



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

PLANNING COMMISSION AGENDA

November 25, 2024

**A meeting of the Farmington Planning Commission will be held on
Monday, November 25, 2024, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –October 28, 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. Preliminary Plat – Summerfield Ph. 3

Property owned by: DRP Holdings, LLC

Property Location: North side of Wilson Street, North of Summerfield Ph. 2

Presented by: Jorgensen & Associates

B. Final Plat – Farmington Heights

Property owned by: MRS Enterprises

Property Location: 15 W. Chickasaw Rd.

Presented by: Engineering Services, Inc.

Planning Commission Minutes
October 28, 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
Bobby Wilson
Chad Ball
Judy Horne
Keith Macedo - ZOOM
Norm Toering
Howard Carter

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; LeAnn Tolleson, City Administrative Assistant

2. Approval of Minutes: The September 23, 2024, minutes were unanimously approved as written. Keith Macedo wanted to clarify that the rezoning item from Jorgensen agenda item that was on last month's agenda, City Business Manager Melissa McCarville stated it was the city's error and it should not have been on the agenda, Jorgensen's did not intend for it to be on the agenda and they are going forward with the R-1 to R-2 zoning that is existing.

3. Comments from Citizens:

Phyllis Young - 546 Goose Creek stated she was there to speak, and it was not about the lawsuit that she was there as a concerned citizen. Ms. Young stated that numerous times over the last two to three years she heard the planning commission talk about rules and ordinances and how the planning commission would like to see this or that but because it's not in the ordinance they can't. Ms. Young stated I understand if it's not an ordinance you can't do it, but why not meet to make ordinances to better Farmington? What can we do to make it better for Farmington, as citizens of Farmington we need to do something different.

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

1A. Variance – Paving variance Property owned by Blake Hendricks, Location –26 W. Main St., Presented by Blake Hendricks.

Blake Hendricks- 26 W. Main St. stated that their customer base is growing and as they grow, we must meet the demand to be able to accommodate the growth. There is a slope in the terrain and will need to create a drive that will help facilitate daily operations. For a small car it would be manageable but for larger trucks like dump trucks or utility type trucks it would be unsafe. Mr. Hendricks said he wanted to take the slope and push it back 30 feet and level it off with red dirt and SV2.

City Engineer Chris Brackett stated that the main concern and this is in the ordinance, the parking areas must be curbed and must have concrete ribbon. Mr. Brackett commented that I don't know if we are waiving it forever or it must be paved within one year.

Vice Chair Gerry Harris said there is a reason we have asphalt; we also know that you are going to grow. Mr. Hendricks said if allowed to have the variance to extend our drive out and push it back 30 feet, I don't want to pave right now and then must repave within a year or two based on growth.

Judy Horne thanked Mr. Hendricks for sprucing up the area, it looks nice. Ms. Horne went on to say that she was concerned about the people who live behind Reidlube because of all the dust and dirt. Do you have the capability to hook up a water hose to water the dirt to keep the dust down? Mr. Hendricks answered yes, they have a hose, and it is already hooked up and use it to wash the customers vehicles. Ms. Horne went on

to say would you go on record to say you will water the dirt? It is my concern for the people behind you. Mr. Hendricks stated he did not mind going on record to say if the city calls and voices their concern about complaints about the dirt we will take care of it. Chad Ball asked Mr. Hendricks if he was comfortable if variance passes with the concrete ribbon. Mr. Hendricks answered and said to be honest I wasn't anticipating answering a question like that, I didn't see this coming. I don't know how comfortable I am with hiring a contractor to come and pour concrete to then have to tear it back up again.

Chad Ball the variance is for paving and the requirement would be for the concrete barrier even if it passes it's still a requirement. Keith Macedo asked City Engineer, Chris Brackett if there is any other option specific to this situation? Chris Brackett answered and said his concern was if it wasn't contained and he doesn't want gravel to wash down the hill, it needs to be included in the variance. City Business Manager, Melissa McCarville then stated they can put any stipulation in the variance.

Norm Toering asked Mr. Hendricks if he had planned on building a retaining wall or just have a natural slope? Mr. Toering said he has concerns about it being a problem if it rains. Mr. Hendricks answered and said the natural slope mimics what has been there for the last thirty years, the new red dirt can take a while to pack down and they were looking at three phases to expand the shop. Chad Ball asked how far down the red dirt would go and if it would be raised three to four feet. Chad Ball asked Chris Brackett if Mr. Hendricks would need a grading permit. Mr. Hendricks answered and said the vehicles would not be on the slope and he would bring in dirt to make sure not to have a severe slope and there is an additional one hundred feet from the current slope to actual property line. City Engineer, Chris Brackett said he does not need a grading permit.

Melissa McCarville commented and said that you can add any stipulation, it's a variance, if you want to add a grading permit you can. Chris Brackett stated he would like to add the stipulation the slope no steeper than three to one foot drop. Chad Ball said if Mr. Hendricks agrees to contain it with landscape timbers or concrete and agree the slope to be no steeper than three to one and pave it within a year. Mr. Hendricks said it might be longer than one year just basing it off projections. Chad Ball said he would be comfortable with two years and Mr. Hendricks agreed.

City Attorney Jay Moore said if the goal is not met in two years the Planning Commission could retract the decision that was initially made.

Public Comment: None

Keith Macedo made the motion to pass subject to three to one slope and subject to a gravel containment method that accomplished the intent of our current ordinance per approved by city engineer and subject to paving within two years of approval.

City Attorney Jay Moore said for legal purposes let's take a vote on whether you agree with Keith Macedo's wording and if it passes then we will take a vote on whether it's approved.

Chad Ball said now we have the three conditions added to the paving variance.

Chairman Mann called to question property owned by Blake Hendricks property located at 26 W. Main St. presented by Blake Hendricks and subject to the motion that was passed regarding the landscape timbers and the slope no more than three to one and paving no more than two years upon roll call vote, the paving variance passed unanimously.

1B. Rezoning – From A-1 to RE-2, Property owned by Steven Church, Location –Wesley Stevens Road., Presented by Crafton Tull

Caroline Gardner with Crafton Tull said she was here to answer any questions. Vice Chair Gerry Harris stated that for this to be one acre lots instead of four to six homes to an acre will be better use of property.

Public Comment:

Regina Sherwood, 195 Wesley Stevens Road raised several concerns about a planned development in her area. She inquired about the water system, asking whether it would be a septic system or if sewage would be provided. She also asked if the development would include sidewalks, drainage, and wood fencing. Sherwood expressed worry about the potential traffic increase, particularly at the intersection of Double Springs and Rheas Mill Road, noting that with 40 homes, there could be at least 80 additional cars, which could affect traffic flow and emergency vehicle access. Additionally, she mentioned hearing rumors of a road potentially cutting through from Brand New Church to Rheas Mill Road. Lastly, she asked whether the large oak trees in the area would be preserved or cut down during development.

Craig Harden, who owns a cattle farm adjacent to the proposed development, expressed concerns that the development does not fit well with the area, noting that most homes in the area are on two-acre lots. He also voiced worries about drainage and stormwater runoff from the development, fearing that it could negatively impact his property.

Bret Vinson, 541 Rheas Mill Road voiced his concern about the traffic on Rheas Mill Road and with that many houses it will be adding more traffic to the area.

Doug Sybrant, 202 Wesley Stevens Road, wanted to know where the roads would go in on the property and are there plans to widen the road.

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

Chairman Mann addressed everyone and said this is about rezoning and we must look at what is the worst-case scenario, we don't address how it's going to be built for rezoning, that comes later when construction plans are submitted.

City Attorney, Jay Moore said the impact on surrounding things zoning rules we have, what areas do we expect the town to grow into and does it fit our growth map these are the questions that should be asked for rezoning. As far as the cut-through on the road is concerned it is on our future map and it is basically a road on the other side of the Fire Department, it is going to be an S shape and intersecting at Wesley Stevens.

City Business Manager, Melissa McCarville stated we can say a few things if this property is developed that Wesley Stevens Road and Rheas Mill Road will be required to be improved by the Master Street Plan Standards for their half of the road. City Attorney, Jay Moore said we would have to put in sidewalks along with curb and gutter on both section of the forty-acre lot.

Keith Macedo commented and said that this is serviced by Washington Water Authority and will be approved with septic.

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

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

City of Farmington
Application and Checklist
Preliminary Plat

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

Applicant: DRP Holdings LLC Day Phone: 479-872-3824
2790 S. Thompson St. Ste 102
Address: Springdale, AR 72764 Fax: _____
Representative: Jorgensen & Associates Day Phone: 479-442-9127
Address: 124 W. Sunbridge Dr, Ste 5 Fax: _____
Property Owner: Same as applicant Day Phone: _____
Address: _____ Fax: _____

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

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

For office use only:

Fee paid \$ _____ Date _____ Receipt # _____

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

Property Description Summerfield Subdivision Phase 3
Site Address -- North side of Wilson Street. North of Summerfield Phase 2
Current Zoning -- R-1 & R-2
Attach legal description

Financial Interests


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

DRP Holdings LLC

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.

Charles Zardin  Date 10/04/2024
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.)

Craig Young  Date 10/15/2024
Owner/Agent Signature

LSD/Subdivision Application Checklist:

Yes No N/A, why?

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	✓		
2. Payment of application fee.	✓		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.		✓	This will be a residential subdivision
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	✓		
5. List of adjacent property owners and copy of notification letter sent. *		✓	Provided on plat. Notification letter to be provided at a later time when PC data is known.
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		✓	Provided at later date.
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).		✓	Provided at later date
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.	✓		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	✓		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	✓		
4. Complete and accurate legend.	✓		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	✓		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	✓		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	✓		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	✓		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	✓		
10. Status of regulatory permits:			
a. NPDES Storm water Permit		✓	Will provide prior to const
b. 404 Permit		✓	Will provide prior to const
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	✓		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	✓		
13. A general vicinity map of the project at a scale of 1" = 2000'	✓		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.		✓	No structures on site.
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	✓		
16. Existing topographic information with source of the information noted. Show:			
a. Two foot contour for ground slope between level and ten percent.	✓		
b. Four foot contour interval for ground slope exceeding 10%.	✓		
17. Preliminary grading plan.			
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.	✓		
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.	✓		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	✓		
b. Provide pipe types and sizes.	✓		
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.	✓		
b. Manhole locations.	✓		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site		✓	None known.
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.		✓	N/A
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	✓		
b. Note the static pressure and flow of the nearest hydrant.	✓		
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	✓		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	✓		
b. Locations of all lines above and below ground.	✓		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the	✓		

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	✓		
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.	✓		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	✓		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	✓		
Site Specific Information			
1. Provide a note describing any off site improvements.		✓	None proposed.
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		✓	None known
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.)		✓	None known
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.)		✓	None known
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.			N/A
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			N/A
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			N/A
8. The location and size of existing and proposed signs, if any.		✓	None proposed.
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			N/A
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			N/A
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			N/A
12. Location of existing and purposed sidewalks.	✓		N/A
13. Finished floor elevation of existing and purposed structures.			N/A
14. Indicate location and type of garbage service (Large Scale			N/A

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.		✓	None known
16. Draft of covenants, conditions and restrictions, if any.		✓	Owner has not drafted.
17. Draft POA agreements, if any.		✓	Owner has not drafted.
18. A written description of requested variances and waivers from any city requirements.		✓	None requested at this time
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.			N/A
20. Preliminary drainage plan as required by the consulting engineer.	✓		

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

NOTICE OF PUBLIC HEARING

A petition for Preliminary Plat for the property as described below has been filed with the City of Farmington on the _____ day of _____, 20_____.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this Preliminary Plat will be held on the _____ day of _____, 20_____, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Proof of publication of public hearing notice, must be published a minimum of 10 days prior to the Planning Commission meeting (proof must be provided at least 7 days prior to the meeting).

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

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

Location

Owned by

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

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

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

LEGAL DESCRIPTION:

Part of the North 1/2 of the SW1/4, and part of the South 1/2 of the NW1/4, all in Section 23, T16N, R31W in Washington County, Arkansas and being more particularly described as follows; Commencing at the NE Corner of Said SW1/4 of Section 23, thence N87°43'31"W 28.01 feet, thence N02°04'01"E 30.00 feet to the Point of Beginning at the North Right-of-way of Wilson Street, thence along said Right-of-way N87°43'31"W 216.83 feet, thence along a curve to the left 160.84 feet, said curve having a radius of 230 feet, and a chord bearing and distance of S72°14'26"W 157.59 feet, thence S52°12'23"W 246.75 feet, thence along a curve to the right 118.68 feet, said curve having a radius of 170 feet, and a chord bearing and distance of S72°12'23"W 116.29 feet, thence N87°47'37"W 607.85 feet, thence along a curve to the right 212.16 feet, said curve having a radius of 320.00 feet, and a chord bearing and distance of N68°47'59"W 208.30 feet, thence N49°48'22"W 448.91 feet, thence along a curve to the left 152.49 feet, said curve having a radius of 230.00 feet, and a chord bearing and distance of N68°47'59"W 149.71 feet, thence N87°47'37"W 648.82 feet, thence leaving said Right-of-way N02°20'55"E 720.96 feet, thence S87°35'37"E 1319.46 feet, thence N02°27'31"E 442.07 feet, thence S87°44'24"E 1322.05 feet, thence S02°26'59"W 1109.98 feet, thence N88°05'29"W 28.75 feet, thence S02°04'01"W 187.95' to the Point of Beginning. Containing 68.98 acres, more or less, subject to easements and right of ways of record.

ADJOINING PROPERTY OWNERS:

PARCEL No.	OWNER	ADDRESS
760-03944-000	DONALDSON, THOMAS F JR & MELISSA K	222 RIVERTRACE DR - MARION, AR 72364
760-03945-000	LAWS, DANIEL M & ANAUISE J	91 W CHIKASAW RD - FARMINGTON, AR 72730
760-03946-000	MOORE, RYAN SCOT & BAILEE NOEL	85 W CHIKASAW RD - FARMINGTON, AR 72730
760-03947-000	JOHNSON, CAMERON R & AISLEY C	73 W CHIKASAW RD - FARMINGTON, AR 72730
760-03948-00	PAXTON, AUSTIN JEFFREY & MELINDA ROSE	67 W CHIKASAW RD - FARMINGTON, AR 72730
760-03949-000	WILLHITE, DANITA	61 W CHIKASAW RD - FARMINGTON, AR 72730
760-03950-000	BARRON, SAMUEL G & CRISTINA	55 W CHICKASAW DR - FARMINGTON, AR 72730
760-03951-000	NUCKOLLS, KELLY & WINSLOW, LUCAS	49 W CHIKASAW RD - FARMINGTON, AR 72730
760-04116-000	BASER, BENJAMIN & ERIN	43 W CHIKASAW RD - FARMINGTON, AR 72730
760-04117-000	DONAHUE, BENJAMIN & KAREN	39 W CHIKASAW RD - FARMINGTON, AR 72730
760-04118-000	HERVEY, HAYLEY; ASHCRAFT, MATTHEW	35 W CHICKASAW - FARMINGTON, AR 72730
760-04119-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730
760-04120-000	GARMON, DAVID JORDAN	23 W CHIKASAW RD - FARMINGTON, AR 72730
760-04121-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730
760-04122-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730
760-04123-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730
760-04334-000	CEDAR CREST PROPERTY OWNERS ASSOCIATION	PO BOX 1120 - TONITOWN, AR 72770
760-01353-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730
760-04543-000	LAM, NGA; TRAN, TAM MINH	7301 RED PINE DR - FORT SMITH, AR 72916
760-04659-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04657-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04658-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04655-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04615-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04614-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764

PARCEL No.	OWNER	ADDRESS
760-04613-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04612-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04893-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04894-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04911-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04912-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04913-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04914-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04928-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04930-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04931-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04967-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04968-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04969-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04970-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04971-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04972-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04973-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04974-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04998-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04995-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-02382-000	GOOSE CREEK PROPERTIES LLC	496 DOUBLE SPRINGS RD - FARMINGTON, AR 72730
760-01353-005	WILSON, THOMAS E	14015 MULEDEER CIR - FAYETTEVILLE, AR 72704
765-16227-700	INMAN, KAREN S REVOCABLE TRUST	6377 W SHREVE RD - FARMINGTON, AR 72730



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



Date: 10/24/24

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Summerfield Phase 3

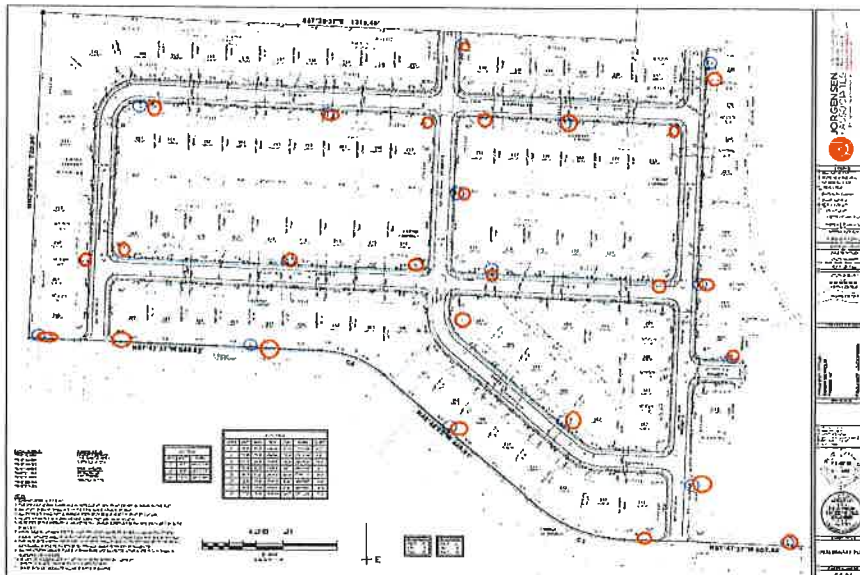
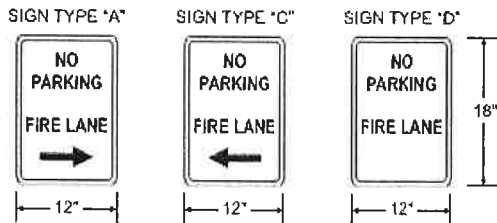
Tech plat requirements for the Farmington Fire Department can be found on the City of Farmington website under permit tab.

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).





Aaron Burks
Utility Construction Planner
Aaron.Burks@blackhillscorp.com

1811 E Borick Dr
Fayetteville, AR, 72701
P: 479-305-8207

10/24/24

Farmington Tech Review 11-5-24

Summerfield PH 3 No Comment

Sincerely,
Aaron Burks

Date: 10/28/2024

City: FARMINTON

Subdivision Name: SUMMERFIELD 3

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
2. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
3. All off site easements that are needed for Ozarks to extend electrical service to the subdivision property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. All conduits placed for the road crossings will be installed by the developer and must be 6 inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 Pipes) **OECC WILL NOT BORE UNDER ROADS THAT HAVE WATER AND SEWER LINES UNDERNEATH. IF BORE IS NECESSARY, THE DEVELOPER IS RESPONSIBLE FOR COVERING THE COST OF "POT HOLING" (A TECHNIQUE USED TO LOCATE AND EXPOSE UNDERGROUND UTILITIES)**
5. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat. All conduits for road crossings and specific widths of U.E., Lot size, St. Light location and address to Lots must be shown on final plat before Ozarks Electric will sign the final plat.
6. Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, re-sodding, etc.
7. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings, silt fence and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
8. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If the developer decides to go with their own contact Cooperative representative below.
9. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.

Wes Mahaffey At (479)263-2167 or wmahaffey@ozarksecc.com

Additional Comments:



Account #: NWC3935558

Company: JORGENSEN & ASSOCIATES

124 W SUNBRIDGE 5

FAYETTEVILLE, AR 72703

Ad number #: 455320

PO #:

Matter of: Public Hearing Nov 25 City of Farmington

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:

Public Hearing Nov 25 City of Farmington

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 \$142.88.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 11/10/24; NWA nwaonline.com 11/10/24


Legal Clerk

State of ARKANSAS, County of Sebastian,
Subscribed and sworn to before me on this 11th day of November, 2024


NOTARY PUBLIC



A petition for Preliminary Plat for the property as described below was filed with the City of Farmington on the 22nd day of October, 2024.

PART OF THE NORTH 1/2 OF THE SW1/4, AND PART OF THE SOUTH 1/2 OF THE NW1/4, ALL IN SECTION 23, T16N, R31W IN WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SW1/4 OF SECTION 23, THENCE N87°43'31"W 28.01 FEET, THENCE N02°04'01"E 30.00 FEET TO THE POINT OF BEGINNING AT THE NORTH RIGHT-OF-WAY OF WILSON STREET, THENCE ALONG SAID RIGHT-OF-WAY N87°43'31"W 216.83 FEET, THENCE ALONG A CURVE TO THE LEFT 160.84 FEET, SAID CURVE HAVING A RADIUS OF 230 FEET, AND A CHORD BEARING AND DISTANCE OF S72°14'26"W 157.59 FEET, THENCE S52°12'23"W 246.75 FEET, THENCE ALONG A CURVE TO THE RIGHT 118.69 FEET, SAID CURVE HAVING A RADIUS OF 170 FEET, AND A CHORD BEARING AND DISTANCE OF S72°12'23"W 116.29 FEET, THENCE N87°47'37"W 607.85 FEET, THENCE ALONG A CURVE TO THE RIGHT 212.16 FEET, SAID CURVE HAVING A RADIUS OF 320.00 FEET, AND A CHORD BEARING AND DISTANCE OF N68°47'59"W 208.30 FEET, THENCE N49°48'22"W 448.91 FEET, THENCE ALONG A CURVE TO THE LEFT 152.49 FEET, SAID CURVE HAVING A RADIUS OF 230.00 FEET, AND A CHORD BEARING AND DISTANCE OF N68°47'59"W 149.71 FEET, THENCE N67°47'37"W 648.82 FEET, THENCE LEAVING SAID RIGHT-OF-WAY N02°20'55"E 720.96 FEET, THENCE S87°35'37"E 1319.46 FEET, THENCE N02°27'31"E 442.07 FEET, THENCE S87°44'24"E 1322.05 FEET, THENCE S02°26'59"W 1109.99 FEET, THENCE N38°05'29"W 28.75 FEET, THENCE S02°04'01"W 187.95' TO THE POINT OF BEGINNING. CONTAINING 68.99 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.

A public hearing to consider this Preliminary Plat will be held on the 25th day of November, 2024, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend. November 10, 2024
455320

9589 0710 5270 1876 8409 64

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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 \$0.73

\$9.68
GOOSE CREEK PROPERTIES LLC
496 DOUBLE SPRINGS RD
FARMINGTON, AR 72730



PS Form 3800, January 2023 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 \$0.73

\$9.63
DRP HOLDINGS LLC
2790 S THOMPSON STE 102
SPRINGDALE, AR 72764



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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LOTS 102 HOLDINGS LLC
PO BOX 1496
FARMINGTON, AR 72730



PS Form 3800, January 2023 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 \$0.73

\$9.68
DONALDSON, THOMAS F JR & MELISSA K / 2024
222 RIVERTRACE DR
MARION, AR 72364



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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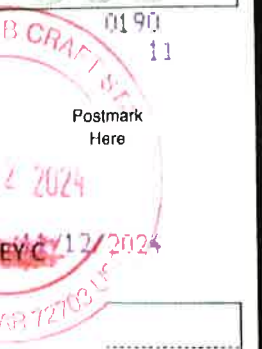
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JOHNSON, CAMERON R & AISLEY C / 2024
73 W CHIKASAW RD
FARMINGTON, AR 72730



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BARRON, SAMUEL G & CRISTINA
55 W CHICKASAW DR
FARMINGTON, AR 72730



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INMAN, KAREN S REVOCABLE TRUST
6377 W SHREVE RD
FARMINGTON, AR 72730

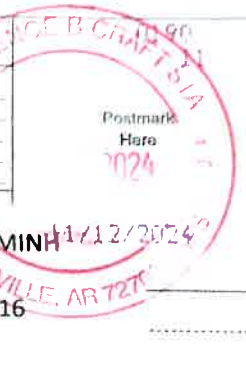
9589 0710 5270 1876 8408 96

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FORT SMITH, AR 72916

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



Postage \$0.73
\$9.68
LAM, NGA; TRAN, TAM MINH
7301 RED PINE DR
FORT SMITH, AR 72916

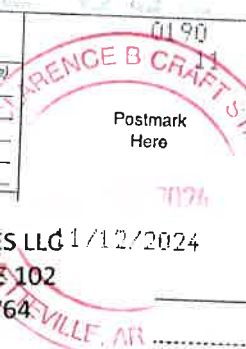
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Postage \$0.73
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VISION CUSTOM HOMES LLC
2790 S THOMPSON STE 102
SPRINGDALE, AR 72764

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Postage \$0.73
\$9.68
HERVEY, HAYLEY; ASHCRAFT, MATTHEW
35 W CHICKASAW
FARMINGTON, AR 72730

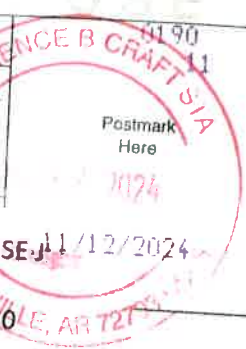
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LAWS, DANIEL M & ANALISE
91 W CHIKASAW RD
FARMINGTON, AR 72730

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PAXTON, AUSTIN JEFFREY & MELINDA ROSE
67 W CHIKASAW RD
FARMINGTON, AR 72730

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Farmington, AR 72730

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Postage	\$0.73
Total	\$9.68



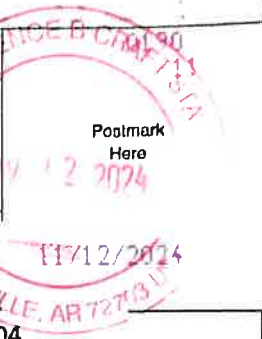
NUCKOLLS, KELLY & WINSLOW, LUCAS
49 W CHIKASAW RD
FARMINGTON, AR 72730

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Fayetteville, AR 72704

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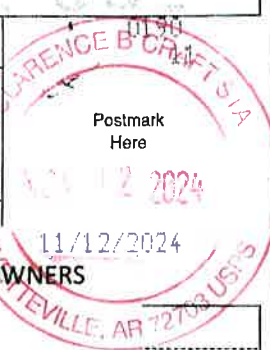
WILSON, THOMAS E
14015 MULEDEER CIR
FAYETTEVILLE, AR 72704

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For delivery information, visit our website at www.usps.com.
Tontitown, AR 72770

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total	\$9.68



CEDAR CREST PROPERTY OWNERS
ASSOCIATION
PO BOX 1120
TONTITOWN, AR 72770

9589 0710 5270 1876 8408 10

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Farmington, AR 72730

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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Postage	\$0.73
Total	\$9.68



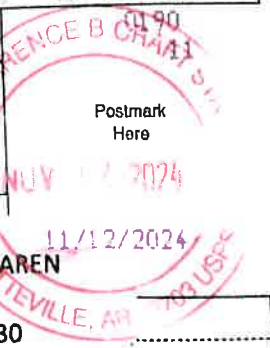
CARMON, DAVID JORDAN
23 W CHIKASAW RD
FARMINGTON, AR 72730

9589 0710 5270 1876 8408 03

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Farmington, AR 72730

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
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<input type="checkbox"/> Adult Signature Required	\$0.00
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Postage	\$0.73
Total	\$9.68



DONAHUE, BENJAMIN & KAREN
39 W CHIKASAW RD
FARMINGTON, AR 72730

9589 0710 5270 1876 8407 97

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Farmington, AR 72730

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Extra Services & Fees (check box, add fee as appropriate)	\$4.10
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Postage	\$0.73
Total	\$9.68



MOORE, RYAN SCOT & BAILIE NOEL
85 W CHIKASAW RD
FARMINGTON, AR 72730

9589 0710 5270 1876 8407 73

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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Farmington, AR 72730

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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 \$0.73

To: \$9.68
Sent to:
BASER, BENJAMIN & ERIN
43 W CHIKASAW RD
FARMINGTON, AR 72730



9589 0710 5270 1876 8407 80

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

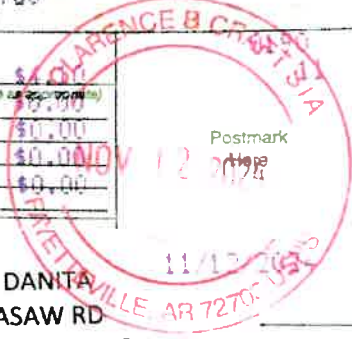
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Farmington, AR 72730

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

Postage \$0.73

To: \$9.68
Sent to:
WILLHITE, DANITA
61 W CHIKASAW RD
FARMINGTON, AR 72730





Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: Summerfield Ph III Preliminary Plat
EDA project #: 2584_F
Letter creation: November 5, 2024
Tech Plat Review meeting: November 5, 2024

Mrs. McCarville,

We have reviewed the Preliminary Plat submitted by Jorgensen + Associates for the project known as Summerfield Ph III Preliminary Plat received by EDA on October 23, 2024. The date of 10.22.24 is within the title block. Based on our plan review for the City's landscape code, we offer the following comments:

Generally:

- 1. Dedication and Landscaping of Neighborhood Parks (code Sec. 14.04.25):
 - a. Per 14.04.25, H, 2, the City is requesting Fee Payment in Lieu of Land Conveyance:

"In lieu of land dedication, developer shall contribute to the Farmington's Parkland Fund \$900 for each single-family dwelling unit..."

89 single family units =	\$900/unit=	\$80,100.00
		\$80,100.00 TOTAL fee payment required

- b. Per 14.04.25 K, 1, b: *"The fee-in-lieu shall be paid prior to the City's signature and release of the Final Plat or development plan."*
 - c. If a subdivision sign and plantings are installed for this subdivision, submit plans showing said elements to EDA for review.

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: Jorgenson & Associates

Date: 11/5/2024

Project Name: Summerfield Subdivision, Phase III

Engineer/Architect: Jorgenson & 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 are billing the engineering fees monthly. October engineering fees have not been paid.
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 Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. **With this in mind, the ad had to be in the paper by Sunday, November 10, 2024 to meet the deadline.**
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. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
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 November 25, 2024 at 6:00 pm.**



November 11, 2024

City of Farmington
345 W. Main Street
Farmington, AR 72730

Re: Summerfield Subdivision, Phase III – Comment Response Letter

Jorgensen + Associates received the following comments for the Summerfield Subdivision, Phase III at the Technical Review Meeting on November 5, 2024. The following are responses to these comments:

Planning Comments:

Comment 1: Engineering fees will accumulate as the development continues. We are billing the engineering fees monthly. October engineering fees have not been paid.

Response: Understood.

Comment 2: Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.

Response: Understood. These mailing receipts will be emailed to you.

Comment 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 Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. With this in mind, the ad had to be in the paper by Sunday, November 10, 2024 to meet the deadline.

Response: Understood. This ad will be in the Nov. 10th newspaper.

Comment 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. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.

Response: Understood.

Comment 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.



Response: Understood.

Comment 7: Planning Commission meeting will be Monday November 25, 2024 at 6:00 pm.

Response: Understood.

Engineering Comments:

Comment 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

Response: Understood.

Comment 2: You will have to survey the as-built condition of Wilson Street and all the utilities along Wilson. Showing the proposed contours from the Phase II plans will not be acceptable. This comment can be addressed with the construction plans.

Response: We have our survey crew scheduled to survey this, and we will include this in the construction plans.

Comment 3: The swale shown as proposed just east of Phase III was not constructed as shown and I believe it may conflict with Phase III. I believe that the location shown on the plans would require several feet of fill.

Response: We have our survey crew scheduled to survey this, and we will include this in the construction plans.

Comment 4: Have you started the conversation with the Gas Company concerning all of the crossings that you are showing over their gas line. Have they agreed?

Response: We have emailed Black Hills, and confirmed that this is a 6" Black Hill Energy Gas Line in this easement.

Comment 5: Add a mid-block handicap crossing from 233-234 to 267/266. Antelope Ave is very long without a crossing.

Response: Addressed. This has been added to the revised plans.

Comment 6: Drainage Report: No comment.

Response: Understood.



Fire Department Comments:

Comment 1: 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).

Response: These streets are 27 feet wide between the face-of-curbs. A Street Signage Plan is included in the plans with Fire Lane Signs on one side of each street.

City of Fayetteville Comments:

Comment 1: A grading permit for this project must be submitted to the City of Fayetteville for the proposed water and sewer main extensions.

Response: This has now been submitted to the City of Fayetteville.
Permit Number GRD-2024-0113

Comment 2: This project is subject to the 2022 edition of the City of Fayetteville's Standard Specifications for Design and Construction of Water Lines and Sewer Lines.

Response: Understood.

EDA / Landscaping Comments:

Comment 1: Dedication and Landscaping of Neighborhood Parks (code Sec. 14.04.25):



JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703

Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

- a. Per 14.04.25, H, 2, the City is requesting Fee Payment in Lieu of Land Conveyance:
- b. Per 14.04.25 K, 1, b: "The fee-in-lieu shall be paid prior to the City's signature and release of the Final Plat or development plan."
- c. If a subdivision sign and plantings are installed for this subdivision, submit plans showing said elements to EDA for review.

Response: The offsite improvements with Summerfield Phase 1 (Wilson Steet, Hunter Street & Watson Lane improvements) were constructed in lieu of Park Requirements. A subdivision signa and plantings are not proposed for this phase.

Address: 1207 S OLD MISSOURI RD

Check all that apply: Applicant Owner Other _____


Name: BEN YOUNG

Business Name: MRS ENTERPRISES, LLC


Address: PO BOX 1496

City: FARMINGTON State AR Zip Code 72730

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: 10/2/24

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: 10/2/24

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.			WILL WITH SUBMITTAL
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.			NOT A DEVELOPMENT
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".			WILL UPON REQUEST
5. List of adjacent property owners and copy of notification letter sent. *			WILL CREATE ONCE IN REVIEW PROCESS
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).			WILL CREATE ONCE IN REVIEW PROCESS
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).			WILL CREATE ONCE IN REVIEW PROCESS
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:			NONE
a. NPDES Storm water Permit			
b. 404 Permit			
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 A DEVELOPMENT
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:			NOT A DEVELOPMENT
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 A DEVELOPMENT
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:			NO PROPOSED STRUCTURES
a. Provide structure location and types.			
b. Provide pipe types and sizes.			
2. Regarding all proposed sanitary sewer systems			NO PROPOSED STRUCTURES
a. Provide pipe locations, sizes and types.			
b. Manhole locations.			
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			NO KNOWN PROBLEMS
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
5. Regarding all proposed water systems on or near the site:			NO PROPOSED STRUCTURES
a. Provide pipe locations, sizes and types.			
b. Note the static pressure and flow of the nearest hydrant.			
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.			
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			NO PROPOSED STRUCTURES
a. Locations of all related structures.			
b. Locations of all lines above and below ground.			
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	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.)			NO PROPOSED STRUCTURES
Site Specific Information			
1. Provide a note describing any off site improvements.			NO IMPROVEMENTS
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			NOT NEEDED
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.)			NOT NEEDED
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.)			NOT NEEDED
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.			NOT NEEDED
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			NOT NEEDED
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.)			NOT NEEDED
8. The location and size of existing and proposed signs, if any.			NOT NEEDED
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			NOT NEEDED
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.)			NOT NEEDED
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			NOT NEEDED
12. Location of existing and purposed sidewalks.			NOT NEEDED
13. Finished floor elevation of existing and purposed structures.			NOT NEEDED
14. Indicate location and type of garbage service (Large Scale			NOT NEEDED

Developments only.) Dimension turnaround area at dumpster location.			NOT NEEDED
15. A description of commonly held areas, if applicable.			NOT NEEDED
16. Draft of covenants, conditions and restrictions, if any.			NOT NEEDED
17. Draft POA agreements, if any.			NOT NEEDED
18. A written description of requested variances and waivers from any city requirements.			NOT NEEDED
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.			NOT NEEDED

**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.*

Type: REAL ESTATE
Kind: WARRANTY DEED
Recorded: 9/10/2024 10:48:18 AM
Fee Amt: \$25.00 Page 1 of 3
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2024-00023477

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

**WARRANTY DEED
(LLC)**

File #: **2411367-131**

KNOW ALL MEN BY THESE PRESENTS:

That, **Lots 102 Holdings, LLC**, an Arkansas limited liability company, hereinafter called GRANTOR, for and in consideration of the sum of ---ONE AND 00/100--- DOLLAR---(\$1.00)---and other good and valuable consideration, in hand paid by **MRS Enterprises LLC**, an Arkansas limited liability company, hereinafter called GRANTEE, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto GRANTEE, and unto its successors and assigns forever, the following described lands lying in **Washington County, Arkansas** to-wit:

TRACT 1: Lots 6, 7 and 8, Farmington Heights Subdivision, Phase 2, Washington County, Arkansas, as shown in Plat Book 24A at Page 315.

TRACT 2: Lot 31, Town Homes at Forest Hills, Lots 1 Thru 34, A Residential Subdivision, Fayetteville, Washington County, Arkansas, as shown on Final Plat filed for record in/as Plat Book 24 at Page 93.

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

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

Prepared under the supervision of
Buckley Bridges, Attorney
2592 S. 48th St.
Springdale, AR. 72762



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: 2411367-131

Grantee: MRS ENTERPRISES LLC
Mailing Address: PO BOX 1496
 FARMINGTON AR 727301496

Grantor: LOTS 102 HOLDINGS LLC
Mailing Address: PO BOX 1496
 FARMINGTON AR 727301496

Property Purchase Price: \$145,000.00
Tax Amount: \$478.50

County: WASHINGTON
Date Issued: 09/10/2024
Stamp ID: 1380317184

Washington County, AR
 I certify this instrument was filed on
 9/10/2024 10:48:18 AM
 and recorded in REAL ESTATE

File# 2024-00023477
 Kvie 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): Mrs Enterprises LLC

Grantee or Agent Name (signature): WACO Title as Agent Date: 9-10-24

Address: _____

City/State/Zip: _____

Type: REAL ESTATE
Kind: WARRANTY DEED
Recorded: 9/10/2024 10:48:18 AM
Fee Amt: \$25.00 Page 1 of 3
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2024-00023477

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2592 S. 48th St.
Springdale, AR 72762

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(LLC)**

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

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

Prepared under the supervision of
Buckley Bridges, Attorney
2592 S. 48th St.
Springdale, AR. 72762



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 DEPARTMENT OF FINANCE AND ADMINISTRATION
 MISCELLANEOUS TAX SECTION
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File Number: 2411367-131

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File# 2024-00023477
 Kvie 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): Mrs Enterprises LLC

Grantee or Agent Name (signature): WACO Title as Agent Date: 9-10-24

Address: _____

City/State/Zip: _____



Account #: NWC1414291
 Company: ENGINEERING SERVICES INC
 PO BOX 282
 SPRINGDALE, AR 72765
 Ad number #: 455332
 PO #:
 Matter of: Farmington Heights Replat (ESI WO 23923)

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 :

Farmington Heights Replat (ESI WO 23923)

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 \$51.68.
 (Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 11/10/24; NWA nwaonline.com 11/10/24

Maria Hernandez-Lopez
 Legal Clerk

State of ARKANSAS, County of Sebastian,
 Subscribed and sworn to before me on this 11th day of November, 2024

[Signature]
 NOTARY PUBLIC



NOTICE OF PUBLIC HEARING

An application for a replat of the property as described below has been filed with the City of Farmington on the 2nd day of October, 2024.

LEGAL DESCRIPTION:

LOTS 6, 7, AND 8 AND A PORTION OF W. CHIKASAW ROAD LYING EAST OF N. MOJAVE STREET AND SOUTH OF LOT 9 OF FARMINGTON HEIGHTS PHASE 2, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON FILE NO. 24A-315 OF THE WASHINGTON COUNTY RECORDS.

A public hearing to consider this request to replat the above described property will be held on the 25th day of November, 2024, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

November 10, 2024 456332

NOTICE OF PUBLIC HEARING

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**CERTIFIED LIST OF ADJACENT PROPERTY OWNERS
RE-PLAT OF LOTS 6-8 AND A PORTION OF W. CHIKASAW ROAD IN
FARMINGTON HEIGHTS PHASE 2**

I, Craig Davis, PLS, hereby certify that, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the Re-Plat of Lots 6, 7 & 8 and a portion of W. Chikasaw Road lying east of N. Mojave Street and south of lot 9 in Farmington Heights Phase 2, to the City of Farmington.

Signature: *Craig Davis*

Date: 11-07-24

PARCEL: 760-01368-000
DRP HOLDINGS LLC
2790 S THOMPSON ST STE 102
SPRINGDALE, AR 72764

PARCEL: 760-04120-000
CARMON, DAVID JORDAN
23 W CHIKASAW RD
FARMINGTON, AR 72730

PARCEL: 760-04124-000
AVHS AR 1 LLC
8615 CLIFF CAMERON DR, SUITE 200
CHARLOTTE, NC 28269

PARCEL: 760-04168-000
LOTS 102 HOLDINGS, LLC
PO BOX 1496
FARMINGTON, AR 72730

PARCEL: 760-04334-000
CEDAR CREST PROPERTY
OWNERS ASSOCIATION
PO BOX 1120
TONTITOWN, AR 72770

PARCEL: 760-05114-000
FARMINGTON HILLS LLC
1610 RIDGELINE AVE
LOWELL, AR 72745



9589 0710 5270 1184 5602 57

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

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

Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total \$ _____

Sent _____

Street _____

City _____

PARCEL: 760-04120-000
 CARMON, DAVID JORDAN
 23 W CHIKASAW RD
 FARMINGTON, AR 72730

SPRINGDALE, AR 72764
 NOV 07 2024
 Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

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

Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

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Street _____

City _____

PARCEL: 760-04168-000
 LOTS 102 HOLDINGS, LLC
 PO BOX 1496
 FARMINGTON, AR 72730

SPRINGDALE, AR 72764
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PARCEL: 760-05114-000
 FARMINGTON HILLS LLC
 1610 RIDGELINE AVE
 LOWELL, AR 72745

SPRINGDALE, AR 72764
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City _____

PARCEL: 760-01368-000
 DRP HOLDINGS LLC
 2790 S THOMPSON ST STE 102
 SPRINGDALE, AR 72764

SPRINGDALE, AR 72764
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Adult Signature Restricted Delivery \$ _____

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Total \$ _____

Sent _____

Street _____

City _____

PARCEL: 760-04124-000
 AVHS AR I LLC
 8615 CLIFF CAMERON DR, SUITE 200
 CHARLOTTE, NC 28269

SPRINGDALE, AR 72764
 NOV 07 2024
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Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total \$ _____

Sent _____

Street _____

City _____

PARCEL: 760-04334-000
 CEDAR CREST PROPERTY
 OWNERS ASSOCIATION
 PO BOX 1120
 TONTITOWN, AR 72770

SPRINGDALE, AR 72764
 NOV 07 2024
 Postmark Here

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AFFIDAVIT

I hereby certify that I Kyh Dawin
Print name

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

Signature: Kyh Dawin

Date: 11/7/24

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

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

LOTS 6, 7, AND 8 AND A PORTION OF W. CHIKASAW ROAD LYING EAST OF N. MOJAVE STREET AND SOUTH OF LOT 9 OF FARMINGTON HEIGHTS PHASE 2, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON FILE NO. 24A-315 OF THE WASHINGTON COUNTY RECORDS.

Location

MRS ENTERPRISES LLC

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for a replat 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 NOVEMBER 25, 2024 at 6:00 p.m.

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