards.
Developers have been made aware of the recently approved design standards.
5. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for the planning commission, a site plan and landscape plan would probably be sufficient.
Noted. The plans and comment responses will be submitted by Tuesday, January 14th.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
Revised plans and drainage report will be submitted as well as delivered.
7. Planning Commission meeting will be Monday January 27, 2025 at 6:00 pm.
Noted, we will be attending.

City of Fayetteville, Engineer - Melissa Boyd:

1. This project must be submitted to the City of Fayetteville for the proposed utility extension.

This will be submitted once we are approved in planning commission.

2. Project must meet the 2022 Edition of the City of Fayetteville's Standard Specifications for Design and Construction of water lines and sewer lines.

Noted, the plans will meet the said specifications.

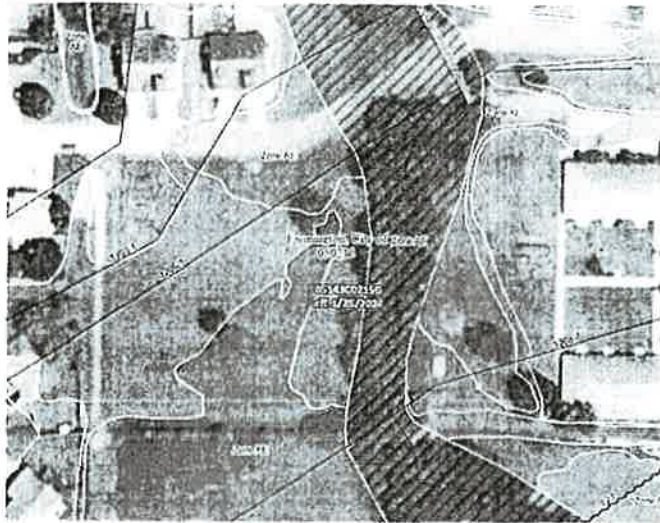
3. This project was previously approved by the City of Fayetteville under GRD-2023-0097. The approval for this permit expired on November 13, 2024. A narrative detailing any changes that have been made since the plans that were stamped approved on May 3, 2024 must be submitted and a new grading permit must be applied for.

We will resubmit this project

City of Farmington (EDA), James Geurtz:

1. All Sheets - Update floodplain line work to the latest floodplain map. Adjust site plan as needed to avoid structures and fill in the Floodway. New flood plain limits appear to be on site that will require a flood plain development permit to go with your grading permit.

This has been adjusted.



1. Sheet 01 - Update Flood Plain Certification note. The latest flood plain maps are now from 2024.

Cover page has been updated to call out the correct flood map panel.

2. Sheet 03 - Review updated FFEs baked upon the new Zone AE with Flood way. Adjust as necessary to maintain FFEs to be 2' above BFEs.

FFE for the buildings have been adjusted to be at least 2 feet above the flood elevation.

City of Farmington (EDA), Landscape Architect - Sarah Geurtz

Sheet 06:

1. All below items shall be addressed on the plans and a letter telling how said items have been addressed must be submitted with the resubmittal. Submit a copy to the City and to Sarah Geurtz with EDA at sdg@eda-pa.com.

Comment responses will be submitted with the next submittal

2. Section 14.04.17 Landscape Site Plan Requirements require that the landscape plan be prepared by a landscape company or a licensed landscape architect. Please provide information showing that this plan meets this requirement.

Plans have been designed and stamped by a landscape architect licensed in Arkansas.

3. Please either add the sanitary sewer pipe line type used on this sheet or update it to that shown in the legend.

Pipe line types now match

4. Please add to the plant legend the hatch symbol used to represent existing trees ,being saved.

Existing canopy areas have been added to the legend.

5. Preserved Trees:

- a. If trees being preserved are being utilized to count toward the required tree landscaping, the below must be provided:
 - i. Per the landscape code, only existing trees with a diameter at breast height of eight inches or greater located within applicable spaces may be counted toward meeting landscape code requirements. The code also requires that tree protection fencing be installed at the tree's drip line.
 - ii. If counting trees toward the required landscape requirements, provide the size of the trees being saved, the locations of their trunks, the methods being specified to ensure the roots will be protected though to save the trees, and a table detailing the tree calculations utilized to meet the tree preservation code.

Existing tree sizes have not yet been measured. However, after a site visit it was determined that a large percentage of the trees are larger than 8".

6. Southern property line: tree protection fencing is shown on top of asphalt and grading is shown beneath the drip lines of the trees (and inside the tree protection fencing).

- a. The grading and tree protection fencing locations shown in the drawing do not follow that required by the tree protection detail shown in this sheet. Note that tree trunk locations and widths must be shown on the plan in order to apply the critical root protection zones of the provided tree protection detail. See earlier comment #5 regarding tree preservation requirements.

Per the tree protection fencing detail the fence shall be placed at or beyond the dripline of the trees.

7. Landscape Notes:

- a. Please update note numbers to eliminate the repeated numbers.
- b. #2 Either eliminate this note or update it to refer to the whole buffer requirement (which involves shrub requirements, and which applies per every 3S'. Also, remove the reference to "above table", since it does not apply to this sheet. Update the last sentence to refer to state, "Submit any plant substitution requires to the City of Farmington for approval."
- c. #4 & the 1" #5: The plan does not follow this requirement. Address as needed.
- d. #6: To follow this condition, the tree protection fencing on the site shall reflect all tree protection fencing a minimum of 2S' out from all preserved tree trunks. Address as needed.
- e. #9 If applicable, move this to be associated with note 7. If not, address as needed since
- f. this note doesn't refer to the material to which it refers.
- g. #5 (2 d one): "first" should be "frost". Also, show the location of all hose bibs so it can be determined if all plantings can be watered by pulling a hose.

a new set of landscape notes have been added to the place and should be in compliance with the cities landscape code.

8. Street Frontage and Perimeter Side and Back Buffers (14.04.17 (3):

- a. Street Frontage Buffer:

- i. One of the eastern Golden Raintrees is shown over the sanitary sewer line. Address as needed.

street trees have been moved to inside of the right of wat and away from the sanitary sewer line.

- ii. Perimeter Side and Back Buffers (14.04.17 (3):

1. 1 tree (shade, ornamental, or conifer) and 3 shrubs are required per 35 perimeter buffer distance. These requirements are not met on the property's western, southern, or eastern property lines. If utilizing existing trees to count toward the buffer tree requirements, provide protection of the eastern trees and calculations for considering this as replacing the landscape buffer requirements for this property side.

perimeter landscaping has been redesigned and are in compliance with the cities landscape code.

9. Landscaped areas immediately adjacent to the front side of building(s) (14.04.17 (4): provide.

landscape areas have been added to the front of all the buildings and are in compliance with the cities landscape code.

10. Mechanical screening requirements of code 14.04.23 (c): show the location of the mechanical equipment and how they will be screened.

Any mechanical equipment shown on the plans has screening.

11. Note that all lighting must be shielded to project the light downward to meet "Dark Sky" standards.

lighting shall comply with the cities lighting ordinance.

12. Parkland Dedication (code Sec. 14.04.25, h, (1) and (2) :

- a. Per 14.04.25, h, (1) and (2)'s parkland dedication requirements, one of the two requirements below will apply to this project:

- i. (1) "...Land shall be dedicated at a ratio of .023 ac of land for each single-family dwelling unit and .020 acre of land for each two-family and multi-family dwelling unit.....
OR
- ii. (c) "In lieu of land dedication, developer shall contribute to the Farmington's Parkland Fund ...\$600 for each two-family and multi-family dwelling unit."

Parkland Dedication Requirements		
12 two-family units X	0.02 ac/unit	0.24 acres TOTAL parkland acreage dedication required
OR		
12 two-family units X	\$600/unit=	\$7,200.00 TOTAL fee payment required

We are coordinating this dedication or fee payment with Melissa.

SWEPCO, Christian Dickey:

1. Please show 15' B.S.B. as utility easement
This has been revised on the plans.
2. Please send CAD file to Christian D Dickey cddickey@aep.com
CAD file has been sent.
3. All relocations will be at a cost.
Developer has been made aware of this.

City of Farmington, Fire Chief – William Hellard:

1. Road Width: No parking will be allowed on either side of the road. Fire Lane Signage
Fire lane striping shown on both sides as well as signage.
2. 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 (5096 to 7925 mm).

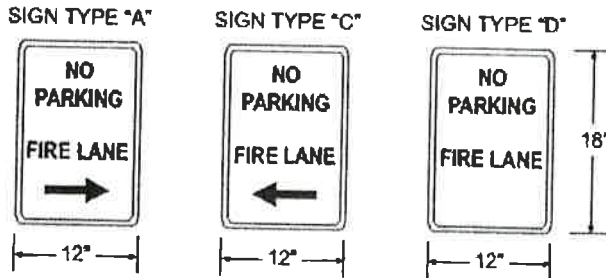
This has been added to the plans.

3. D103.6.2 Roads More Than 26 Feet in Width

We are proposing 24' of asphalt width.

4. 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 (9734 mm).

We are proposing 24' of asphalt width.



- 5.

This information has been added to the details.

6. Hydrant needs to be added between units I and K.

This has been added.

7. Units must have residential sprinklers to comply with ordinance 2024-06.

The buildings will now be sprinkled.