



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

AMENDED PLANNING COMMISSION AGENDA
November 27, 2023

**A meeting of the Farmington Planning Commission will be held on
Monday November 27, 2023, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –October 23, 2023
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. **Rezoning** –From R-1 & C-2
Property owned by: Eagle Holdings, LLC
Property Location: 141 & 149 White Street
Presented by: Keith Marrs
- B. **Large Scale Development** – Brand New Church
Property owned by: Bates & Associates
Property Location: 700 W. Main Street
Presented by: Bates & Associates
- C. **Request for extension of the approved Large-Scale Development for Splash Carwash.**

Planning Commission Minutes October 23, 2023 - 6 PM

1. **ROLL CALL** – The meeting was called to order by Vice Chair Gerry Harris. A quorum was present.

PRESENT

Gerry Harris, Vice Chair
Chad Ball
Howard Carter
Judy Horne
Keith Macedo - Zoom
Norm Toering
Bobby Wilson

ABSENT

Robert Mann, Chair

City Employees Present: Melissa McCarville, City Business Manager; Chris Brackett, City Engineer; Jay Moore, City Attorney; Ernie Penn, Mayor; Bill Hellard, Fire Chief

2. **Approval of Minutes:** The September 25, 2023, minutes were approved with one correction on page seven: “Chad Ball moved to table this agenda item 4C, until next meeting on November 27” with November 27 **changed to October 23, 2023.**

3. **Comments from Citizens:** None.

Public Hearings:

Unfinished Business

4A. Preliminary Plat – Wagon Wheel Ph. II, Property owned by DR Horton-NW Arkansas, LLC, Property Location: Grace Lane & Utah Avenue; Presented by Halff Associates

John Wary, Halff Associates, who represented the applicant said there will be 147 single family homes in this phase. Regarding the storm water originally routed to Twin Falls drainage system, he said he met with City Engineer Chris Brackett and Norm Toering at the site. It was agreed that the water does flow to the south and does not go into Twin Falls. So now they are working with the Wagon Wheel West engineers to re-analyze it and to collect the storm water from Engles Mill to the west side of Wagon Wheel West property.

John Wary also discussed a second item which was to provide a controlled access for buses from the subdivision to the school property to the east and talk with the school Superintendent and the Assistant Superintendent about this. The developer has agreed to provide access to the school’s parking lot from Hammerhead or perhaps one other street. They are working with the City Engineer, Fire Chief and school district to find out which will be the best access point.

Chad Ball had a question about lots 137 & 138 which might be affected by a controlled access. Mr. Wary said they would adjust the lot lines and it would show up in the Final Plat. City Engineer Chris Brackett said that since both parties have agreed to it, it will be reflected on the final plat with any adjustments.

Judy Horne asked if there was any resolution about flooding/drainage issues at the end of Utah, the north end, and the house next door. City Engineer Chris Brackett said he had met with property owners and the issue is actually not from this phase, but rather from the high school detention pond. The plans from the high school showed a ditch to be brought South to where the main channel is, but

the contractor did not construct it as per plan. That is what is causing the flooding. The high school has been made aware of it, Chris has met with the Superintendent and their engineer, and everyone agrees it should have been done and it wasn't, and they are working to remedy it.

Vice Chair Gerry Harris asked who would be doing the work, Chris stated it is really the school's responsibility and it will be done as soon as it can be done. The city does not have any control over it.

City Attorney Jay Moore said the house on Utah is catching a lot of the water from here that shouldn't be, and that once the ditch is cleaned out and the detention pond is created, will that solve the problem. Chris Brackett stated they will have to extend the ditch to the main channel, they know they should do it, and they will have to do it.

Judy Horne had walked that entire area today from the parking lot on 170 to Utah where the flooding occurs. She could see many places where the water washed southward and westward. She emphasized that the flooding seen on Mrs. Russell's photos shows flooding is a problem now even with smaller rains. She wanted assurance by the school or by DR Horton that when we have much larger rains that are becoming more frequent, that the water will be successfully diverted. Chris Brackett said again that the flooding is not from Wagon Wheel Ph. 2, but it is from the High School, and he will see it gets it resolved.

Public Comment

Jeff Bates, the school's engineer, stated that DR Horton is going to fix the drainage. Dr. Laffoon has already worked it out with them and has something to do with regard to where they are putting the access. The school does not want it where the hammerhead is, because that is a terrible spot. It is in the works and DR Horton is supposed to take care of it but we don't know when.

Carol Dickinson-Russell - 542 Utah – She stated that she owns the house at the north end of Utah. She said does not want this dragging along for five to six months when more and larger flooding could occur. She found it troublesome that the detention pond on what is now school land hadn't been created long ago. The east side ditch is supposed to handle the water but it is totally filled with weeds and brush shrubs. This needs to be cleared now.

She was concerned with future runoff from Ph II which is straight up hill from her house. She believes the Phase II water will seek the lowest point, which will be her home. She emphasized again that this must be fixed, and soon. She thanked Chris Brackett who came out and viewed her property and saw the issue. However, she said people are saying it is going to be fixed, but are not sure when or who will fix it. We have already had flooding twice with a 4" rain. The flooding will be much worse when we have 5" or 6" rains. She emphasized that the corrections must be expedited quickly.

Jill Toering - 306 Claybrook - Thanked everyone who came out to Twin Falls property, looked at the problem, and made adjustments to the future water flow from Wagon Wheel property.

Tommy Russell - 542 Utah – He asked for a clear answer on who will be responsible for getting the drainage corrections done: DR Horton or the school? Chris Brackett said that they are working it out.

Chad Ball said that all parties know there is an issue, there are three parties involved—the city, the school, and DR Horton and Mr. Russell should document any damage that occurs.

Jay Moore said if you have problems, legally you will lean on DR Horton first, then the school or vice versa. The city doesn't really have a "dog in the fight" except for making sure the residents are taken care of.

Chris Brackett read his recommended conditions for approval as follows:

"The Preliminary Plat for the Wagon Wheel Crossing Phase II has been reviewed and it is my opinion that the Planning Commission's approval should be conditional on the following comments.

1. The fire hydrant locations shown on the plat must be reviewed and approved by the Fire Department.
2. The water and sewer improvements must be reviewed and approved by the City of Fayetteville, the Washington Water Authority, and the Arkansas Department of Health prior to construction plan approval.
3. Parkland Dedication or Payment in lieu of Park Land Conveyance will be required for this subdivision at 0.02 Acres or \$600 per single family unit. This will be 1.04 Acres or \$31,200 for the 52 lots. This developer has 1.5 Acres of Parkland banked from the dedication of Wagon Wheel Park (3.18 Acres total minus 84 lots in Phase I).
4. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
5. After a final review set of plans and drainage report has been approved by KMS, the applicant should submit to the City one (1) set of full-size plans and three (3) sets of half size plans, and one (1) copy of the final drainage report that have been sealed by the engineer of record for final approval and distribution.
6. This approval of this preliminary plan is effective for a period of one year and thereafter as long as work is actively progressing on the installation of the required improvements.

Judy Horne still had concerns about water running downhill from the new part up north, and she hoped they would plan the drainage carefully to protect the people that are already living there.

Mr. Wary with Halff and Associates stated that almost everything in Wagon Wheel Ph. 2 is going to be collected into a closed storm system and directed to Wagon Wheel Ph. 1 retention pond off Clyde Carnes. The main concerns will all be addressed and corrected on the east side.

Vice Chair Harris called for question to approve the Preliminary Plat, contingent upon the conditions in the memo from Chris Brackett dated Oct. 23. Upon roll call vote, the Preliminary Plat was approved unanimously.

4B. Large Scale Development – Rainsong Townhomes; Property owned by Srinivasa Bandaru & Pavathi Neeramachaneni; Location – West Rainsong Street; Presented by Bates & Associates

Addie Manzi of Bates & Associates was present to discuss the Large-Scale Development which she said met all conditions when reviewed at the work session.

Norm Toering said the plan is for a 100-year flood plain but what if it is built for the 50-year flood plain? There is a difference between 50-year, 100-year and 500-year flood plain. Addie Manzi said they are showing the development using the new flood plain development map that should be finalized

in 2024. They do not believe there will be flooding problems. Norm stated that if the new map comes out in January and it's a 50-year flood plain that is not what we agreed upon. Chris Brackett said the final flood plain plans are in the process of being approved and any changes will be minor.

Judy Horne wanted verification the drainage will be taken care of and won't add more water to the drainage ditch that the city created on the west side of the property which pours down onto the property on Christy Lane. She had walked the ditch and said it takes a sharp turn to the southwest and runoff is eroding those owners' property. Chris Brackett said it won't be any worse than what it is doing now. City Business Manager Melissa McCarville said they are not bound to fix existing problems and it's not their job to fix someone else's problems. Judy asked why that ditch had been built in such a way that it turned water directly toward Christy Lane properties.

Chad Ball said since this development will have a private drive, several years later could the owner add more impervious parking area when they see more parking space is needed? He asked if the City has any code restrictions regarding expanding driveways beyond what had been approved. He felt more paving would then mess up the water flow and drainage calculations.

Melissa McCarville stated no, that if someone wanted to pave their entire yard, they could.

Chris Brackett said one owner will own it all; it's not subdivided so that's why they can have a private drive. Chad Ball was concerned with additional land coverage because this is a sensitive area. He wondered about putting a restriction on this approval that the owner could not add more impervious paving.

City Attorney Jay Moore said he didn't know the answer to that, and City Business Manager said you can put conditions on the approval. City Attorney Jay Moore asked what his concerns were? Chad Ball said if you put more concrete down it would mess up the water flow numbers and he believes they will do that because there will be more need for parking than what they show now. City Attorney Jay Moore said if they add more parking and that causes an issue downstream, then they will be liable for the damage.

Judy Horne liked the idea of a condition to limit further paving which would prevent a problem down the line. City Attorney Jay Moore, wondered if the renters are going to give enough push back for more parking so that the owners will comply? Norm Toering said when they can't park in the street and some units will own four cars—then they are going to park in the grass and the owners will let them do that. That is not going to work. Gerry Harris said that on Sundowner what they are doing now is paving their front yards. City Attorney Jay Moore said he agreed with what Norm said but the owner would have to agree to do that with each individual person.

Public Comment

Kaylin Clark, 141 Whitney Lane - She said her neighbor at 142 Whitney Lane wrote an e-mail letter last month. She is a wise person and the Commission should take her comments seriously. Ms. Clark's concern regarded putting six town homes on a small lot that is close to other homes. She felt the noise would be very annoying to them and to Peachtree Village, too. She has been proud to live in Farmington and is not opposed to growth. However, she had big concerns with what the concentration of six townhomes will bring and how they will change things negatively.

Keith Macedo thought Chief Hellard had wanted the hammerhead turned and also additional signage and marking. He didn't see that on the updated plat. Addie Manzi said they updated the plans to

include fire striping as well as the signage. Keith then asked about reversing the units labels from B-A to A-B (left to right). That will be changed in the final plat.

Chris Brackett read his recommended conditions for approval as follows:

“The Large-Scale Development for the Rainsong Townhomes has been reviewed and it is my opinion that the Planning Commission’s approval should be conditional on the following comments.

1. The fire flow, fire hydrant and fire lane locations must be reviewed and approved by the Farmington Fire Department prior to construction plan approval.
2. 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 construction plan approval.
3. Submit two (2) copies of the filed easement plat prior to construction plan approval. A copy of the proposed easement plat shall be submitted to KMS for review and approval prior to signatures.
4. A sign permit will be required for the construction of any signage for this project.
5. Payment in lieu of Park Land Conveyance will be required for this subdivision at \$300 per multi-family unit. This fee will be \$3,600 for the 12 multi-family units.
6. A Flood Plain Development permit will be required for this project prior to construction plan approval. All structures must be a minimum of two (2) feet above the 100-year water surface elevation from the pending detailed flood study.
7. 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.
8. After a final review set of plans and drainage report have been approved by KMS, the applicant shall submit to the City one (1) set of the full-size plans and two (3) sets of the half-size plans, and one (1) copy of the final drainage report that have been sealed by the engineer of record for final approval and distribution.
9. This approval of this large-scale development is effective for a period of one year and thereafter as long as work is actively progressing on the installation of the required improvements.”

Chad Ball noted on item 5 to change “subdivision” to “development”.

Vice Chair Harris called for question to approve the Large-Scale development, with the memo dated Oct. 23 from Chris Brackett. Upon roll call vote, the Large-Scale Development was approved 6-1 with Judy Horne voting No.

Public Hearing:

4C. Preliminary Plat – The Grove at Engles Mill Ph. 4 (Revised); Owner: Riverwood Homes; Location Grace Lane; Presented by Crafton Tull

Allie Karr with Crafton Tull was present to discuss the Preliminary Plat. She said the original Phase 4 was more centralized to the location Riverwood Homes owns, but due to site restraints and costs of construction, it is more economical to them to move Ph. 4 to the east side of the site. This revised Ph. 4 (Revised) will have 61 buildable lots in the southeast corner of Riverwood Homes land, with a lift station lot and a pond lot. She said they will do all the drainage necessary to support these phases. She said it now looks a little different, but that they are still meeting all the requirements to cover all Ph. 4, 5 and 6 buildout in the subdivision with this phase. It will have water and sewer improvements as well as stormwater management with curb and gutter.

Chad Ball asked if this was part of the PUD, and is there anything to change legally due to revision. City Attorney Jay Moore didn't think there would be anything to restrict voting now and if something is needed, he could take care of it after the fact.

Judy Horne asked if runoff would all be directed to the L-shaped pond for this phase. Allie Karr said the detention pond is sized for Phases 4, 5 and 6. So, they won't have to come back and make any amendments. Judy asked if the water would all move westward and go into the pond and Allie said yes.

Public Comments: None

Chad Ball reminded that the previously agreement with Riverwood Homes was walkable access to the small park, green space, and the trail. He noted that this revised plat shows a house where the green space was supposed to be. After long discussion, Chad Ball insisted green space should remain and the additional house lot should go.

Mark Marquess with Riverwood Homes said when they first put the walkable access in, it showed as a stub. Then after meeting with Chris Brackett and the commissioners, the stub was taken out, and a sidewalk was put in. He didn't remember greenspace. However, he agreed to take out Lot 1 which will become a greenspace common area.

Chris Brackett read a memo with conditions for approval as follows:

"The Preliminary Plat for the Grove at Engles Mill Phase IV has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The approval of this revised plat for Phase 4 of The Grove at Engles Mill Subdivision will void the previously approved plat for Phase 4 from April 4, 2023.
2. Street C will have to be extended to the western boundary of Lot 47 so that the detention pond can be plated with this phase of the development.
3. The fire hydrant locations shown on the plat must be reviewed and approved by the Fire Department.
4. The water and sewer improvements must be reviewed and approved by the City of Fayetteville, the Washington Water Authority and the Arkansas Department of Health prior to construction plan approval.
5. Payment in lieu of Park Land Conveyance will be required for this subdivision at \$600 per single family unit. This fee will be \$36,000 for the 60 lots.
6. The wet detention pond will be required to be fenced around the entire perimeter with a chain-link fence no less than six feet tall. A decorative iron fence can be installed with City Staff approval.
7. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
8. After a final review set of plans and drainage report has been approved by KMS, the applicant should submit to the City two (2) sets of full-size plans and three (3) sets of half size plans, and one (1) copy of the final drainage report that have been sealed by the engineer of record for final approval and distribution.
9. This approval of this preliminary plat is effective for a period of one year and thereafter as long as work is actively progressing on the installation of the required improvements.

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

1. Number the Pond and Lift Station lots.

2. The Detention Pond lot will have to be dedicated as a drainage easement.”

Judy Horne said unless the code regarding landscaping has changed, detention ponds must have a small amount of landscaping. However, there are no shrubs or grasses in the detention pond in the far northeast corner of the subdivision. Chris Brackett stated that the ordinance suggests landscaping but doesn't require it but it will be further checked.

Vice Chair Harris called for question to approve the Preliminary Plat pursuant to City Engineer's memo with the change of one set to two sets and adding that Lot 1 will be green space as an entrance to the city park. Upon roll call vote, the preliminary plat was approved 7 - 0.

Chad Ball moved to adjourn, seconded by Norm Toering and meeting was adjourned.

Judy Horne, Secretary

Gerry Harris, Vice-Chair

City of Farmington Application for Rezoning

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

Applicant: Eagle Holdings LLC Day Phone: 479-841-3586
 Address: 196 E. Main Farmington Fax: 479-267-5912
 Representative: Kermit Macos Day Phone: 479-841-3586
 Address: 196 E. MAIN ST Farmington Fax: 479-267-5912
 Property Owner: Eagle Holdings LLC Day Phone: 479-841-3586
 Address: 196 E. Main Fax: 479-267-5912

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

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

Property Description

Site Address -- 141 & 149 White St
 Current Zoning -- R-1 Proposed Zoning -- C-2

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

Type of zoning requested and reason for request:

To ~~match~~ match The property I own in front of this Property
that is in the way 62

Responsibilities of the Applicant:

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

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

2. Pay a \$25.00 application fee

3. Provide a copy of the deed of the property.

4. Written authorization from the property owner if someone other than the owner will be representing the request.

5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 27th day of November, 2023.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from R-1 to C-2 will be held on the 27th day of November, 2023, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

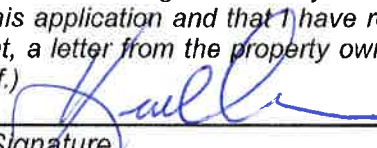
A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

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

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

 Date 10/23/23
Applicant Signature

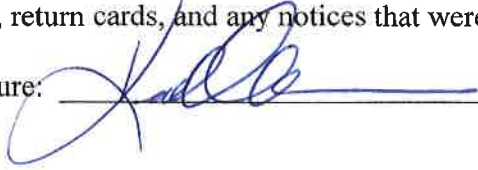
Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating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

 Date 10/13/23
Owner/Agent Signature

AFFIDAVIT

I hereby certify that I Eagle Holdings LLC - Kerol M. Lewis
Print name

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

Signature:  Date: 10/13/23

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

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

141-149 White Street Farmington
Location

EAGLE Holdings LLC
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from R-1 to C-2.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on NOV 27th 2023 at 6:00 p.m.

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

AGENT AUTHORIZATION

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


Property Owner – Signature

Eagle Holdings LLC
Keith Mares Member
Property Owner - Print

Property Owner – Signature

Property Owner - Print

File# 2022-00033831

**WARRANTY DEED
(Corporation)**

KNOW ALL MEN BY THESE PRESENTS:

That **Abundant Life Church of God** (herein "Grantor"), by and through its Pastor and Board Members, for the consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid by **Eagle Holdings, LLC**, an Arkansas limited liability company (herein "Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, and unto Grantee's successors and assigns forever, the following described land, situate in the County of Washington, State of Arkansas, to-wit:

Tract 1:

Lots 1, 2, 3 and 4, in Block 2 in the Town of Farmington, Washington County, Arkansas, said lots front 50 feet each on North Main Street, running 150 South, all in Section 26, Township 16 North, Range 31 West, Washington County, Arkansas.

Tract 2:

Lot 9 and 15 feet of equal and uniform width off the East side of Lot 10 in Block 2 in the Original Town of Farmington, Arkansas, as per plat of said town on file in the Office of the Circuit Clerk and Ex-Officio Recorder of Washing County, Arkansas.

LESS AND EXCEPT: Starting at the NW corner of Block 2, thence S 02°04' W along the West line a distance of 300.0 feet to a point on the Northerly existing right-of-way line of U.S. Highway 62; thence S 87°59' E along said existing right-of-way line a distance of 135.0 feet for the Point of Beginning; thence N 02°04' E, a distance of 8.7 feet to a point on the Northerly proposed right-of-way line of U.S. Highway 62; thence S 88°05'38" E along said proposed right-of-way line a distance of 65.0 feet to a point on the East line of Lot 9, Block 2; thence S 02°04' W along the said East line a distance of 8.8 feet to a point on the Northerly existing right-of-way line of U.S. Highway 62; thence N 87°59' W along said existing right-of-way line a distance of 65.0 feet to the Point of Beginning and containing 568 square feet, more or less.

ALSO LESS AND EXCEPT: A part of Lots 9 and 10, Block 2 to the Town of Farmington, Arkansas, also being part of the Northwest

Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows: Starting at a 1 inch angle iron being used as the NW 1/16 corner of Section 26, thence N 02°12'22" E along the East line of the NW1/4 of the NW 1/4 of Section 26 a distance of 1034.39 feet to a point on the Northerly right-of-way line of U.S. Highway 62 as established by AHTD Job 4705-5; thence n 87° 46'47" W along said right-of-way a distance of 306.19 feet for the Point of Beginning; thence continue N 87°46'47" W along said right-of-way line a distance of 65.00 feet to a point; thence N 02°20'46" E, a distance of 22.37 feet to a point on the Northerly right-of-way line of U.S. Highway 62 as established by AHTD Job R40082; thence S 85° 22'55" E along said right-of-way line a distance of 65.05 feet to a point on the East line of Lot 9, Block 2 to the Town of Farmington, Arkansas; thence S 02°20'46" W along said East line a distance of 19.65 feet to the Point of Beginning and containing 0.03 acres or 1366 square feet, more or less, as shown on plans prepared by the AHTD referenced as Job R40082.

Tract 3:

The West 35 feet of Lot 10 and East 45 feet of Lot 11 in Block 2 in the Town of Farmington, Washington County, Arkansas, as designated upon the record plat of said addition. Subject to a Right-of-Way Deed to the Arkansas Western Gas Company as recorded in Book 514 at Page 191 in the Office of the Circuit Clerk of Washington County, Arkansas.

LESS AND EXCEPT: Part of Lots 10 and 11, Block 2 to the City of Farmington, Washington County, Arkansas, more particularly described as follows: Starting at the Northwest corner of Block 2; thence S 02°04' West along the West line thereof a distance of 300.00 feet to a point on the Northerly existing right of way line of U.S. Highway 62; thence S 87°59' East along said existing right of way line a distance of 55.00 feet for the point of beginning; thence N 02°04' East a distance of 8.5 feet to a point on the Northerly proposed right of way line of U.S. Highway 62; thence S 88°05'38" East along said proposed right of way line a distance of 80.00 feet to a point; thence S 02°04' West a distance of 8.7 feet to a point on the Northerly existing right of way line of U.S. Highway 62; thence N 87°59' West along said existing right of way line a distance of 80.00 feet to the point of beginning and containing 690 square feet, more or less.

ALSO LESS AND EXCEPT: A part of Lots 10 and 11, Block 2 to the Town of Farmington, Washington County, Arkansas, also being part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows: Starting at 1 inch

angle iron being used as the NW1/16 corner of Section 26, thence N 02°12'22" E along the East line of the NW1/4 of the NW1/4 of Section 26 a distance of 1034.39 feet to a point on the Northerly right-of-way line of U.S. Highway 62 as established by AHTD Job 4705-2; thence N 87°46'47" W along said right-of-way line distance of 371.19 feet for the Point of Beginning; thence continuing N 87°46'47" W along said right-of-way line a distance of 80.00 feet to a point; thence N 02°20'46" E a distance of 25.72 feet to a point on the Northerly right-of-way line of U.S. Highway 62 as established by AHTD Job R40082; thence S 85°22'55" E along said right-of-way line a distance of 80.06 feet to a point; thence S 02°20'26" W a distance of 22.37 feet to the Point of Beginning and containing 0.04 acre or 1923 square feet, more or less, as shown on plans prepared by the AHTD referenced as Job R40082 RA/ras 03/04/04 Revised (ga) 7/27/04.

Tract 4:

Lot 12 and 5 feet of equal and uniform width off the West side of Lot 11, in Block 2 in the Town of Farmington, Washington County, Arkansas.

LESS AND EXCEPT: A part of lots 11 and 12, Block 2 to the City of Farmington, Washington County, Arkansas, more particularly described as follows: Starting at the NW corner of Block 2 to the City of Farmington, thence S 02°04' W along the West line a distance of 291.6 feet to a point on the Northerly proposed right-of-way line U.S. Highway 62 for the Point of Beginning; thence S 88°05'38" E along said proposed right-of-way line a distance of 55.0 feet to a point; thence S 02°04' W, a distance of 8.5 feet to a point on the Northerly existing right-of-way line of U.S. Highway 62; thence N 87°59' W along existing right-of-way line a distance of 55.0 feet to a point on the West line of Lot 12, Block 2; thence N 02°04' E along said West line a distance of 8.4 feet to the Point of Beginning and containing 465 square feet, more or less.

ALSO LESS AND EXCEPT: Part of Lots 11 and 12, Block 2 to the town of Farmington, Arkansas, also being part of the Northwest Quarter of the Northwest Quarter of Section 26, Township 16 North; Range 31 West, Washington County, Arkansas, more particularly described as follows:

Starting at a 1 inch angle iron being used as the Northwest 1/16 corner of Section 26; thence North 02°12'22" East along the East line of the Northwest Quarter of the Northwest Quarter of Section 26 a distance of 1034.39 feet to a point on the Northerly right of way line of U. S. Highway 62 as established by AHTD Job 4705-2; thence North 87°46'47" West along said right of way line a distance of 451.19 feet for the point of beginning; thence continue North 87°46'47" West along

said right of way line a distance of 55.00 feet to a point on the Westerly right of way line of Bois D'Arc Street as established by the plat of the town of Farmington, Arkansas, date filed May 8, 1945; thence North 02°20'46" East along said right of way line a distance of 56.11 feet to a point on the Northerly right of way line of U. S. Highway 62 as established by AHTD Job R40082; thence South 34°10'28" East along said right of way line a distance of 36.00 feet to a point; thence South 85°22'55" East along said right of way line a distance of 33.60 feet to a point; thence South 02°20'46" West a distance of 25.72 feet to the point of beginning and containing 0.04 acres or 1,779 square feet, more or less, as shown on plans prepared by the AHTD referenced as Job R40082.

Subject to recorded instruments, covenants, rights of way, and easements, if any. Subject to all prior mineral reservations and oil and gas leases, if any.

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

TO HAVE AND TO HOLD the same unto the said Grantee, and unto Grantee's successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said lands, that the same is unencumbered, and that Grantor will forever warrant and defend the title to the said lands against all claims whatsoever.

IN TESTIMONY WHEREOF, the name of the Grantor is hereunto affixed by its Pastor and Board Members, this 14 day of October, 2022.

MAIL TAX STATEMENT TO:

Eagle Holdings, LLC
P.O. Box 605
Farmington, AR 72730

ABUNDANT LIFE CHURCH OF GOD

By: 
Brad Sugg, Pastor and Board Member

By: 
Charles Jordan, Treasurer and Board Member

By: 
Jeff Hays, Board Member

By: 
John Calhoon, Board Member

Please see the attached Real Estate Transfer Tax Stamp for proof of tax paid and certification that documentary stamps or a documentary symbol in the legally correct amount have been placed on this instrument.

ACKNOWLEDGEMENT

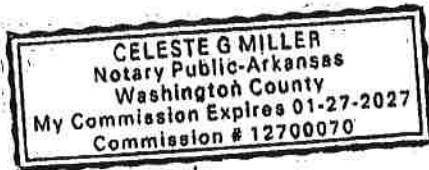
STATE OF ARKANSAS)
) ss.
COUNTY OF Washington

On this day, before undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Brad Sugg**, to me personally known, who stated that he was the **Pastor and Board Member of Abundant Life Church of God**, and was duly authorized in said capacity to execute the foregoing instrument for and in the name and behalf of said church, and further stated and acknowledged that he had 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 14 day of October, 2022.

My Commission Expires:

[Signature]
Notary Public



ACKNOWLEDGEMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF Washington

On this day, before undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Charles Jordan**, to me personally known, who stated that he was the **Treasurer and Board Member of Abundant Life Church of God**, and was duly authorized in said capacity to execute the foregoing instrument for and in the name and behalf of said church, and further stated and acknowledged that he had 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 14 day of October, 2022.

My Commission Expires:

[Signature]
Notary Public



ACKNOWLEDGEMENT

STATE OF ARKANSAS)
COUNTY OF Washington) ss.

On this day, before undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Jeff Hays**, to me personally known, who stated that he was the **Board Member of Abundant Life Church of God**, and was duly authorized in said capacity to execute the foregoing instrument for and in the name and behalf of said church, and further stated and acknowledged that he had 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 14 day of October, 2022.

My Commission Expires:

[Signature]
Notary Public



ACKNOWLEDGEMENT

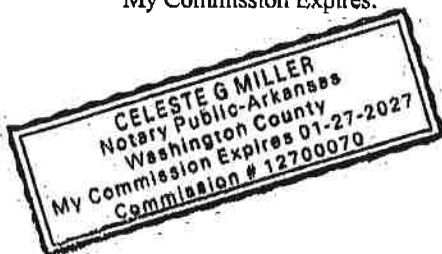
STATE OF ARKANSAS)
COUNTY OF Washington) ss.

On this day, before undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **John Calhoon**, to me personally known, who stated that he was the **Board Member of Abundant Life Church of God**, and was duly authorized in said capacity to execute the foregoing instrument for and in the name and behalf of said church, and further stated and acknowledged that he had 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 14 day of October, 2022.

My Commission Expires:

[Signature]
Notary Public



Instrument prepared by:
Stephen J. Miller, Attorney – Harrington Miller Law Firm
4710 S. Thompson, Suite 102, Springdale, AR 72764
www.arkansaslaw.com | (479) 751-6464



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: 22-76259S

Grantee: EAGLE HOLDINGS, LLC
Mailing Address: P.O. BOX 605
FARMINGTON AR 727300000

Grantor: ABUNDANT LIFE CHURCH OF GOD
Mailing Address: X
X AR X00000000

Property Purchase Price: \$600,000.00
Tax Amount: \$1,980.00

County: WASHINGTON
Date Issued: 10/14/2022
Stamp ID: 36788224

Washington County, AR
I certify this instrument was filed on
10/17/2022 8:40:25 AM
and recorded in REAL ESTATE

File# 2022-00033831
Kyla 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): Catherine Delarber

Grantee or Agent Name (signature): *Cathy* Date: 10/14/22

Address: 3866 W. Sunset, Springdale AR 72762
Realty Title & Closing Services LLC

City/State/Zip: 479-582-9383

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

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

141 - 149 White Street Farmington
Location

Eagle Holdings LLC
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from R-1 to C-2.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on Nov 27 2023 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.

SENDER: COMPLETE THIS SECTION

- Complete item 1 **PS Form 3800**
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Alice Martin
 120 White Street
 Farmington, AR 72730

9590 9402 8058 2349 7572 26

7022 1670 0003 1391 0004

PS Form 3811, July 2020 PSN 7530-02-000-8053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 [Signature] Addressee
- B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature Restricted Delivery
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery/Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

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 \$4.35

0230

14

- Extra Services & Fees (check box, add fee if applicable)
- Return Receipt (hardcopy) \$3.50
- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$40.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postmark Here

Martin

10/19/2023

Postage \$10.66

Total Postage and Fees \$8.56

Send to

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9647

See Reverse for Instructions

7022 1670 0003 1391 0004

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Michael Lowery
 PO Box 364
 Farmington, AR 72730

9590 9402 8058 2349 7572 02

7022 1670 0003 1390 1637

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) Date of Delivery
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
- If YES, enter delivery address below:

Michael Lowery
 Michael Lowery

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$4.35	
Extra Services & Fees (check box, add rate if registered)	\$3.55	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.10	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.10	
Postage	\$1.66	
Total Postage and Fees	\$9.56	

Postmark Here
 Lowery
 10/18/2023

Sent to

Subst and Zip No., or PO Box No.

City, State, Zip+4

7022 1670 0003 1390 1637



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- B. Received by (Printed Name) Addresssee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

1. Article Addressed to:
 Mirna Felipe Divio
 95 Lois D Arc
 Farmington, AR 72730



9590 9402 8058 2349 7571 72

7022 1670 0003 1390 1620

PS Form 3811, July 2020 PSN 7530-02-900-9053

2. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail (over \$500)
 - Insured Mail Restricted Delivery
 - Priority Mail Express
 - Registered Mail
 - Registered Mail Restricted Delivery
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

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

Certified Mail Fee	\$4.35	
Extra Services & Fees (check box, and fee per box)	\$3.55	0230
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	14
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$8.56	

Postmark Here
 DIVO
 10/18/2023

7022 1670 0003 1390 1620

Sent To _____
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4 _____
 PS Form 3800, April 2015 PSN 7530-02-900-9053

PLACE THIS LABEL ON THE FRONT OF THE MAIL PIECE TO BE RETURNED TO THE SENDER. DO NOT WRITE OR STAMP ON THIS LABEL.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

1. Article Addressed to:
 Phillip Shepard
 53 W. Briar meadow
 Farmington, AR 72730



9590 9402 8058 2349 7571 89

2. Article Number: 3811 0003 1390 1613

PS Form 3811, July 2020 PSN 7530-02-000-9053

3. Service Type
- Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

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

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

OFFICIAL USE

Certified Mail Fee	\$4.35	
Extra Services & Fees (attach box and fee tag)	\$2.55	
Return Receipt (hardcopy)	\$1.00	
Return Receipt (electronic)	\$1.00	
Certified Mail Restricted Delivery	\$10.00	
Adult Signature Required	\$0.00	
Adult Signature Restricted Delivery	\$	
Postage	\$0.66	
Total Postage and Fees	\$10.56	
Sent To		10/18/2023
Street and Apt. No., or PO Box No.	Shepard	
City, State, ZIP+4®		

7022 1670 0003 1390 1613

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Donald Blair
 148 White St
 Farmington, AR
 72730

9590 9402 8058 2349 7572 19



7022 1670 0003 1390 1644

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- X
- B. Received by (Printed Name) Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

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

7022 1670 0003 1390 1644

Certified Mail Fee	\$4.35	\$3.55
Extra Services & Fees (shown below and fee schedule)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00	\$10.00
<input type="checkbox"/> Return Receipt (electronic)	\$11.00	\$11.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$4.00	\$4.00
<input type="checkbox"/> Adult Signature Required	\$0.66	\$0.66
<input type="checkbox"/> Adult Signature Restricted Delivery		
Postage	\$0.66	\$0.66
Total Postage and Fees	\$9.56	\$9.56

0230
 14
 Postmark
 Blair
 Here
 10/18/2023

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions

Washington County

Assessor's Office
Russell Hill, Assessor



Date Created: 9/6/2023
Created By: actDataScout

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

Powered By
actDataScout

www.actDataScout.com

Via DataScout OneMap

1 inch = 102 feet



Account #: NWC3886496

Company: LEGEND REALTY
196 E MAIN ST
FARMINGTON, AR 72730

Ad number #: 339455

PO #:

Matter of: Public Notice Hearing

AFFIDAVIT • STATE OF ARKANSAS

I, Carla Gardner, do solemnly swear that I am the Finance Director 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 Notice Hearing

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 \$57.20.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 11/08/23, 11/09/23; NWA nwaonline.com 11/08/23, 11/09/23

Carla Gardner

Finance Director

State of ARKANSAS, County of WASHINGTON, Subscribed
and sworn to before me on this 9th day of November, 2023

Catherine Staggs

NOTARY PUBLIC



NOTICE OF PUBLIC MEETING

A petition to rezone the property described below has been filed with the City of Farmington on the 27th day of November 2023;

141 & 149 White Street,
Farmington

A Public Hearing to consider this request to rezone the above described property from R-1 to C-2 will be held on 27th day of November 2023 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

November 8 & 9 339455

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

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

Applicant: Brand New Church Day Phone: 888-391-2262
271 W. Main Street
Address: Farmington, AR 72730 Fax: _____
Representative: Bates and Associates, Inc. Day Phone: 479-442-9350
7230 S. Pleasant Ridge Dr
Address: Fayetteville, AR 72704 Fax: _____
Property Owner: _____ Day Phone: _____
Address: _____ Fax: _____

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

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

For office use only:

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

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

Property Description

Site Address -- 700 W. Main Street, Farmington AR 72730

Current Zoning -- C-2

Attach legal description

Financial Interests

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

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.*

Jeffrey H. Bates

Date 10-23-23

Applicant Signature

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

Date _____

Owner/Agent Signature

LSD/Subdivision Application Checklist:

Yes No N/A, why?

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.			
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	X		
5. List of adjacent property owners and copy of notification letter sent. *	X		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	Have not mailed yet
7. Proof of publication of public hearing notice, should be published a minimum of 15 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).		X	Have not mailed yet
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		No floodplain on site
10. Status of regulatory permits:			
a. NPDES Storm water Permit		X	Under 5 acres disturbed
b. 404 Permit		X	No applicable
c. Other		X	
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.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:	X		
a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.	X		
17. Preliminary grading plan.	X		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.	X		
b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site		X	not aware of any
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.		X	connecting to city sewer
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.		X	flow test requested
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the	X		

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
Proposed and Existing Streets, Rights-of –way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
Site Specific Information			
1. Provide a note describing any off site improvements.	X		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		X	not aware of any
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		X	not aware of any
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)	X		none apparent
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	X		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.		X	
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)	X		
8. The location and size of existing and proposed signs, if any.	X		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	X		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	X		
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.	X		
14. Indicate location and type of garbage service (Large Scale	X		

Developments only.) Dimension turnaround area at dumpster location.	X		
15. A description of commonly held areas, if applicable.		X	not applicable
16. Draft of covenants, conditions and restrictions, if any.		X	not applicable
17. Draft POA agreements, if any.		X	not applicable
18. A written description of requested variances and waivers from any city requirements.		X	not aware of any 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.	X		
20. Preliminary drainage plan as required by the consulting engineer.	X		

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

NOTICE OF PUBLIC HEARING

A petition for Large Scale Development 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 Large Scale Development 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 LARGE SCALE DEVELOPMENT**

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 LARGE SCALE DEVELOPMENT 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:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING ROD WHICH IS S02°50'42"W 150.15' FROM A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°21'21"W 713.69' TO AN EXISTING ALUMINUM MONUMENT ON THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY #62, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S60°28'58"W 245.70' TO AN EXISTING ALUMINUM MONUMENT, S55°59'50"W 205.43', S42°06'22"W 51.69', THENCE LEAVING SAID RIGHT-OF-WAY N02°12'34"E 1001.95' TO AN EXISTING ROD, THENCE S88°03'52"E 409.71' TO THE POINT OF BEGINNING, CONTAINING 7.93 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

File# 2020-00047275

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

2017890-106 WACO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Vickie M. Darnell, an unmarried person, surviving spouse of James A. Darnell, Jr. ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Avance Business Solutions, Inc., an Oklahoma Corporation ("Grantee"), the following described lands situated in the County of Washington, State of Arkansas:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A".

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

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

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

IN WITNESS WHEREOF, the name of Grantor is hereunto affixed as of this 22 day of Dec, 2020

Vickie M. Darnell
Vickie M. Darnell

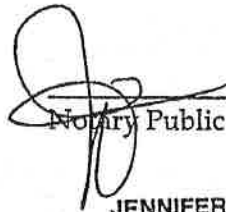
Please see the attached Real Property Transfer Tax Affidavit of Compliance for proof of tax paid and the required documentary stamps or documentary symbol.

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF WASHINGTON)

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

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 22 day of Dec, 2020



Notary Public

My commission expires: _____

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

Mail Tax Statement to:

RTC 20-61466T

EXHIBIT "A"

A part of the SE¼ of the NW¼ of Section 27, Township 16 North, Range 31 West of the Fifth Principal Meridian, Washington County, Arkansas, and being more particularly described as follows, to-wit: Beginning at a point which is South 150 feet from the Northeast corner of said forty acre tract; thence N89°59'W 409.66 feet; thence South 999.83 feet to the right of way of Highway 62 West; thence with said right of way N56°30'09"E 491.25 feet; thence leaving said right of way North 728.59 feet to the point of beginning, and containing 8.12 acres, more or less, and subject to that portion which may lie in Highway 62 to the South and to all other easements of record.

LESS AND EXCEPT

Part of the SE¼ of the NW¼ of Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows: Starting at a ½" rebar being used as the center quarter corner of Section 27; thence N02°27'26"E along the East line of the SE¼ of the NW¼ of Section 27 a distance of 445.65 feet to a point on the Westerly right of way line of U.S. Highway 62 as established by AHTD Job 412 for the point of beginning; thence S58°27'52"W along said right of way line a distance of 492.00 feet to a point on the Westerly right of way line of U.S. Highway 62 as established by AHTD Job R40082; thence N42°02'17"E along said right of way line a distance of 54.23 feet to a point; thence N55°55'41"E along said right of way line a distance of 205.43 feet to a point; thence N60°24'49"E along said right of way line a distance of 245.73 feet to a point on the East line of the SE¼ of the NW¼ of Section 27; thence S02°27'26"W along said East line a distance of 19.38 feet to the point of beginning and containing 0.21 acres or 9,365 square feet, more or less as shown on plans prepared by the AHTD referenced as Job R40082.

Also as shown on Survey by Registered Professional Land Surveyor, Matthew D. James, dated November 16, 2020 being more particularly described as follows:

A part of the SE¼ of the NW¼ of Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at a found ½" rebar with cap for the Southeast Corner of the SE¼ of the NW¼ of said Section 27; thence N02°28'28"E a distance of 464.93 feet to a found aluminum AHTD monument PLS 1201 for the Point of Beginning; thence S60°28'22"W a distance of 245.78 feet to a found aluminum AHTD monument PLS 1201; thence S55°52'13"W a distance of 205.41 feet to a point; thence S42°16'41"W a distance of 54.23 feet to a found aluminum AHTD monument PLS 1201; thence N02°17'42"E a distance of 1004.17 feet to a found 1" square iron rod in concrete; thence S88°04'04"E a distance of 409.73 feet to a found 1" square iron rod in concrete; thence S02°21'25"W a distance of 713.66 feet to the Point of Beginning; containing 7.95 acres, more or less, and being subject to all easements, right of way, covenants, and restrictions that may or may not be of record, if any.



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: 2017890-106

Grantee: AVANCE BUSINESS SOLUTIONS, INC.
Mailing Address: PO BOX 1625
FARMINGTON AR 727300000

Grantor: VICKIE M DARNELL
Mailing Address: 680 & 700 WEST MAIN STREET
FARMINGTON AR 727300000

Property Purchase Price: \$856,000.00
Tax Amount: \$2,824.80
County: WASHINGTON
Date Issued: 12/22/2020
Stamp ID: 988792832

Washington County, AR
I certify this instrument was filed on
12/23/2020 8:23:12 AM
and recorded in REAL ESTATE

File# 2020-00047275
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): Avance Business Solutions, Inc.

Grantee or Agent Name (signature): Waco as agent Date: 12/22/2020

Address: PO Box 1625

City/State/Zip: Farmington, AR 72730



BATES

Engineers · Surveyors

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

Legal Description:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING ROD WHICH IS S02°50'42"W 150.15' FROM A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°21'21"W 713.69' TO AN EXISTING ALUMINUM MONUMENT ON THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY #62, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S60°28'58"W 245.70' TO AN EXISTING ALUMINUM MONUMENT, S55°59'50"W 205.43', S42°06'22"W 51.69', THENCE LEAVING SAID RIGHT-OF-WAY N02°12'34"E 1001.95' TO AN EXISTING ROD, THENCE S88°03'52"E 409.71' TO THE POINT OF BEGINNING, CONTAINING 7.93 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10771455-0476
DATE	10/24/2023 12:00 PM
RESULT	APPROVED
AUTH CODE	206882
TRANSACTION METHOD	KEYED
TRANSACTION TYPE	SALE
CARDHOLDER NAME	DOUGLAS W KISINGER
CARD	XXXX-XXXXXX-X3013
CARD TYPE	AMEX
REFERENCE NUMBER	DEV FEES BRAND NEW CHURCH

1 × Development Fee with Processing Fee	\$515.00
Subtotal	\$515.00

TOTAL	\$515.00
-------	-----------------

METHOD	KEY ENTERED
MID	XXXXXXXX2407
TID	001

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Postage	\$0.66	15
Total	\$5.01	

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
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11/13/2023

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FAYETTEVILLE, AR 72702

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\$8.56 FARMINGTON COMMERCIAL LLC
12771 TYLER RD
FARMINGTON, AR 72730

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\$8.56 HARRINGTON, MARGARET
317 W KELLI AVE
FARMINGTON, AR 72730

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\$8.56 BRAUM, LINDA (MOTES)
323 W KELLI AVE
FARMINGTON, AR 72730

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\$	\$3.55	15
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	

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\$8.36 SCHLESENER, RANDY & PATTY ANN
12838 RUBY RD
FARMINGTON, AR 72730

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\$	\$3.55	15
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	

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\$8.56 CONLEY, SYDNEY
319 W KELLI AVE
FARMINGTON, AR 72730

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\$	\$3.55	15
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	

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\$8.56 SCHLESENER, RANDY & PATTY ANN
12838 RUBY RD
FARMINGTON, AR 72730

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Certified Mail Fee	\$4.35	0190
\$	\$3.55	15
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	

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\$8.56 SCHADES, AUSTIN & ROBBI
PO BOX 852
FARMINGTON, AR 72730

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

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Farmington, AR 72730

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Certified Mail Fee	\$4.35	
Postage	\$0.66	
Total	\$5.01	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00

0190
15

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Here

11/13/2023

\$8.56
RENZ, ROBERT & MARY M.
331 W. KELLI AVE.
FARMINGTON, AR 72730



CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10354105-4102
DATE	10/13/2023 3:35 PM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK#3608 REZONE 141 & 149 WHITE ST

1 × Development Fee	\$25.00
Subtotal	\$25.00

TOTAL	\$25.00
-------	----------------

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



If building is Type V B:

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

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

If building is Type V A: A hydrant needs to be placed on the north side if used for aerial access.

D103.4 Dead Ends

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

Section D105 Aerial Fire Apparatus Access Roads

D105.1 Where Required

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

Exception: Where approved by the fire code official, buildings of Type IA, Type IB or Type IIA construction equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and having fire fighter access through an enclosed stairway with a Class I standpipe from the lowest level of fire department vehicle access to all roof surfaces.

D105.2 Width



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



Date: 10/30/23

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

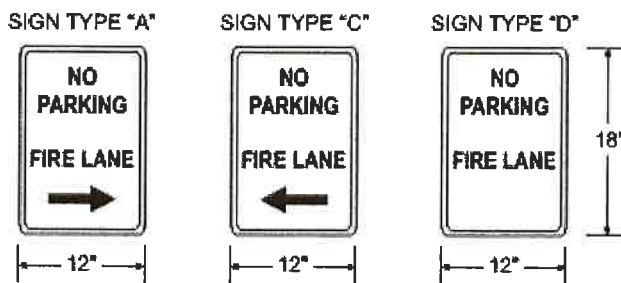
Subject: Brand New Church

Fire Lane Signage

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

D103.6.2 Roads More Than 26 Feet in Width

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



C105.1 Hydrant Spacing

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

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



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



Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to Building

One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions

Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Knox Box: A Knox Brand box will be installed at the main entrance to the building.

A 5-inch FDC with locking cap will be installed in a location remote from the building.

Date: 10/30/23

City of: Farmington

Name: Brand New Church

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed this project will be at full cost to the developer.
 2. All property corners and easements must be clearly marked before construction will begin.
 3. All off site easements that are needed for Ozarks to extend electrical service to the 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 at road crossings by developer must have 48 inch of cover at final grade and marked with post to identify end of conduits. (3 - 4 inch schedule 40 conduits to be used for electric only at all road crossings, conduits must extend past the edge of any obstructions so that they are accessible during construction.) There must be minimum separation of 12 inches between conduits for electric and conduits for other utilities. This is NESC code 354. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.
 5. Transformer must have a minimum of 30 feet clearance from any structure. Any variation of this requirement must have written approval from an Ozarks representative.
 6. Developer will need to contact Ozarks Electric and provide them with electrical load information before any cost to developer can be determined.
 7. Developer to provide all trench and PVC conduits including PVC sweeps in accordance with Ozarks specifications. No metal conduit or metal sweeps are to be used.
 8. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat as well as a hard copy.
 9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
 10. Developer or contractor must apply for temporary construction service and permanent service before any design and cost is determined by Ozarks.
 11. Please contact Ozarks Electric when construction begins on this project and again when construction is within three months of completion.
- Call: Cheston Shadrick at (479) 684-9807 cshadrick@ozarksecc.com or Wes Mahaffey at (479)263-2167 wmahaffey@ozarksecc.com

Additional Comments:

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

Applicant: Bates & Associates, Inc.

Date: 11/7/2023

Project Name: Brand New Church

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Fayetteville Name: Josh Boccaccio

1. This project must be submitted to the City of Fayetteville Engineering Division for the proposed utility extensions.

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. As shown, the proposed sewer routing is not acceptable. A public main extension, with associated easements will be required to bring sewer onto the property. At the downstream manhole the private forcemain may connect.

There appears to be a future street shown on the property. The sanitary sewer main must extend past this future right-of-way.

4. Provide max flow demand for sprinkler system.

5. Provide continuous and max flow demand for domestic water service.

Received By: _____

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

Applicant: Bates & Associates

Date: 11/7/2023

Project Name: Brand New Church

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. We will need a mailing address or email address to send the invoice to.
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. If variances are required, they can be advertised with the development. The type of variance must be in the ad. Proof of publication must be provided when it is available. Advertisements can be in the Democrat-Gazette or The Washington County Enterprise Leader. The Washington County Enterprise Leader is published on Wednesday. **To meet the deadline, the ad has to be in the paper by Monday, November 13, 2023.**
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 27, 2023 at 6:00 pm**.

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

Applicant: Brand New Church

Date: November 7, 2023

Project Name: Brand New Church 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. A 5' sidewalk is required along the entire frontage of Highway 62. This sidewalk will be continuous through the drive.
4. The 60' right-of-way for the future extension of Grace Lane will be required to be dedicated with this development. The location shown on the plans is acceptable. This will be the only requirement concerning this extension for this development.
5. The basketball courts will not be allowed in the dedicated right-of-way.
6. Is a free-standing sign proposed with this development? Add this sign with a description to the plans. Any signage would require a separate permit.
7. Verify that you have checked the turning movement for the vehicles dropping off in the drop off aisle and turning south to the larger parking lot without getting into the spaces to the east. It looks like that angle might need to be changed.
8. The wet detention pond will have to be fenced as per the requirements in the Farmington Drainage Criteria Manual 5.4.3.
9. The parking table needs to be modified as follows:
 - a. The church parking requirement that you are showing is from the residential zoning districts. The closest use provide for the commercial zoning districts is the restaurant at 1 space per 4 seats (265 spaces required for 1060 seats).
 - b. Remove the proposed parking provided at each requirement. Do all of the required parking calculations, then show the total required parking number. It will be 320 with the correction of the auditorium numbers. Then add what is provided in the plan.
 - c. I have counted what is shown on the plan and it is 246 spaces and 7 HC spaces for a total of 253.
 - d. You will need to add one more handicap space since you will be required to show over 300 spaces for this development.

10. The plans do not show the extension of the sewer force main, what manhole does this force main discharge into? Have you had any discussions with the property owners that would need to provide easements for this force main? Have you started the discussion with the City of Fayetteville concerning the capacity of the sewer system in this area?

11. Drainage Report:

- a. The predevelopment Basin 1 sheet flow should be 300'. There is nothing in the existing topo that shows why this should be anything other than the maximum.
- b. Why is there a separate Target Hydrograph for the pond? Why isn't the predevelopment hydrograph used as the target? The predevelopment area is 7.58 acres but the target is 7.33 acres. Please explain the difference.

Received By: _____



Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

PLANNING COMMISSION LETTER

Project: Brand New Church LSD
EDA project #: 2519_F
TPR Meeting: November 7, 2023
Letter creation: November 7, 2023 PC (LSD)

Mrs. McCarville,

We have reviewed the LSD plans submittal by Bates Engineers & Surveyors for the project known as Brand New Church LSD received by EDA on October 25, 2023. The date in the landscape plan sheet's title block is 10/24/23. EDA only reviewed the landscape sheets in this plan set; the other sheets are reviewed by other entities. Based on our review, we offer the following comments:

Sheet 06:

1. *All below items shall be addressed on the plans and a narrative letter describing how said items have been addressed must be submitted with the resubmittal. Submit a copy to the City and to Sarah Geurtz at sdg@eda-pa.com.*
2. **On your resubmittal, provide information showing that a landscape company or a licensed landscape architect prepared this landscape plan. You will find this requirement under Article 2, Sec. 14.04.17, "A scaled Landscape Plan prepared by a landscape company or a licensed landscape architect" ...is required.**
3. Call out what the linetype labeled with "LB" represents, as it is not included in the legend on sheet 3 of this plan set.
4. Show all existing and proposed easements on this sheet.
5. Note 2: correct to match code.
6. Tree Planting Detail: mulch shall be 3" in depth (please update the detail's reference to 2").
7. Show 10'x10' sight triangles (14.04.18,(e)).
8. Detention Pond and Water Quality Pond Landscaping requirements (14.04.23 (a)): provide.
9. Perimeter Side and Back Buffers:
 - a. Fencing: per 14.04.20 (b)(4 & 6), 6' tall privacy fencing is required along the rear property boundary.
 - b. Special Side and Rear Perimeter Screening Requirements (14.04.20 (b)(6)) - The below is required due to the residential land uses and/or zonings of R-1 and R-O on the western, northern, and a portion of the eastern property sides:

Complete screening by means of a privacy barrier (wall or wood privacy fence) a minimum of six feet in height and landscaping in front of fence to provide noise abatement. Landscaping in front of the barrier (facing the adjacent properties) shall consist of as many

trees and shrubs as necessary, and of suitable size and density to provide 60 percent coverage of the physical barrier within two years of planting. Existing shade trees with diameter of 8" or greater may be included as part of the vegetative screening requirement in a ratio of one preserved tree to three new trees. We note that there is some existing canopy shown on the east but the tree trunks are not surveyed in so we don't know the size of the trees, if the trunks are on the subject property, or if the planned grading will be killing them through root disturbance or cutting down of the trees. Please provide this information for review if to intent is to utilize some of the trees on the eastern property side.

Concerning the rear buffer requirement, the City may prefer its placement to be at the south side of the future road's right of way in this area; consult with Mrs. McCarville and Mr. Brackett regarding their preference.

- c. Western side: A minimum of 27 trees and 81 shrubs are required. The plan only provides 14 trees on the west side and 44 shrubs.
 - d. Eastern side: Per City code (14.04.20, (b)(1)): Provide a side buffer from the street frontage to the front edge of the building.
10. Parking Area Landscaping (southern and northern parking lot areas) per 14.04.22 (d)(4):
- a. Since there are residential land uses and R-1 zoning to the west of both parking lots and since R-0 is to the northeast of the northern parking lot area, at least 40% of the buffer/noise abatement trees and shrubs in these areas are required to be evergreen. Add buffer plantings where missing.
11. Show where mechanical screening will be provided. View 14.04.23 (c) for screening requirements which apply to all roof, ground, and wall-mounted mechanical equipment.
12. Dimension the western tree locations from the water lines in some areas - if the trees are too close to underground utilities, adjust the plan as necessary.

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, Inc.

Date: 11/7/2023

Project Name: Brand New Church

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Fayetteville Name: Josh Boccaccio

1. This project must be submitted to the City of Fayetteville Engineering Division for the proposed utility extensions.
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. As shown, the proposed sewer routing is not acceptable. A public main extension, with associated easements will be required to bring sewer onto the property. At the downstream manhole the private forcemain may connect. There appears to be a future street shown on the property. The sanitary sewer main must extend past this future right-of-way.
4. Provide max flow demand for sprinkler system.
5. Provide continuous and max flow demand for domestic water service.

Received By: _____

Date: 10/30/23

City of: Farmington

Name: Brand New Church

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed this project will be at full cost to the developer.
 2. All property corners and easements must be clearly marked before construction will begin.
 3. All off site easements that are needed for Ozarks to extend electrical service to the 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 at road crossings by developer must have 48 inch of cover at final grade and marked with post to identify end of conduits. (3 – 4 inch schedule 40 conduits to be used for electric only at all road crossings, conduits must extend past the edge of any obstructions so that they are accessible during construction.) There must be minimum separation of 12 inches between conduits for electric and conduits for other utilities. This is NESC code 354. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.
 5. Transformer must have a minimum of 30 feet clearance from any structure. Any variation of this requirement must have written approval from an Ozarks representative.
 6. Developer will need to contact Ozarks Electric and provide them with electrical load information before any cost to developer can be determined.
 7. Developer to provide all trench and PVC conduits including PVC sweeps in accordance with Ozarks specifications. No metal conduit or metal sweeps are to be used.
 8. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat as well as a hard copy.
 9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
 10. Developer or contractor must apply for temporary construction service and permanent service before any design and cost is determined by Ozarks.
 11. Please contact Ozarks Electric when construction begins on this project and again when construction is within three months of completion.
- Call: Cheston Shadrick at (479) 684-9807 cshadrick@ozarksecc.com or Wes Mahaffey at (479)263-2167 wmahaffey@ozarksecc.com

Additional Comments:



BATES

Engineers · Surveyors

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

November 14th, 2023

City of Farmington
354 W. Main St
Farmington, AR 7230

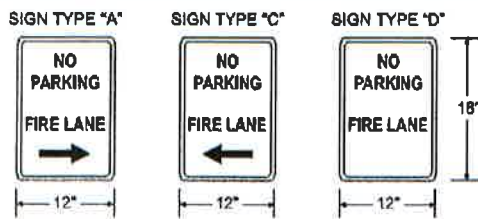
**RE: Brand New Church
City of Farmington – Washington County**

To whom it may concern,

This is a response to your comments received. Please see the responses in **RED**.

William Hellard – Fire Chief:

- 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).



✓ Fire lane signs have been added to the plans accordingly.

- The average spacing between fire hydrants shall not exceed that listed in Table C105.1. Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1.

If building is Type V B:

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

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

If building is Type V A: A hydrant needs to be placed on the north side if used for aerial access.

- ✓ Fire flow for this building is 550 gpm so the spacing would need to be 500ft. Hydrants are meeting the requirements.
- DI 03.4 Dead Ends: Dead—end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table DI 03.4.
 - ✓ Provided turnaround on the north side of the building.
- D105.I Where Required: When the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eve of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Exception: Where approved by the fire code official, buildings of Type 1A, 1B or Type 11A construction equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and having fire fighter access through an enclosed stairway with a Class 1 standpipe from the lowest level of fire department vehicle access to all roof surfaces.
 - ✓ The building will be less than 30' tall.
- D105.2 Width: Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
 - ✓ The building will be less than 30' tall.
- D105.3 Proximity to Building: One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
 - ✓ The building will be less than 30' tall.
- D105.4 Obstructions: Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.
 - ✓ The building will be less than 30' tall.
- Knox Box: A Knox Brand box will be installed at the main entrance to the building.
 - ✓ Knox box shown on plans.
- A 5-inch FDC with locking cap will be installed in a location remote from the building.
 - ✓ 5" FDC has been shown on plans.

Ozarks Electric:

- Any relocation of existing facilities or extension of line that has to be built specifically to feed this project will be at full cost to the developer.
 - ✓ Understood.
- All property corners and easements must be clearly marked before construction will begin.
 - ✓ Understood.
- All off site easements that are needed for Ozarks to extend electrical service to the 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.
 - ✓ Understood.
- All conduits placed at road crossings by developer must have 48 inch of cover at final grade and marked with post to identify end of conduits. (3 — 4 inch schedule 40 conduits to be used for electric only at all road crossings, conduits must extend past the edge of any obstructions so that they are accessible during construction.) There must be minimum separation of 12 inches between conduits for electric and conduits for other utilities. This is NESC code 354. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.
 - ✓ Understood.
- Transformer must have a minimum of 30 feet clearance from any structure. Any variation of this

requirement must have written approval from an Ozarks representative.

✓ Understood.

- Developer will need to contact Ozarks Electric and provide them with electrical load information before any cost to developer can be determined.
✓ Understood.
- Developer to provide all trench and PVC conduits including PVC sweeps in accordance with Ozarks specifications. No metal conduit or metal sweeps are to be used.
✓ Understood.
- Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat as well as a hard copy.
✓ Understood.
- All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
✓ Understood.
- Developer or contractor must apply for temporary construction service and permanent service before any design and cost is determined by Ozarks.
✓ Understood.
- Please contact Ozarks Electric when construction begins on this project and again when construction is within three months of completion. Call: Cheston Shadrick at (479) 684-9807 cshadrick@ozarksecc.com or Wes Mahaffey at (479)263-2 167 wmahaffey@ozarksecc.com
✓ Noted

Melissa McCarville – Code Enforcement Officer:

- Engineering fees will accumulate as the development continues. We will bill the engineering fees monthly. We will need a mailing address or email address to send the invoice to.
✓ Noted
- Adjacent property owners 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 by certified mail receipts. The receipts have been emailed to Melissa & Chris on 11/13/2023.
- An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. If variances are required, they can be advertised with the development. The type of variance must be in the ad. Proof of publication must be provided when it is available. Advertisements can be in the Democrat—Gazette or The Washington County Enterprise Leader. The Washington County Enterprise Leader is published on Wednesday. To meet the deadline, the ad has to be in the paper by Monday, November 13, 2023.
✓ The advertisement was posted on the papers website on 11/13/23.
- 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 details 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.
✓ Plans will be submitted on 11/14
- A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
✓ A copy of the plan and drainage report will be delivered for Chris on 11/14
- Planning Commission meeting will be Monday November 27, 2023 at 6:00 pm.
✓ Noted

Christopher Brackett – Engineer:

- 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.
 - ✓ Each comment will be addressed for resubmittal.
- 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-error.com.
 - ✓ Noted, digital copies will be emailed to Chris.
- A 5' sidewalk is required along the entire frontage of Highway 62. This sidewalk will be continuous throughout the drive.
 - ✓ A 5' sidewalk has been added to the frontage of Highway 62 and is located outside of the clear zone of the hwy.
- The 60' right-of-way for the future extension of Grace Lane will be required to be dedicated with this development. The location shown on the plans is acceptable. This will be the only requirement concerning this extension for this development.
 - ✓ Right of way will be dedicated per separate plat.
- The basketball courts will not be allowed in the dedicated right-of-way.
 - ✓ The basketball courts have been removed.
- Is a free-standing sign proposed with this development? Add this sign with a description to the plans. Any signage would require a separate permit.
 - ✓ A sign has been added to the plans as well as a note saying that a separate permit will be required.
- Verify that you have checked the turning movement for the vehicles dropping off in the drop off aisle and turning south to the larger parking lot without getting into the spaces to the east. It looks like that angle might need to be changed.
 - ✓ The turning movement of the vehicles has been added to the site plan to ensure that they will not run into the spaces near it.
- The wet detention pond will have to be fenced as per the requirements in the Farmington Drainage Criteria Manual 5.4.3.
 - ✓ 6 ft Decorative Iron Fence shown on plans.
- The parking table needs to be modified as follows:
 - The church parking requirement that you are showing is from the residential zoning districts. The closest use provide for the commercial zoning districts is the restaurant at 1 space per 4 seats (265 spaces required for 1060 seats).
 - ✓ This has been updated accordingly.
 - Remove the proposed parking provided at each requirement. Do all of the required parking calculations, then show the total required parking number. It will be 320 with the correction of the auditorium numbers. Then add what is provided in the plan.
 - ✓ This has been updated accordingly.
 - I have counted what is shown on the plan and it is 246 spaces and 7 HC spaces for a total of 253.
 - ✓ Total parking: 265 standard 7 handicap – 272 total.
 - You will need to add one more handicap space since you will be required to show over 300 spaces for this development.
 - ✓ With 1060 seats there are 265 spaces needed so 7 ADA spaces is what is needed for this project, and we are showing the 7 ADA spaces.
- The plans do not show the extension of the sewer force main, what manhole does this force main discharge into? Have you had any discussions with the property owners that would need to provide easements for this force main? Have you started the discussion with the City of Fayetteville concerning the capacity of the sewer system in this area?
 - ✓ We have been in coordination with the City of Fayetteville, and they have made some adjustments.
- Drainage Report:

- The predevelopment Basin 1 sheet flow should be 300'. There is nothing in the existing topo that shows why this should be anything other than the maximum.
- ✓ The predevelopment Basin 1 sheet flow is now 300ft.
 - Why is there a separate Target Hydrograph for the pond? Why isn't the predevelopment hydrograph used as the target? The predevelopment area is 7.58 acres, but the target is 7.33 acres. Please explain the difference.
- ✓ This is due to the modified method only being applied to the area that is going to the pond. The same information is used in the target q and the only difference is the acreage.

Sarah Geurtz – Landscape Architect:

- All below items shall be addressed on the plans and a narrative letter describing how said items have been addressed must be submitted with the resubmittal. Submit a copy to the City and to Sarah Geurtz at sgd@eda-pa.com.
 - ✓ A copy of the response to the comments will be sent to Sarah.
- On your resubmittal, provide information showing that a landscape company or a licensed landscape architect prepared this landscape plan. You will find this requirement under Article 2, Sec. 14.04.17, "A scaled Landscape Plan prepared by a landscape company or a licensed landscape architect"...is required.
 - ✓ The landscape plan will be prepared by a licensed landscape architect.
- Call out what the line type labeled with "LB" represents, as it is not included in the legend on sheet 3 of this plan set.
 - ✓ LB will be shown on the landscape plan and it will be called out.
- Show all existing and proposed easements on this sheet.
 - ✓ All existing and proposed easement will be on the landscape plan.
- Note 2: correct to match code.
 - ✓ Note 2 will be corrected
- Tree Planting Detail: mulch shall be 3" in depth (please update the detail's reference to 2").
- Show 10'x10' sight triangles (14.04.18,(e)).
 - ✓ Sight triangle will be shown.
- Detention Pond and Water Quality Pond Landscaping requirements (14.04.23 (a)): provide.
 - ✓ Detention pond landscaping will be shown.
- Perimeter Side and Back Buffers:
 - Fencing: per 14.04.20 (b)(4 & 6), 6' tall privacy fencing is required along the rear property boundary.
 - ✓ Fencing will be shown
 - Special Side and Rear Perimeter Screening Requirements (14.04.20 (b)(6) - The below is required due to the residential land uses and/or zonings of R-1 and R-O on the western, northern, and a portion of the eastern property sides:
 - ✓ Screening will be shown
 - Complete screening by means of a privacy barrier (wall or wood privacy fence) a minimum of six feet in height and landscaping in front of fence to provide noise abatement. Landscaping in front of the barrier (facing the adjacent properties) shall consist of as many trees and shrubs as necessary, and of suitable size and density to provide 60 percent coverage of the physical barrier within two years of planting. Existing shade trees with diameter of 8" or greater may be included as part of the vegetative screening requirement in a ratio of one preserved tree to three new trees. We note that there is some existing canopy shown on the east but the tree trunks are not surveyed in so we don't know the size of the trees, if the trunks are on the subject property, or if the planned grading will be killing them through root disturbance or cutting down of the trees. Please provide this information for review if to intent is to utilize some of the trees on the eastern property side.
- ✓ Screening will be shown

- Concerning the rear buffer requirement, the City may prefer its placement to be at the south side of the future road's right of way in this area; consult with Mrs. McCarville and Mr. Brackett regarding their preference.
- ✓ **Rear buffer requirement will be to the right-of-way.**
 - Western side: A minimum of 27 trees and 81 shrubs are required. The plan only provides 14 trees on the west side and 44 shrubs.
- ✓ **Plan will be updated accordingly**
 - Eastern side: Per City code (14.04.20, (b)(1)): Provide a side buffer from the street frontage to the front edge of the building.
- ✓ **Plans will be updated accordingly**
- Parking Area Landscaping (southern and northern parking lot areas) per 14.04.22 (d)(4):
 - Since there are residential land uses and R-1 zoning to the west of both parking lots and since R-0 is to the northeast of the northern parking lot area, at least 40% of the buffer/noise abatement trees and shrubs in these areas are required to be evergreen. Add buffer plantings where missing.
- ✓ **Parking area landscape will be updated accordingly.**
- Show where mechanical screening will be provided. View 14.04.23 (c) for screening requirements which apply to all roof, ground, and wall-mounted mechanical equipment.
 - ✓ **Mechanical equipment has been screened**
- Dimension the western tree locations from the water lines in some areas - if the trees are too close to underground utilities, adjust the plan as necessary.
 - ✓ **Acknowledged**

Regards,

Bates & Associates, Inc.



Geoffrey Bates



PHILLIP LEWIS ENGINEERING

Structural + Civil Consultants

23620 Interstate 30 | Bryant, AR
PH 501-350-9840

October 26, 2023

City of Farmington

Attn: **Melissa McCarville**
City Business Manager
354 W. Main P.O. Box 150
Farmington, AR 72730

RE: SPLASH CARWASH – E. Main Street, Farmington, AR
Formal Request for Extension of Approved Large Scale Development

Melissa,

The purpose of this letter is to formally request an Extension of the Approved Project (timeline to begin construction). The following is the basis for the request:

- Increased interest rates combined with increased construction costs have made the Project very close to the borderline of being financially "feasible".
- The ownership group and developer of the Project are working on options of alternate financing of the Project (in addition to watch interest rate movements).
- The date of current expiration is October 2023.
- The request is to be placed on the next upcoming (November 2023) Planning Commission agenda.

The ownership group as well as the developer are still excited about the location and being in the City of Farmington.

Should you have any questions regarding this "formal" Request Letter, please do not hesitate to let me know.

Respectfully Submitted,

Phillip Lewis, PE
501-350-9840