



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

PLANNING COMMISSION AGENDA
January 22, 2018

**A meeting of the Farmington Planning Commission will be held on
Monday, January 22, 2018 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - December 18, 2017
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 HEARING**
 - A. **Rezone Request:** Farmington Heights Phase 2 from A-1 to R-1 and R-3
Property owned by: Indian Territory, LLC.
Property Location: S. 54th Street
Presented by: Ferdi Fourie, P.E.
5. **NEW BUSINESS**
 - A. **Final Plat:** Hillside Estates
Property owned by: Lots 101, LLC.
Property Location: North Garland McKee
Presented by: Blew & Associates, PA

**Planning Commission Minutes
December 18, 2017**

1. ROLL CALL – Meeting was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

Howard Carter
Jay Moore
Matt Hutcherson
Toni Bahn
Robert Mann, Chair
Gerry Harris
Judy Horne

ABSENT

Bobby Wilson

City Employees Present: Melissa McCarville, City Business Manager; Rick Brammall, City Inspector; Steve Tennant, City Attorney; Chris Brackett, City Engineer

2. Approval of Minutes: November 27, 2017 Minutes were approved as corrected. (A statement made at that meeting was incorrect information and correct information was mentioned at this meeting.)

3. Comments from Citizens: No comments by citizens.

4. Approval of 2018 Schedule of Farmington Planning Commission meetings/submission deadlines

After review, the proposed 2018 Schedule was approved unanimously.

PUBLIC HEARING

5A. Variance Request from Front Setback Requirements at 246 E. Anabranh Court (Lot 5) by Alberta Investments, LLC

Jessie Fulcher was present and stated that this is one of two remaining lots in this multi-family zoned property just off Alberta Street where the company wishes to build duplexes. However, the lots are irregular size because they are on a cul-de-sac. Also, because the lots are adjacent to an electric power transmission line and substation and also a natural gas transmission line, the utilities easements take up 35% of the land. Development of any structure is prohibited within 100 feet of the electric utility lines. Therefore, in order to build on this Lot 5, the company must have variance from the City's front setback requirement of 4.60 feet for a width of approximately 6 feet.

Rick Bramall did not think the request would be problematic.

Chairman Mann called for question to approve a variance request from front setback requirements at 246 E. Anabranh Court (Lot 5) by Alberta Investments, LLC. Passed unanimously.

5B. Variance Request from Front Setback Requirements at 262 E. Anabranh Court (Lot 6) by Alberta Investments, LLC

Jessie Fulcher explained that this variance request is needed because Lot 6 is “severally impacted by an existing 80-foot wide high-pressure gas line easement.” He further stated: “The easement eliminates approximately 6,400 square feet of usable area from the property, or about 43% of the property. The easement coupled with a 25-foot front setback results in 64% of the property being unbuildable. The gas company will not vacate any amount of the existing easement and no structures can be built within the easement.”

Therefore, Mr. Fulcher asked for a 1.32 foot variance of side setback and approximately 5 feet into the front setback.”

Judy Horne expressed concern for this lot being so close to the gas transmission line and the high-level electric transmission power utilities.

Chairman Mann called for question to approve a variance request from front and side setback requirements at 262 E. Anabranh Court (Lot 5) by Alberta Investments, LLC. Upon vote, Yes: Carter, Moore, Hutcherson, Bahn, Harris. No: Horne. Motion passed 5 – 1.

5C. Rezoning Request for 126.03 Acres on Double Springs Road from A-1 to R-1 (Single-Family Residential), by Red Canyon Development, LLC

Dave Jorgensen represented Riggins Construction Company and stated that this property is on the west side of Double Springs Road and south of the Silverthorne subdivision.

Public Comment:

Michelle Sellers, 297 Double Springs Rd (lives on west side, across street from proposed development.) She requested more information and was told that minimum lot size for R-1 is 10,000 but developer could make lots larger.

Phyllis Schein, 546 Goose Creek, asked about possible zoning change and was told it could not be changed, if approved at this meeting. The process of preliminary plat approvals, city engineer scrutiny of plats, and the final plat procedure were reviewed.

Chairman Mann called for question to approve rezoning request for property at Double Springs Road from A-1 to R-1 by Red Canyon Development, LLC. Motion passed unanimously.

NEW BUSINESS

6A. Preliminary Plat for Hillside Estates located on North Garland McKee, owned by Lots 101, LLC (Tom Sims) property owner

Jorge DuQuesne of Blew & Associates, PA, was present to answer questions.

Chairman Mann asked Mr. DuQuesne if he had seen the memo from City Engineer Chris Brackett. He stated that he had seen the memo. Mr. Brackett’s memo follows on the next page:

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

1. The owner has come to an agreement in principle with the City to pay money in lieu of the street improvements and detention pond. This money will be used by the City of *(sic)* make substantial improvements to the drainage capacity under Garland McKee Road. The final cost estimate must be accepted and payment must be paid prior to final plat approval.
2. The fire hydrant locations shown on the plat and the utility plans must be reviewed and approved by the Fire Department.
3. The water improvements must be reviewed and approved by Washington Water Authority and the Arkansas Department of Health prior to any construction activities.”

Discussion followed regarding the change in design plan from what had been considered previously. That had been to build a very large detention pond on the land in question.

It was explained by Mr. Brackett that upon further study he believed the pond would not help mitigate flooding on Rosebay Drive and it would just be wasted money. He said the problem was that the drainage culverts’ capacity is not high enough and that must be resolved for the Rosebay residents to see less floodwater.

A long discussion followed with some Commissioners thinking that adding 3 to 4 addition houses would not make that much difference in the amount of runoff going onto Rosebay while others felt that it would have a negative impact.

Also, Mr. Brackett was persistently asked about how long the already-approved engineering study would take and after that how long to put the drainage improvements into place. He estimated the study and design would take about 3 months and 4 to 6 months to construct. Final construction would not be finished until long after the spring rainy season. It is estimated the final cost will be at least \$500,000 to implement the drainage plan.

In addition, it was explained that no matter how the Planning Commission voted at this meeting, Mr. Sims the developer could go ahead and build the homes anyway and the City would not receive his monetary assistance with the project.

Matt Hutcherson said that it seemed inappropriate to give precedence to the developer’s request to build 3 new homes above the serious flooding problems of existing residents downstream on Rosebay.

Some Commissioners felt the agreement with Tom Sims was vague and they wished to know an exact amount that would be paid by Tom Sims.

Mr. Sims reminded that he had been willing to donate 8 acres of land and building the detention pond.

At this point in the meeting Ms. Toni Bahn had to leave the meeting.

Public Comment:

Neil Barnes, 11034 Highway 170 (owner of all land south of Rosebay Avenue and south of the creek) was concerned that a new plan will dump water on his farm land. . He stated that he was in construction business and understands the effect of detention ponds. He strongly emphasized that a detention pond within Hillside Estates would work to alleviate flooding.

The culvert under Garland McKee was built about 9 or ten years ago and there was no flooding until 5 or 6 years ago. He stated that he had spent quite a bit of money on reinforcing his creek banks with broken up pieces of concrete paving last year.

He also stated no one has approached him about buying some of his land. He also wanted to know what downstream improvements will be included in the engineering plan. And finally, he was concerned about how many more lot splits and houses the developer could put on the property. Tom Sims, developer, said three houses can be built on Garland McKee and there are only two very large lots on the hill east of the house development.

Russell Pease, 10047 Rosebay, said these issues have been going on for several years now and now even more has changed since the last meeting on the subject which was July 2017. He urged Commissioners to look at a map to see where the creek flows because he does not believe larger drainage pipe will prevent Rosebay Lane from flooding on an annual basis. He said that he is 72 years old and his formerly \$200,000 asset is now worth only the property it sits on. He said others in the neighborhood were in similar circumstances.

He also suggested completely closing Rosebay at Garland McKee and engineering drainage to the creek there also.

City Engineer Chris Brackett said in the design study, they are looking at the problem of the 90 degree angle of Garland McKee Road. Melissa McCarville added that they are also looking at other options in addition to culvert improvements.

Nancy Harris, 11035 Rosebay Lane, was extremely upset, stating she could not sell her house and that she and spouse are 74 and 83 years old. She begged for action and wondered why no one (Commission, City staff, and City Council) will ever listen to the people who live there and yet allow the developer of Hillside Estates to continue building.

She said that other home owners have also had to spend large sums of money to repair their homes and there are people in the neighborhood who are now ill as a result of the flooding.

Judy Fazenda, 11043 Rosebay Lane said in flooding rains she had seen water up to the pole of the fourth house that Tom Sims is now building. She urged quick action from the City.

Dennis Moore, 11750 Garland McKee, said he lives up on the mountain east of the proposed subdivision. Being able to see the flooding, he said it is a major problem and the right angle turn is a problem. He wondered how it could be engineered because Washington Water Authority located at the corner would not sell their land.

When Public Comment ended, Chairman Mann encouraged the homeowners to attend the next City Council meeting which will be Monday, January 8, and during the comments section to express these concerns.

In final summary it was determined that the engineering design would take 3 months; then the funding request would go to City Council for approval; then it will take about 60 days to bid the project and 4 – 6 months to build it.

Further, with regard to this preliminary plat, if approved, then a Final Plat will go to the Plat Review Committee. After that is finalized, then the Final Plat goes to City Council for approval. Also with preliminary plat approval, no ground can be excavated. It was also noted that the developer would have to put in sidewalk on Garland McKee. And it was clarified that if the request by developer is not approved by Planning Commission, the Condition 1. in City Engineer's memo (that developer Tom Sims will pay money to City of Farmington instead of making street improvements and detention pond) would not have to be done by developer

Chairman Mann called for question to approve the Preliminary Plat for Hillside Estates located on Garland McKee Road, owned by Lots 101, LLC – Tom Sims, developer, conditional upon developer's meeting the three conditions that were presented in the memo from City Engineer Chris Brackett at this meeting.

Upon roll call: Yes - Carter, Moore, Harris, Horne. No – Hutcherson. (Toni Bahn was absent, having left the meeting earlier.) The vote was 4 – 1 and motion passed.

5. Adjournment: Having no further business, meeting was adjourned.

Judy Horne - Secretary

Robert Mann - Chair

City of Farmington Application for Rezoning

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

Applicant: <u>Indian Territory, LLC.</u>	Day Phone: <u>479-530-2778</u>
PO Box 1527	
Address: <u>Farmington, AR 72730</u>	Fax: _____
Representative: <u>Ferdi Fourie, P.E.</u>	Day Phone: <u>479-381-1066</u>
4847 Kaylee Ave, Suite A	
Address: <u>Springdale, AR 72762</u>	Fax: _____
Property Owner: <u>Indian Territory, LLC.</u>	Day Phone: <u>479-530-2778</u>
PO Box 1527	
Address: <u>Farmington, AR 72730</u>	Fax: _____

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

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

Property Description Unassigned, S. 54th Street (*Farmington Heights Ph. 2*)
 Site Address -- _____
 Current Zoning -- A-1 Proposed Zoning -- R-1 AND R-3

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

Type of zoning requested and reason for request:

To allow for the development of a single-family subdivision

Responsibilities of the Applicant:

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

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

2. Pay a \$25.00 application fee
3. Provide a copy of the deed of the property.
4. Written authorization from the property owner if someone other than the owner will be representing the request.
5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 31 day of July, 2017.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from _____ to _____ will be held on the _____ day of _____, 201____, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

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

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

Melissa Date 7/31/17
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.)

Melissa Date 7/31/17
Owner/Agent Signature

RECEIPT

DATE 10-24-17 No. 540315

RECEIVED FROM Civil Design Engineers \$ 25.00

Twenty five and no/100 DOLLARS

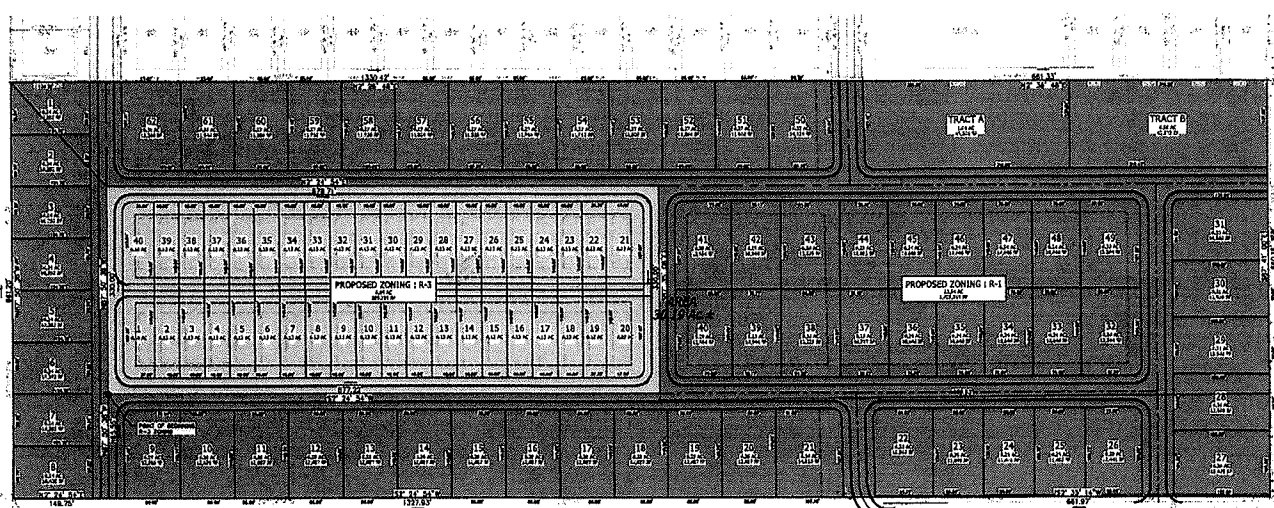
FOR RENT
 FOR Rezone - 544 St. Farmington Heights
Ph. 2

ACCOUNT	
PAYMENT	<u>25.00</u>
BAL. DUE	<u>0</u>

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____
BY B. Coleman

City of Farmington, Arkansas



FOR THE CITY OF FARMINGTON, ARKANSAS, THE CITY ENGINEER HAS REVIEWED THE PLANS AND ALL OF THE EVIDENCE OF THE CITY OF FARMINGTON, ARKANSAS, AND HAS CONCLUDED THAT THE PLANS COMPLY WITH THE CITY ORDINANCES AND THE CITY ENGINEER HAS ISSUED THIS CERTIFICATE OF APPROVAL.

ISSUED AT THE CITY OF FARMINGTON, ARKANSAS, ON THIS 15TH DAY OF MAY, 2010.

CITY ENGINEER

LEGEND

BOUNDARY LINE
 EASEMENT LINE
 PROPOSED R-1 ZONING
 PROPOSED R-3 ZONING

DATE: 05/15/10
 DRAWN BY: JLD
 CHECKED BY: JLD

FARMINGTON HEIGHTS PHASE 2 FARMINGTON, ARKANSAS REZONE EXHIBIT	
DATE:	05/15/10
DRAWN BY:	JLD
CHECKED BY:	JLD
SCALE:	AS NOTED
CDE PROJECT NO.:	1196
SHEET:	1

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

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

S54th Street and Woolsey Farm Road

Location

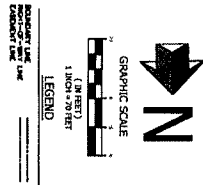
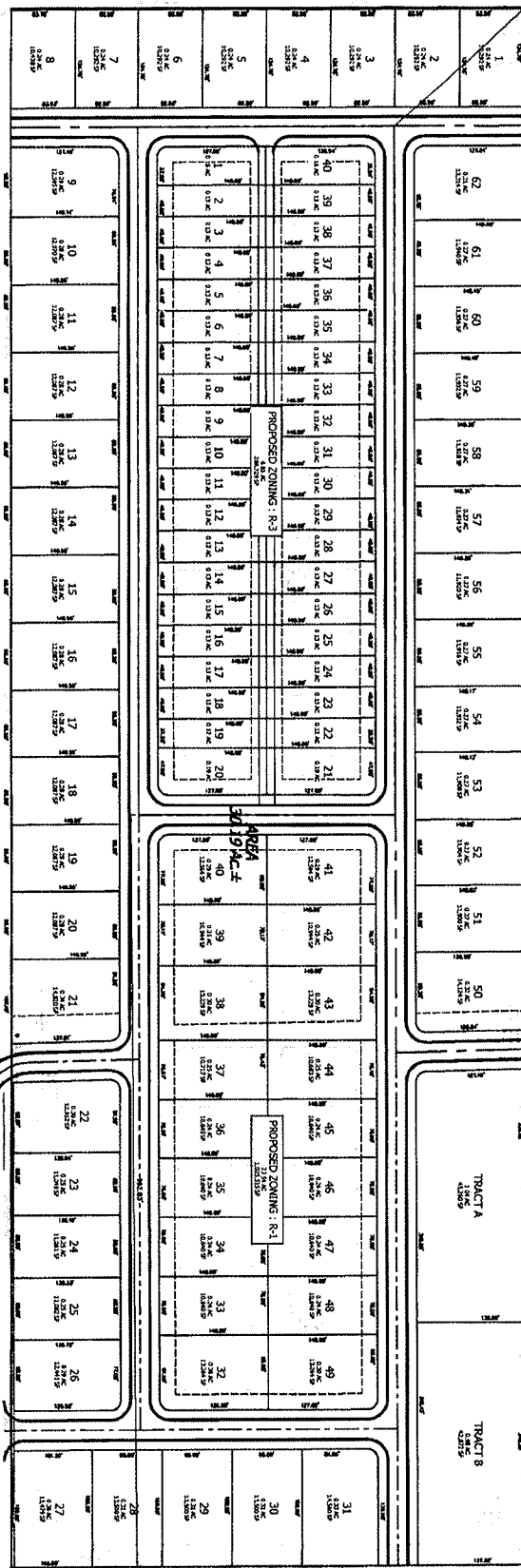
Indian Territory, LLC.

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from A-1 to R-1 and R-3.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on January 22, 2018 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.



PL. 20-0228-002 & PL. 20-0228-003
 SANITY EXAMINATION
 THE BOARD OF THE CITY OF FARMINGTON, ARKANSAS, HAS REVIEWED AND APPROVED THE PROPOSED ZONING MAP AND ZONING ORDINANCE FOR THE REZONE EXHIBIT AND HAS ORDERED THE CITY CLERK TO RECORD THE SAME IN THE PUBLIC RECORDS OF THE CITY OF FARMINGTON, ARKANSAS, AND TO TAKE SUCH OTHER NECESSARY ACTIONS AS MAY BE REQUIRED BY LAW TO EFFECT THE PURPOSES OF THIS ORDER.

DATE: 1/25/14
 BY: [Signature]
 TITLE: [Title]

**FARMINGTON HEIGHTS PHASE 2
 FARMINGTON, ARKANSAS**

REZONE EXHIBIT



NO.	DATE	BY	CHKD	DESCRIPTION

DATE: 1/25/14

BY: [Signature]

TITLE: [Title]

SCALE: AS NOTED

CDC PROJECT NO. 1185

SHEET 1

1

ADJACENT PROPERTY OWNERS

765-16201-030
City of Fayetteville
113 W Mountain Street
Fayetteville, AR 72701-6083

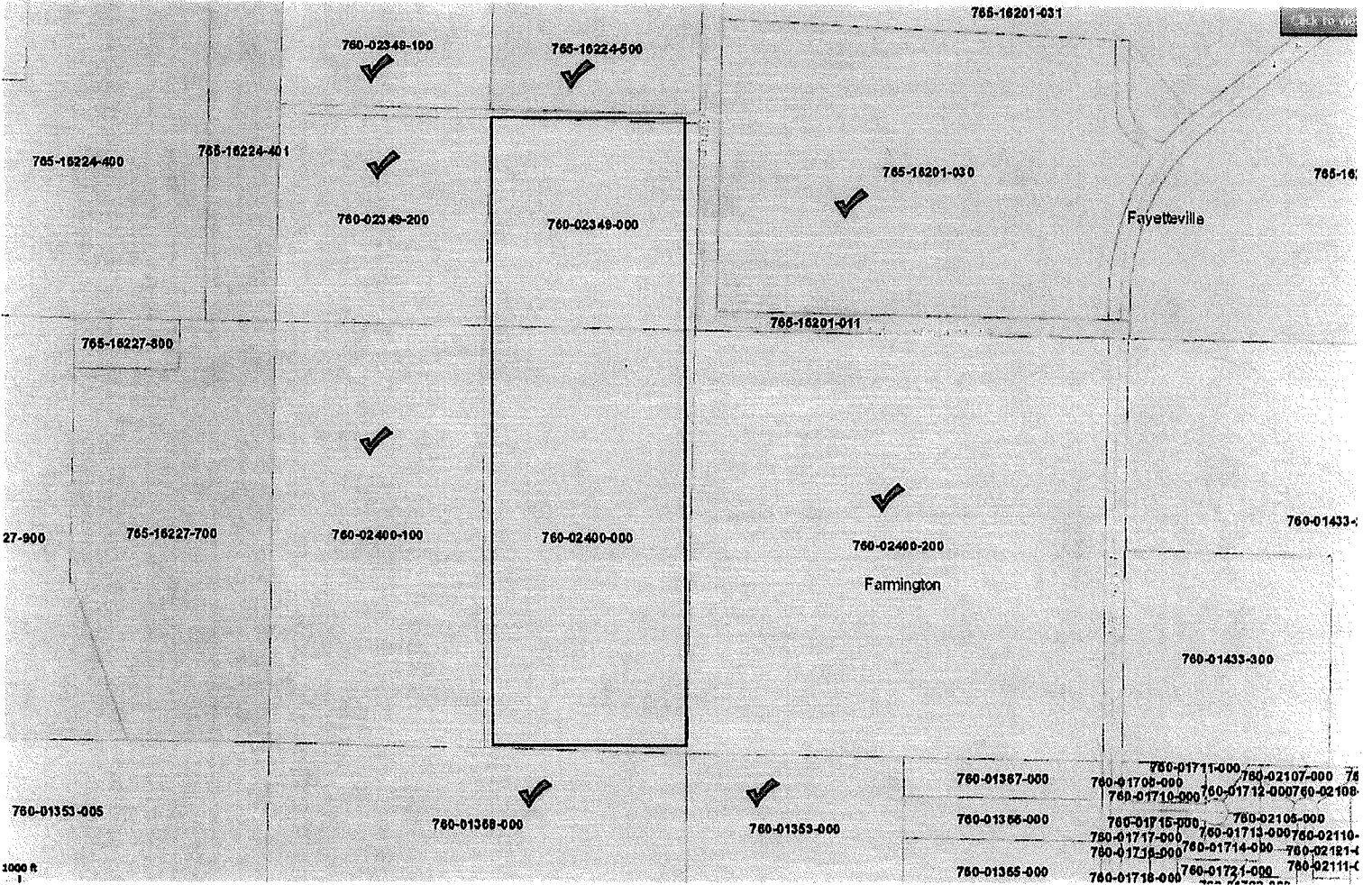
760-01368-000
Eldest Pitts Trust
2790 S Thompson Street
Springdale, AR 72764-6354

760-02349-100
760-02349-200
760-02400-100
Indian Territory LLC
PO Box 1527
Farmington, AR 72730

760-01353-000
S H Holdings LLC
1063 N Valley View Drive
Fayetteville, AR 72701

765-16224-500
David Alan Swaffar
Douglas Lee Swaffar
516 Rheas Mill Road
Farmington, AR 72730

760-02400-200
Yates Family Charitable Reminder Trust
PO Box 10558
Fayetteville, AR 72703-0044



7017 1070 0000 4828 7331

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

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

FAYETTEVILLE, AR 72701

Certified Mail Fee \$3.35

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total \$3.84

Yates Family Charitable Reminder Trust
 PO Box 10558
 Fayetteville, AR 72703

Farmington Heights Phase 2

Postmark: SPRINGDALE AR 72764, JAN 05 2018

USPS

Instructions

7017 1070 0000 4828 7338

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

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

FARMINGTON, AR 72730

Certified Mail Fee \$3.35

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total \$3.84

David Alan Swaffar
 Douglas Lee Swaffar
 516 Rheas Mill Road
 Farmington, AR 72730

Farmington Heights Phase 2

Postmark: SPRINGDALE AR 72764, JAN 05 2018

USPS

Instructions

7017 1070 0000 4828 7345

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

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

FAYETTEVILLE, AR 72701

Certified Mail Fee \$3.35

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total \$3.84

S H Holding LLC
 1063 N Valley View Drive
 Fayetteville, AR 72701

Farmington Heights Phase 2

Postmark: SPRINGDALE AR 72764, JAN 05 2018

USPS

Instructions

7017 1070 0000 4828 7222

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

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

FARMINGTON, AR 72730

Certified Mail Fee \$3.35

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total \$3.84

Indian Territory LLC
 PO Box 1527
 Farmington, AR 72730

Farmington Heights Phase 2

Postmark: SPRINGDALE AR 72764, JAN 05 2018

USPS

Instructions

7017 1070 0000 4828 7239

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

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

SPRINGDALE, AR 72764

Certified Mail Fee \$3.35

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total \$3.84

Eldest Pitts Trust
 2790 S Thompson Street
 Springdale, AR 72764-6354

Farmington Heights Phase 2

Postmark: SPRINGDALE AR 72764, JAN 05 2018

USPS

Instructions

7017 1070 0000 4828 7246

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

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

FAYETTEVILLE, AR 72701

Certified Mail Fee \$3.35

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total \$3.84

City of Fayetteville
 113 W Mountain Street
 Fayetteville, AR 72701-6083

Farmington Heights Subdivision - REV

Postmark: SPRINGDALE AR 72764, JAN 05 2018

USPS

Instructions

AFFIDAVIT

I hereby certify that I FERDINAND FOURIE
Print name

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

Signature:  Date: 01-05-18

City of Farmington
Application and Checklist
Preliminary Plat

Final Plat

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

Applicant: Lots 101, LLC Day Phone: (479) 267-9900
Address: PO Box 1527, Farmington, AR 72730 Fax: (479) 267-5616
Representative: Blew & Associates, PA Day Phone: (479) 443-4506
Address: 108 Crossover Ave, Lowell, AR 72745 Fax: (479) 582-1883
Property Owner: Lots 101, LLC Day Phone: (479) 267-9900
Address: PO Box 1527, Farmington, AR 72730 Fax: (479) 267-5616

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

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

For office use only:

Fee paid \$ 2000.00 Date 10-20-16 Receipt # 519493

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

Property Description

Site Address -- North Garland McKee Road

Current Zoning -- RE-2/A-1

Attach legal description

(Hillside Estates)

Financial Interests

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

Lots 101, 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.

[Signature] Date 2016-06-20
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.)

Owner/Agent Signature Date _____

Development Checklist:

	Yes	No	N/A, why?
1. Completed application form.	X		
2. Payment of application fee.	X		
3. One AutoCAD drawing – 1"=100' or larger, using layer, symbols and line types as required by City Engineer.	X		
4. Fifteen (15) copies of the plat folded to a size of no greater than 10" X 10 ½".	X		
The Following Shall Appear on the Plat:			
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. Curve data for any street which forms a project boundary.	X		
10. 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		
11. Status of regulatory permits:			
a. NPDES Storm water Permit			X
b. 404 Permit			X
c. Other			X
12. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure abutment, etc.			
13. Spot elevations at grade breaks along the flow line of drainage swales.			
14. A general vicinity map of the project at a scale of 1" = 2000' taken from the City of Farmington Street Base Map (1" = 2000').	X		
15. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.		X	
16. 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		
17. 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		
18. 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.			No existing easements on subject property
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			Septic proposed
a. Provide pipe locations, sizes and types.			
b. Manhole locations.			
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			No known sanitary sewer overflow
4. If a septic system is to be utilized, not that on the plat. Show the location and test data for all percolation tests.	X		
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.			No main proposed
b. Note the static pressure and flow of the nearest hydrant.			Nearest fire hydrant not located
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.)			No additional utilities proposed
a. Locations of all related structures.			
b. Locations of all lines above and below ground.			
c. A note shall be placed where streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.			No easements proposed
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	X		

all curb return radii. Private streets shall be clearly identified and named.			
2. A Layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.			No proposed streets
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)			No proposed street lights
Easement Plat – LSD Only			
1. A final easement plat (in the same form as a final plat) must be submitted and recorded before the issuance of a building permit.			Preliminary plat submittal - No large scale development proposed
Subdivision of Land			
1. The lot layout, the dimensions of each lot and total area in square footage or acreage to the nearest on-hundredth (1/100 th) acre of each lot. Lots shall be numbered consecutively for all phases. The total number of lots shall be indicated on the plat.	X		
2. The designation of all "outlots" and anticipated uses, if known.			No outlots proposed
3. For phased development, a plat showing all phases is required.			No phased development planned
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.			No water wells, sumps, cesspools, or other underground structures located
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.)			No existing or proposed lease or access agreements
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.)			No potentially dangerous areas
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.			No existing or proposed public areas
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			Large scale development not proposed
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.)			Large scale development not proposed
8. The location and size of existing and proposed signs, if any.			No proposed signs
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.)			No parking/loading areas proposed
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			No buffer strips, fences, or screen walls required
12. Location of existing and purposed sidewalks.			No sidewalks proposed
13. Finished floor elevation of existing and purposed structures.	X		
14. Indicate location and type of garbage service (Large Scale			Large scale development not proposed

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.			No commonly held areas
16. Draft of covenants, conditions and restrictions, if any.			No covenants
17. Draft POA agreements, if any.			No POA agreement
18. A written description of requested variances and waivers from any city requirements.	X		
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		
Data on Diskette			
1. Magnetic Media or CD with all information in AutoCAD or a similar format must be submitted with application. Questions concerning this requirement may be directed to Building Inspection.	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.*

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

Applicant: Lots 101, LLC
Project Name: Hillside Estates Subdivision – Final Plat
Engineer/Architect: Blew and Associates, PA.

Date: January 2, 2018

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.

General Notes

2. The agreement between the City and Owner must be completed prior the City signing the Final Plat. This agreement must include that the owner of Lot 7 will have to dedicate any easement necessary to construct the drainage improvements that are part of this agreement.
3. A fee Payment In Lieu of Land Conveyance is required prior to the City signing the Final Plat. This fee will be \$600 for each single-family unit (\$3,000). Please ^{see} the Landscape Ordinance No 2016-01, Article XII (C).
4. A bond or payment to an escrow account in the amount of two (2) the estimated cost of the sidewalk will be required prior to the City signing the Final Plat. See the Sidewalk Ordinance No. 8.1(C), Section 3.

Plat

5. Revise the signature blocks to the example provided with these comments.
6. A minimum finished floor elevation must be shown for all lots adjacent to the creek as per the requirements of the Farmington Drainage Criteria Manual. Provide calculations.
7. Show the distance along the boundary from the property boundary corner to the right-of-way corner for the North-South section of Garland McKee Road.
8. Show a twenty-five-foot (25') right-of-way for the section of East-West Garland McKee Road. Show the distance labels for the note above in this location.
9. Show the set iron pins at all the new property corners.
10. Show label the required sidewalk.
11. Show a drainage easement along the creek at the 100-Year WSE. Provide calculations to support the location.

Received By: _____

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

Applicant: Lots 101, LLC.

Date: 1-2-18

Project Name: Hillside Estates Subdivision – Final Plat

Engineer/Architect: Blew & Associates, PA.

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: WASHINGTON WATER AUTHORITY Name: JOHN MOORE

1) Put 911 ADDRESSES ON ALL LOTS ON FINAL PLAT.

2) MAKE 60' AE A UTILITY EASEMENT AS WELL
ON THE SOUTH PROPERTY LINE TO THE EAST PROPERTY LINE
& 35' BS LINE A UE TOO.

3) Any relocation of existing water mains OR extensions
will be at developer's cost.

Received By: _____

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

January 9, 2018

City of Farmington
354 W. Main
Farmington, AR 72730

SUBJECT: Hillside Estate S/D

To Whom It May Concern:

City of Farmington Comments (Chris Brackett)

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.

See this letter.

2. The agreement between the City and Owner must be completed prior to the City signing the Final Plat. This agreement must include that the owner of Lot 7 will have to dedicate any easement necessary to construct the drainage improvements that are part of this agreement.

To Be Provided.

3. A fee Payment In Lieu of Land Conveyance is required prior to the City signing the Final Plat. This fee will be \$600 for each single-family unit (\$3,000). Please see the Landscape Ordinance No 2016-01, Article XII (C).

To Be Provided.

4. A bond or payment to an escrow account in the amount of two (2) the estimated cost the of sidewalk will be required prior to the City signing the Final Plat. See the Sidewalk Ordinance No. 8.1(C), Section 3.

To Be Provided.

5. Revise the signature blocks to the example provided with these comments.

Signature blocks have been revised.

6. A minimum Finished Floor Elevation must be shown for all lots adjacent to the creek as per the requirements of the Farmington Drainage Criteria Manual. Provide calculations.

Please see revised Drawings. The FFE was set two (2) feet above the 100-Yr WSE.

7. Show the distance along the boundary from the property boundary corner to the right-of-way corner for the North-South section of Garland McKee Road.

See revised plan.

8. Show a twenty-five-foot (25') right-of-way for the section of East-West Garland McKee Road. Show the distance labels for the note above in this location.

Right of Way is labeled, and distance labels have been added.

9. Show the set iron pins at all the new property corners.

See revised plan.

10. Show and label the required sidewalk.

Sidewalk has been labeled on Plan View. Cross Section has been added to Sheet 3.

11. Show a drainage easement along the creek at the 100-Year WSE. Provide calculations to support the location.

Drainage Easement is now shown on plans. Calculations are attached.

Washington Water Authority

1. Put 911 Addresses on all lots on Final Plat.

911 Addresses have been requested from Benton County. We will put on plat upon receipt.

2. Make 60' AE a Utility Easements as well on the South Property Line to the East Property & 35' BS Line a UE Too.

See Revised Plat.

3. Any Relocation of Existing Water Mains or Extensions will be at Developer's Cost.

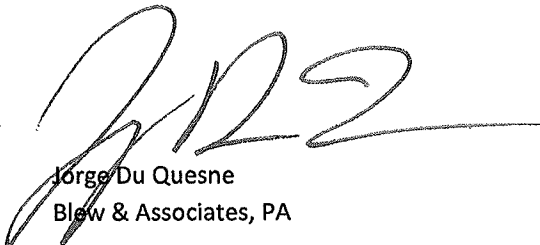
Noted.

Fire Department

1. Need to add one fire hydrant.

Fire Hydrant location is shown on Plat. Owner to pay Washington Water Authority for Fire Hydrant. Per Mr. Chris Brackett, city will need to see receipt prior to signing plat.

Sincerely,



Jorge Du Quesne
Blew & Associates, PA

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

**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:

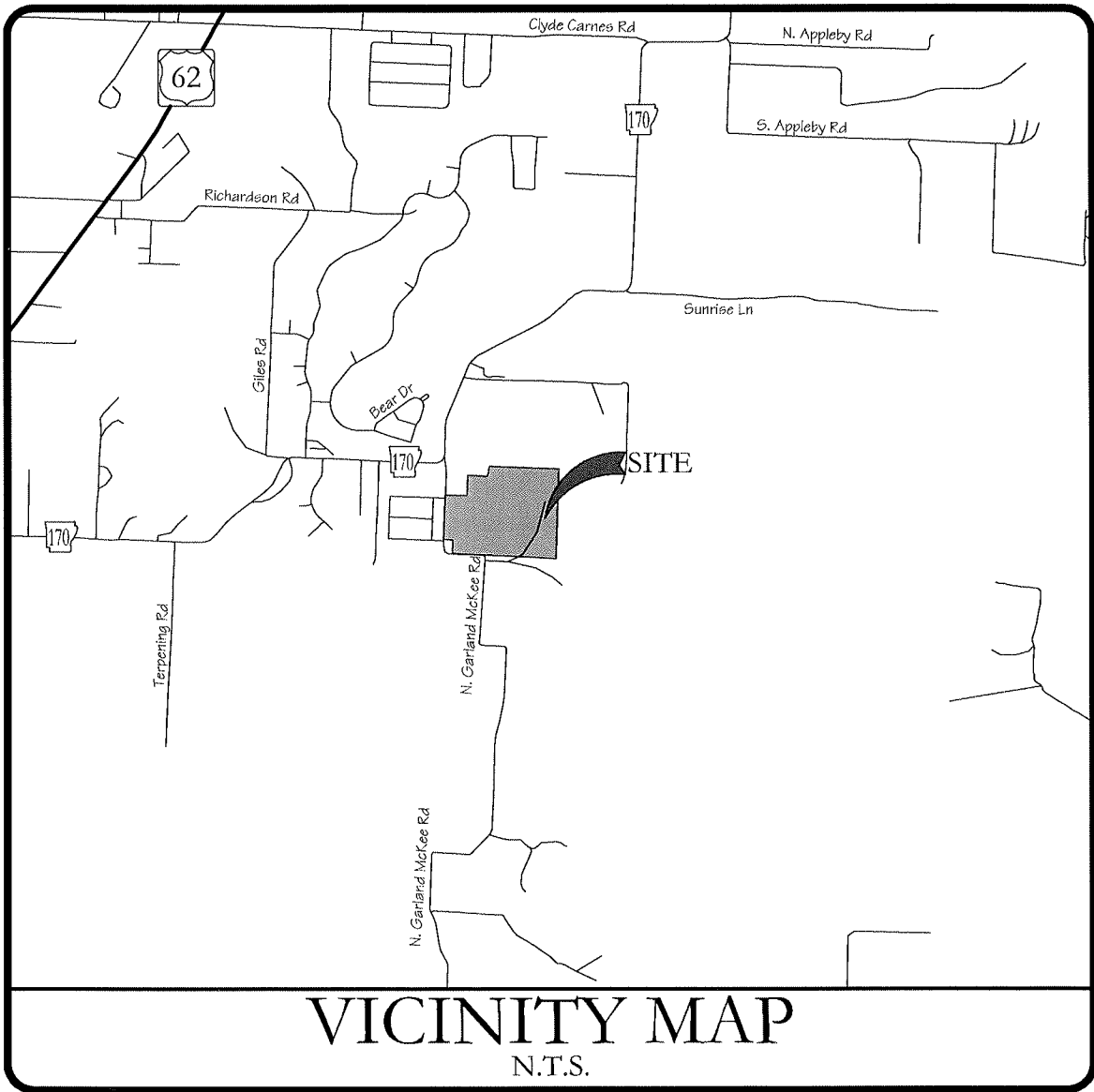
On the east side of North Garland McKee Road just south of Highway 257, as shown on vicinity map
Location

Lots 101, 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 January 22nd, 2018 at 6:00 p.m.

All parties interested in this matter may appear and be heard at same 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.



Faint, illegible text located in the bottom right corner of the page.

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

NOTICE OF PUBLIC HEARING

A petition for Final Plat for the property as described below has been filed with the City of Farmington on the 19th day of December 2017.

Part of the South Half of the Southeast Quarter of Section 3, and part of the Southwest Quarter of the Southwest Quarter of Section 2, Township 15 North, Range 31 West, Washington County, Arkansas being more particularly described as follows:

Beginning at an existing stone marking the Southeast Corner of the Southeast Quarter of the Southeast Quarter of Section 3. Thence along the South line of said Forty, North 87 degrees 03 minutes 46 seconds West, 1,331.98 feet to an existing rebar marking the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 3. Thence along the South line of said Forty, North 87 degrees 00 minutes 08 seconds West, 1,184.78 feet to a set nail. Thence leaving said South line and along a fence line the following bearings and distances: North 02 degrees 15 minutes 16 seconds East, 200.00 feet to a set rebar with cap. North 87 degrees 00 minutes 08 seconds West, 140.00 feet to a set rebar with cap on the West line of the Southwest Quarter of the Northwest Quarter. Thence North along the West line of said Forty, North 02 degrees 15 minutes 16 seconds East, 1,114.76 feet to a set rebar with cap marking the Northwest Corner of the Southwest Quarter of the Southeast Quarter. Thence along the North line of said Forty, South 87 degrees 36 minutes 20 seconds East, 1,661.96 feet to an existing stone. Thence leaving said North line, South 02 degrees 00 minutes 15 seconds West, 661.46 feet to an existing rebar. Thence South 87 degrees 22 minutes 58 seconds East, 1,001.48 feet to a 1" iron pipe. Thence South 86 degrees 59 minutes 09 seconds East, 1,292.33 feet to a flagged steel post on the East line of the Southwest Quarter of the Southwest Quarter of Section 2. Thence along the East line of said Forty, South 02 degrees 23 minutes 04 seconds West, 660.02 feet to an existing stone marking the Southeast Corner of the Southwest Quarter of the Southwest Quarter of Section 2. Thence along the South line of said Forty, North 87 degrees 41 minutes 36 seconds West, 1,300.47 feet to the Point of Beginning containing 85.20 acres and subject to Road Rights of Way and any Easements of Record.

A public hearing to consider this Final Plat will be held on the 22nd day of January, 2018 at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested parties are invited to attend.

PARCEL #760-02960-003
BABCOCK, SCOTT WILLIAM
11060 GARLAND MCKEE RD
PRAIRIE GROVE, AR 72753

PARCEL #760-02960-002
COLEMAN, KEITH B & TANAE
11080 N GARLAND MCKEE RD
PRAIRIE GROVE, AR 72753

PARCEL #760-02960-001
MITCHELL, JAMES D & MICHELE Y
11092 N GARLAND MCKEE RD
PRAIRIE GROVE, AR 72753

PARCEL #760-02922-000
TRAVIS & TREVA K RATCHFORD
PO BOX 326
FARMINGTON, AR 72730

PARCEL #760-02920-000
JAMES C. & SARAH SMITH
11863 EFFIE WAY
FARMINGTON, AR 72730

PARCEL #760-02919-001
MICHAEL J & SHANNON BLANCHARD
11695 EFFIE WAY
FARMINGTON, AR 72730

PARCEL #760-02927-000
TESSA LATTA
11703 EFFIE WAY
FARMINGTON, AR 72730

PARCEL #760-02958-000; #760-02954-000
BILL & LINDA CATT LIVING TRUST
PO BOX 604
FARMINGTON, AR 72730

PARCEL #001-07529-000; #001-07784-001
SILVA PROPERTIES LLC
12198 LITTLE ELM RD
FARMINGTON, AR 72730

PARCEL #001-07530-000
LOTS 101 LLC
PO BOX 10210
FORT SMITH, AR 72917

PARCEL #001-07802-000; #001-07785-001

PARCEL #405-03806-000
STACY WRIGHT
11411 FRISCO DR
FARMINGTON, AR 72730

PARCEL #405-03805-000
WILEY W & DONNA S VAUGHN
10744 N GARLAND MCKEE RD
PRAIRIE GROVE, AR 72753

PARCEL #001-07784-002
DANNY B & LINDA B WILLKIE
TRUSTEES WILLKIE FAMILY TRUST
PO BOX 264
FARMINGTON, AR 72730

PARCEL#760-02961-000
WASHINGTON WATER AUTHORITY
PO BOX 178
FARMINGTON, AR 72730

PARCEL #760-03370-000
ROBERT T. & SARA J. MCCOY
11155 ROSEBAY LN.
PRARIE GROVE, AR 72753

PARCEL #760-03436-000
AME HOLDINGS LLC
PO BOX 447
FAYETTEVILLE, AR 72702

PARCEL #760-03435-000
OREN G & ERIKA K STOKES
10850 STONECROP LN
PRAIRIE GROVE, AR 72753

PARCEL #760-03434-000
JAMES D BRYARS
10862 STONECROP LN
PRAIRIE GROVE, AR 72753

PARCEL #760-03433-000
L & L BUILDERS, INC.
1800 WILLARD ST
SPRINGDALE, AR 72762

PARCEL #760-03432-000
DAVID & KELLY MELANCON
10886 STONECROP LN
PRAIRIE GROVE, AR 72753

PARCEL #760-03431-000
JOHN W & DARLENE CHEATHAM
P O BOX 394
LINCOLN, AR 72744

PARCEL #760-03430-000
RODNEY H & LAUREN A BAILEY
10910 STONE CROP LN
PRAIRIE GROVE, AR 72753

PARCEL #760-03400-000
SCOTT W & J ALESHA CROUCH
11160 WATERLEAF LN
PRAIRIE GROVE, AR 72753

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
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Total	\$6.59

Sent To: **James G & Sarah Smith**
11863 Effie Way
Farmington, Ar 72730

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Pct	\$6.59

Sent To: **Coleman, Keith B & Tanea**
11080 Garland McKee Road
Prairie Grove, AR 72753

Postmark Here: **01/05/2018**

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total F	\$6.59

Sent To: **Tessa Latta**
11703 Effie Way
Farmington, AR 72730

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total	\$6.59

Sent To: **Babcock, Scott William**
11060 Garland McKee Road
Prairie Grove, AR 72753

Postmark Here: **01/05/2018**

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total	\$6.59

Sent To: **Travis & Leva K Ratchford**
PO Box 326
Farmington, AR 72730

Postmark Here: **01/05/2018**

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Pct	\$6.59

Sent To: **Michael J & Shannon Blanchard**
11695 Effie Way
Farmington, AR 72730

Postmark Here: **01/05/2018**

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FAYETTEVILLE, AR 72702

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75	18
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Price	\$6.59	

Sent To: Ame Holdings, LLC
 PO Box 447
 Fayetteville, Ar 72702

Postmark: Fayetteville, AR 01/05/2018

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Price	\$6.59	

Sent To: Danny B & Linda B Willkie
 Trustees Willkie Family Trust
 PO Box 264
 Farmington, AR 72730

Postmark: Farmington, AR 01/05/2018

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Certified Mail Fee	\$3.35	0202
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	18
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Price	\$6.59	

Sent To: Stacy Wright
 11411 Frisco DR
 Farmington, AR 72730

Postmark: Farmington, AR 01/05/2018

5965 1926 1000 0001 5102

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FARMINGTON, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.35	0202
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	18
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Price	\$6.59	

Sent To: Washington Water Authority
 PO Box 178
 Farmington, AR 72730

Postmark: Farmington, AR 01/05/2018

5965 1926 1000 0001 5102

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PRAIRIE GROVE, AR 72753

OFFICIAL USE

Certified Mail Fee	\$3.35	0202
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	18
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Price	\$6.59	

Sent To: James S. Sars
 10862 Stone Crop Lane
 Prairie Grove, Ar 72753

Postmark: Prairie Grove, AR 01/05/2018

5965 1926 1000 0001 5102

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PRAIRIE GROVE, AR 72753

OFFICIAL USE

Certified Mail Fee	\$3.35	0202
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	18
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Price	\$6.59	

Sent To: Wiley W & Donna S Vaughn
 10744 N Garland McKee Road
 Prairie Grove, Ar 72753

Postmark: Prairie Grove, AR 01/05/2018

7015 1730 0001 3261 5907

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LINCOLN, AR 72744

OFFICIAL USE

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.59

Postmark Here **JAN 5 2018**

01/05/2018

Sent To: **John W & Darlene Cheatham**
PO BOX 394
Lincoln, AR 72744

Street and City, State

PS Form Instructions

7015 1730 0001 3261 5914

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PRAIRIE GROVE, AR 72753

OFFICIAL USE

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.59

Postmark Here **JAN 5 2018**

01/05/2018

Sent To: **David & Kelly Melancon**
10886 Stonecrop Lane
Prairie Grove, AR 72753

Street and City, State

PS Form Instructions

7015 1730 0001 3261 5938

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PRAIRIE GROVE, AR 72753

OFFICIAL USE

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.59

Postmark Here **JAN 5 2018**

01/05/2018

Sent To: **Robert & Sara J McCoy**
11155 Rosebay Lane
Prairie Grove, AR 72753

Street and City, State

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PRAIRIE GROVE, AR 72753

OFFICIAL USE

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.59

Postmark Here **JAN 5 2018**

01/05/2018

Sent To: **Rodney & Lauren A Bailey**
10910 Stone Crop Lane
Prairie Grove, AR 72753

Street and City, State

PS Form Instructions

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PRAIRIE GROVE, AR 72753

OFFICIAL USE

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.59

Postmark Here **JAN 5 2018**

01/05/2018

Sent To: **Scott & Alesha Crouch**
11160 Waterleaf Lane
Prairie Grove, Ar 72753

Street and City, State

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SPRINGDALE, AR 72762

OFFICIAL USE

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.59

Postmark Here **JAN 5 2018**

01/05/2018

Sent To: **L&L Builders Inc**
1800 Williard Street
Springdale, AR 72762

Street and City, State

PS Form Instructions

7015 1730 0001 3261 6010

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FORT SMITH, AR 72917

OFFICIAL USE

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.59

Postmark Here
 8102 0202 18
 01/05/2018

Sent To: _____
 Street at: _____
 City, Sta: **Lots 101, LLC**
PO Box 10210
Fort Smith, AR 72917

PS Form 3800, April 2015 PSN 7530-02-000-0047

7015 1730 0001 3261 6010

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FARMINGTON, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total	\$6.59

Postmark Here
 8102 0202 18
 01/05/2018

Sent To: **Bill & Linda Catt Living Trust**
PO Box 604
Farmington, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-0047

7015 1730 0001 3261 6034

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PRAIRIE GROVE, AR 72753

OFFICIAL USE

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total	\$6.59

Postmark Here
 8102 0202 18
 01/05/2018

Sent To: _____
 Street at: _____
 City: **Mitchell, James D & Michele Y**
11092 N Garland McKee Road
Prairie Grove, Ar 72753

PS Form 3800, April 2015 PSN 7530-02-000-0047

7015 1730 0001 3261 6034

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FARMINGTON, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total	\$6.59

Postmark Here
 8102 0202 18
 01/05/2018

Sent To: **Silva Properties, LLC**
12198 Little Elm Road
Farmington, Ar 72730

PS Form 3800, April 2015 PSN 7530-02-000-0047

7015 1730 0001 3261 6009

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PRAIRIE GROVE, AR 72753

OFFICIAL USE

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total	\$6.59

Postmark Here
 8102 0202 18
 01/05/2018

Sent To: **Oren G & Erika K Stokes**
10850 Stonecrop Lane
Prairie Grove, Ar 72753

PS Form 3800, April 2015 PSN 7530-02-000-0047

7015 1730 0001 3261 6009

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total	\$6.59

Postmark Here
 8102 0202 18
 01/05/2018

Sent To: **Oren G & Erika K Stokes**
10850 Stonecrop Lane
Prairie Grove, Ar 72753

PS Form 3800, April 2015 PSN 7530-02-000-0047