



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

PLANNING COMMISSION AGENDA
October 24, 2011

**A meeting of the Farmington Planning Commission will be held on
Monday, October 24, 2011 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes – Sept. 19, 2011
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARINGS**
 - A. **Rezoning Request – R-1 to C-2**
Property Location: 214 Rheas Mill
Owners: Jon-Zoe Properties, LLC
Presented by: Catherine Chick
5. **NEW BUSINESS**
 - A. **Large Scale Development: Dollar General Store**
Property Location: 68 E. Main
Owner: Gerald & Wilma Lacy
Presented by: Bartlett Architecture, Inc.

PLANNING COMMISSION MEETING
September 19, 2011

1. ROLL CALL

PRESENT:	ABSENT:
Josh Clary	Sean Schader
Matt Hutcherson	Toni Bahn
Robert Mann	
Gerry Harris	
Judy Horne	
Bobby Wilson	

2. APPROVAL OF MINUTES: August 22, 2011-Motion to approve minutes was approved unanimously.

3. Comment from Citizens: NONE

4. **PUBLIC HEARING**

A. **Conditional Use – Pawn Shop**

Mr. Lee Dancer, Jr., new owner of 62 Gun & Pawn, addressed the commission. He explained his Security System, surveillance and Insurance. Mr. Dancer stated he planned to have a clean and neat business and wanted to project a good image in the community.

Chairman Mann asked for comment from Chief of Police, Brian Hubbard, and he stated that everything was okay and that Mr. Dancer has one of the better security systems.

The Commission voted unanimously to approve the Conditional Use for 62 Gun & Pawn.

5. Discussed Parking Ordinance: Ordinance No 5.9 was discussed & it was decided to really read the ordinance and take a look at what is needed for future growth. It was decided to discuss this further at next work session.
6. Discuss Landscape Ordinance: Landscaping for new businesses was discussed.

7. **ADJOURNMENT**

Josh Clary moved to adjourn; seconded by Judy Horne; passed unanimously.

Next work session is scheduled for October 17th @ 6:00 p.m.

Next regular meeting is scheduled for October 24th @ 6:00 p.m.

Acting Secretary, Planning Commission

Chairman, Planning Commission

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: RANDOLPH CHICK Day Phone: 479-466-0661
 Address: P.O. Box 258, FARMINGTON Fax: NONE
ARKANSAS 72730-0258
 Representative: CATHERINE CHICK Day Phone: (479) 575-5885
 Address: PO Box 258, Farmington Fax: NONE
 Property Owner: JON-ZOE PROPERTIES, LLC Day Phone: 479-466-0661
 Address: P.O. Box 258, FARMINGTON Fax: NONE
ARKANSAS 72700-0258
 Indicate where correspondence should be sent (circle one): Applicant - Representative -- Owner

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

Property Description
 Site Address -- 214 Pheas Mill Road, 72730
 Current Zoning -- R-1 Proposed Zoning -- C-2

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

Type of zoning requested and reason for request:

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 30 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 12th day of Sept, 2011.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from R-1 to C-2 will be held on the 24th day of Oct., 2011, 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.

Applicant Signature Date _____

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 _____

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

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

214 RHEAS MILL ROAD, FARMINGTON, ARKANSAS
Location:

JON-ZOE PROPERTIES, LLC
Owned by:

NOTICE IS HEREBY GIVEN THAT an application has been filed for subdivision of the above property

The purpose of this request is to subdivide this property for development.

Explanation: REZONING FROM 'R-1' TO 'C-2'

A hearing on said application will be held by the Farmington Planning Commission in City Hall, 354 W. Main Street, on OCTOBER 24, 2011 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 in City Hall, 354 W. Main Street, 267-3865, and to review the application and discuss the same with the staff.

PRICE
72730-0258

CERTIFIED MAIL™



7011 1570 0002 2985 2929

9/19
19027 SONORA ROAD
MASON WALL
SPRINGDALE, ARKANSAS 72764
10/8
9/19
10/8

72764852983000258

U.S. POSTAGE
PAID
FARMINGTON, AR
SEP 17 2011
AMOUNT
\$5.59
00041420-05

1000

72764

UNITED STATES
POSTAL SERVICE

NIXIE

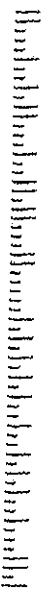
727 4E 1

70 10/07/11

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 72730025858

*0855-14837-17-39



SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ARCHLOND I, LLC
 McDonald Corporation-25722
 PO Box 182571
 COLUMBUS, OH 43218-2571

7011 1570 0002 2985 2899

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
X [Signature]

B. Received by (Printed Name) *T. [Signature]*

C. Date of Delivery *9-22-11*

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



3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

2. Article Number

(Transfer from service label)

7011 1570 0002 2985 2899

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

FIRST FEDERAL BANK of ARK
 PO Box 550
 HADLERSON, AR 72602

7011 1570 0002 2985 2905

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
X [Signature]

B. Received by (Printed Name) *Leslie Erikan*

C. Date of Delivery *9-19-11*

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

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

2. Article Number

(Transfer from service label)

7011 1570 0002 2985 2905

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CHICKEN ROLLER, INC
 PO Box 180
 Farmington, AR 72730-0180

7011 1570 0002 2985 2882

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
X [Signature]

B. Received by (Printed Name) *Jimmy Gibson*

C. Date of Delivery *9-20-11*

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

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

2. Article Number

(Transfer from service label)

7011 1570 0002 2985 2882

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 CULPEPPER HOLDINGS, LLC
 21760 CHANQUAM RD
 SPRINGGROVE, MD 21164-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
[Signature] 9-19-11

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

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label) 7011 1570 0002 2985 2912

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 FROMMINGTON PUBLIC SCHOOLS
 42 E. Double Springs Rd
 FROMMINGTON, MD 22780

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
 Julie Stewart 9-19-11

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

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label) 7011 1570 0002 2985 2936

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 City of FROMMINGTON
 PO Box 150
 FROMMINGTON, MD 22780-0150

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
[Signature] 9/19/11

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

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label) 7011 1570 0002 2985 2943

RECEIPT

DATE 10-12-11

No. 177701

RECEIVED FROM Pandy Chick

\$ 25.00

Twenty five & 00/100

DOLLARS

FOR RENT
 FOR R-Zone

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

- CASH
- MONEY ORDER
- CHECK
- CREDIT CARD

FROM _____ TO _____

BY B. Colson

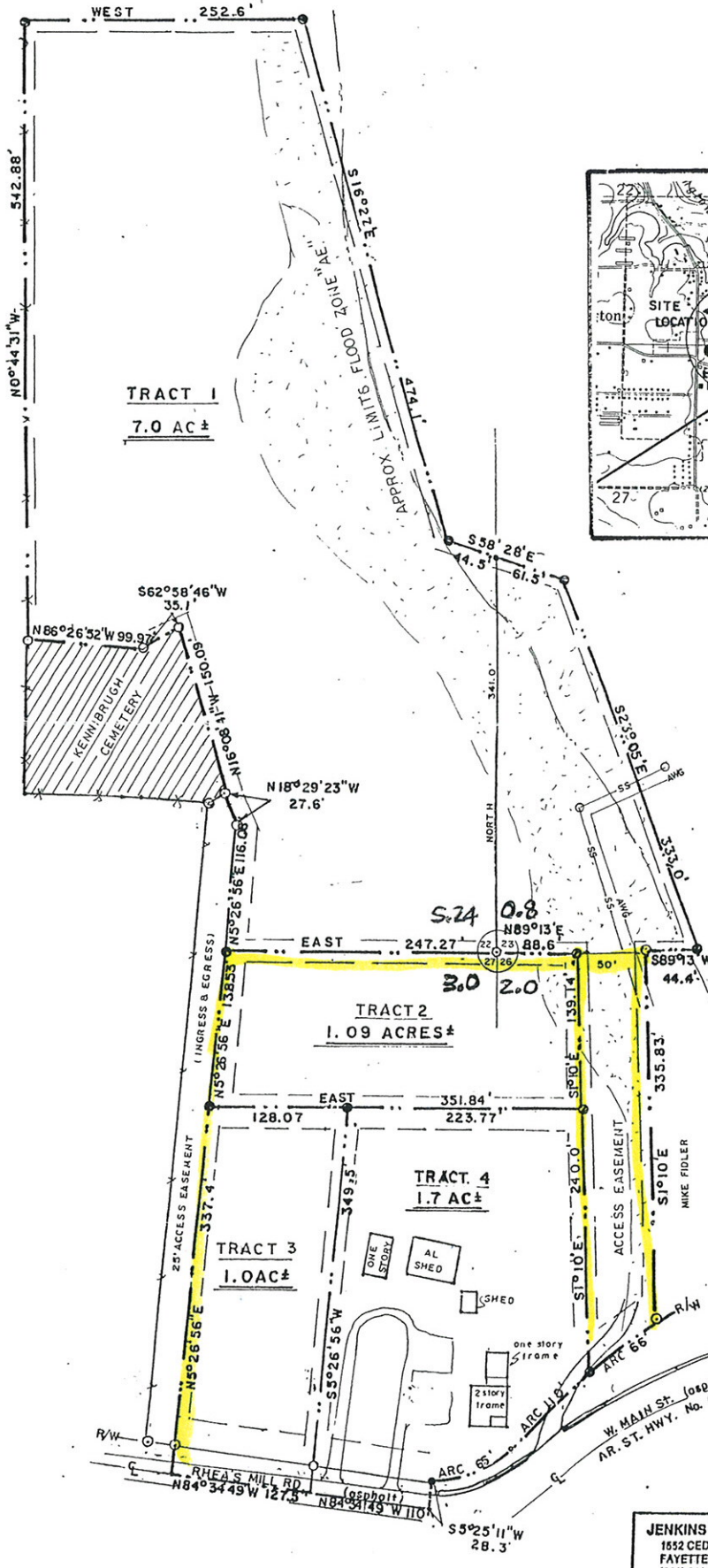
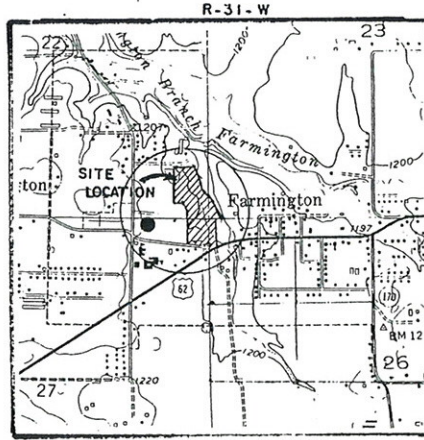
PLAT OF SURVEY FOR

RANDY CHICK



LEGEND

- — — — — PROPERTY LINE
- FOUND IRON PIN
- SET IRON PIN
- X — X — FENCE



Doc ID: 014157240001 Type: REL
 Kind: SURVEY
 Recorded: 08/15/2011 at 01:27:08 PM
 Fee Amt: \$15.00 Page 1 of 1
 Washington County, AR
 Bette Stamps Circuit Clerk
 File **2011-00022915**

FARMINGTON BRANCH (APPROX)



JENKINS SURVEYING, Inc. 1552 CEDAR ST. FAYETTEVILLE, AR 72703 (501) 621-6231	DATE: 3/9/99 DRAWN BY: WCJ FIELD BOOK: HP-1 JOB NO: 99-33
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COMMISSIONER'S REPORT OF SALE AUG 3 AM 10 23

H. E. BroylesWASHINGTON
A. KOLLMEYERvs. No. E89-1057Russell Broyles and Clara Broyles, Husband and wife

DEFENDANT

On this day comes Alma Kollmeyer the Commissioner heretofore appointed in the above entitled cause and presents to the Court his report of sale, which report is in words as follows, to-wit:

IN THE WASHINGTON CHANCERY COURT July TERM, 1990

To the Hon. Thomas E. Burr, Judge,

The subscriber respectfully reports that in pursuance of the authority contained in the decretal order in the above entitled case made and entered on the 6th day of July, 1990, he gave notice of the time, terms, and place of sale of the lands hereinafter described, to-wit:

A part of the Southeast quarter of the Southeast quarter of Section twenty-two (22), a part of the Southwest quarter of the Southwest quarter of Section twenty-three (23), a part of the Northwest quarter of the Northwest quarter of Section twenty-six (26), and a part of the Northeast quarter of the Northeast quarter of Section twenty-seven (27), all in Township sixteen (16) North of Range thirty-one (31) West, being more particularly described as follows: to-wit: Beginning at a point which is three hundred forty-one (341) feet North of the Southeast corner of the Southeast quarter of the Southeast quarter of said Section twenty-two (22) and running, thence North 54 degrees 30' West forty four and five-tenths (44.5) feet, thence North 19 degrees West four hundred ninety-eight (498) feet, thence West two hundred fifty-two and six-tenths (252.6) feet, thence South forty-two (42) rods and ten (10) links, thence South 84 degrees East ten (10) rods and eighteen (18) links, thence South 4 1/2 degrees West thirty-seven (37) rods and (10) links, thence South 84 3/4 degrees East twenty-seven (27) rods and ten (10) links, thence North thirty-four (34) rods, thence East forty-four and four-tenths (44.4) feet, thence North 23 degrees West three hundred thirty-three (333) feet, thence North 54 degrees 30' West sixty-one and five tenths (61.5) feet to the point of beginning, containing eleven and five tenths (11.5) acres.

LESS AND EXCEPT a part of the SE 1/4 OF THE SE 1/4 of Section 22, T-16-N, R-31-W, described as follows: beginning at a point 285.87' North and 286.83' West of the SE Corner of said SE 1/4 of the SE 1/4; thence N89°20'39"W 44.79'; thence S00°50'09"E 141.80'; thence S88°02'02"E 84.51'; thence N16°08'41"W 150.09' to the point of beginning containing .211 acres more or less, and also a 15' road easement the centerline of said easement being more particularly described as follows; beginning at a point N88°02'02"W 7.5' from the SE Corner of the above described property, said point being in the centerline of a gravel drive; thence along said centerline the following S19°15'09"E 158.50', S54°30'58"E 58.64', S83°33'07"E 120.98', S48°46'11"E 132.93', S9°53'31"E 71.93', S18°33'19"E 56.50', S37°02'20"E 37.95', thence S50°26'56"E 71.80' to the North right of way of Highway 62, said point being the point of termination of said easement.

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by publication in the manner _____ for the time prescribed by law and _____ decree, and on the _____ day of August, 1990, the date fixed for said sale, he did offer said lands and premises for sale to the highest bidder on a credit of three months, at the west entrance of the Court-house in the City of Fayetteville, and at such sale so made and held by him _____
Randolph J. Chick and Catherine P. Chick, husband and wife

bid and offered the sum of forty four thousand five hundred and no cents (\$44,500.00) which was the highest and best bid therefor, and that the same was struck off and sold to him for said sum. Your Commissioner respectfully asks that he be allowed the sum of \$ 50.00 for his services herein.

All of which is respectfully submitted,

Alvin Hall
 Commissioner in Chancery.

The Court finds that the Commissioner held said sale in conformity with the law and with the decree of said Court, and that the same should be approved and confirmed.

The Court further finds that the purchaser herein is the judgment creditor and has elected to credit his judgment with the amount of his bid less the costs of said suit and of sale, which costs are by the court allowed in the following items:

Clerks Cost	\$ _____
Sheriffs Cost	_____
Warning order	_____
Attorney ad litem	_____
Guardian ad litem	_____
Lis pendens	_____
Notice of sale	188.70
Commissioners fee	50.00
Revenue stamps	_____
Recording deed	10.00
	\$ _____

The Court finds that the purchaser at said sale has paid into the registry of the Court the amount of his bid, or has executed a bond as required by law and said decree in the amount of his bid and that the said sale should be and is in all things approved and confirmed and forever made effectual.

The Commissioner is ordered and directed to execute and deliver to the purchaser, on payment of his bid or the bond, a deed conveying the property herein before described.

The Commissioner then presents to the Court his deed, and acknowledges that he has executed the same for the consideration and purposes therein mentioned and set forth, and it is ordered and directed that this entry of acknowledgment be endorsed upon said deed to the end that the same may be admitted to record in the office of the Recorder of said County.

Dated this 3rd day of August, 1990

Thomas B. Bell

Chancellor of 4th Circuit of Arkansas

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AFFIDAVIT OF PUBLICATION

I, Holly Andrews, do solemnly swear that I am the Legal Clerk for the Northwest Arkansas Newspapers, LLC, and do solemnly swear that the attached advertisement was published in the following weekly paper(s):

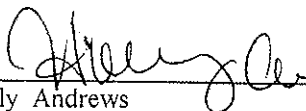
- McDonald County Press
- Washington County Enterprise
- Bella Vista Weekly Vista
- The Times of NE Benton County (Pea Ridge)
- Siloam Springs Herald Leader
- La Prensa
- Westside Eagle Observer

of general and bona fide circulation in
(WASHINGTON COUNTY, ARKANSAS)

RANDOLPH CHICK
PH- R-1 to C-2

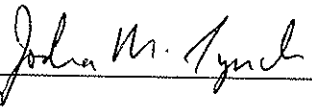
Date of Publication: Sept. 21, 2011

Charges: \$ 154.50


Holly Andrews

Sworn to and subscribed before me

This 22 day of September, 2011.


Notary Public

My Commission Expires: 10-28-2018

JOSHUA M. LYNCH
Notary Public - Arkansas
Washington County
My Commission Expires 10-28-2018
Commission # 1314-14

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the city of Farmington on the 12th day of September, 2011.

A part of the Southeast quarter of the Southeast quarter of Section twenty-two (22), a part of the Southwest quarter of the Southwest quarter of Section twenty-three (23), a part of the Northwest quarter of the Northwest quarter of Section twenty-six (26), and a part of the Northeast quarter of the Northeast quarter of Section twenty seven (27), all in Township sixteen (16) North of Range thirty-one (31) West, being more particularly described as follows: to-wit: Beginning at a point which is three hundred forty-one (341) feet North of the Southeast corner of the Southeast quarter of the Southeast quarter of said Section twenty-two (22) and running, thence North 54 degrees 30' West forty four and five-tenths (44.5) feet, thence North 19 degrees West four hundred ninety-eight (498) feet, thence West two hundred fifty-two and six-tenths (252.6) feet, thence South forty-two (42) rods and ten (10) links, thence South 84 degrees East ten (10) rods and eighteen (18) links, thence South 4 1/2 degrees West thirty-seven (37) rods and ten (10) links, thence South 84 3/4 degrees East twenty-seven (27) rods and ten (10) links, thence North thirty-four (34) rods, thence East forty-four and four-tenths (44.4) feet, thence North 23 degrees West three hundred thirty-three (333) feet, thence Westerly to the Point of Beginning, containing eleven and five tenths (11.5) acres, more or less. LESS AND EXCEPT A part of the SE1/4 of the SE1/4 of Section 22, T-16-N, R-31-W in Washington County, Arkansas and being more particularly described as follows: Commencing at the SE Corner of said 40 acre tract; thence North 285.87 feet; thence West 286.83 feet; thence South 62°58'46" West 35.10 feet to the NE Corner of the Kinnibrough Cemetery; thence South 00°44'31" East 126.72 feet to the SE Corner of said cemetery, said point being in an existing fence; thence along said fence the following: North 83°58'28" West 13.16 feet; North 86°49'21" West 86.82 feet; North 00°44'31" West 126.72 feet; thence leaving said fence South 86°26'52" East 99.97 feet to the point of beginning containing .289 acres, more or less. And, A part of the SE1/4 of the SE1/4 of Section 22, T-16-N, R-31-W, in Washington County, Arkansas and being more particularly described as follows: beginning at a point 285.87' North and 286.83' West of the SE Corner of said 40 acre tract; thence S 62°58'46" W 35.10 feet to the NE Corner of the Kinnibrough Cemetery; thence S00°44'31" E 126.72 feet to the SE Corner of said Cemetery; thence S 83°58'28" E 57.60 feet; thence N72°11'08" E 15.00 feet; thence N16°08'41" W 150.09' to the point of beginning, containing .167 acres, more or less, And also, a 15' road easement the centerline of said easement being more particularly described as follows; beginning at a point S72°11'08" W 7.5' from the SE Corner of the above described property, said point being in the centerline of a gravel drive; thence along said centerline the following S21°57'27" E 158.86', S54°30'58"E 58.64', S83°33'07" E 120.98', S48°46'11" E 132.93', S9°53'31" E 71.93', S18°33'19" E 56.50', S37°02'20" E 37.95'; thence S50°26'56" E 71.80' to the North right of way of Highway 62, said point being the termination of said easement.
208 W. Main and 214 Rheas Mill Road,
Farmington, Arkansas 72730
A public hearing to consider this request to rezone the above described property from R-1 to C-2 will be held on the 24th day of October, 2011, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.
70506823 Sept. 21, 2011

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

City of Farmington
Application and Checklist
Large Scale Development

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

PB General Holdings	
Applicant: (Farmington), LLC PO Box 22407	Day Phone: 501-219-8899
Address: Little Rock, AR 72221	Fax: 501-219-8855
Representative: Bartlett Architecture, inc. 603 Hwy 5 North	Day Phone: 501-794-4448
Address: Benton, AR 72019	Fax: 501-794-4449
Property Owner: Gerald and Wilma Lacy 222 Pine Meadow Drive	Day Phone: _____
Address: Farmington, AR 72730	Fax: N/A

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

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

For office use only:

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

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

Property Description

Site Address -- 68 E. Main Street, Farmington, AR 72730

Current Zoning -- C-2

Attach legal description

Financial Interests

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

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

Date _____

Applicant Signature

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

Date _____

Owner/Agent Signature

LSD/Subdivision Application Checklist:

Yes No N/A, why?

1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	X		
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	X		
5. List of adjacent property owners and copy of notification letter sent. *	X		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).			WILL BE SENT LATER
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).	X		
The Following Shall Appear on the Site Plan:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.			N/A not required
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
10. Status of regulatory permits:			
a. NPDES Storm water Permit			N/A not required
b. 404 Permit			N/A not required

c. Other			N/A not required
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.	X		
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:	X		
a. Two foot contour for ground slope between level and ten percent.		X	
b. Four foot contour interval for ground slope exceeding 10%.			N/A NOTE THAT STEEP
17. Preliminary grading plan.	X		
Existing Utilities and Drainage Improvements (Copy of the <u>Drainage Criteria Manual</u> can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:	X		
a. Provide structure location and types.		X	
b. Provide pipe types and sizes.		X	
2. Regarding all proposed sanitary sewer systems	X		
a. Provide pipe locations, sizes and types.		X	
b. Manhole locations.			N/A NONE
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			N/A NONE
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			N/A NONE
5. Regarding all proposed water systems on or near the site:	X		

a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.			NO FIRE SPRINKLERS REQUIRED
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)	X		
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street.			N/A NONE
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.			N/A NONE
Proposed and Existing Streets, Rights-of –way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all exiting and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A Layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
Site Specific Information			
1. Provide a note describing any off site improvements.	X		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	X		
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)			N/A NONE
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)	X		
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			N/A NONE

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.			N/A NONE
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			N/A NONE
8. The location and size of existing and proposed signs, if any.	X		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	X		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	X		
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.	X		
14. Indicate location and type of garbage service (Large Scale Developments only.) Dimension turnaround area at dumpster location.	X		
15. A description of commonly held areas, if applicable.			N/A NONE
16. Draft of covenants, conditions and restrictions, if any.			N/A NONE
17. Draft POA agreements, if any.			N/A NONE
18. A written description of requested variances and waivers from any city requirements.			N/A NONE
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	X		
20. Preliminary drainage plan as required by the consulting engineer.	X		

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

BARTLETT ARCHITECTURE, inc. _____

Architects ♦ Planners ♦ Designers

603 Hwy. #5 North
Benton, AR 72015
501-794-4448

September 20, 2011

Melissa McCarville
City of Farmington
Farmington Planning Commission
354 West Main Street
Farmington, AR 72730

RE: Site Plan Review
68 East Main Street (Parcel 760-01381-000)
Dollar General Store

Ms. McCarville,

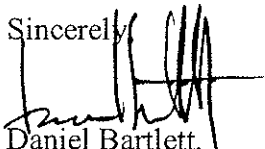
Please accept this letter to serve as our application for the above referenced submittal. We wish to be placed on the October 24, 2011, Planning Commission meeting.

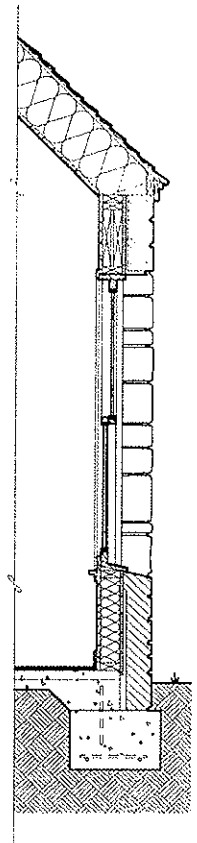
The owner is requesting to develop the property (68 East Main Street) for a small retail facility.

Enclosed please find a check for the review fee in the amount of \$500.00; along with 15 copies of the site drawings and other documentation.

If you have any questions please give me a call.

Sincerely,


Daniel Bartlett,
Architect, NCARB



AFFIDAVIT

TO THE City of Farmington, AR, PLANNING COMMISSION:

I/We, Gerald Lacy/Wilma Lacy (Property Owner(s)/Applicant(s)), certify by my/our signature that I/we hereby authorize Daniel Bartlett, Architect (Bartlett Architecture, inc.) and Eric Krebs, Engineer (The Sentinel Group, LLC) (Authorized Representative) to represent me/us and to make decisions on my/our behalf for the property located 68 E. Main Farmington, AR (Rezoning, Conditional Use, Variance, Large Scale Development and/or Subdivision) which is to be presented to the Farmington Planning Commission at their meeting to be held on October 24th, 2011, 6:00 p.m. or other dates.

Signed: Gerald Lacy

Dated: 9-19-11

Signed: Wilma Lacy

Dated: 9-19-11

AFFIDAVIT

I hereby certify that I DANIEL PARTUETT
Print or type 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: copies of the notice, mailing receipts, return cards and any notices that were undeliverable.

Name: 

Signature

Date: 9/20/11

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

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

68 EAST MAIN STREET

Location:

FARMINGTON, AR

Owned by:

GERALD LACY AND WILMA LACY

NOTICE IS HEREBY GIVEN THAT an application has been filed to develop the above property

The purpose of this request is to develop this property.

Explanation: _____

Construction of new retail store(11,954 s.f.-Dollar General)

A hearing on said application will be held by the Farmington Planning Commission in City Hall, 354 W. Main Street, on October 24, 2011 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 in City Hall, 354 W. Main Street, 267-3865, and to review the application and discuss the same with the staff.

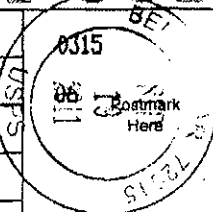
PROOF OF HEARING NOTIFICATION
TO ADJ. PROPERTY OWNERS

7010 3090 0002 7480 2027

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

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

OFFICIAL USE
FAUETTEVILLE AR 72703

Postage	\$ 0.44	
Certified Fee	\$2.85	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.59	

Sent To: Ronald B Marsha Woodruff
 Street, Apt. No., or PO Box No.: P.O. Box 1866
 City, State, ZIP+4: Farmington, AR 72702-1866

PS Form 3800 August 2006 See Reverse for Instructions

760-01378-002

7010 3090 0002 7480 1976

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

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

OFFICIAL USE
FAUETTEVILLE AR 72703

Postage	\$ 0.44	
Certified Fee	\$2.85	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.59	

Sent To: Sharon Baggett Revocable Trust
 Street, Apt. No., or PO Box No.: 211 N. Wyman Road
 City, State, ZIP+4: Fayetteville, AR 72703

PS Form 3800 August 2006 See Reverse for Instructions

57 East Main Street
760-01504-000

7010 3090 0002 7480 2010

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

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

OFFICIAL USE
FARMINGTON AR 72703

Postage	\$ 0.44	
Certified Fee	\$2.85	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.59	

Sent To: City of Farmington
 Street, Apt. No., or PO Box No.: P.O. Box 150
 City, State, ZIP+4: Farmington, AR 72730-0150

PS Form 3800 August 2006 See Reverse for Instructions

760-01378-000

7010 3090 0002 7480 1968

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

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

OFFICIAL USE
PRAIRIE GROVE AR 72753

Postage	\$ 0.44	
Certified Fee	\$2.85	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.59	

Sent To: MSS I Properties US
 Street, Apt. No., or PO Box No.: P.O. Box 975
 City, State, ZIP+4: Prairie Grove, AR 72753-0975

PS Form 3800 August 2006 See Reverse for Instructions

81 East Main Street
760-01506-000

7010 3090 0002 7480 2003

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

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

OFFICIAL USE
FARMINGTON AR 72730

Postage	\$ 0.44	0315 06 Postmark Here SEP 19 2011 FARMINGTON AR 72730 USPS
Certified Fee	\$2.85	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.59	

Sent To: Gerald Lacy & Wilma Lacy
 Street, Apt. No., or PO Box No.: 822 Pine Meadows Dr
 City, State, ZIP+4: Farmington, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

60 East Main Street
760-01383-000

7010 3090 0002 7480 1969

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

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

OFFICIAL USE
FARMINGTON AR 72730

Postage	\$ 0.44	0315 06 Postmark Here SEP 19 2011 FARMINGTON AR 72730 USPS
Certified Fee	\$2.85	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.59	

Sent To: Chick Properties
 Street, Apt. No., or PO Box No.: P.O. Box 258
 City, State, ZIP+4: Farmington, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

60 East Main Street
760-01492-000

7010 3090 0002 7480 1990

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

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

OFFICIAL USE
TEXARKANA TX 75501

Postage	\$ 0.44	0315 06 Postmark Here SEP 19 2011 TEXARKANA TX 75501 USPS
Certified Fee	\$2.85	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.59	

Sent To: Patterson, Ct III
 Street, Apt. No., or PO Box No.: 700 S Kings Hwy
 City, State, ZIP+4: Texarkana, TX 75501-9424

PS Form 3800, August 2006 See Reverse for Instructions

73 East Main Street
760-01477-000

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

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

68 EAST MAIN STREET

Location:

FARMINGTON, AR

Owned by:

GERALD LACY AND WILMA LACY

NOTICE IS HEREBY GIVEN THAT an application has been filed to develop the above property

The purpose of this request is to develop this property.

Explanation: _____

Construction of new retail store(11,954 s.f.-Dollar General)

A hearing on said application will be held by the Farmington Planning Commission in City Hall, 354 W. Main Street, on October 24, 2011 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 in City Hall, 354 W. Main Street, 267-3865, and to review the application and discuss the same with the staff.

Deborah Guzman

PROOF OF LEGAL AD
IN LOCAL PAPER

From: Deborah Guzman [deborah@bartlettarchitecture.net]
Sent: Monday, September 19, 2011 4:51 PM
To: 'kcaaler@nwaonline.com'
Cc: 'dan@bartlettarchitecture.net'
Subject: 1119 DG Farmington - Legal Ad To Run

Karen,

Please run the attached in the Washington County Enterprise Leader (Farmington) on September 28, 2011.

Invoice account: L5234448 (Bartlett Architecture) with the Arkansas Democrat Gazette.

Also, provide a statement of legal advertisement.

Thanks! Feel free to contact our office should you have any questions.

Deborah Guzman, Intern Architect
Bartlett Architecture
603 Highway 5 North
Benton, AR 72019
Phone: 501-794-4448
Fax: 501-794-4449
Email: deborah@bartlettarchitecture.net

9/19/2011

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

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

Location: 68 East Main Street, Farmington, AR

Owned by: Gerald Lacy and Wilma Lacy

NOTICE IS HEREBY GIVEN THAT an application has been filed to develop the above property

The purpose of this request is to develop this property.

Explanation: Construction of a new retail store (11,954 s.f. – Dollar General)

A hearing on said application will be held by the Farmington Planning Commission in City Hall, 354 W. Main Street, on October 24, 2011 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 in City Hall, 354 W. Main Street, 267-3865, and to review the application and discuss the same with the staff.

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

Applicant: PB General Holding, LLC

Date: October 4, 2011

Project Name: Dollar General Store

Engineer/Architect: The Sentinel Group, LLC

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

Representing: _____ City of Farmington _____ Name: _____ Chris 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. **NOTE WAS ADDED TO DRAWINGS.**
3. Label Streets in Vicinity Map. **ADDED TO DRAWINGS.**
4. The line types in the Legend do not match the drawing. **REVISED.**
5. Submit a copy of the AHTD permit. **ATTACHED.**
6. A permit is required for the proposed freestanding sign. **NOTED AND WILL FILE FOR PERMIT AT A LATER DATE.**
7. Dimension the handicap parking spaces and striping. **ADDED TO DRAWINGS.**
8. In addition to the Firm Zone A shown on the plan, show the Corp of Engineers Flood Hazard Information Detailed Study dated July 1996. Determine the 100 Year Flood Elevation (BFE) from this study and include it on the plan. The building should be built two (2) feet above the BFE in accordance with the City's Flood Damage Prevention Code. **WAS NOTED ON DRAWINGS.**
9. The Fire Chief should determine how the pavement should be painted for the fire lanes and it should be shown on the plat. **ADDED TO DRAWINGS.**
10. If additional easements are required, an easement plat must be submitted and recorded before the issuance of the building permit. Also submit a copy of the current recorded warranty deed for the property. **ADDED TO DRAWINGS, SURVEYOR TO FILE PLAT.**
11. Add spot elevations to the Grading Plan in the parking lot, sidewalk and detention pond. Add the proposed finished floor elevation for the building. **ADDED TO DRAWINGS.**
12. The label on the 18" CMV does not agree with the drainage report. **REVISED.**

13. The erosion control measures are shown in detail but are not shown on the plan.
14. A concrete trickle channel with a minimum width of four (4) feet and a minimum slope of 0.4% shall be required for the detention pond. **ADDED TO DRAWINGS.**
15. Show the 100-year water surface elevation in the detention basin. The building FFE should be a minimum of one (1) foot above the 100-year WSE in the detention basin in accordance with the Drainage Criteria Manual. **THE 100 YEAR WATER SURFACE ELEVATION IS 1200.17, WHICH IS MORE THAN A FOOT BELOW BUILDING FLOOR ELEVATION (1205.00).**
16. Provide better distinction between the existing and proposed contours. Ad these lines to the legend. **REVISED.**
17. Drainage Report:
 - A. Include pre-development and post development drainage area maps. These maps should show the drainage areas used in design, including the post development area draining into the detention basin and the post development area that bypasses the detention basin. The time of concentration flow path should also be included on these maps. **REVISED.**
 - B. There are numerous values in the narrative of the report that do not agree with the values in the drainage calculations. **REVISED.**
 - C. The pre-development average C-value does not appear to be calculated correctly.
 - D. Provide the release structure design calculations (including the release rate computations for the 2-, 10-, 25-, 50-, and 100-year storms). **REVISED.**
 - E. Provide the Stage-Storage and Stage Discharge curves for the detention facility. **ADDED.**
 - F. According to the grading plan, not all of the site will discharge into the detention basin. This will have to be accounted for in the detention calculations. **REVISED.**

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: PB General Holdings, LLC

Date: 10-04-11

Project Name: Dollar General Store

Engineer/Architect: Bartlett Architecture, Inc.

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

Representing: PGTELCO Name: SHANE BELL

Service as shown is fine but we are requesting a minimum 3" Conduit w/ pull string to get service from ~~the~~ pedestal to service entrance on building. **ADDED TO PLANS**

Please clearly indicate our Fiber Optic cable along Hwy 62 East and West. This is a very important feed. **ADDED TO PLANS**

Please add a general utility easement along Hwy 62 ~~adjacent~~ adjacent to the ROW. (15' minimum) **ADDED TO PLANS**

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: PB General Holdings, LLC

Date: 10-04-11

Project Name: Dollar General Store

Engineer/Architect: Bartlett Architecture, 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: Source Gas Co. Name: Randy Crake

*Set meter at the S.E. corner of the building.
Contact me about B.T.C. load for size of service.
15' U.E. to continue across front of property
to cover 4" steel gas main. Any damage
or relocation of gas main will be at the
owners expense.* ADDED TO PLANS

Received By: _____

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

Applicant: PB General Holdings, LLC

Date: 10-04-11

Project Name: Dollar General Store

Engineer/Architect: Bartlett Architecture, Inc.

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

Representing: City of Farmington Name: DAN LEDBETTER

6 , sign close to easement VERIFIED
7 ADDED TO PLANS
8 ADDED TO PLANS

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: PB General Holdings, LLC

Date: 10-04-11

Project Name: Dollar General Store

Engineer/Architect: Bartlett Architecture, Inc.

Red Iron Building

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: Fire Department Name: Mark Cunningham

need to supply Water Flow from Fay water
WILL OBTAIN AND SEND COPY TO CITY

second entrance ADDED TO PLANS

five lanes Added / no parking STRIPING ADDED TO PLANS

Knox box provided
WILL BE PROVIDED (REFER TO BUILDING ELEVATIONS)

Received By: _____

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

Applicant: PB General Holdings, LLC

Date: 10-04-11

Project Name: Dollar General Store

Engineer/Architect: Bartlett Architecture, 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: SWEPco Name: NANCY GUISINGER

- NEED 25' BUILDING SETBACK + UTILITY BASEMENT (20')
ON EAST SIDE OF PROPERTY - LENGTH OF OH LINE **ADDED TO PLANS**
- UTILITY POLES WILL NEED TO BE INSTALLED
ON DOLLAR GENERAL PROPERTY, NOT ADJACENT
PROPERTY **NOTED**
- POINT OF SERVICE NEEDS TO BE LOCATED ON
NORTH EAST CORNER OF BUILDING, NOT NORTH
WEST CORNER **REFER TO REVISED DRAWINGS**
- ENSURE NO BILLBOARDS OR SIGNAGE ON SE
SIDE OF LOT BY LOCATION OF POLES/LINES **VERIFIED**
- HEIGHT OF BUILDING VERIFIED TO ENSURE
LINE CLEARANCE MEETS CODE **VERIFIED**

Received By: _____