



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 23, 2017

**A meeting of the Farmington Planning Commission will be held on
Monday, January 23, 2017 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - December 27, 2016
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. **Zoning Ordinance**
5. **NEW BUSINESS**
 - A. **Preliminary Plat:** Windgate Subdivision
Property owned by: William McAllister
Property Location: Rheas Mill Rd.
Presented by: Bates and Associates
 - B. **Preliminary Plat:** Farmington Heights Subdivision
Property owned by: Lots 101, LLC.
Property Location: W. Sellers Rd..
Presented by: Civil Design Engineers, Inc.

Planning Commission Minutes
December 27, 2016

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

PRESENT

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

ABSENT

Bobby Wilson

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

2. **Approval of Minutes:** November 28, 2016 minutes were approved as written.

3. **Comments from Citizens:** No comments.

4. **Public Hearing – Variance Request – Twin Falls Street Improvements, Curb & Guttering**

Keith Marrs discussed his proposed Subdivision addition and request for variance. He explained that curb and guttering in front of five new residential lots on Jim Brooks Road would cost \$88,000, “a staggering amount of money” thus the request for variance. The lots would have a ditch and driveways would have drainage tile beneath the surface. He said the City did not curb and gutter when they improved Jim Brooks Road 8 years ago. Melissa McCarville said the City’s work had been mostly for water drainage purposes. Prior to that when road was first installed, it was in the County and the City’s Growth Area.

Mr. Marrs proposed curbing and guttering only the entry (up to Lot 28) at a cost of \$28,000. The first home nearest the entry would have curb and gutter but the other lots would have grass-covered ditches with drain tile under the driveways. Mr. Marrs said all lots would have sidewalks that would be put in when house was built. He also agreed to donate two small pieces of land to the city, one which the City is already using for a Welcome to Farmington sign. The other is a small, unusable triangle at the corner of Highway 62 and Jim Brooks Road.

In his appeal, he also mentioned the need for new housing in Farmington; he said there are almost no new homes being built at this time.

Melissa McCarville reminded everyone that cost cannot be a factor when considering the variance. City Attorney Steve Tennant said Planning Commissioners have to ask themselves the question “How important is it to us to be consistent with our rules?”

Gerry Harris asked about what might happen if only one side of Jim Brooks were curbed and guttered and then when a business was built on the highway lots to the west, would they have to curb and gutter. She further underscored the importance of being consistent regarding city rules and regulations, treating everyone the same.

Toni Bahn moved to approve the variance request with curb and guttering being required only on both sides of Lot 28, the first lot by entry onto Jim Brooks. Jay Moore seconded. The motion passed 3-2 with Gerry Harris and Judy Horne voting “No.”

5A. New Business – Preliminary/Final Plat—Twin Falls Addition Phase III

City Engineer Chris Brackett had only two comments:

- (1) Proof of Payment to Washington Water Authority for the water meters must be submitted to the City prior to the City signing the Final Plat
- (2) Provide one (1) original and six (6) copies of the recorded plat to the City.

Chairman Mann called for question and Preliminary/Final Plat was approved by unanimous vote.

6. Master Street Plan Discussion – Tabled until next meeting.

7. Adjournment: Having no further business, Gerry Harris moved to adjourn, seconded by Matt Hutcherson and motion passed unanimously.

Judy Horne - Secretary

Robert Mann - Chair

ORDINANCE NO. 2017-1

AN ORDINANCE TO AMEND ORDINANCE NO. 7.1 TO DESIGNATE ZONING DISTRICTS FOR ON-PREMISE AND OFF-PREMISE SALE OF ALCOHOLIC BEVERAGES IN THE CITY OF FARMINGTON

WHEREAS, the City Council of the City of Farmington, pursuant to authority granted by the Arkansas General Assembly in Title 14, Chapter 56, Subchapter 4 of the Arkansas Code of 1987 Annotated, as amended, has adopted zoning regulations to provide for orderly growth and development of Farmington, for protection of the character and stability of residential and commercial properties, and for other purposes; and

WHEREAS, the results of the City of Farmington Special Election on November 8, 2016 for the sale and manufacture of intoxicating liquors was certified by the Washington County Election Commission on November 21, 2016; and

WHEREAS, the Farmington Planning Commission, after careful consideration, has determined that on-premise and off-premise sale of alcoholic beverages should be limited to C-1 and C-2 Commercial zoning districts and R-O Residential Office zoning district; and

WHEREAS, a public hearing was held on January 23, 2017, at which time the Farmington Planning Commission voted unanimously to adopt modifications to the zoning regulations for the city council's consideration.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMINGTON, ARKANSAS:

Section 1: That the zoning regulations should be and are hereby amended to allow the on-premise consumption of alcoholic beverages in dine-in restaurants, but not fast food and drive-in style restaurants, in C-1 and C-2 Commercial zoning districts and the R-O Residential Office zoning district. The off-premise sale of alcoholic beverages shall be allowed in retail grocery stores, liquor stores and convenience stores in the C-2 zoning district and as a conditional use in the C-1 zoning district.

Section 2: Repealing Clause. All other ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 3: Severability Clause. In the event any part of this ordinance is declared inoperative or invalid as a result of a statute or judicial decision, then only that portion expressly so declared to be inoperative or invalid shall be affected thereby and all other provisions hereof shall remain in full force and effect.

Section 4: Emergency Clause. That the City Council of the City of Farmington, Arkansas further determines that it is necessary to enact this ordinance without delay due to the number of applications being submitted and currently pending before the Alcoholic Beverage Control Board; therefore, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 13th day of February, 2017.

APPROVED:

By: _____
Ernie Penn, Mayor

ATTEST:

By: _____
Kelly Thomas, City Clerk

City of Farmington
Application and Checklist
Preliminary Plat

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

Applicant: Bates & Associates Day Phone: 442-9350
Address: 7230 S. Pleasant Ridge Ridge
Dr, Fayetteville, AR 72704 Fax: 521-9350
Representative: Geoff Bates Day Phone: _____
Address: _____ Fax: _____
Property Owner: William Mcallister Day Phone: _____
Address: 125 Oakridge dr.
Farmington, ar 72703 Fax: _____

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

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

For office use only:

Fee paid \$ 2000.00 Date 12-20-16 Receipt # 519492

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

Property Description

Site Address -- Rhea's Mill Road

Current Zoning -- R-1

Attach legal description

(Windgate Subd)

Financial Interests

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

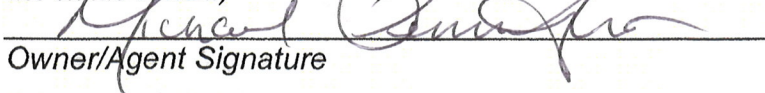
Gateway Homes, LLC

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.*


Applicant Signature

Date 12-20-16

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 12-20-16

LSD/Subdivision Application Checklist:

Yes No N/A, why?

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	✓		
2. Payment of application fee.	✓		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	✓		
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	✓		
5. List of adjacent property owners and copy of notification letter sent. *	✓		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).			not mailed yet
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).			havent put in paper yet
The Following Shall Appear on the Site Plan:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	✓		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	✓		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	✓		
4. Complete and accurate legend.	✓		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	✓		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	✓		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	✓		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	✓		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	✓		not in floodplain
10. Status of regulatory permits:			
a. NPDES Storm water Permit			not needed
b. 404 Permit			
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	✓		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	✓		
13. A general vicinity map of the project at a scale of 1" = 2000'	✓		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	✓		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	✓		
16. Existing topographic information with source of the information noted. Show:	✓		
a. Two foot contour for ground slope between level and ten percent.			
b. Four foot contour interval for ground slope exceeding 10%.			
17. Preliminary grading plan.			
Existing Utilities and Drainage Improvements (Copy of the <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.	✓		
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
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:	✓		
a. Provide structure location and types.	✓		
b. Provide pipe types and sizes.	✓		
2. Regarding all proposed sanitary sewer systems	✓		
a. Provide pipe locations, sizes and types.	✓		
b. Manhole locations.	✓		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site	✓		
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.	✓		
5. Regarding all proposed water systems on or near the site:	✓		
a. Provide pipe locations, sizes and types.	✓		
b. Note the static pressure and flow of the nearest hydrant.			waiting on test
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	✓		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)	✓		
a. Locations of all related structures.	✓		
b. Locations of all lines above and below ground.	✓		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the	✓		

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	✓		
Proposed and Existing Streets, Rights-of –way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	✓		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	✓		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	✓		
Site Specific Information			
1. Provide a note describing any off site improvements.	✓		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	✓		
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.)		✓	
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.)		✓	
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.		✓	
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.		✓	
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.			unknown
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	✓		
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.)		✓	
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).		✓	
12. Location of existing and purposed sidewalks.	✓		
13. Finished floor elevation of existing and purposed structures.			will add to final
14. Indicate location and type of garbage service (Large Scale			curbside pickup

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.		✓	✓
16. Draft of covenants, conditions and restrictions, if any.		✓	✓
17. Draft POA agreements, if any.		✓	✓
18. A written description of requested variances and waivers from any city requirements.		✓	✓
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.		✓	✓
20. Preliminary drainage plan as required by the consulting engineer.	✓		

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

RECEIPT

DATE 12-20-76

No. 519492

RECEIVED FROM

Gettaway Homes, Inc.

\$ 200.00

DOLLARS

FOR RENT

for the month of Dec - 1976 - 100 - 1/2

ACCOUNT

PAYMENT

BAL. DUE

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM

TO

BY

[Signature]



**Bates &
Associates, Inc.**
Civil Engineering - Land Surveying - Landscape Architecture

7230 S. Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 / FAX: 479-521-9350

December 20, 2016

Melissa McCarville
City Business Manager
City of Farmington
354 W. Main
Farmington, AR 72230

RE: Windgate Subdivision

Dear Mrs. McCarville,

This project is located on the south side of Rheas Mill Road, just past Randall G. Lynch Middle School. The proposed subdivision consists of 29 lots that will be served with water and sewer by Washington Water Authority and the City of Fayetteville. We are assuming offsite improvements to be adding approximately 12' of pavement with curb, gutter and sidewalk to Rheas Mill Road. A retention pond will also be provided to control storm water runoff.

Should you have any questions or require any additional information, please feel free to contact us at your convenience.

Sincerely,

Bates & Associates, Inc

Geoffrey H. Bates, P.E.

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Mike Pennington – Gateway Homes, LLC
Project Name: Windgate Subdivision – Preliminary Plat
Engineer/Architect: Bates & Associates, Inc.

Date: January 3, 2017

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. The following review note should be added to the cover sheet: Review of these plans is limited to general compliance with City codes and regulations and does not warrant the engineer's design or relieve the developer of any requirements, even if errors, omissions, or any inadequacies are discovered after plan approval. The City's requirements shall govern over any conflicts with the plans or specifications. Any conditions determined in the field which require changes shall be subject to further review and corrective action.
3. Correct the Setback Table on the cover.
4. Partial cul-de-sacs are not permitted by ordinance in the City of Farmington. Remove the partial cul-de-sac and provide a 50' minimum centerline radius.
5. Label the width of the existing pavement on Rheas Mills Road.
6. Label width of all proposed roads including the improvements to Rheas Mill Road.
7. All street names must be approved by the Fayetteville 911 Coordinator.
8. Will there be a sign for this subdivision?
9. The drainage report submitted will serve as the preliminary drainage report for this development. Only the detention analysis has been reviewed. A final drainage report will be required with the construction plan review. This report will need to include the Drainage Report Checklist from the Farmington Drainage Criteria Manual.
10. The detention pond must be fenced with a chain-link or decorative iron fence.
11. The wet detention pond will require a 50' building setback from the 100 Year WSE and a minimum finished floor elevation at least 2' above.
12. The slopes above the normal pool elevation must be sodded.
13. The post development curve number does not account for the buildings, sidewalks to the homes or the drives. Revise calculation or use C=0.6.
14. Provide calculations on the on the area the bypasses the pond, include this in the detention calculations.
15. There is a current ditch along Rheas Mill Road but no drainage is shown to pick this water up.
16. Add a ditch or other means to pick up the water along the west side of Lots 25-28.
17. Please explain and provide a detail for the headwall at the end of Riversong Drive.

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

Applicant: Mike Pennington – Gateway Homes, LLC

Date: 1-3-17

Project Name: Windgate Subdivision– Preliminary Plat

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Fayetteville

Name: _____

Reviewed by Corey Granderson
Engineering Division
cgranderson@fayetteville-ar.gov
479-444-3415

- The city of Fayetteville will not be reviewing this project for water service as it is located within the jurisdiction of Washington Water Authority per our records.
 - Sanitary Sewer system must be installed, inspected, tested, and certified per all city of Fayetteville standard specifications for installation of sewer lines.
 - Final construction documents should be submitted, along with a Grading Permit (utilities only) application to the city of Fayetteville Engineering Division for formal review. Detailed review of this system has not occurred at this time.
 - No work on the sewer-lines should take place until plans are approved, material submittals are reviewed and approved, and a preconstruction conference has occurred at the city of Fayetteville.
-
-
-
-

Received By: _____

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

Applicant: Mike Pennington – Gateway Homes, LLC

Date: 1-3-17

Project Name: Windgate Subdivision– Preliminary Plat

Engineer/Architect: Bates & Associates, Inc.

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

Representing: WASHINGTON WATER Name: JOH MOORE

- 1) WATER MAIN DESIGN PLANS TO BE SUBMITTED TO WWA FOR APPROVAL BEFORE SENDING TO ADH.
- 2) NEED 911 ADDRESSED ON FINAL PLAT.
- 3) DEVELOPER TO ~~REPAY~~ DEPLETION & METER FEE BEFORE FINAL ACCEPTANCE OF WATER MAIN CONSTRUCTION. \$675/LOT.
- 4) WATER MAIN TO EXTEND ALONG RHOES MILL RD THROUGH END OF PROPERTY ON LOT #4.
- 5) LOTS 1-4 NEED 25' UE ON NORTH SIDES

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Landscaping
Ordinance
Requirements

Applicant: Mike Pennington – Gateway Homes, LLC

Date: 1-3-17

Project Name: Windgate Subdivision– Preliminary Plat

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City - Planning Commission Name: Judy Horne, Commissioner

- ① If there are any trees with a DBH (Diameter at Breast Height) of 8" or greater, show them on plat and indicate trees that will be saved or removed. If at all possible, try to preserve large trees.
- ② please refer to Article XII - Dedication & Landscaping of Neighborhood Parks (see attached) to determine whether neighborhood park will be incorporated into the plan, or instead, Fee Payment in Lieu of Land Conveyance, shall be made, to City of Farmington Parks Fund. (Article XII B. through E.
- ③ Article X A. Retention Pond - minor landscaping.

Received By: _____



**Bates &
Associates, Inc.**
Civil Engineering - Land Surveying - Landscape Architecture

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

City of Farmington
354 W. Main St
Farmington, AR 72730

RE: Windgate Subdivision Technical Plat Review Comment Response

Dear City Staff,

Please see the responses below to the comments from the January 3rd, 2017 Technical Plat Review.

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.

This letter will serve as a comment response narrative.

2. The following review note should be added to the cover sheet: Review of these plans is limited to general compliance with City codes and regulations and does not warrant the engineer's design or relieve the developer of any requirements, even if errors, omissions, or any inadequacies are discovered after plan approval. The City's requirements shall govern over any conflicts with the plans or specifications. Any conditions determined in the field which require changes shall be subject to further review and corrective action.

Note added to Cover Sheet.

3. Correct the Setback Table on the cover.

Setback table corrected.

4. Partial cul-de-sacs are not permitted by ordinance in the City of Farmington. Remove the partial cul-de-sac and provide a 50' minimum centerline radius.

Cul-De-Sac removed.

5. Label the width of the existing pavement on Rheas Mills Road.

Width of Rheas Mill Rd added to Site & Utility Plan.

6. Label width of all proposed roads including the improvements to Rheas Mill Road.

Width of roads added to Site & Utility Plan where needed.

7. All street names must be approved by the Fayetteville 911 Coordinator.

Applicant will ensure that road names are approved.

8. Will there be a sign for this subdivision?

There is no sign planned for this subdivision.

9. The drainage report submitted will serve as the preliminary drainage report for this development. Only the detention analysis has been reviewed. A final drainage report will be required with the construction plan review. This report will need to include the Drainage Report Checklist from the Farmington Drainage Criteria Manual.

Final Drainage Report will be provided prior to Construction Plan submittal.

10. The detention pond must be fenced with a chain-link or decorative iron fence.

Fence added around detention pond on Site & Utility Plan.

11. The wet detention pond will require a 50' building setback from the 100 Year WSE and a minimum finished floor elevation at least 2' above.

50' setback provided on Lot 27 by moving the lot line 30' from WSE and adding a 20' D.E.

12. The slopes above the normal pool elevation must be sodded.

Sod added to Grading Plan above normal pool elevation.

13. The post development curve number does not account for the buildings, sidewalks to the homes or the drives. Revise calculation or use C0.6.

Changed to 0.6 as suggested

14. Provide calculations on the on the area the bypasses the pond, include this in the detention calculations.

This is included. See combined runoff. Total is less than pre developed

15. There is a current ditch along Rheas Mill Road but no drainage is shown to pick this water up.

Small amount of runoff. It is directed to storm drainage system and enters at cul-de-sac

16. Add a ditch or other means to pick up the water along the west side of Lots 25-28.

Regraded to drain to pond

17. Please explain and provide a detail for the headwall at the end of Riversong Drive.

Detail will be included with Construction Plan submittal.

City of Farmington Comments (Melissa McCarville)

1. Adjacent Property Notifications need to be made so that receipts can be provided at least 7 days prior to meeting.

Adjacent Property Notifications and Public Notice will be provided by deadline.

2. Engineering fees will continue to accrue.

Noted.

3. Next Submittal goes to Chris Brackett (1 copy) and the rest to us.

Noted.

City of Fayetteville Comments (Corey Granderson):

1. The city of Fayetteville will not be reviewing this project for water service as it is located within the jurisdiction of Washington Water Authority per our records.

2. Sanitary Sewer system must be installed, inspected, tested, and certified per all city of Fayetteville standard specifications for installation of sewer lines.

3. Final construction documents should be submitted, along with a Grading Permit (utilities only) application to the city of Fayetteville Engineering Division for formal review. Detailed review of this system has not occurred at this time.

4. No work on the sewer-lines should take place until plans are approved, material submittals are reviewed and approved, and a preconstruction conference has occurred at the city of Fayetteville.

All above comments added to cover sheet.

PGTELCO Comments (Shane Bell):

1. Need U.E. either between lots 27 & 28 or lots 26 & 27. A 20' U.E. here will allow us to access the center of the development.

20' Utility Easement added between lots 26 & 27.

Fire Department Comments (Wink Cunningham):

1. 96' Cul-De-Sac
2. Hydrants on 8" line no further than 500' apart.
3. Looks Good

No comments to address from Fire Department.

Washington Water Authority Comments (Josh Moore):

1. Water main design plans to be submitted to WWA for approval before sending to ADH.

Water main design will be submitted to WWA.

2. Need 911 addresses on final plat.

911 addresses will be added to final plat when provided.

3. Developer to pay depletion and meter fee before final acceptance of water main construction. \$675 per lot.

Developer will pay fees.

4. Water main to extend along Rheas Mill Rd through end of property on lot #4.

Water main extended to end of lot #4.

5. Lots 1-4 need 25' U.E. on north sides.

25' U.E. added to north side of Lots 1-4.

Planning Commissioner Comments (Judy Horne):

1. If there are any trees with a DBH (Diameter at Breast Height) of 8" or greater, show them on plat and indicate trees that will be saved or removed. If at all possible, try to preserve trees.

There are no significant trees on site. All effort will be made to protect trees on adjoining properties.

2. Please refer to article XII – Dedication & Landscaping of Neighborhood Parks (see attached) to determine whether neighborhood park will be incorporated into the plan, or instead, Fee Payment in Lieu of Land Conveyance shall be made to the City of Farmington Parks Fund. (Article XII, B. through E.)

Developer will pay fees in total of \$16,200 for the Parks Fund.

3. Article X.A., Detention pond – minor landscaping.

Minor landscaping added to Retention Area, per Article X.A.(1) & (2).

Please contact me if you have any further questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Young', written in a cursive style.

Jason Young
Project Manager
Bates & Associates, Inc.



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

PH: 479-442-9350 * FAX: 479-521-9350

December 20, 2016

City of Farmington
354 W. Main St
Farmington, AR 72730

RE: Windgate Subdivision

Dear City Staff,

Please see the attached Parcel Map and list of Adjoining Property owners for the Windgate Subdivision.

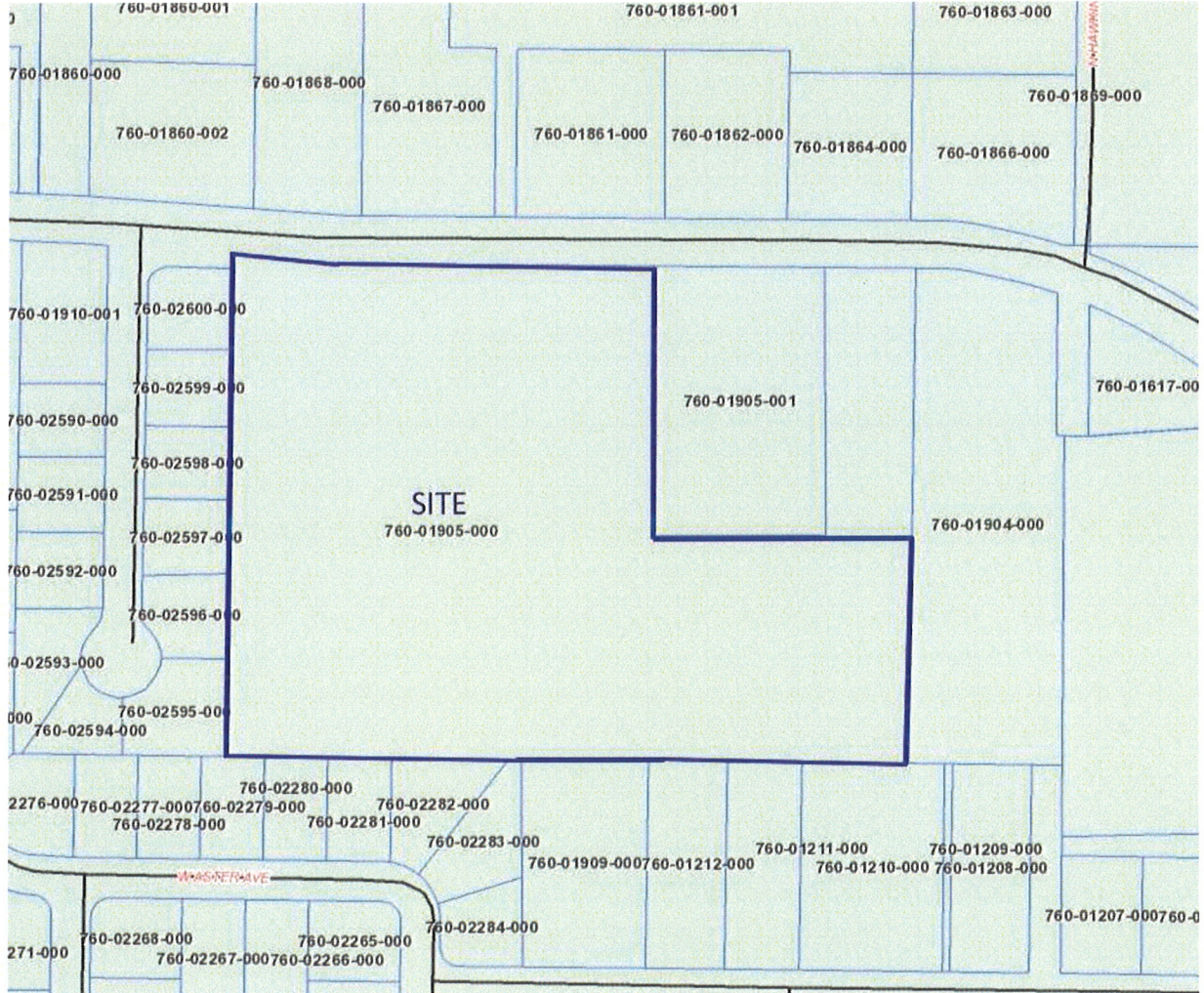
ADJACENT LAND OWNERS (PARCELS 760-01905-000) – All Zoned R-1

- 1) MONTEZ, RAYMOND A
6 BELLWOOD DR
FARMINGTON, AR 72730
PARCEL #760-02600-000
- 2) HARTMAN, HENRY & REBECCA
492 RHEAS MILL RD
FARMINGTON, AR 72730
PARCEL #760-01860-002
- 3) ANDERSON, DON G & JUANITA J
478 RHEAS MILL RD
FARMINGTON, AR 72730-9658
PARCEL #760-01868-000
- 4) MULLEN, SHARON; DEVAULT, CHRISTINE
HOLLY; DANIELS, AMY M
468 RHEAS MILL RD
FARMINGTON, AR 72730
PARCEL #760-01867-000
- 5) PARSON, NICKY
12825 MINERAL SPRINGS RD
WEST FORK, AR 72774
PARCEL #760-01861-001

- 6) KINION, GERALDINE
458 RHEAS MILL RD
FARMINGTON, AR 72730-9658
PARCEL #760-01861-000
- 7) WOODS, SETH EDWARD & VANESSA ANN
428 RHEAS MILL RD
FARMINGTON, AR 72730
PARCEL #760-01862-000
- 8) PETERSEN, MICHAEL & MARY LINDA
PO BOX 1013
FARMINGTON, AR 72730-1013
PARCEL #760-01864-000
- 9) SPEEGLE, CARA L
PO BOX 23
FARMINGTON, AR 72730
PARCEL #760-01866-000
- 10) REIMER, LLOYD & MICHELLE
307 N JEFFERSON
PROTECTION, KS 67127
PARCEL #760-01905-001
- 11) SAMUELS, GREGORY D & KAY
401 RHEAS MILL RD
FARMINGTON, AR 72730-9658
PARCEL # 760-01904-000
- 12) MCALLISTER, WILLIAM A & EDITH L
125 OAKRIDGE DR
FARMINGTON, AR 72730-9738
PARCEL # 760-01905-000
- 13) GRAY, KAREN C
324 W WILLOW AVE
FARMINGTON, AR 72730
PARCEL #760-01210-000
- 14) PRINCE, BARBARA A
PO BOX 908
FARMINGTON, AR 72730-0908
PARCEL #760-01211-000
- 15) PRINCE, BARBARA A
O BOX 908
FARMINGTON, AR 72730-0908
PARCEL # 760-01212-000

- 16) FARMER, HEATH & MARY
330 W WILLOW AVE
FARMINGTON, AR 72730
PARCEL #760-01909-000
- 17) CASE, CHARLES E & PEGGY J
62 S HYACINTH LN
FARMINGTON, AR 72730-2600
PARCEL # 760-02283-000
- 18) VESTAL, KAREN
462 W ASTER AVE
FARMINGTON, AR 72730
PARCEL #760-02282-000
- 19) SALTO, ALEJANDRO
466 W ASTER AVE
FARMINGTON, AR 72730
PARCEL # 760-02281-000
- 20) MORELL, FREDERICK & LOUISE IRREVOCABLE TRUST
190 W CIMARRON APT 661
FARMINGTON, AR 72730
PARCEL #760-02280-000
- 21) MARSHALL, JAMES & ELNA
478 W ASTER AVE
FARMINGTON, AR 72730-2602
PARCEL #760-02279-000
- 22) PENN, ERNIE L; THOMAS, KELLY S
PO BOX 515
FARMINGTON, AR 72730
PARCEL #760-02595-000
- 23) ELIZANDRO, JERI L
40 BELLWOOD DR
FARMINGTON, AR 72730-2711
PARCEL #760-02596-000
- 24) HOGG, NORMAN R
32 BELLWOOD DR
FARMINGTON, AR 72730
PARCEL #760-02597-000
- 25) HOUGHLAND, CHARLES C III & ALEXIA L
24 BELLWOOD DR
FARMINGTON, AR 72730
PARCEL #760-02598-000

26) SALONEN, RICHARD W & MELIDA
18 BELLWOOD DR
FARMINGTON, AR 72730
PARCEL #760-02599-000



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HOUGHLAND, CHARLES C III
& ALEXIA L
24 BELLWOOD DR
FARMINGTON, AR 72730

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SALONEN, RICHARD W & MELIDA
18 BELLWOOD DR
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40 BELLWOOD DR
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32 BELLWOOD DR
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MORELL, FREDERICK & LOUISE
IRREVOCABLE TRUST
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VESTAL, KAREN
462 W ASTER AVE
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SALTO, ALEJANDRO
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CASE, CHARLES E & PEGGY J
62 S HYACINTH LN
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HARTMAN, HENRY & REBECCA
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**WOODS, SETH EDWARD &
VANESSA ANN**
428 RHEAS MILL RD
FARMINGTON, AR 72730

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MCALLISTER, WILLIAM A & EDITH L
125 OAKRIDGE DR
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MONTEZ, RAYMOND A
6 BELLWOOD DR
FARMINGTON, AR 72730

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SAMUELS, GREGORY D & KAY
401 RHEAS MILL RD
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PRINCE, BARBARA A
PO BOX 908
FARMINGTON, AR 72730-0908

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KINION, GERALDINE
458 RHEAS MILL RD
FARMINGTON, AR 72730-9658

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

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Total \$4.47

01/13/2017

GRAY, KAREN C
324 W WILLOW AVE
FARMINGTON, AR 72730

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Postage \$0.47
Total \$4.47

01/13/2017

REIMER, LLOYD & MICHELLE
307 N JEFFERSON
PROTECTION, KS 67127

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

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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

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Postmark
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Postage \$0.47
Total \$4.47

01/13/2017

PARSON, NICKY
12825 MINERAL SPRINGS RD
WEST FORK, AR 72774

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

7015 1520 0002 2901 6490

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Certified Mail Fee	\$3.30
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<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

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Postage \$0.47
Total \$4.47

01/13/2017

ANDERSON, DON G & JUANITA
478 RHEAS MILL RD
FARMINGTON, AR 72730-9658

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7015 1520 0002 2901 6509

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Extra Services & Fees (check box, add fee as appropriate)	\$2.70
<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

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Postmark
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Postage \$0.47
Total \$4.47

01/13/2017

MULLEN, SHARON;
DEVAULT, CHRISTINE
HOLLY, DANIELS, AMY M
468 RHEAS MILL RD
FARMINGTON, AR 72730

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Extra Services & Fees (check box, add fee as appropriate)	\$2.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.30
<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

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04

Postmark
Here

Postage \$0.47

01/13/2017

**PETERSEN, MICHAEL
& MARY LINDA
PO BOX 1013
FARMINGTON, AR 72730-1013**

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7015 1520 0002 2901 6544



**Bates &
Associates, Inc.**
Civil Engineering - Land Surveying - Landscape Architecture

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

December 20, 2016

NOTICE OF PUBLIC HEARING

Dear Adjacent Property Owner,

An Application for a Large Scale Development has been applied for Michael Pennington on Rheas Mill Road in Farmington. The proposed development is a Subdivision, which will contain 29 lots (28 Residential, 1 Detention), and required street, utility, and drainage improvements. The zoning of the property is R-1. Please see the attached Parcel Map for reference to where this proposed development will be located in relation to your property.

A hearing on this Application will be held by the Farmington Planning Commission on January 23 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington Arkansas. All interested persons are invited to attend.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Jason Young
Project Manager
Bates & Associates, Inc.

Parcel Map

