



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

February 28, 2022

**A meeting of the Farmington Planning Commission will be held on
Monday, February 28, 2022, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –January 24, 2021
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARINGS**
 - A. **Large Scale Development** –Old Farmington Road Townhomes
Property owned by: Sycamore Investments LLC
Property Location: 272 E. Old Farmington Rd.
Presented by: Chris Bakunas
 - B. **Final Plat:** Goose Creek Village Phase II
Property owned by: Red Canyon Development
Property Location: Double Springs West of Goose Creek Ph. I
Presented by: Jorgenson & Associates
 - C. **Variance – First Apostolic Church**
Property owned by: First Apostolic Church
Property Location: 750 W. Main St.
Presented by: Robert E. Phelps
 - D. **Telecommunications Tower-** Review of Stealth Communication tower
Property owned by: SCI Wireless
Property Location: SE of corner of N. Kimberley St. & Lossing St.
Presented by: Greg Farris
 - E. **Proposed Parking Area – Michael Thompson**

Planning Commission Minutes January 24, 2022 at 6 PM

1. ROLL CALL – Meeting which was available in person and with Zoom on-line service due to Corona Virus pandemic, was called to order by Vice-Chairman Gerry Harris. A quorum was present.

PRESENT

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

ABSENT

Robert Mann, Chair

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

2. Approval of Minutes: December 28, 2021 meeting minutes were approved as written.

3. Comments from Citizens:

Mike Thompson with Pedal Pops asked the Commission about buying property for a proposed vendor parking lot. He only has 10-11 parking spots at Pedal Pops. He wants additional space for food truck vendors to park, while preserving customer parking adjacent to his business. The proposed property sits behind Onion Creek and it is partially in the flood plain. The property is currently zoned residential and it would have to be rezoned in order to do this. If he could extend the parking area from behind Onion Creek and those other businesses it could benefit those businesses too. It was suggested that it be placed on the February agenda present a concept drawing.

Public Hearings:

Vice-Chairman Harris determined which agenda items had the most citizens' interest. It was moved to change the order of agenda items, taking 4B. first to clear the room faster. Motion was seconded and passed unanimously.

4B. Rezoning- from R-1 to C-2 for property located at 12425 Bethel Blacktop owned by Matthew Goff as presented by Joseph Odima:

Joseph Odima was present to discuss the request. There is currently a residential building on the property that needs to be demolished. The surrounding properties are mostly commercial. A large commercial building can't be put there because it will need septic. Melissa read her memo stating that she recommends commercial use.

Public Comment: None.

Jay Moore made a motion to approve the rezoning with a second from Keith Macedo.

Vice- Chairman, Gerry Harris called for question to rezone the property from R-1 to C-2 and upon roll call vote motion passed unanimously.

4A. Review the proposed sidewalk ordinance:

This Ordinance has not had any changes since the Commission last reviewed it. The Commissioners stated that they wanted to see changes to the right-of-way dedication to reflect to the furthest point which would be within 6 inches. The ordinance number will be changed when presented to Council. Jay Moore made a motion to pass the ordinance on to the City Council for approval. It was seconded by Chad Ball.

Upon roll call, the motion passed unanimously.

There were several things that were discussed that will be reviewed in a work session meeting. Chris Brackett stated he would like to review the street standards and start bringing them up to date for future projects. Other work items will be: zoning, setbacks, adding an additional zoning classification between RE-2 and R-1. Multi-family has another moratorium for 6 more months.

Adjournment: Having no further business, the on-line/in-person Planning Commission meeting was adjourned at 6:30 PM.

Judy Horne - Secretary

Gerry Harris – Vice Chair

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: Chris Bakunas Day Phone: 479.443.2377
1580 East Stearns Street
Address: Fayetteville, AR 72703 Fax: _____

Representative: Chris Bakunas Day Phone: 479.443.2377
1580 East Stearns Street
Address: Fayetteville, AR 72703 Fax: _____
SYCAMORE INVESTMENTS LLC

Property Owner: Brad Smith Day Phone: 479-601-1757
PO BOX 1194
Address: FAYETTEVILLE, AR 72701 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 -- 272 E OLD FARMINGTON RD

Current Zoning -- MF-2

Attach legal description

Financial Interests

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

SYCAMORE INVESTMENTS LLC

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

 Date 1/18/2022
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 1/18/2022
Owner/Agent Signature

LSD/Subdivision Application Checklist:

Yes No N/A, why?

1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	X		
4. Fifteen (15) copies of the site plan 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	Will submit after tech plat
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	Will submit after tech plat
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).		X	Will submit after tech plat
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		See lot split survey
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		See lot split survey
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	Located in zone x
10. Status of regulatory permits:			
a. NPDES Storm water Permit		X	Not applicable
b. 404 Permit		X	Not applicable
c. Other		X	Not applicable
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	1' contours were depicted
b. Four foot contour interval for ground slope exceeding 10%.		X	1' contours were depicted
17. Preliminary grading plan.	X		
Existing Utilities and Drainage Improvements (Copy of the <u>Drainage Criteria Manual</u> 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:	X		
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems	X		
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	No problems were disclosed
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	Not applicable
5. Regarding all proposed water systems on or near the site:	X		
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.		X	A request for this has been submitted
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.)	X		
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	Not applicable

approximate change in the grade for the proposed street.	X		
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 exiting and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
Site Specific Information			
1. Provide a note describing any off site improvements.	X		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	X		
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		X	No leases were disclosed
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	No potentially dangerous were disclosed
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	Number of units were included, bed and baths will be added
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.)			
8. The location and size of existing and proposed signs, if any.		X	Not applicable
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	The owner is currently exploring options for services

Developments only.) Dimension turnaround area at dumpster location.		X	Not applicable
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 applicable
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.*

January 18, 2022

Melissa McCarville
City Business Manager
354 W. Main
PO Box 150
Farmington, AR 72730

RE: Old Farmington Road Townhomes

Ms. McCarville,

McClelland Engineers and Cedar Mountain Properties submits Large Scaled Development plans for a residential development at 272 E Old Farmington Rd. The development will include (7) 4-plexes and (1) 3-plex, a private drive, (27) off street parking stalls, public water and sewer extensions, and a detention pond.

If you should have any questions or need additional information, please do not hesitate to contact me.

Sincerely,
McClelland Consulting Engineers, Inc.



Chris Bakunas, PLA
Associate-Project Manager
(479) 443-2377
cbakunas@mce.us.com



CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10267705-6799
DATE	01/18/2022 12:32 PM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK #2776 DEVELOPMENT FEES LSD 272 E OLD FARMINGTON RD

1 × Development Fee	\$500.00
Subtotal	\$500.00

TOTAL (USD)	\$500.00
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Receipt sent via SwipeSimple, powered by CardFlight
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**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:

272 E OLD FARMINGTON RD, FARMINGTON, AR 72730

Location

SYCAMORE INVESTMENTS LLC

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 February 28, 2022 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.

NORTHWEST ARKANSAS Democrat Gazette

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AFFIDAVIT OF PUBLICATION

I, Brittany Smith, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette printed and published in Pulaski, Washington and Benton Counties, in Arkansas, and of bona fide circulation in all 75 counties, in Arkansas, that from my own personal knowledge and reference to the files of said publication, the advertisement of:

McClelland Consulting Engineers
PH City of Farmington

Was inserted in the
Arkansas Democrat-Gazette
Northwest Arkansas Democrat-Gazette

Publication Date(s): February 13, 2022

Publication Charges: \$43.96

Brittany Smith
Brittany Smith

Cathy Wiles
Benton COUNTY
NOTARY PUBLIC – ARKANSAS
My Commission Expires 02-20-2024
Commission No. 12507113

Subscribed and sworn to before me
This 14 day of Feb, 2022.

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

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

NOTICE OF PUBLIC HEARING
A petition for Large Scale Development will be heard by the City of Farmington Planning Commission for the property located at 272 E Old Farmington Rd, Farmington, AR. The public hearing will be held in person at the City of Farmington City Hall, 354 W. Main St., or via Zoom, at 6:00 p.m. on the 28th day of February, 2022. All parties interested in this matter may be heard at said time and place; or may notify the Planning Commission of their view on this matter by letter. All persons interested are invited to call or visit the City Business Manager at City Hall, 354 W. Main or by phone: 479-267-3865.
75517717 Feb 13, 2022

City of Farmington
Melissa McCarville, City Business Manger
354 W Main
Farmington, AR 72730

Re: Farmington Townhomes

Please except this certification that letters have been mailed to all adjacent property owners.
Please see attached certified mailer receipts.

Thank you,

A handwritten signature in black ink, appearing to read "Chris Bakunas", with a long horizontal flourish extending to the right.

Chris Bakunas, PLA

McClelland Consulting Engineers, Inc.
Project Manager
479-443-2377
cbakunas@mce.us.com

7016 1970 0000 8107 9619

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OFFICIAL USE

Certified Mail Fee	\$	3.75
Extra Services & Fees (check box, add fees as appropriate)	\$	3.58
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	3.53
Total Postage and Fees	\$	7.33



Sent To
Street and Apt. No.
City, State, ZIP+4®

DUNN, RAE JENE TRUST-1
25 S HOLLAND DR
FARMINGTON, AR 72730

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

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<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	3.53
Total Postage and Fees	\$	7.33



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Street and Apt. No.
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DENVER DEAN & TANYA JEAN LACY
PO Box 198
FARMINGTON, AR 72730

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<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	3.53
Total Postage and Fees	\$	7.33



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JORDAN HOLDINGS LLC
16623 CANTRELL RD STE 2C
LITTLE ROCK, AR 72223

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<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	3.53
Total Postage and Fees	\$	7.33



Sent To
Street and Apt. No.
City, State, ZIP+4®

GOLDSTEIN FARMINGTON LLC
1173 PITTSFORD VICTOR RD STE 250
PITTSFORD, NY 14534

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

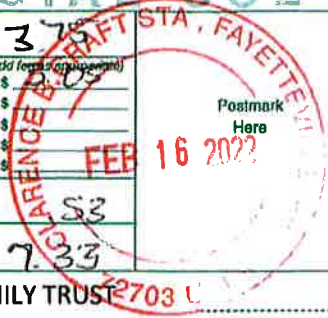
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Extra Services & Fees (check box, add fee as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	0.05
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$.53
Total Postage and Fees	\$	7.33



Sent To	PASCHAL FAMILY TRUST
Street	37 HOLLAND DR
City, State	FARMINGTON, AR 72730

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<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$.53
Total Postage and Fees	\$	7.33



Sent To	ELDORA MCCARTY
Street	288 E OLD FARMINGTON RD
City, State	FARMINGTON, AR 72730

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Extra Services & Fees (check box, add fee as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	0.05
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$.53
Total Postage and Fees	\$	7.33



Sent To	NATHAN & DARREN WELLS
Street	PO BOX 1436
City, State	FARMINGTON, AR 72730

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

RE: Farmington Townhomes Adjacent Property Owners



Parcel ID	First Owner Name	Owner Address	Owner City	State	Zip
760-01752-000	CEDAR MOUNTAIN PROPERTIES LLC	PO BOX 1194	FAYETTEVILLE	AR	72702
760-01421-000	LACY, DENVER DEAN & TANYA JEAN	PO BOX 198	FARMINGTON	AR	72730
760-01422-000	LACY, DENVER DEAN & TANYA JEAN	PO BOX 198	FARMINGTON	AR	72730
760-01174-000	MCCARTY, ELDORA	288 E OLD FARMINGTON RD	FARMINGTON	AR	72730
760-01173-001	MCCARTY, ELDORA	288 E OLD FARMINGTON RD	FARMINGTON	AR	72730
760-01172-000	WELLS, NATHAN & DARIEN	PO BOX 1436	FARMINGTON	AR	72730
760-01423-002	JORDAN HOLDINGS LLC	16623 CANTRELL RD STE 2C	LITTLE ROCK	AR	72223
760-01423-005	JORDAN HOLDINGS LLC	16623 CANTRELL RD STE 2C	LITTLE ROCK	AR	72223
760-01423-006	GOLDSTEIN FARMINGTON LLC	1173 PITTSFORD VICTOR RD STE 250	PITTSFORD	NY	14534
760-01171-001	PASCHAL FAMILY TRUST	37 HOLLAND DR	FARMINGTON	AR	72730
760-02971-000	DUNN, RAE JENE TRUST-1	25 S HOLLAND DR	FARMINGTON	AR	72730

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

Applicant: Sycamore Investments

Date: 2/1/2022

Project Name: Old Farmington Road Townhomes

Engineer/Architect: McClelland Engineers

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

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is available through Zoom and in person.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication and letters that the meeting is through Zoom and in person. **With this in mind, the ad must be in Sunday, February 13, 2022 to meet the deadline.**
4. The revised plan must be submitted by next Tuesday, 11th by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan and a landscape plan. Plans must be folded with all sheets included in one set.
5. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
6. Planning Commission meeting will be **Monday February 28, 2022 at 6:00 pm**. We are doing in person meetings; we will still provide information for virtual meetings. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: Old Farmington Rd. Townhomes LSD

EDA project #: 2384_F

Letter creation: February 1, 2022

Planning Commission meeting: February 28, 2022 (if put on agenda for)

Mrs. McCarville,

We have reviewed the LSD plans submitted by McClelland Consulting Engineers, Inc for the project known as Old Farmington Rd. Townhomes LSD received by EDA on January 20, 2022. The date on the submitted plan set's cover sheet is January 17, 2022. The sheets in this plan set reviewed by EDA were the landscape-related sheets. Based on our review, we offer the following comments:

Generally:

1. Typed responses to all items on this list are required upon resubmittal (*standard comment*).

C1.0

2. For trees to be removed, in the plan, please place the legend's shown "Trees(s) To Be Removed and Disposed Of" symbol over them.

C7.0

1. The Assessor's maps show the southern-most part of the western property line being at an angle. That line is shown on this sheet and on some other sheets but others reflect a different property line. Address this property line's location and any plantings there if the line has to be adjusted.
2. Please explain how stormwater overflows from the retention pond will get past the wooden privacy fence.
3. Meet the code's Landscaped Side and Back Perimeter Buffer requirements (14.04.20 of the code).
4. Retention pond:
 - a. The pond's seed mix is labeled "Detention Pond Bottom Seed Mix" but I understand that this pond is a retention pond. Please address.
 - b. Please add to the legend the plant species called out with "PM" in the pond area.
 - c. West side of pond area: a callout is calling the Bermuda grass as being the pond seed mix. If the intent is to overseed that area with the pond seed mix, please add a separate Landscape Keynote number for this.
 - d. Please add the pond's seed mix hatch to the legend.
5. Will there be an entrance sign? If so, show it on the site plan.
6. Show the required sight triangles where the proposed street intersects with Old Farmington Rd.
7. Add a note about the required performance bond.

8. Add a note regarding the required backflow preventer installation requirements.
9. Include a note or add callouts about/to areas are to be seeded.
10. Please dimension the southern property line areas that apply to the street frontage buffer's calculations
11. If the City does not consider the site's access road/driveway as a Local Street, then street frontage requirements along this access way do not apply.
12. Add the tree protection fencing linetype to legend.
13. Old Farmington street plantings:
 - a. Callout the missing shrub callouts.
14. The privacy fence is shown being around 2-3 feet from the property line. If this is the intent, please dimension and callout this gap.

C7.1

15. Add a detail for the tree protection fencing.

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

Sincerely,



Sarah Geurtz, PLA

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Cedar Mountain Properties

Date: February 1, 2022

Project Name: Old Farmington Road Townhomes LSD

Engineer/Architect: McClelland Consulting Engineers, 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. The sidewalk must be continuous through the private drive. Revised the entrance. Fayetteville's DW4 is acceptable to something similar.
4. Since this is a wet detention pond, it must have a minimum 6' high chain-link or decorative iron fence around it for safety. Please refer to the Drainage Criteria Manual for this requirement.
5. Does the pond outlet discharge into an existing drainage channel? If not, then you must show a level spreader to return the flow to a sheet flow condition before it exits the site.
6. Drainage Report:
 - a. Provide the Tc calculations for the detention pond analysis.
 - b. The detention pond must have a minimum of 1' of freeboard above the 100-year WSE.

Received By: _____

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

Applicant: Sycamore Investments, LLC

Date: 2/1/22

Project Name: Old Farmington Road Townhomes (Large Scale Development)

Engineer/Architect: McClelland Consulting Engineers, 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: Fayetteville Water and Sewer Name: Jonathan Ely

1. The existing water system along Old Farmington Road is a dead end 6" diameter main. This will not be approved for additional fire hydrants as shown unless a looped connection is provided. Suggestion is to complete the loop of water main along Old Farmington Road, then Fayetteville Water would allow fire hydrants to be installed in this development.
2. Please explain why the waterline along Old Farmington Road is being relocated. Is that due to a conflict with storm sewer? Ideally the waterline would remain in place and new storm system would be shifted.
3. As shown, sewer department is not in favor of so many service connections for one development. At a minimum the services should be consolidated to one per building, but preferably if there is a way for it to meet plumbing codes, the entire site would have a single combined sewer service with one point of connection for the main.
4. If one point of sewer connection is not feasible as described in comment #3, at a minimum the southern "leg" of the proposed sewer extension should be removed Buildings that front onto Old Farmington Road should be able to be served by the existing sewer main on the south side of the road.
5. This development will require a utility main extension permit from the City of Fayetteville. Please apply online at fayetteville-ar.gov

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Sycamore Investments, LLC

Date: 2/1/2022

Project Name: Old Farmington Road Townhomes (Large Scale Development)

Engineer/Architect: McClelland Consulting Engineers, 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: PGTelco / Zing Broadband

Name: Shane Bell

Phone: 479-841-0980

Email: sbell@pgtc.com

PGTelco has no comments on this project.

Thanks

Received By: _____

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

Applicant: Sycamore Investments, LLC

Date: 2/1/22

Project Name: Old Farmington Road Townhomes (Large Scale Development)

Engineer/Architect: McClelland Consulting Engineers, 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 Farmington Name: Rick Brownall

1. Not enough land to support
31 units @ 6000 feet minimum
required per unit.

There is enough land for 30 units

2. Need demolition permit for removal
of structure - Asbestos test & NOI
to State is required.

Received By: _____



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



Date: 2/01/22

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

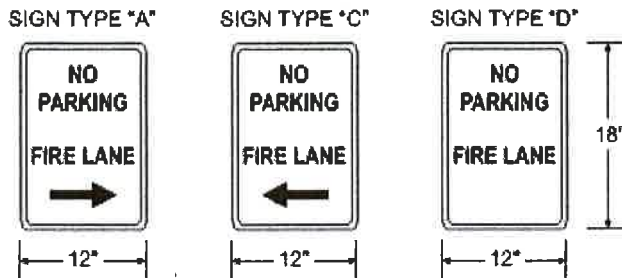
Subject: Old Farmington Townhomes

Fire Lane Signage

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

D103.6.2 Roads More Than 26 Feet in Width

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



C105.1 Hydrant Spacing

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

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



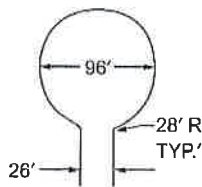
Fire Department
 City of Farmington, AR
 372 W. Main St.
 Farmington, AR 72730
 479-267-3338



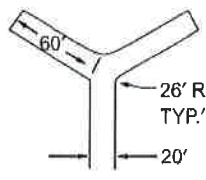
**TABLE C105.1
 NUMBER AND DISTRIBUTION OF FIRE HYDRANTS**

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

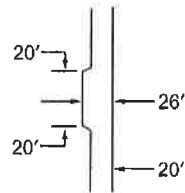
Fire Access Roads



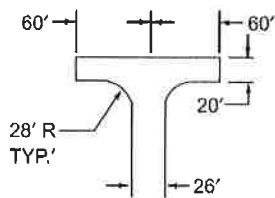
96' DIAMETER CUL-DE-SAC



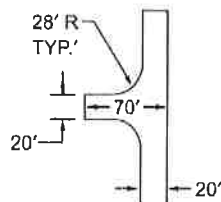
60-FOOT "Y"



MINIMUM CLEARANCE AROUND A FIRE HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD

February 8, 2022

Melissa McCarville
City of Farmington

Re: Old Farmington Rd. Townhomes LSD

Ms. McCarville,

In response to review comments dated February 1, 2022, McClelland Consulting Engineers, Inc. offers the following responses:

City of Farmington - Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.

Response: Comment acknowledged

2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is available through Zoom and in person.

Response: Comment acknowledged

3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication and letters that the meeting is through Zoom and in person. With this in mind, the ad must be in Sunday, February 13, 2022 to meet the deadline.

Response: It's scheduled to publish in Sunday's paper.

4. The revised plan must be submitted by next Tuesday, 11th by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan and a landscape plan. Plans must be folded with all sheets included in one set.

Response: Comment acknowledged

5. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett: he will also accept digital copies.

Response: A digital copy of the full plans will be provided for Mr. Brackett.

6. Planning Commission meeting will be Monday February 28, 2022 at 6:00 pm. We are doing in person meetings; we will still provide information for virtual meetings. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.

Response: Comment acknowledged

Earth Design Alternatives, PA – Sarah Geurtz, PLA

Generally:

1. Typed responses to all items on this list are required upon resubmittal (standard comment).

Response: Comment acknowledged

C1.0

2. For trees to be removed, in the plan, please place the legend's shown "Trees(s) To Be Removed and Disposed Of" symbol over them.

Response: Tree removal symbol has been added to the demolition plan sheets.

C7.0

1. The Assessor's maps show the southern-most part of the western property line being at an angle. That line is shown on this sheet and on some other sheets but others reflect a different property line. Address this property line's location and any plantings there if the line has to be adjusted.

Response: A lot line adjustment survey was submitted along with the LSD submittal. The property line shown on the plans reflects this.

2. Please explain how stormwater overflows from the retention pond will get past the wooden privacy fence.

The pond will discharge via pipe into the swale on the Tractor Supply property.

3. Meet the code's Landscaped Side and Back Perimeter Buffer requirements (14.04.20 of the code).

Response: Additional material has been added adjacent the residential uses.

4. Retention pond:

- a. The pond's seed mix is labeled "Detention Pond Bottom Seed Mix" but I understand that this pond is a retention pond. Please address.

Response: The seed mix is for the retention pond edge. Table has been relabeled.

- b. Please add to the legend the plant species called out with "PM" in the pond area.

Response: "PM" has been added to the legend.

- c. West side of pond area: a callout is calling the Bermuda grass as being the pond seed mix. If the intent is to overseed that area with the pond seed mix, please add a separate Landscape Keynote number for this.
Response: Bermuda grass callout has been removed.
- d. Please add the pond's seed mix hatch to the legend.
Response: Pond edge seed mix hatch has been added to the legend.
5. Will there be an entrance sign? If so, show it on the site plan.
Response: No sign that we are aware of.
6. Show the required sight triangles where the proposed street intersects with Old Farmington Rd.
Response: Acknowledged; sight triangles have been added to the landscape plan.
7. Add a note about the required performance bond.
Response: Acknowledged; a note requiring a performance bond can be found in the Landscape General Notes under 'General Plant Guarantee, Replacement, & Maintenance Notes'.
8. Add a note regarding the required backflow preventer installation requirements.
Response: Acknowledge; A note has been added to the landscape plan, left of the landscape requirements.
9. Include a note or add callouts about/to areas are to be seeded.
Response: Seed areas are depicted on the Landscape Plan.
10. Please dimension the southern property line areas that apply to the street frontage buffer's calculations
Response: A dimension has been added.
11. If the City does not consider the site's access road/driveway as a Local Street, then street frontage requirements along this access way do not apply.
Response: The proposed drive is private, not a Local Street as defined by the city.
12. Add the tree protection fencing linetype to legend.
Response: Acknowledged; tree protection linetype has been added to the proposed legend on the Landscape Plan.
13. Old Farmington street plantings:
 - a. Callout the missing shrub callouts.
Response: The shrub callouts have been relocated for better visibility.
14. The privacy fence is shown being around 2-3 feet from the property line. If this is the intent, please dimension and callout this gap.
Response: The note addressing this has been copied from the Site Plan sheet to the Landscape Plan sheet (top right of sheet). The fence will be built on the property lines, but the linetype is shown off said property lines for clarity.

C7.1

15. Add a detail for the tree protection fencing.

Response: Acknowledged; the tree protection fencing detail can be found on Detail Sheet I, C8.0.

KMS Engineering/Farmington – 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.

Response: Comment acknowledged.

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.

Response: Comment acknowledged.

3. The sidewalk must be continuous through the private drive. Revised the entrance. Fayetteville's DW4 is acceptable to something similar.

Response: The sidewalk has been revised to be continuous though the private driveway (material and grades).

4. Since this is a wet detention pond, it must have a minimum 6' high chain-link or decorative iron fence around it for safety. Please refer to the Drainage Criteria Manual for this requirement.

Response: Acknowledged; A 6' tall decorative fence has been added around the pond and noted on the Site Plan C2.1.

5. Does the pond outlet discharge into an existing drainage channel? If not, then you must show a level spreader to return the flow to a sheet flow condition before it exits the site.

Response: The pond outfall has been revised to discharge closer to the existing ditch on the neighboring property. An easement will be acquired along with the utility easements needed for the project.

6. Drainage Report:

- a. Provide the Tc calculations for the detention pond analysis.

Response: The LAG method was used for the hydrographs in this analysis. Please refer to the data included at the top of each hydrograph in Exhibit 7 of the drainage report.

- b. The detention pond must have a minimum of 1' of freeboard above the 100-year WSE.

Response: The top of the detention pond has been revised to have a minimum of 1' of freeboard above the 100-year WSE.

Farmington Fire Department– William Hellard

1. Fire Lane Signage
 - a. 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).

Response: Fire lane signs have been added along the private drive.

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

- a. Fire lane signs as specified in Section DI 03.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm)..
Response: The proposed private drive does not exceed 26' in width.
3. C105.1 Hydrant Spacing
 - a. The average spacing between fire hydrants shall not exceed that listed in Table C105.1.
Response: Acknowledged; spacing between fire hydrants does not exceed 250'.
 - b. 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.
Response: All points of the street are within 250'.

Fayetteville Water and Sewer – Jonathan Ely

1. The existing water system along Old Farmington Road is a dead end 6" diameter main. This will not be approved for additional fire hydrants as shown unless a looped connection is provided. Suggestion is to complete the loop of water main along Old Farmington Road, then Fayetteville Water would allow fire hydrants to be installed in this development.
Response: Acknowledged; MCE and the developer will work with The City of Fayetteville to make the loop connection as suggested. It will be a couple weeks out before we have survey available to begin this design.
2. Please explain why the waterline along Old Farmington Road is being relocated. Is that due to a conflict with storm sewer? Ideally the waterline would remain in place and new storm system would be shifted.
Response: We will switch the drainage and waterline. We will resubmit this change along with the revision for the main extension.
3. As shown, sewer department is not in favor of so many service connections for one development. At a minimum the services should be consolidated to one per building, but preferably if there is a way for it to meet plumbing codes, the entire site would have a single combined sewer service with one point of connection for the main.
Response: The sewer service connections have been revised to one service line per building.
4. If one point of sewer connection is not feasible as described in comment #3, at a minimum the southern "leg" of the proposed sewer extension should be removed Buildings that front onto Old Farmington Road should be able to be served by the existing sewer main on the south side of the road.
Response: The southern leg of sewer main extension has been removed and a service connection proposed tying to the existing sewer main across Old Farmington Road.

5. This development will require a utility main extension permit from the City of Fayetteville. Please apply online at fayetteville-ar.gov

Response: Comment acknowledged.

City of Farmington – Rick Bronale

1. Not enough land to support 31 units @ 6000 feet minimum required per unit.

a. There is enough land for 30 units

Response: The Site Plan has been revised to show 30 proposed units and meet the 6,000 SF / unit requirement.

2. Need demolition permit for removal of structure asbestos test and NOI to the state is required.

Response: A demolition permit for the removal of the existing structure will be completed and submitted when the developer has no further need of the existing structure for storage. An asbestos test and NOI will be provided.

If there are any questions to the responses provided above, please do not hesitate to contact me.

Thank you,



Chris Bakunas, PLA
McClelland Consulting Engineers, Inc.
Associate/Project Manager
(479) 443-2377
cbakunas@mce.us.com



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

APPLICATION:

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

Date of preliminary plat approval: 12-28-20

Date of grading permit: 12-28-20

Date of final infrastructure inspection: TBD

Engineering Fees Paid yes no

Development site address or location: West of Goose Creek Subd. Ph I

GENERAL INFORMATION:

Primary Contact Person: Kevin Riggins

Business Name: Riggins Construction of NWA

Address: 1204 E Joyce Blvd

City: Fayetteville State AR Zip Code 72703

Phone: 479-582-9597 Email: kgriggins@gmail.com

Check all that apply: Applicant Owner Other _____

Name: Jared S. Inman, PE

Business Name: Jorgensen + Associates

Address: 124 W Sunbridge Dr Ste 5

City: Fayetteville State AR Zip Code 72703

Check all that apply: Applicant Owner Other _____

Name: _____

Business Name: _____

Address: _____

City: _____ State _____ Zip Code _____

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

Jared Inman Date: 1-14-22

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

[Signature] Date: 1/14/2022

LSD/Subdivision Application Checklist:

Yes No N/A, why?

1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.		X	This will be a residential subdivision.
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 1/2".	X		
5. List of adjacent property owners and copy of notification letter sent. *		X	Provided on plat. Notification letter to be provided at a later date when PC date is known.
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	Provided at a later date.
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).		X	Provided at a later date.
The Following Shall Appear on the Site Plan:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
10. Status of regulatory permits:			
a. NPDES Storm water Permit		X	
b. 404 Permit		X	
c. Other		X	Will provide prior to construction if needed.
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.	X		
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	No structures onsite
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	X		
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	None known.
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			N/A
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.		X	Obtaining info from City of Fayetteville
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			Only at entrances. No change in grade.

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	None known.
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		X	None known.
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)		X	None known.
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.			N/A
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			N/A
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			N/A
8. The location and size of existing and proposed signs, if any.		X	None proposed.
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			N/A
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			N/A
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			N/A
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.			N/A
14. Indicate location and type of garbage service (Large Scale			N/A

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



JORGENSEN
+ ASSOCIATES
Civil Engineering + Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

January 18, 2022

City of Farmington
354 W Main
Farmington, AR 72730

Attn: Melissa McCarville
RE: Goose Creek Ph II Final Plat

Attached herewith please find the submittal documents in regards to the Final Plat for Goose Creek Ph 2. This subdivision is a total of 20.34 acres and consists of 57 buildable lots.

We thank you for your consideration of this proposal and please call with any questions.

Sincerely,



Jared S. Inman, PE

NOTICE OF PUBLIC HEARING

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

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

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

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

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

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

Location

Riggins Construction & Development

Owned by

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

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

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

NORTHWEST ARKANSAS Democrat Gazette

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

AFFIDAVIT OF PUBLICATION

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

Jorgensen & Associates
PH City of Farmington

Was inserted in the Regular Edition on:
February 11, 2022

Publication Charges: \$85.80

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 11 day of Feb, 2022.

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

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

****NOTE****

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

A petition for Final Plat for the property as described below was filed with the City of Farmington on the 18th day of January, 2022.

Part of the NW1/4 of the SE1/4, and a part of the NE1/4 of the SW1/4 all in Section 15, T-18-N, R-31-W, Washington County, Arkansas; Beginning at a Found Stone at the NW Corner of said NW1/4 of the SE1/4, thence S87°50'22"E 1,038.79 feet, thence S03°56'50"W 200.73 feet, thence N86°03'10"W 81.47 feet, thence S03°56'50"W 517.84 feet, thence S48°56'50"W 302.58 feet, thence S39°56'06"W 61.79 feet, thence S33°56'50"W 141.51 feet, thence N56°03'10"W 75.00 feet, thence S33°56'50"W 43.48 feet, thence N41°03'10"W 170.11 feet, thence N48°56'50"E 35.26 feet, thence N41°03'10"W 135.00 feet, thence N48°56'50"E 13.00 feet, thence N41°03'10"W 135.00 feet, thence N62°26'03"W 53.70 feet, thence N86°03'10"W 205.73 feet, thence N03°56'50"E 135.00 feet, thence N86°03'10"W 75.00 feet, thence N03°56'50"E 185.00 feet, thence N86°03'10"W 45.00 feet, thence N03°56'50"E 381.86 feet, thence S88°21'31"E 102.99 feet to the POINT OF BEGINNING, Containing 20.34 acres, more or less, subject to easements and right of ways of record.

A public hearing to consider this request for final plat, of the above described property, will be held on the 28th day of February, 2022, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. This meeting can be attended in person or through Zoom (link provided closer to meeting date on City website or Facebook page). All interested persons are invited to attend.

75518083 Feb 11, 2022

GRAPHIC SCALE
 1" = 100' (AS SHOWN)
 1" = 200' (AS SHOWN)
 1" = 400' (AS SHOWN)

LEGEND

- PROPOSED LOT LINES
- EXISTING LOT LINES
- PROPOSED DRIVEWAYS
- EXISTING DRIVEWAYS
- PROPOSED SIDEWALKS
- EXISTING SIDEWALKS
- PROPOSED CURBS
- EXISTING CURBS
- PROPOSED UTILITY LINES
- EXISTING UTILITY LINES
- PROPOSED TREE PLANTINGS
- EXISTING TREE PLANTINGS

PROPOSED LOT DATA

Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
53	10,200	10,200	10,200
54	10,200	10,200	10,200
55	10,200	10,200	10,200
56	10,200	10,200	10,200
57	10,200	10,200	10,200
58	10,200	10,200	10,200
59	10,200	10,200	10,200
60	10,200	10,200	10,200
61	10,200	10,200	10,200
62	10,200	10,200	10,200
63	10,200	10,200	10,200
64	10,200	10,200	10,200
65	10,200	10,200	10,200
66	10,200	10,200	10,200
67	10,200	10,200	10,200
68	10,200	10,200	10,200
69	10,200	10,200	10,200
70	10,200	10,200	10,200
71	10,200	10,200	10,200
72	10,200	10,200	10,200
73	10,200	10,200	10,200
74	10,200	10,200	10,200
75	10,200	10,200	10,200
76	10,200	10,200	10,200
77	10,200	10,200	10,200
78	10,200	10,200	10,200
79	10,200	10,200	10,200
80	10,200	10,200	10,200
81	10,200	10,200	10,200
82	10,200	10,200	10,200
83	10,200	10,200	10,200
84	10,200	10,200	10,200
85	10,200	10,200	10,200
86	10,200	10,200	10,200
87	10,200	10,200	10,200
88	10,200	10,200	10,200
89	10,200	10,200	10,200
90	10,200	10,200	10,200
91	10,200	10,200	10,200
92	10,200	10,200	10,200
93	10,200	10,200	10,200
94	10,200	10,200	10,200
95	10,200	10,200	10,200
96	10,200	10,200	10,200
97	10,200	10,200	10,200
98	10,200	10,200	10,200
99	10,200	10,200	10,200
100	10,200	10,200	10,200
101	10,200	10,200	10,200
102	10,200	10,200	10,200
103	10,200	10,200	10,200
104	10,200	10,200	10,200
105	10,200	10,200	10,200
106	10,200	10,200	10,200
107	10,200	10,200	10,200
108	10,200	10,200	10,200

PROPOSED DRIVEWAY DATA

Driveway No.	Area (sq. ft.)	Area (sq. ft.)
1	100	100
2	100	100
3	100	100
4	100	100
5	100	100
6	100	100
7	100	100
8	100	100
9	100	100
10	100	100
11	100	100
12	100	100
13	100	100
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108	100	100

PROPOSED SIDEWALK DATA

Sidewalk No.	Area (sq. ft.)	Area (sq. ft.)
1	100	100
2	100	100
3	100	100
4	100	100
5	100	100
6	100	100
7	100	100
8	100	100
9	100	100
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PROPOSED CURB DATA

Curb No.	Area (sq. ft.)	Area (sq. ft.)
1	100	100
2	100	100
3	100	100
4	100	100
5	100	100
6	100	100
7	100	100
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PENNE, JERRY J; MACKLEM, MELISSA A
 592 N MCLEOD DR
 FARMINGTON, AR 72730

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THAN, THANH
 557 N GREYLAG WAY
 FARMINGTON, AR 72730

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ROARK, JOHN A & LORIE H
 343 W TAVERNER XING
 FARMINGTON, AR 72730

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WITHERSPOON, BREANNE MARIE &
 GREGORY, WILLIAM SCOTT
 579 N GREYLAG WAY
 FARMINGTON, AR 72730

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DUNCAN, AMELIA H & TYLEE
 551 N GREYLAG WAY
 FARMINGTON, AR 72730

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 Restricted Delivery Fee (Endorsement Required) \$0.00
 Postage \$0.58

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BROWN, JONATHAN ADAM & MARISSA
 509 N YONA LN
 FARMINGTON, AR 72730

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 Restricted Delivery Fee (Endorsement Required) \$0.00
 Postage \$0.58

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02/09/2022

COOPER, LINDSEY
 565 N GREYLAG WAY
 FARMINGTON, AR 72730

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 Restricted Delivery Fee (Endorsement Required) \$0.00
 Postage \$0.58

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02/09/2022

AMBROSIO, HAYDEN & DANA
 543 N GREYLAG WAY
 FARMINGTON, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

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02/09/2022

OLIVAS, DIAMOND R & TERESA LYNN
 25 N DOUBLE SPRINGS RD
 FARMINGTON, AR 72730

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

7012 3460 0003 0390 2042

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 Restricted Delivery Fee (Endorsement Required) \$0.00
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02/09/2022

IVERS, JESSE DENTON & HANNAH
 MARIE
 571 N GREYLAG WAY
 FARMINGTON, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

7012 3460 0003 0390 1984

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 Certified Fee \$3.05
 Return Receipt Fee (Endorsement Required) \$0.00
 Restricted Delivery Fee (Endorsement Required) \$0.00
 Postage \$0.58

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02/09/2022

SEVERE, STEPHANIE LYNN
 330 W TAVERNER XING
 FARMINGTON, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

7020 1290 0000 7924 1558

U.S. Postal Service™
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Farmington, AR 72730

Postage \$3.75
 Certified Fee \$3.05
 Return Receipt Fee (Electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Restricted Delivery Fee (Endorsement Required) \$0.00
 Postage \$0.58

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02/09/2022

LOPEZ DE LA CRUZ, MARICELA
 117 N DOUBLE SPRINGS RD
 FARMINGTON, AR 72730

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

012 3460 0003 0390 1991

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Farmington, AR 72730

Postage \$3.75
 Certified Fee \$3.05
 Return Receipt Fee (Endorsement Required) \$0.00
 Restricted Delivery Fee (Endorsement Required) \$0.00
 Postage \$0.58

Postmark Here
 FEB - 9 2022

02/09/2022

BROWN, DEBRA K REVOCABLE TRUST
 537 N GREYLAG WAY
 FARMINGTON, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

111 2970 0002 8387 2508

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

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

Longmont, CO 80501

Postage \$3.75
 Certified Fee \$3.05
 Return Receipt Fee (Endorsement Required) \$0.00
 Restricted Delivery Fee (Endorsement Required) \$0.00
 Postage \$0.58

Postmark Here
 FEB - 9 2022

02/09/2022

BIEKER FAMILY REVOCABLE TRUST
 JOSEPH & ROSEMARY GIRAD BIEKER
 1343 ARMSTRONG DR

PS Form 3800, August 2006 See Reverse for Instructions



JORGENSEN
+ ASSOCIATES
Civil Engineering + Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

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

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

West of Double Springs Rd. West of Goose Creek Subdivision Phase I. South of Silverthorn Ph II. (plan attached)
Location

Red Canyon Development LLC
Owned by

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

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on **FEBRUARY 28TH 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. This meeting can be attended in person or through Zoom (link provided closer to meeting date on City website or Facebook page). 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.



VC3 Inc
PO Box 746804
Atlanta, GA 30374-6804
(803) 733-7333

Bill To:
City of Farmington, AR Attn: Leann Tolleson 354 W. Main Farmington, AR 72730 United States

Date	Invoice
03/01/2022	72850
Account	
FAR03	

Terms	Due Date	PO Number	Reference
Net 10	03/11/2022		Monthly Billing for March

Contract Details	Quantity	Price	Amount
Agreement Monthly Services			
IT in a Box discount - Offset annual increase since near end of FY 2018 signing	1.00	-\$15.00	-\$15.00
IT in a Box pkg supporting up to 2 Full Users and managing up to 0 Servers providing a website, data backup and offsite data backup storage for up to 2 workstations, document management, email, 24x7 helpdesk, policy & compliance, vendor management, and desktop & mobile management	1.00	\$583.02	\$583.02
Total Contract Details:			\$568.02

<p>Make checks payable to VC3 Inc</p> <p>Remit To: VC3, Inc PO Box 746804 Atlanta, GA 30374-6804</p> <p>visit www.vc3.com/pay-invoice to pay via credit card</p> <p>If you are signed up for VC3's ACH program, drafts will occur after 15 calendar days. Please email finance@vc3.com with any issues to stop the draft of any invoice.</p>	Invoice Subtotal:	\$568.02
	Sales Tax:	\$0.00
	Invoice Total:	\$568.02
	Payments:	\$0.00
	Credits:	\$0.00
	Balance Due:	\$568.02



City of Farmington
354 W Main
Farmington, AR 72730

Attn: Melissa McCarville
RE: Goose Creek Ph II Final Plat

Planning – Melissa McCarville (City of Farmington)

1. Engineering fees will accumulate as development continues. We will bill the engineer or the developer monthly. **– understood.**
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning commission meeting. Please add a note on your letter that the meeting is available through Zoom and in person. **– notifications mailed and receipts attached.**
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise leader is published on Wednesday. Please add a note on your publication and letters that the meeting is through Zoom and in person. With this in mind, the ad must be in Sunday, February 13th, 2022 to meet the deadline. **– Ad will run Friday, Feb. 10th. Affidavit will be submitted when received.**
4. The revised plan must be submitted by next Tuesday, 11th by noon. The City requires 15 copies for Planning Commission. The Planning Commission needs only a site plan and a landscape plan. Plans must be folded with all sheets included in one set. **– revised plans to be delivered.**
5. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies. **– digital plans to be delivered.**
6. Planning Commission meeting will be Monday February 28, 2022 at 6:00 pm. We are doing in person meetings; we will provide information for virtual meetings. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details. **– understood.**

Engineering – Chris Brackett, PE (KMS Engineering)

1. Note that the instructions above state that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat. **– comments address and narrative provided.**
2. How will the easements that are not shown on this Final Plat be dedicated? **– by separate document.**
3. This phase is actually on FIRM Map #05143C0185 and it is not subject to the 100-year floodplain. Correct the note. **– revised.**
4. Payment in lieu of Park Land Conveyance will be required for this subdivision. This fee will be \$600 per single family unit (57 lot = \$34,200). **– fees to be paid by owner.**
5. When all improvements have been installed, a final inspection must be conducted with the Engineer of Record, the contractor, KMS, and City representatives. All punch list items must be complete and accepted prior to final approval of the plat. **– understood.**

Building Official - Rick Bramall (City of Farmington)

No Comment.

Fire Dept. – Chief William Hiellard (City of Farmington)

1. Fire lanes as specified in section D103.6 shall be posted on one side of the fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm). **– signs added.**

Water & Sewer – Jonathan Ely, PE (City of Fayetteville - Engineering Dept.)

1. Utility Easement label and lot address conflict on several locations. Lot 77, 95, 69, 92, 85, and 86. – **revised.**
2. Confirm the fire hydrant on Lot 92 is within the utility easement. – **confirmed. Symbol is larger than actual.**

Building Official – Sarah Guertz, PLA (EDA)

1. No Comment.

Telephone – Shane Bell (PGTelco/Zing Broadband)

1. No Comment.

Electric – Wes Mahaffey (Ozarks Electric)

1. Add a 15ft. U.E. between lots 67-66. – **added.**
2. Add a 15ft. U.E. or make the 20ft. BSB and U.E. between lots 85/86 and lot 87. – **added.**

Sincerely,

Jared S. Inman, PE

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

Applicant: Red Canyon Development, LLC. Date: 2/1/2022

Project Name: Goose Creek Village, Phase 2 (final plat)

Engineer/Architect: Jorgenson & Associates

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

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.

2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is available through Zoom and in person.

3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication and letters that the meeting is through Zoom and in person. **With this in mind, the ad must be in Sunday, February 13, 2022 to meet the deadline.**

4. The revised plan must be submitted by next Tuesday, 11th by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan and a landscape plan. Plans must be folded with all sheets included in one set.

5. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.

6. Planning Commission meeting will be **Monday February 28, 2022 at 6:00 pm**. We are doing in person meetings; we will still provide information for virtual meetings. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: Goose Creek Village Phase II Final Plat
EDA project #: 2385_F
Letter creation: February 1, 2022
Planning Commission meeting: February 28, 2022 (if put on agenda for)

Mrs. McCarville,

We have reviewed the Final Plat submitted by Jorgensen & Associates for the project known as Goose Creek Village Phase II Final Plat received by EDA on January 20, 2022. The date on the submitted plan's cover sheet is June 11, 2021. Based on our review, we offer the following comments:

Generally:

1. No comment.

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

Sincerely,

Sarah Geurtz, PLA

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

Applicant: Riggins Construction of NWA, Inc.

Date: February 1, 2022

Project Name: Goose Creek Village Phase II (Final Plat)

Engineer/Architect: Jorgensen & Associates, Inc.

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. How will the easements at are not shown on this Final Plat be dedicated?
3. This phase is actually on FIRM Map #05143C0185 and it is not subject to the 100-Year Floodplain. Correct the note.
4. Payment in lieu of Park Land Conveyance will be required for this subdivision. This fee will be \$600 per single family unit (57 lot = \$34,200).
5. When all improvements have been installed, a final inspection must be conducted with the Engineer of Record, the contractor, KMS and City representatives. All punch list items must be completed and accepted prior to final approval of the final plat.



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



Date: 2/01/22

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

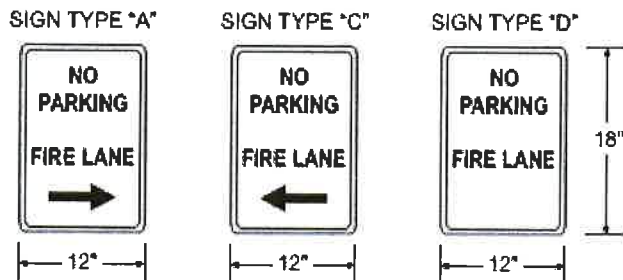
Subject: Goose Creek Phase 2

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).



CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Red Canyon Development, LLC.

Date: 2/1/2022

Project Name: Goose Creek Village Ph. 2 (Final Plat)

Engineer/Architect: Jorgensen & 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: PGTelco / Zing Broadband

Name: Shane Bell

Phone: 479-841-0980

Email: sbell@pgtc.com

PGTelco has no comments on the Final Plat for this project.

Thanks

Received By: _____

City of Farmington, Arkansas Application for Variance/Waiver



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

Applicant: First Apostolic Church Day phone: _____
Address: 750 W. Main ST Farmington AR Fax: _____
Representative: Robert E. Phelps Day phone: 740-821-6509
Address: P.O. Box 1645 Farmington Ar. Fax: _____
Property Owner: First Apostolic Church Day phone: 740-981-2970
Address: 750 W Main St. Fax: _____

Indicate where the correspondence shall be sent (circle one): Applicant Representative **Owner**

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

Property description: Parcel # 760-01916-600
Site address: 750 W. Main ST. Farmington AR 72730
Current zoning: R-1

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

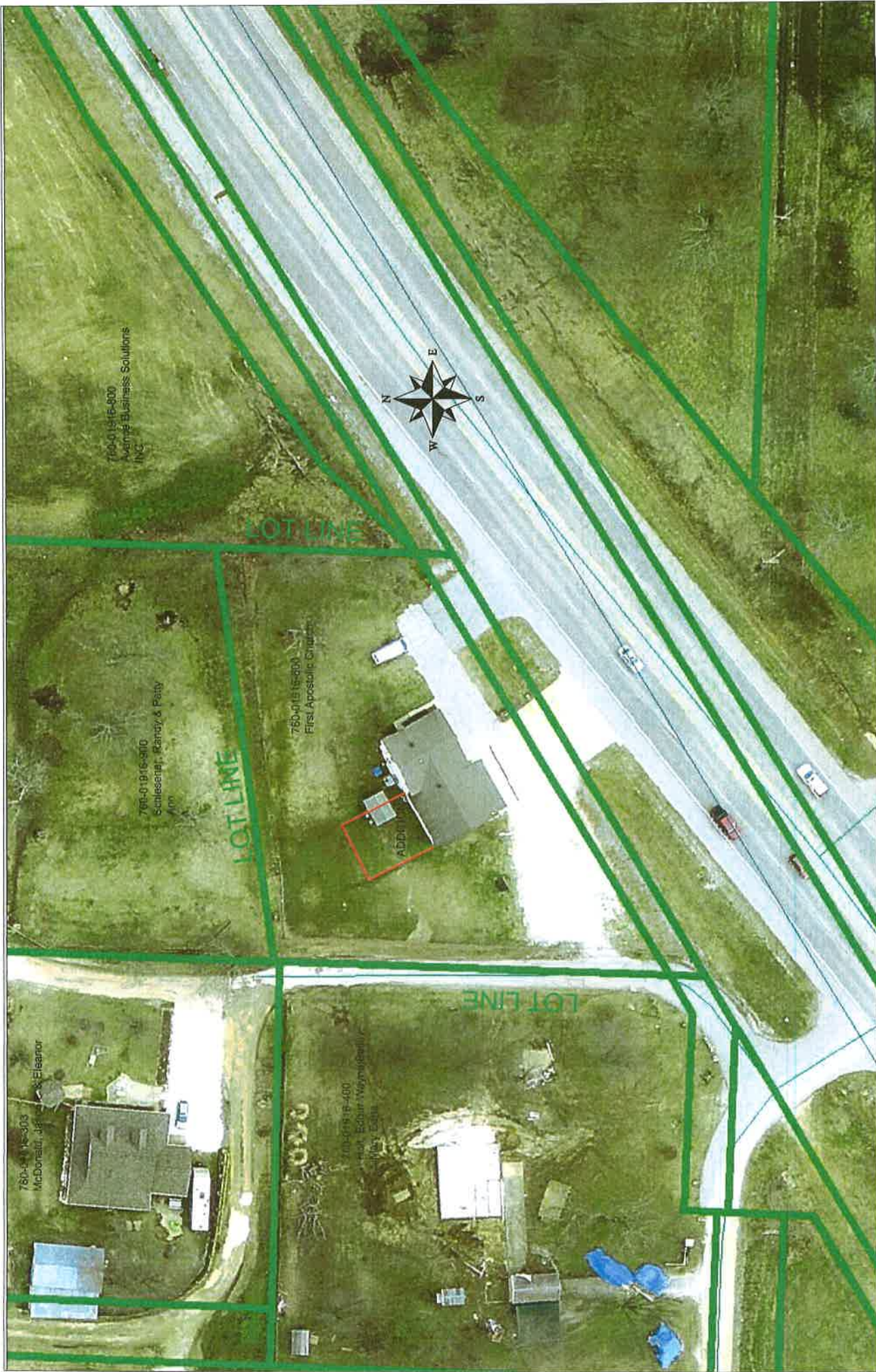
Type of variance requested and reason for request:

See Attachment: A

Responsibilities of the Applicant:

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

Pd. Cash \$ 25.00
Feb 28 meeting



760-013476-000
Merrill Business Solutions
INC

LOT LINE



760-01916-000
Schlesinger, Randy & Patty
/100

LOT LINE

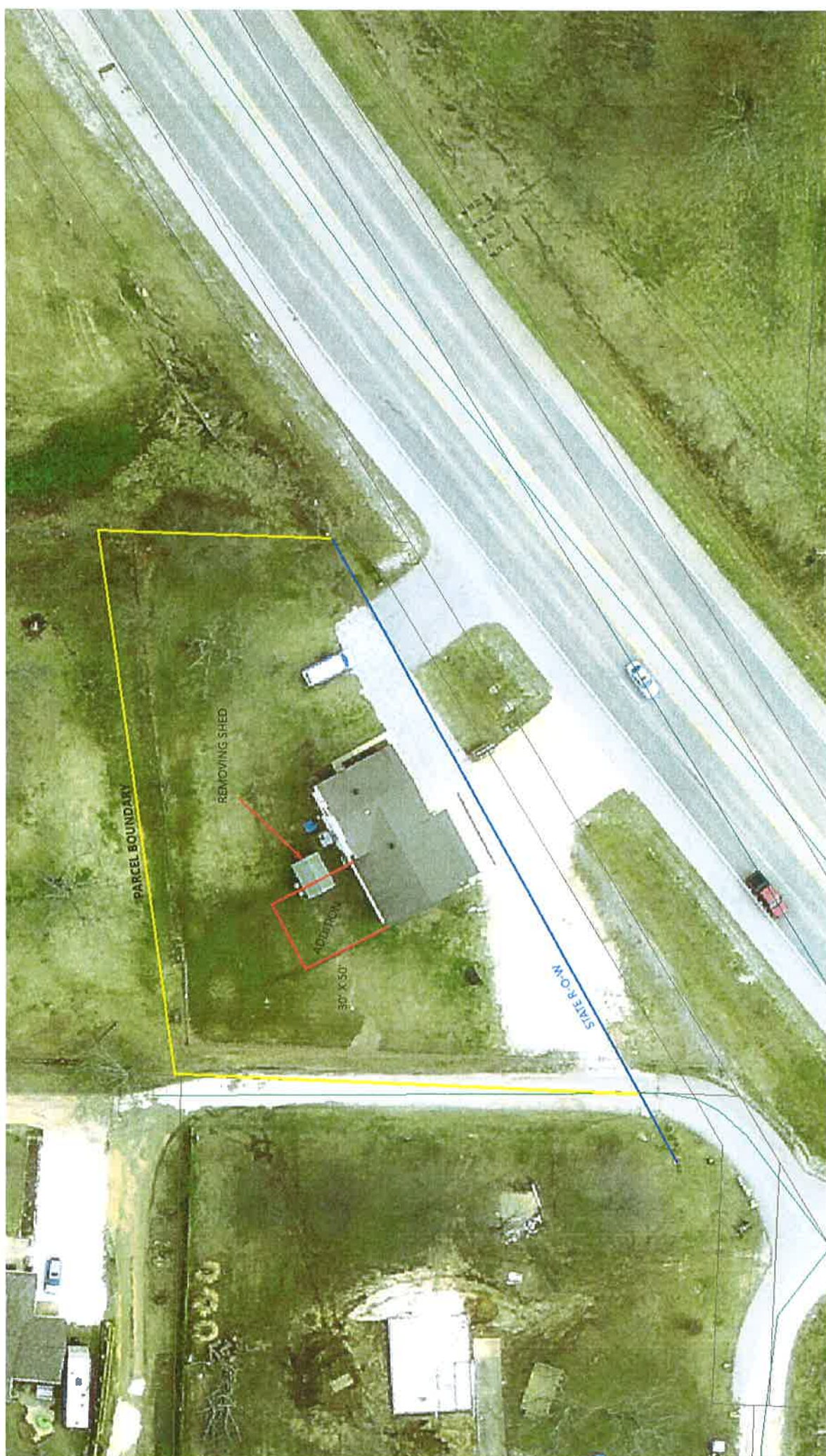
760-01616-000
First Apostolic Church

ADDN

LOT LINE

760-01116-303
McDonnell, Jeff & Eleanor

760-01916-400
Eckhart, Edgar W
/100



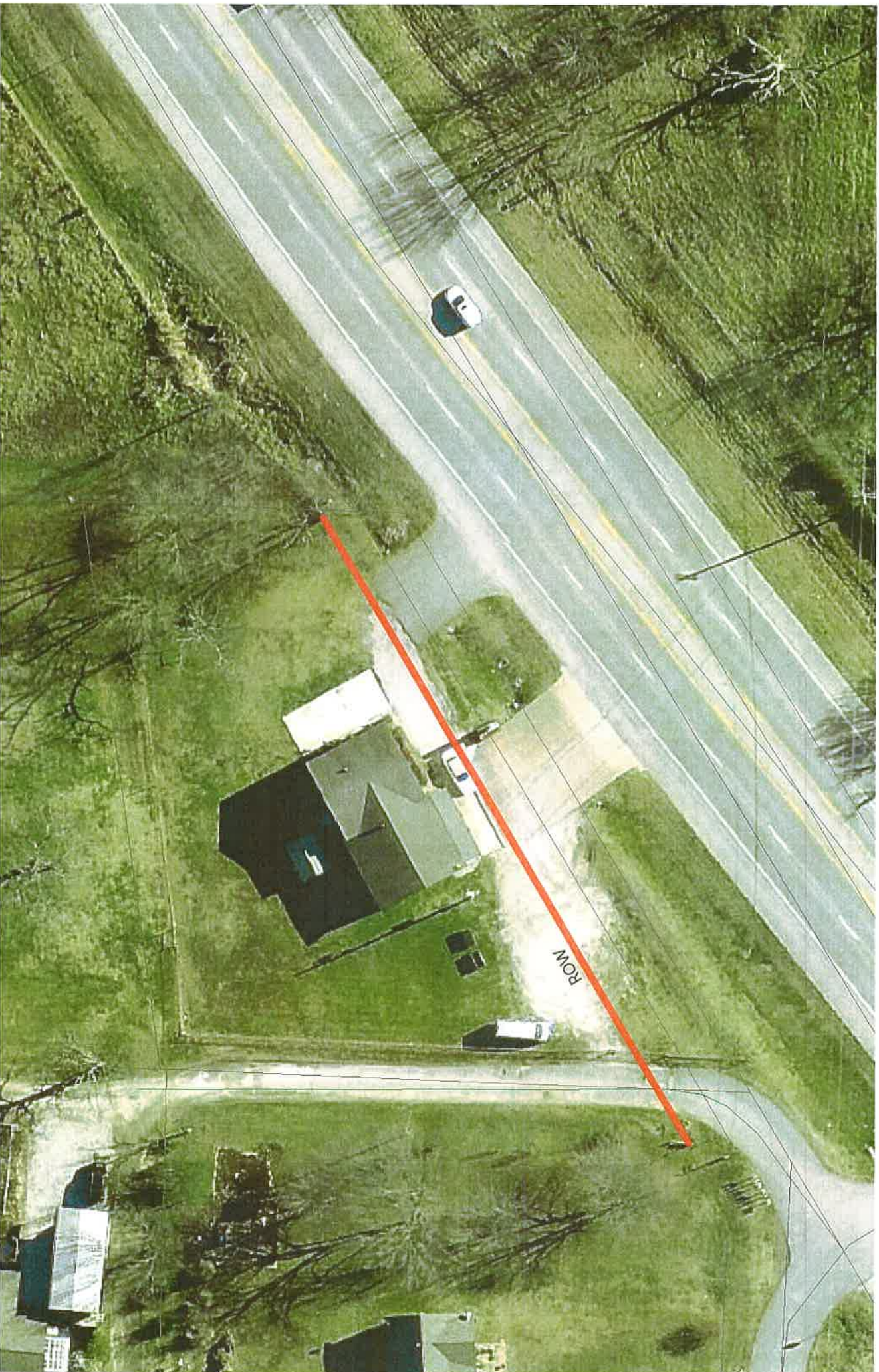
PARCEL BOUNDARY

REMOVING SHED

40' X 100'

30' X 50'

STATE R.O.W.



WARRANTY DEED

HUSBAND AND WIFE CONVEYING AS TENANTS BY THE ENTIRETY, JOINTLY OR IN COMMON

KNOW ALL MEN BY THESE PRESENTS:

That we, Jimmie D. Foster and Marvel Joy Foster,

husband and wife, hereinafter called Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to us in hand paid by

First Apostolic Church

hereinafter called Grantee, do hereby grant, bargain and sell unto the said Grantee and Grantee's heirs and assigns, the following described land, situate in

WASHINGTON County, State of Arkansas, to-wit:

A part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-seven (27), Township Sixteen (16) North, Range Thirty-one (31) West, being more particularly described as follows, to-wit: Beginning at a point which is 706 feet East of the Southwest corner of said forty acre tract, thence running North 214.56 feet, thence North 80 degrees 05 minutes East 206.59 feet, thence South 130.15 feet to the centerline of State Highway No. 62, thence along said centerline South 50 degrees 24 minutes West 188.25 feet, thence West 58.45 feet to the point of beginning, containing 0.88 acres, more or less.

LESS AND EXCEPT: Part of the Southeast Quarter of the Northwest Quarter of Section Twenty-seven (27), Township Sixteen (16) North, Range Thirty-one (31) West, Washington County, Arkansas, more particularly described as follows: Starting at the Southwest Corner of the Southeast Quarter of Section 27, thence South 88 degrees 08 minutes East along the South line thereof a distance of 675.0 feet to a point on the Northwesterly existing line of U. S. Highway 62; thence North 58 degrees 09 minutes 01 seconds East along said existing right of way line a distance of 32.6 feet for the point of beginning; thence North 01 degree 37 minutes East a distance of 18.0 feet to a point on the Northwesterly proposed right of way line of U. S. Highway 62; thence North 58 degrees 09 minutes 01 seconds East along said proposed right of way line a distance of 245.1 feet to a point; thence South 01 degree 37 minutes West a distance of 18.0 feet to a point on the Northwesterly existing right of way line of U. S. Highway 62; thence South 58 degrees 09 minutes 01 seconds West along said existing right of way line a distance of 245.1 feet to the point of beginning and containing 0.08 acre, more or less, which includes 180 square feet, more or less, being used as a public road, and being subject to a 10.0 foot permanent roadway easement.

(OVER)

TO HAVE AND TO HOLD the said lands and appurtenances thereunto belonging unto the said Grantee and Grantee's heirs and assigns, forever. And we, the said Grantors, hereby covenant that we are lawfully seized of said land and premises, that the same is unincumbered, and that we will forever warrant and defend the title to the said lands against all legal claims whatever.

And we, the respective Grantors, hereby release and relinquish unto the said Grantee our respective dower/curtesy and homestead in and to said lands.

WITNESS our hands and seals on this 11 day of July, 19 86.

THIS INSTRUMENT PREPARED BY:
PREPARED BY

BALL & LINDSAY
ATTORNEYS AT LAW
P. O. BOX 1612
FAYETTEVILLE, AR 72702

Jimmie D. Foster (Seal)
Jimmie D. Foster
Marvel Joy Foster (Seal)
Marvel Joy Foster (Seal)

ACKNOWLEDGMENT

STATE OF ARKANSAS
County of WASHINGTON as.

LIBER 1185 PAGE 462

On this the 11 day of July, 19 86 before me, a notary public, personally appeared

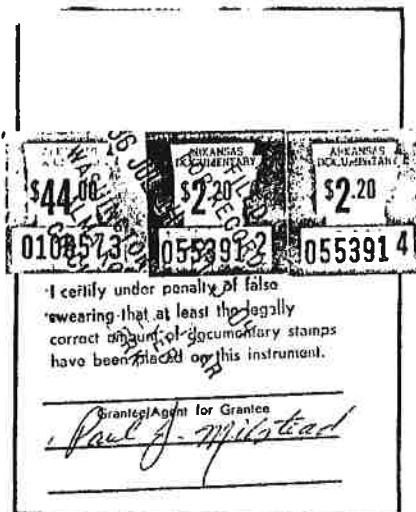
Jimmie D. Foster and Marvel Joy Foster
known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the purposes therein set forth.

My Commission Expires _____ whereat I have set my hand and official seal.

My Commission Expires _____

Notary Public

FIRST FEDERAL OF FAYETTEVILLE
P. O. BOX 1647
FAYETTEVILLE, ARK. 72702



A part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-seven (27), Township Sixteen (16) North, Range Thirty-one (31) West, being more particularly described as follows, to-wit: Beginning at a point which is 708 feet East of the Southwest corner of said forty acre tract, thence running North 214.56 feet, thence North 80 degrees 05 minutes East 206.59 feet, thence South 130.15 feet to the centerline of State Highway No. 62, thence along said centerline South 50 degrees 24 minutes West 188.25 feet, thence West 58.45 feet to the point of beginning, containing 0.88 acres, more or less.

LESS AND EXCEPT: Part of the Southeast Quarter of the Northwest Quarter of Section Twenty-seven (27), Township Sixteen (16) North, Range Thirty-one (31) West, Washington County, Arkansas, more particularly described as follows: Starting at the Southwest Corner of the Southeast Quarter of Section 27, thence South 88 degrees 08 minutes East along the South line thereof a distance of 675.0 feet to a point on the Northwesterly existing line of U. S. Highway 62; thence North 58 degrees 09 minutes 01 seconds East along said existing right of way line a distance of 32.6 feet for the point of beginning; thence North 01 degree 37 minutes East a distance of 18.0 feet to a point on the Northwesterly proposed right of way line of U. S. Highway 62; thence North 58 degrees 09 minutes 01 seconds East along said proposed right of way line a distance of 245.1 feet to a point; thence South 01 degree 37 minutes West a distance of 18.0 feet to a point on the Northwesterly existing right of way line of U. S. Highway 62; thence South 58 degrees 09 minutes 01 seconds West along said existing right of way line a distance of 245.1 feet to the point of beginning and containing 0.08 acre, more or less, which includes 180 square feet, more or less, being used as a public road, and being subject to a 10.0 foot permanent roadway easement.

Attachment: A

First Apostolic Church formally request a variance under the following reasons:

- The proximity of the church sanctuary to Arkansas Highway 62 Road Right-of-Way. The front wall of the church is located approximately 8 feet from the boundary line of the Right-of-Way and approximately 55 feet from the edge of road. This creates a noise pollution problem inside the premises during services. The entrance into the sanctuary of the church is located on this wall and any entering and exiting of the building during services also creates distractions, due to the vehicle traffic utilizing Highway 62.
- The proximity to Arkansas Highway 62 creates a safety issue for attendees within the building. In the event, that a vehicle traveling on Highway 62, exits off the highway uncontrollably, impact with the occupied building would be disastrous.
- In the event of an active shooter situation. There currently is no warning or shelter for attendees. The direct access from the exterior of the building into the highest populate interior room of the building is undeniably unrestricted.
- The addition to the church would allow the sanctuary to be located on the back of the existing building. The existing sanctuary would be converted into a foyer with a divider wall, with double doors, separating the sanctuary from the foyer. The remaining portion of the existing sanctuary will become a covered loading and unloading carport. This proposed design will eliminate the noise pollution from the traffic utilizing Highway 62, as well as increase the probability of attendees not becoming casualties in the event of a vehicular impact with the building. This design would also provide attendees precious warning time, in the event of an active shooter situation.
- The Total increase to the building square footage is 1266 feet. This increase is approximately a 47 percent increase, 22 percent over the allowable percentage without requesting a variance.
- The sanctuary currently is 26 feet wide by 30 feet long. The new proposed sanctuary is 30 feet wide by 50 feet long. Additional seating **IS NOT** being added.



CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10367122-5777
DATE	01/28/2022 8:52 AM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	VARIANCE

1 × Development Fee	\$25.00
Subtotal	\$25.00

TOTAL (USD)	\$25.00
-------------	----------------

Receipt sent via SwipeSimple, powered by CardFlight
© CardFlight, Inc. 2022

NORTHWEST ARKANSAS Democrat Gazette

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

AFFIDAVIT OF PUBLICATION

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

Jeff Crowder Comm.
PH City of Farmington

Was inserted in the Regular Edition on:
February 10, 2022

Publication Charges: \$67.60

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 10 day of Feb, 2022.

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

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

****NOTE****

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

NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the 28th day of January, 2022.

A part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-seven (27), Township Sixteen (16) North, Range Thirty-one (31) West, Being more particularly described as follows, to-wit: Beginning at a point which is 706 feet East of the Southwest corner of said forty acre tract, thence running North 214.56 feet, thence North 80 degrees 05 minutes East 206.59 feet, thence South 130.15 feet to the centerline of State Highway No. 62, thence along said centerline South 50 degrees 24 minutes West 188.25 feet, thence West 56.45 feet to the point of Beginning, containing 0.88 acres, more or less.

750 W. Main St Farmington AR 72730
/12058 W. Hwy 62 Farmington AR
Requesting a variance to build a 1600 square foot addition to the existing structure.

A public meeting to consider this request for variance at the above described property will be held on 28th day of February, 2022 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.
7516938 Feb. 10, 2022



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

Memo

To: Farmington Planning Commission
Mayor Ernie Penn
From: Melissa McCarville, Business Manager
Re: February Planning Commission Meeting
Date: February 22, 2022

Item 3B:

Current zoning for this property is R-1; however the property has been used as a church since 1986 or longer. The land use plan indicates highway commercial for this parcel. The issue at hand is whether the addition the church is planning is substantial enough to require a Large Scale Development. The petitioner has outlined several reasons why the addition is desirable and justification for their variance request.

The building official, Fire Chief, and planning staff have reviewed this request and agree with the petitioner. They are adding no additional seating and their desire is to protect their congregants. They will, of course, submit plans for review and approval prior to a building permit being issued. Building inspections will be performed as construction is continuing. Staff recommends approval for this variance.



City of Farmington, AR Planning Commission

Request for a Stealth Facility per Section 14.08.07 h.(i) (1) of Farmington Code

Applicant: SCI Wireless and Tillman Infrastructure
497 Ridge Point Drive
Heath, TX 75126

Tenant: AT&T Wireless
308 S. Akard St., 19th Floor
Dallas, TX 75202

Landowner: J-Z Farmington LLC, Randolph J. Chick, Manager
PO Box 258
Farmington, AR 72730

Rep.: Greg Ferris, SCI Wireless
PO Box 573
Wichita, KS 67201

Site No.: 10554716

Location: A Part of the SE 1/4 of the SE 1/4 Sec. 22, Twp 16, R 31W Farmington, AR,
PIN: 760-01329-000, ID: 34601

Section 14.08.07 h. (i) (1) of the Farmington Code states, *"New towers shall be limited to monopole type structures (with internal antennas) or other stealth/camouflaged type tower structures."* Sec. 14.08.02. – Definitions, defines Stealth facility. This definition includes, *"... personal wireless services towers designed to look like flag poles, different varieties of trees, tree towers..."* Based on the Farmington Code a new facility can be EITHER a monopole with internal antennas or a stealth facility.

AT&T, Tillman Infrastructure, and SCI Wireless requests that the Farmington Planning Commission approve a mono-pine stealth tower for this application. This request is within the parameters of the Farmington Code. It further meets the engineering requirements of AT&T.

A Part of the SE 1/4 of the SE 1/4 Sec. 22, Twp 16, R 31W Farmington, AR

The proposed site is surrounded by trees. The introduction of a mono-pine into this area makes more sense than any type of monopole. During the Planning Commission hearing no neighbor spoke in opposition to the proposed monopole with antenna arrays. While the request for a variance was denied, it is still important to note that no neighbors spoke in opposition.

AT&T has provided a letter from its RF Engineer that explains how internal mount antennas do not work for the new 5G technology. While it may have been possible in the past to use these types of poles for the old technology, it no longer is the case.

The Farmington Code places a heavy emphasis on collocation. If internal antennas are used, it is very possible that only one carrier would use the tower. The mono-pine easily lends itself to collocation. Allowing the mono-pine versus the monopole keeps with both the spirit and intent of the Farmington Code regarding the need for collocation. A new set of drawings is provided that shows that there are three or four possible carriers for the mono-pine. These drawings also show the tower moved to the corner of the compound as approved by the Planning Commission.

Photos of a recently constructed mono-pine in Shawnee, OK are also attached. A brochure from a tower manufacturer with different options is included as well. The new types of mono-pine applications are more realistic than those from years past. These should fit into the wooded area and be the least visually intrusive of any tower option.

Please let me know the process for getting approval of a mono-pine stealth facility. Thank you very much.

Attachments:

Revised Zoning Drawings
Letter from AT&T RF Engineer
Photos of Shawnee, OK mono-pine
Brochure from Valmont



To whom it may concern,

Internal mounted antennas do not allow for MIMO (Multiple-In-Multiple-Out) or massive MIMO required for optimal 5G service. This in effect cuts the technology capabilities well over 60% as coax running up the tower cuts transmit power in half and we are forced to reduce our transmit and receive ports to the antenna, from 64 transmitters down to 4 transmitters potentially. These internal mounts will not garner the 5G throughput speeds that it is capable of due to this. Existing internal mount towers will suffer with this issue.

The new C-Band spectrum requires radios to be closer to or integrated with the antenna. This is due to the higher frequencies that it is. The farther from the antenna the radio is the greater the power losses become compared to other frequencies. These losses translate to less coverage and capacity for the end users.

C-band has a large heat dissipation concern in an internal mount setup. Because the C-Band spectrum requires its own antenna to perform at its peak it will require another mounting centerline. Without another centerline this new 5G spectrum cannot be put into use and will limit throughput speeds and capacity offloading for the area.

Finally, FirstNet will require another centerline due to the interference it causes with another band. This separation requirement, in addition to the extra centerlines needed and loss of capacity mentioned above, means fewer co-locations on the internal mounted tower which will lead to more towers nearby for us and other carriers.

The result of using internal mounted antennas is more towers to service the same population that an external antenna array would perform.

Sincerely,

A handwritten signature in black ink that reads "Dustin Christal".

Dustin Christal

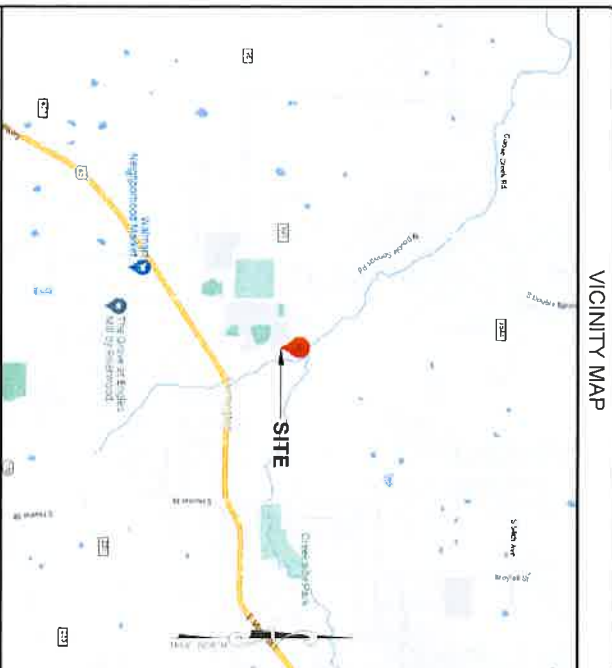
AT&T Professional RAN Engineer

TILLMAN INFRASTRUCTURE

TI-OPP# 18076-A
SITE NAME: FARMINGTON SR
FA # 10554716

194' SE OF 240 W. LOSSING ST
 FARMINGTON, AR 72730
 WASHINGTON COUNTY

VICINITY MAP



SITE INFORMATION

ESRI SITE ADDRESS: 194' SE OF 240 W. LOSSING ST
 FARMINGTON, AR 72730
LATITUDE AND LONGITUDE AND DATUM: 36° 02' 41.958" (98.044883)
 94° 15' 03.187" (94.250978)
GROUND ELEVATION: 1189.2MBSL
JURISDICTION: CITY OF FARMINGTON
JURISDICTION CONTACT: 354 W MAIN
 FARMINGTON, AR 72730
 479.572.5485
LAND OWNER: T-C FARMINGTON, LLC
 200 S. STATE ST.
 FARMINGTON, AR 72738-0233
 FJCD@MII.GMAIL.COM
 TULIP
CONING: 780.01238.000
PROJECT/UTILITY NUMBER: TILLMAN INFRASTRUCTURE, LLC
 151 WEST 5TH STREET 27TH FLOOR
 NEW YORK, NY 10019
MONOPHASE
STRUCTURE TYPE: 150' (7A.C.U.)
STRUCTURE HEIGHT: 154' (A.C.U.)
OVERALL HEIGHT: 154' (A.C.U.)
POWER SUPPLIER: OCEC
 870.838.5791
TELECOM SUPPLIER: AT T
 800.331.0500

PROJECT TEAM

APPLICANT: TILLMAN INFRASTRUCTURE, LLC
 151 WEST 5TH STREET 27TH FLOOR
 NEW YORK, NY 10019
PROJECT MANAGEMENT FIRM: SCI WIRELESS
 480 RIDGE POINT DRIVE
 SUITE 1000
 ELITE WOODS
 1689.377.2381
 scire@sciwireless.com
 www.sciwireless.com
ENGINEERING FIRM: MASON ENGINEERING
 6232 CONSTITUTION DR SUITE C
 COMPTONVILLE, IN 45804
 WILL.HIEBERN
 AS.ADOPTED BY LOCAL JURISDICTION
 Whidener@mi.com
 www.mason.com

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES, NOTHING IN THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:

- 2012 IBC INTERNATIONAL BUILDING CODE CURRENT EDITION
- 2017 NEC NATIONAL ELECTRICAL CODE CURRENT EDITION AS ADOPTED BY LOCAL JURISDICTION
- 2010 AISC ARKANSAS MECHANICAL CODE CURRENT EDITION AS ADOPTED BY LOCAL JURISDICTION
- 2010 AISC ARKANSAS MECHANICAL CODE CURRENT EDITION AS ADOPTED BY LOCAL JURISDICTION
- 2012 AIAA ARKANSAS AIR CONDITIONING AND REFRIGERATION CODE CURRENT EDITION AS ADOPTED BY LOCAL JURISDICTION
- 2014 ARKANSAS ENERGY CODE 2009 EDITION WITH SUPPLEMENTS AND AMENDMENTS
- 2012 ARKANSAS FIRE PREVENTION CODE VOL. I, FIRE PREVENTION CODE VOL. II, BUILDING CODE VOL. III
- 2012 ARKANSAS FIRE PREVENTION CODE VOL. I, RESIDENTIAL, TA 607
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEERS 81
- IEEE STANDARD FOR SAFETY CODE LATEST EDITION
- REBAR CONCRETE 1911
- ANSI 311
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- AMERICAN CONCRETE INSTITUTE
- AMERICAN CONCRETE INSTITUTE

DRAWING INDEX

- T-1 TITLE SHEET
- SARNEY
- L-0 OVERALL AREA
- E-1 OVERALL SITE PLAN
- E-2 ENLARGED SITE PLAN
- E-3 ELEVATION

DRAWING SCALE

THESE DRAWINGS ARE SCALING TO ALL SITE AT 2700' AND PLACED AT 1"=100'- CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION

SCOPE OF WORK

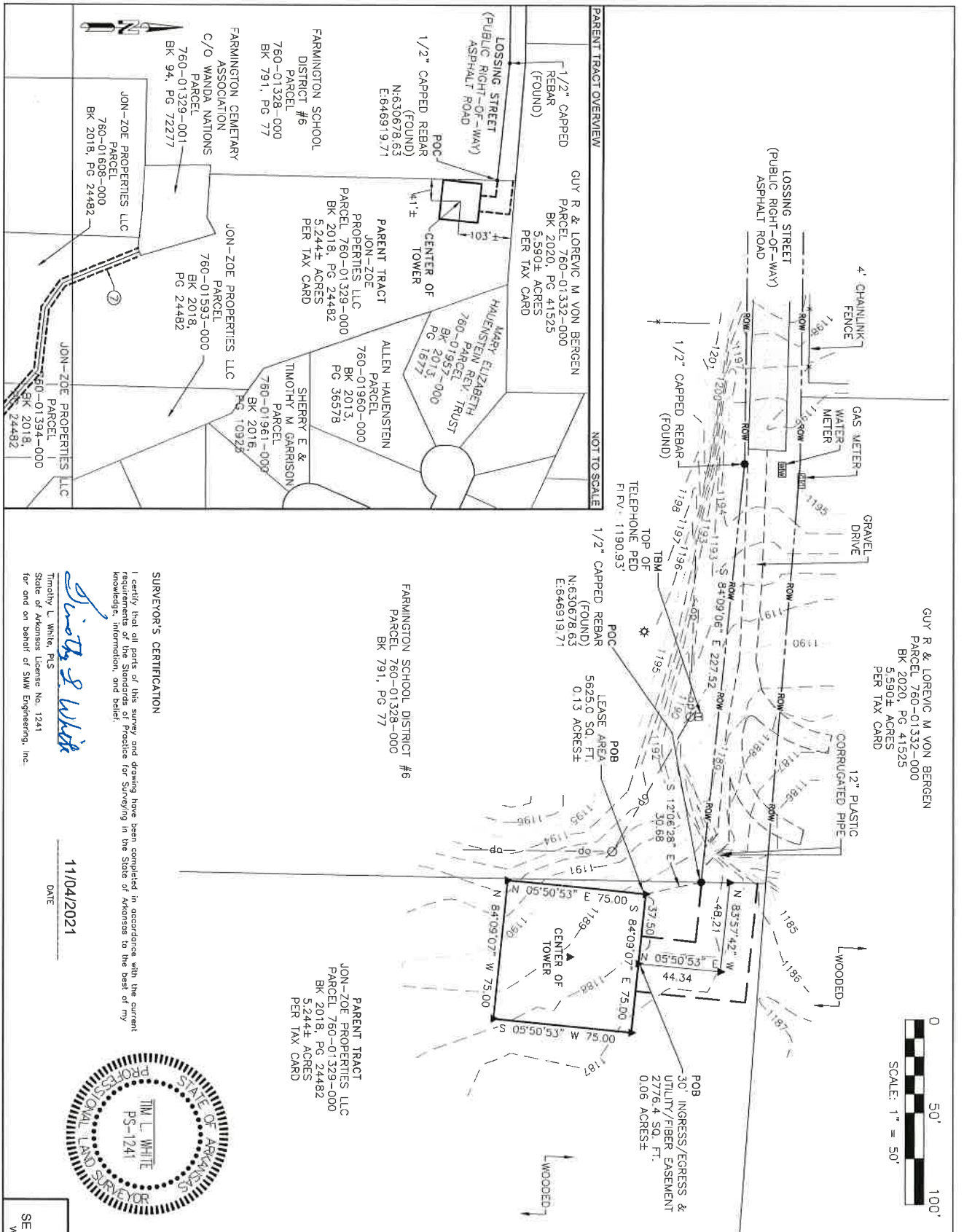
- THIS PROJECT CONSISTS OF:
- CONSTRUCTION OF A PROPOSED UNMANNED TELECOMMUNICATIONS FACILITY.
 - SITE WORK: PREPARED TOWER, UNMANNED TELECOMMUNICATIONS PLATFORM OR CONCRETE PAD AND UTILITY INSTALLATIONS.



CONING EXHIBIT
 NOT FOR CONSTRUCTION

DRAWN BY:	
CHECKED BY:	
REV. I DATE DESCRIPTION	
0 9/21/2022 DYNAMIC EXHIBIT	

TITLE SHEET
 SHEET NUMBER
T-1



GUY R & LOREVIC M VON BERGEN
 PARCEL 760-01332-000
 BK 2020, PG 41525
 5.590± ACRES
 PER TAX CARD



TOWER INFO
 LATITUDE: 36°02'41.765" NORTH
 LONGITUDE: 94°15'03.166" WEST
 (NAD 83)
 GROUND ELEVATION: 1189'
 ABOVE MEAN SEA LEVEL (NAVD83)

SITE ADDRESS:
 194' SE OF 240 W LOSSING STREET
 FARMINGTON, AR 72730

VICINITY MAP

ARIZONAS NORTH
 GRID TO TRUE NORTH
 -118'
 TRUE NORTH TO MAGNETIC
 DECLINATION
 118' E
 COMBINED SCALE FACTOR
 0.999998172

LEGEND

- = 5/8" REBAR SET
- = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (S) = REFERENCED INFORMATION
- (M) = MEASURED
- ✕ = LIGHT POLE
- ☒ = POWER POLE
- ☒ = GAS METER
- ☒ = WATER METER
- ☒ = TELEPHONE REDISTAL
- ☒ = GROUNDING ROD

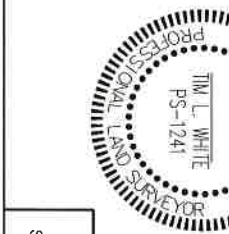
FLOOD NOTE
 By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map (FIRM) which is the effective date of MAY 15, 2008 and is NOT in a special flood hazard area. Zone "X": Areas determined to be outside the 0.2% annual chance floodplain.

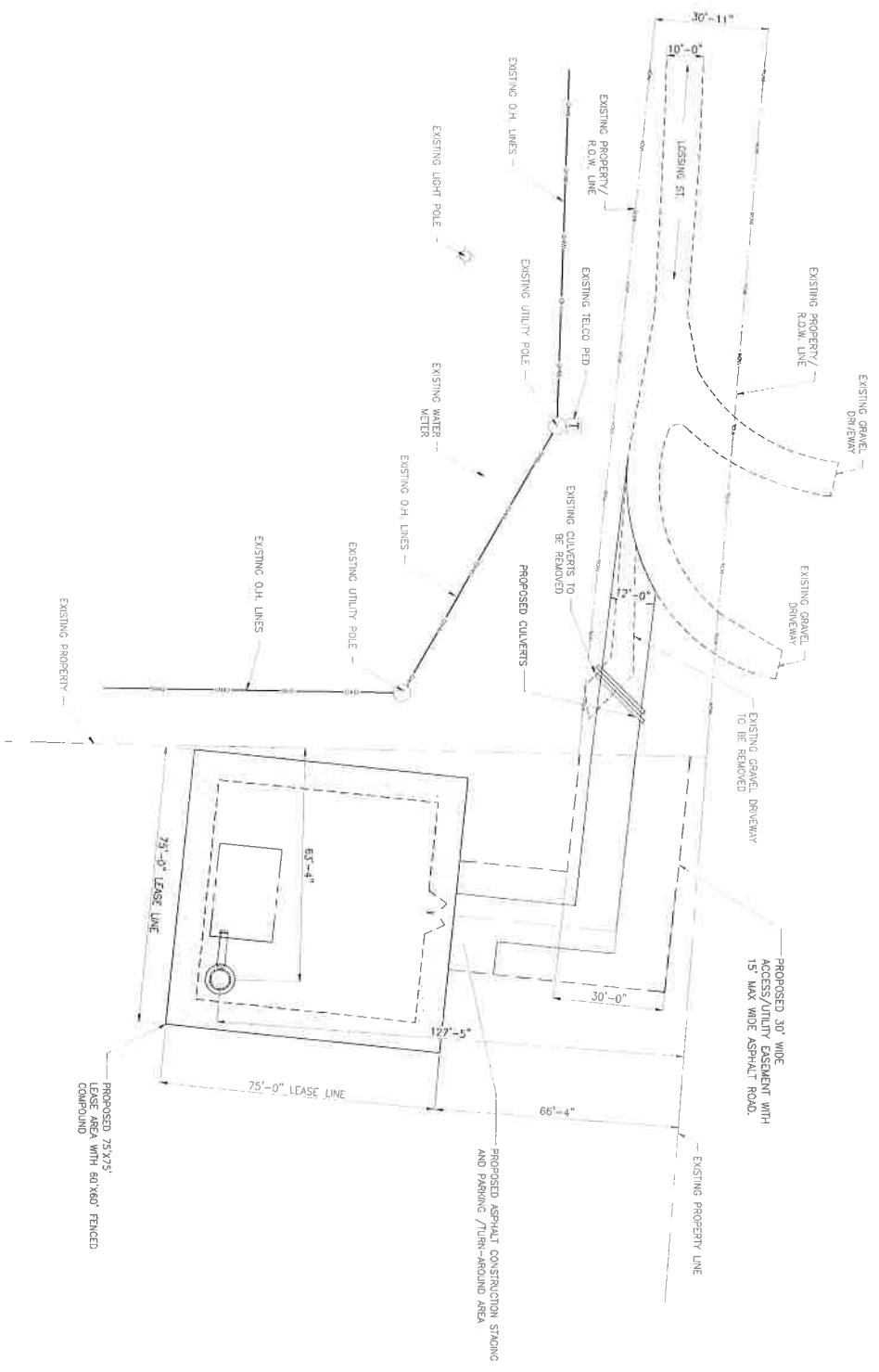
TLOPP-187076-A
 10554716
 SE 1/4, SEC. 22, T-18-N, R-31-W
 WASHINGTON COUNTY, ARKANSAS

SURVEYOR'S CERTIFICATION
 I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Arkansas to the best of my knowledge, information, and belief.

Timothy L. White
 Timothy L. White, PLS
 State of Arkansas License No. 1241
 for and on behalf of SMW Engineering, Inc.

11/04/2021
 DATE





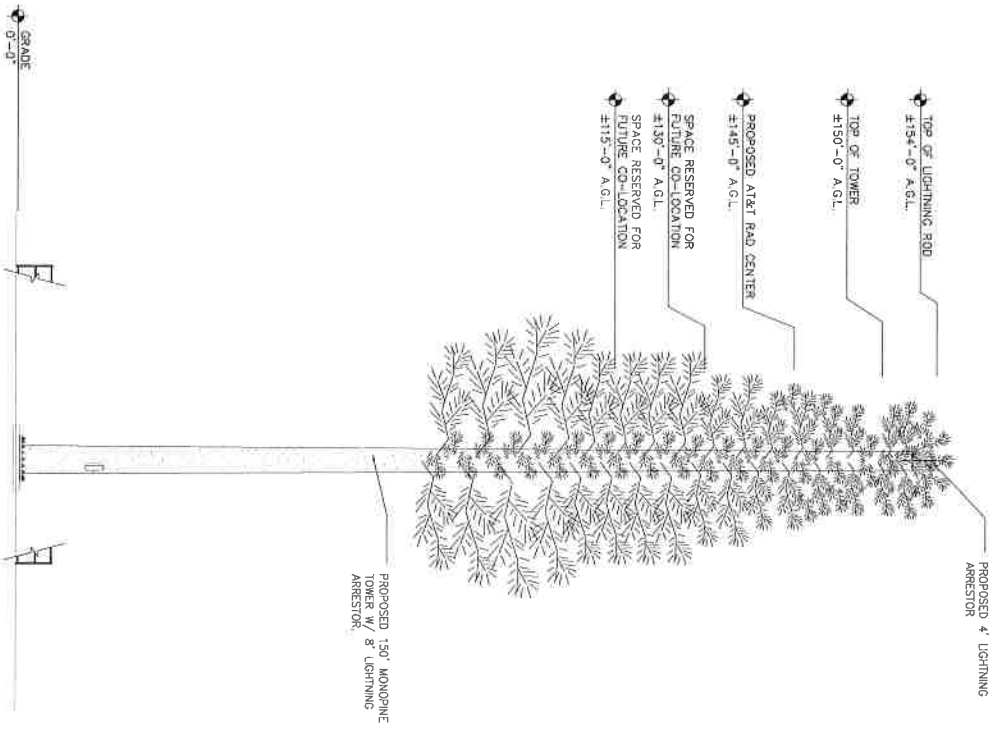
LEGEND	
	PROPOSED LEASE LINE
	PROPOSED EASEMENT
	PROPOSED FENCE
	EXISTING FENCE
	EXISTING PAVEMENT
	EXISTING PROPERTY LINE

		DRAWING EXHIBIT NOT FOR CONSTRUCTION	DRAWN BY: CHECKED BY: DATE: 07/27/2023 REVISION: 1
			T-099 # 180776-A 10564716 SITE NAME: CARMINGTON SR SITE ADDRESS: 194 SE OF 240 W. LOSSI FARMINGTON, AR 727 WASHINGTON CO, TN
OVERALL SITE PL			SHEET NUMBER 2-1

DRAWN BY:		
CHECKED BY:		
REV#	DATE	DESCRIPTION
0	02/20/2021	ISSUED FOR PERMIT

TI-dpp
 180776-A
 1055-7716
 SITE NAME: FARMINGTON SR
 SITE ADDRESS: 194' SE OF 240 W. LOSSI FARMINGTON, AR 72 WASHINGTON CO, LA
 SHEET TITLE: ELEVATION

SHEET NUMBER:
Z-3



1 TOWER ELEVATION
 Z-3 / SCALE: 22'x34" SCALE: 3/32" = 1'-0"
 11'x17' SCALE: 3/64" = 1'-0"

Tower Erection Photos

Date: 2019-11-25

P-001761

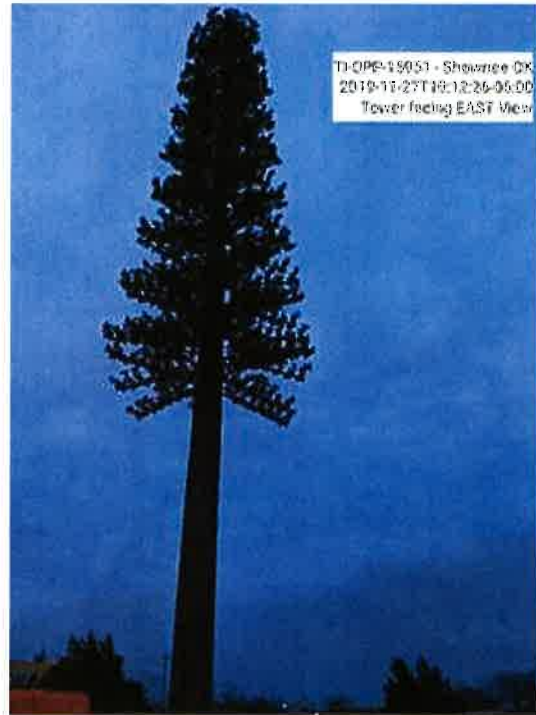
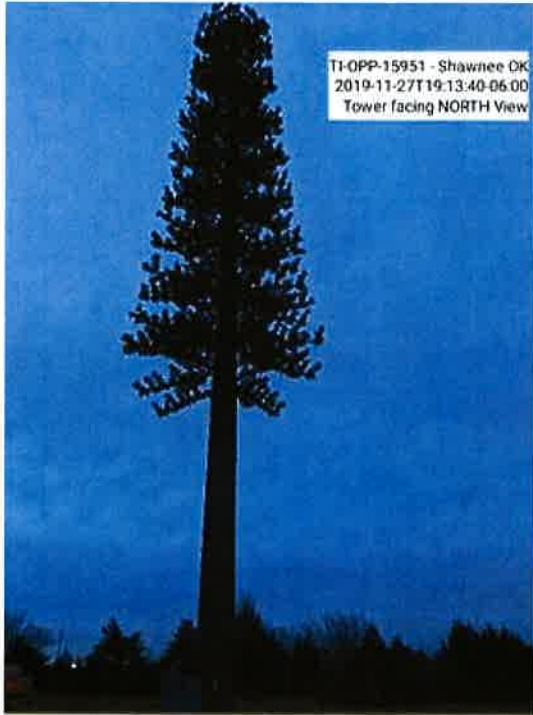
TI-OPP-15951

Tower facing NORTH View

Yes

Tower facing EAST View

Yes

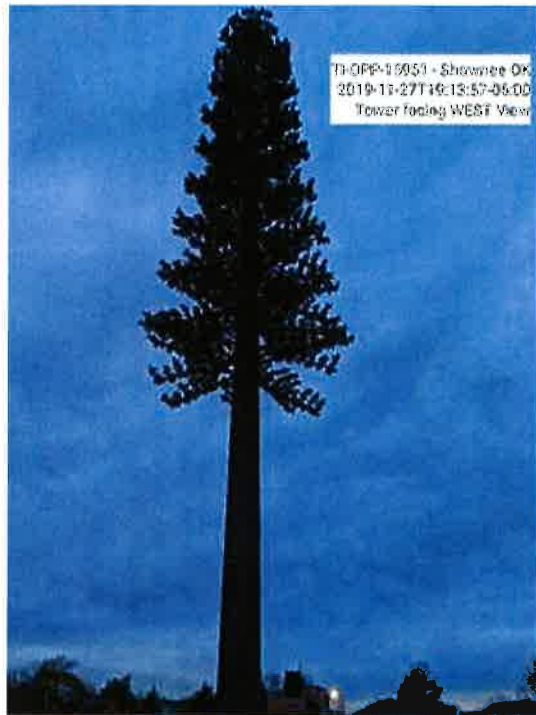
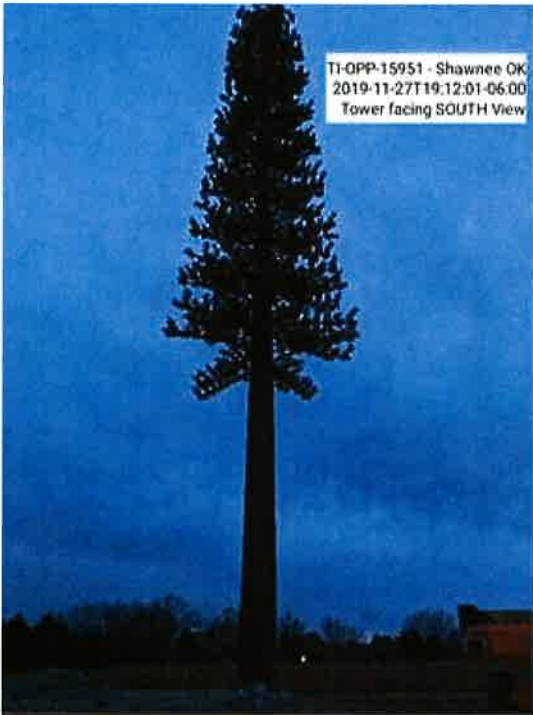


Tower facing SOUTH View

Yes

Tower facing WEST View

Yes





Valmont Larson offers a wide variety of Pine Trees as part of our natural camouflaged product line. As with most of our concealment structures, the ability to adapt is part of what we do best. Jurisdictional design challenges can be met with a simple, reliable, monopole-based product. Our RF-friendly materials are tested in a laboratory and in the field.

- Valmont Larson offers multiple branch canopy options to aesthetically simulate natural pine trees in different geographical locations.
- Valmont Larson pine foliage is UV-resistant, designed to stand up to the rigors of prolonged outdoor exposure.
- Pine foliage is available in different colors and diameters to emulate different trees.
- Valmont Larson produces Ultraflex® bark, a specially formulated exterior grade epoxy composite to simulate tree bark on monotree camouflaged towers.
- Trees can be finished with realistic bark, brown paint, or camouflage paint.

Types of Concealment

■ PINE TREE



LARSON CONCEALMENT SOLUTIONS FOR ANY ENVIRONMENT Pine Tree

- Larson Ultraflex bark is a specially formulated exterior grade epoxy composite to simulate tree bark on monotree camouflaged towers. Our bark is:
 - Unparalleled in strength, flexibility, and durability by means of extensive laboratory testing, including EMMAQUA-NTW method, environmental freeze/thaw cycle testing, flexural elongation, and tensile strength testing.
 - Tested in temperatures ranging from -50°F to 180°F.
 - Painted with multiple colors and washes to create a natural appearance.
 - A proprietary blend that is applied wet, directly to the pole and then hand textured and will not peel or delaminate like sheet bark.
 - Ensured to have a strong bond to between bark and galvanized pole because poles are etched prior to application.
- RF-friendly Larson Antenna Socks are vital to camouflage antennas within the canopy of the tree & the addition of Larson Antenna Branches can create complete concealment.
- Microwave & RRU Socks & Branches are also available to help all equipment blend into the canopy.
- We offer engineering and design expertise as well as a broad understanding of telecom requirements. Design assistance in photo simulations and 3-D renderings.
- RF-friendly materials yield extremely low insertion and return loss properties.



Comparison of foliage colors and diameters.

Challenge: Increase Customer Parking

Situation

- 10 parking spots to be shared among 5 food truck vendors, building employees and potential customers
- Customers of neighboring business frequently park in our spots

Researched options prior to contacting planning commission

- Sharing and renting parking spots not available from Lee Trailer, Onion Creek, or Farmington Dental
- Will invest in bike racks to encourage cycling customers



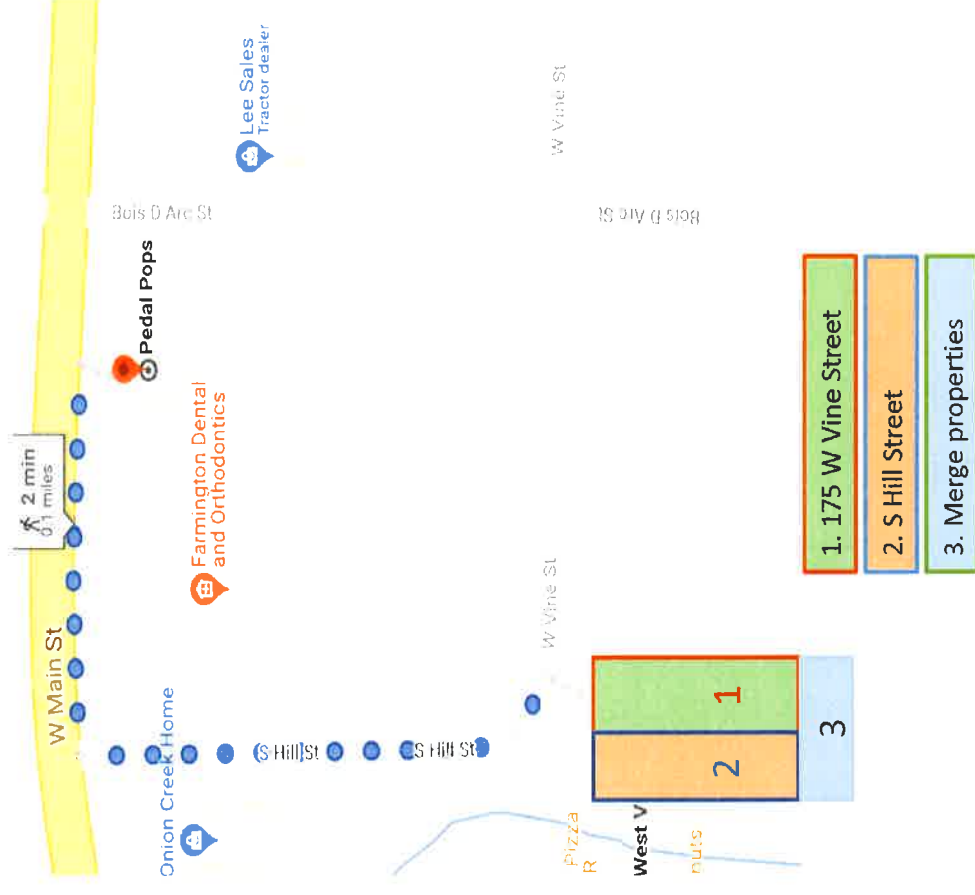
Proposed Solution: Invest in Offsite Parking within Neighborhood

Pops Holdings has purchased the lot at 175 W. Vine Street and proposes the following to the City of Farmington for approval:

1. Re-zone 175 W Vine Lot from Residential to Commercial to build employees and vendor parking
2. Vacate S. Hill Street right of way to enable overflow parking for customers
3. Allow merger of (1) & (2) to maximize use of space

Anticipated Benefits:

1. Reduce on-street parking that would disturb residents
2. Utilize vacant properties located on the flood plain





Proposal to re-zone lot on Vine Street, vacate lot on Hill Street and merge into one plot



Neighborhood View



In front of 175 W Vine



S Hill Street right-of-way