

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

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

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

For office use only: Fee paid \$ 2000.00 Date 12-20-16 Receipt # 519493

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

Property Description

Site Address -- North Garland McKee Road
 Current Zoning -- RE-2/A-1

(Hillside Estates)

Attach legal description

Financial Interests

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

Lots 101, LLC

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

[Signature] Date 2016-06-20
 Applicant Signature

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

 Date _____
 Owner/Agent Signature

Development Checklist:

	Yes	No	N/A, why?
1. Completed application form.	X		
2. Payment of application fee.	X		
3. One AutoCAD drawing – 1"=100' or larger, using layer, symbols and line types as required by City Engineer.	X		
4. Fifteen (15) copies of the plat folded to a size of no greater than 10" X 10 ½ ".	X		
The Following Shall Appear on the Plat:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addressed and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Curve data for any street which forms a project boundary.	X		
10. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
11. Status of regulatory permits:			
a. NPDES Storm water Permit			X
b. 404 Permit			X
c. Other			X
12. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure abutment, etc.			
13. Spot elevations at grade breaks along the flow line of drainage swales.			
14. A general vicinity map of the project at a scale of 1" = 2000' taken from the City of Farmington Street Base Map (1" = 2000').	X		
15. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.		X	
16. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
17. Existing topographic information with source of the information noted. Show:	X		

a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.	X		
18. Preliminary grading plan.	X		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.			No existing easements on subject property
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems			Septic proposed
a. Provide pipe locations, sizes and types.			
b. Manhole locations.			
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			No known sanitary sewer overflow
4. If a septic system is to be utilized, not that on the plat. Show the location and test data for all percolation tests.	X		
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.			No main proposed
b. Note the static pressure and flow of the nearest hydrant.			Nearest fire hydrant not located
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			No additional utilities proposed
a. Locations of all related structures.			
b. Locations of all lines above and below ground.			
c. A note shall be placed where streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.			No easements proposed
Proposed and Existing Streets, Rights-of-way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all 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	X		

all curb return radii. Private streets shall be clearly identified and named.			
2. A Layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.			No proposed streets
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)			No proposed street lights
Easement Plat – LSD Only			
1. A final easement plat (in the same form as a final plat) must be submitted and recorded before the issuance of a building permit.			Preliminary plat submittal - No large scale development proposed
Subdivision of Land			
1. The lot layout, the dimensions of each lot and total area in square footage or acreage to the nearest on-hundredth (1/100 th) acre of each lot. Lots shall be numbered consecutively for all phases. The total number of lots shall be indicated on the plat.	X		
2. The designation of all "outlots" and anticipated uses, if known.			No outlots proposed
3. For phased development, a plat showing all phases is required.			No phased development planned
Site Specific Information			
1. Provide a note describing any off site improvements.	X		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			No water wells, sumps, cesspools, or other underground structures located
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)			No existing or proposed lease or access agreements
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)			No potentially dangerous areas
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.			No existing or proposed public areas
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			Large scale development not proposed
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			Large scale development not proposed
8. The location and size of existing and proposed signs, if any.			No proposed signs
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			No parking/loading areas proposed
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			No buffer strips, fences, or screen walls required
12. Location of existing and purposed sidewalks.			No sidewalks proposed
13. Finished floor elevation of existing and purposed structures.	X		
14. Indicate location and type of garbage service (Large Scale			Large scale development not proposed

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.			No commonly held areas
16. Draft of covenants, conditions and restrictions, if any.			No covenants
17. Draft POA agreements, if any.			No POA agreement
18. A written description of requested variances and waivers from any city requirements.	X		
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	X		
20. Preliminary drainage plan as required by the consulting engineer.	X		
Data on Diskette			
1. Magnetic Media or CD with all information in AutoCAD or a similar format must be submitted with application. Questions concerning this requirement may be directed to Building Inspection.	X		

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

RECEIPT

DATE 12-20-16

No. 519403

RECEIVED FROM LOTS 101 LLC

\$ 2000.00

Two Thousand & 00/100 DOLLARS

FOR RENT

FOR Warranty that Remains Hillside Estates

ACCOUNT	
PAYMENT	<u>2000.00</u>
BAL. DUE	

CASH

CHECK

MONEY ORDER

CREDIT CARD

FROM

BY

#5062 (on enclosed M.R.C.)

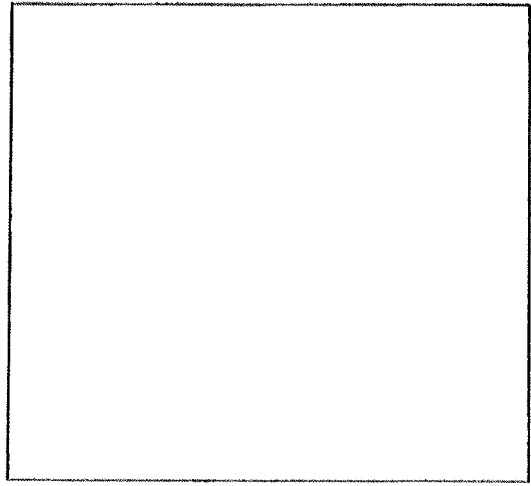
B Coleman

Doc ID: 012825180002 Type: REL
Kind: WARRANTY DEED
Recorded: 04/22/2009 at 03:28:03 PM
Fee Amt: \$20.00 Page 1 of 2
Washington County, AR
Bette Stamps Circuit Clerk
File 2009-00012300

WARRANTY DEED
With Relinquishment of Dower and Curtesy

KNOW ALL MEN BY THESE PRESENTS:

THAT IRA ELLIS LEWIS and OLA JEAN LEWIS, husband and wife, hereinafter called GRANTOR, whether one or more, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid by IRA ELLIS LEWIS and OLA JEAN LEWIS, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the LEWIS TRUST AGREEMENT DATED APRIL 29TH, 1999, IRA ELLIS LEWIS AND OLA JEAN LEWIS CO-TRUSTEES, hereinafter called GRANTEE, whether one or more, and unto GRANTEE'S heirs, successors and assigns forever, the following lands lying in Washington County, Arkansas, to-wit:



The South half of the Southwest Quarter of the Southwest Quarter of Section Two (2), and the South Half of the Southeast Quarter of the Southeast Quarter, and Five (5) acres off the West side of the North Half of the Southeast Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section Three (3) in Township Fifteen (15) North, Range Thirty-One (31) West of the Fifth P.M. containing Eighty Five (85) acres, more or less.

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

GRANTOR hereby covenants with the said GRANTEE that Grantor will forever warrant and defend the title to the said lands against all claims whatever.

UNDERSIGNED hereby further conveys all rights of dower, curtesy, and homestead undersigned may have in and to said lands for and in consideration of the said sum of money.

WITNESS Grantor's hand and seal this _____ day of _____, 2009.

Ira Ellis Lewis
IRA ELLIS LEWIS, Grantor

Ola Jean Lewis
OLA JEAN LEWIS, Grantor

ACKNOWLEDGMENT

STATE OF Arkansas)
COUNTY OF Benton)SS)

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, within and for the State and County aforesaid, duly commissioned and acting, IRA ELLIS LEWIS and OLA JEAN LEWIS, Husband and Wife, to me well known as the Grantor in the foregoing Deed, and stated that the same had been executed for the consideration and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public this 30 day of March, 2009.

My Commission Expires:
3/12/12

Sharon Bell
Notary Public



Prepared by: Wade A. Williams
Attorney at Law
P.O. Box 350
Eureka Springs, AR 72632

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this document.

Grantee/Agent

Grantee's Address

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

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

Date: February 7, 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 improvements to North Garland McKee Road are not complete, please show sidewalk and street lights.
3. A minimum finished floor elevation must be set for all lots adjacent to as per the requirements of the Farmington Drainage Criteria Manual.
4. A determination from the U.S. Army Corps of Engineers on whether the stream is considered waters of the US and if so whether the improvements shown will be permitted. This determination will be required prior to this project moving forward to the Planning Commission.
5. Drainage Report – Due to the redesign of the detention, more discussion will be required concerning the detention design concept.. It would be best if a meeting was scheduled to discuss the necessary changes to the report prior to resubmittal of this project.

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

Applicant: Lots 101, LLC

Date: 2-7-17

Project Name: Hillside Estates Subdivision- Preliminary Plat

Engineer/Architect: Blew & Associates, PA

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

Representing: Fire Dept Name: Mark Cunningham

1. good location of fire Hydrant that was requested.
2. Just add the other hydrant where we indicated.

Received By: _____

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

Applicant: Lots 101, LLC

Date: 2-7-17

Project Name: Hillside Estates Subdivision- Preliminary Plat

Engineer/Architect: Blew & Associates, PA

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

Representing: City of Farmington Name: Melissa McClerville

- Engineering fees will continue to accrue until development is complete
 - An ad must be in a local paper on or prior to February 13th containing a notice of "Public Hearing". A sample is with the application. Proof of publication must be provided 10 days prior to planning commission meeting
 - Adjacent property owners must be notified & proof of notification must be provided to the city 7 days prior to the planning commission meeting
-
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-
-
-
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-
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-
-
-

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Lots 101, LLC

Date: 2-7-17

Project Name: Hillside Estates Subdivision- Preliminary Plat

Engineer/Architect: Blew & Associates, PA

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

Representing: WVA Name: JOSH MOORE

- 1) Lots need 911 ADDRESSED ON FINAL PLAT
- 2) Developer to pay for all meter services for all lots.
- 3) Any relocation at owners expense
- 4) Need to verify location of water main near lot 9 to see if it can be serviced w/o a water main extension.
- 5) ANYTHING UP THE HILL MAY REQUIRE WATER MAIN EXTENSION.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Lots 101, LLC

Date: 2-7-17

Project Name: Hillside Estates Subdivision- Preliminary Plat

Engineer/Architect: Blew & Associates, PA

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

Representing: AEP / Swepeco Name: RON BERTRAM

1) Any relocation will be @ owners expense.

2) This property is split between AEP & OZARKS Elec

3) Need 20' UE between Lot 8 & Lot 9

4) Need Easements to extend to
Other Easements along North side of road.

5) Service to Lot 4 will be from
pole in front of Lot

6) Service to Lots 5 & 6 will be from
pole on Lot 5

7) Service to 105 & will be from
The south

Received By: _____

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

Applicant: Lots 101, LLC

Date: 2-7-17

Project Name: Hillside Estates Subdivision- Preliminary Plat

Engineer/Architect: Blew & Associates, PA

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

Representing: PGTELCO Name: SHANE BELL
479-841-0980

We will work with the owner/developer for relocation of an existing fiber optic cable that will need to move. We are already in communication with owner.

Received By: _____

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

Applicant: Lots 101, LLC

Date: 2-7-17

Project Name: Hillside Estates Subdivision– Preliminary Plat

Engineer/Architect: Blew & Associates, PA

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

Representing: CITY OF FAYETTEVILLE Name: _____

<p><i>Reviewed by Jonathan Ely</i> <i>Engineering Division jely@fayetteville-ar.gov 479-444-3424</i></p>
--

<p>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.</p> <p>This subdivision is outside the city's sewer service area, and no sewer system is included on the proposed plans. No further comment.</p>

Received By: _____

landscaping

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Lots 101, LLC

Date: 1-3-17

Project Name: Hillside Estates Subdivision- Preliminary Plat

Engineer/Architect: Blew & Associates, PA

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

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

①

Article IV Landscape Site Plan Requirements

(5) "...Trees preserved & trees requested to be removed shall be clearly indicated..."

If there are any large trees with DBH (Diameter at Breast Height) of 8 inches or greater, you are encouraged to preserve them if at all possible.

②

Article V I. (1) "As is practical, do not remove healthy, disease-free vegetation & environmentally sensitive or significant, natural areas such as woodlands, prairie, and wetlands on the development site."

③

Please refer to Article XII - Dedication & Landscaping of Neighborhood Parks (attached) to determine whether neighborhood park will be incorporated into the Plan or instead fee payment in lieu of Land Conveyance (Article I B. through E.) shall be made to City of Farmington.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Lots 101, LLC.

Date: 7-5-16

Project Name: Tom Sims Subdivision, Lots 101. LLC. – Preliminary Plat

Engineer/Architect: Blew & Associates, PA.

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

Representing: Cox Communications Name: Chad Hodge

Request 20' utility easement along N Garland McKee Road.

Any damage to or relocation of our existing facilities will be at the owners/developers expense.

Lined area for providing details of recommendations and responses.

Received By: _____

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

Applicant: Lots 101, LLC.

Date: 7-5-16

Project Name: Tom Sims Subdivision, Lots 101. LLC. – Preliminary Plat

Engineer/Architect: Blew & Associates, PA.

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

Representing: SWEPSCO / AEP Name: RON BERTRAM

1) Need 20' UE Along North side of Lot 1

2) Need 20' UE Along West side of Lots 1-6

3) Need 20' UE Along North property line.

4) Need 20' UE Along North property Line of Lot 7

5) Need to show existing power poles along east side of Garland McKee Rd.

6) Any relocation will be at the owners expense.

7) Need 20' UE Along West side lot 7

8) Need 20' UE Along South property line.

9) Show existing power lines Along West side of property.

Received By: _____

Date: 06-22-2016
City: Farmington
Name: Tom Sims Subd.

Comments:

1. Any relocation or extension of the existing facilities that have to be built for this subdivision will be at full cost to the developer.
2. All lot corners must be marked with lot numbers clearly written on the stakes before construction will begin.
3. There will be extra charges to the Developer when extra time and materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
4. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat.
5. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared the developer may be subject to extra charges from Ozarks for clearing the easement.
6. Please contact Ozarks Electric when construction begins and again when construction is within three months of completion.
Wes Mahaffey At (479)263-2167 Or wmahaffey@ozarksecc.com

Additional Comments:

1. Well need 30' U.E along single phase on south east side of property

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

Applicant: Lots 101, LLC.

Date: 7-5-16

Project Name: Tom Sims Subdivision, Lots 101. LLC. – Preliminary Plat

Engineer/Architect: Blew & Associates, PA.

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

Representing: Ozark Electric Name: Wesley Mahaffey
Need 30ft U.E. on South East corner
of Subd. along existing single phase line

Received By: _____

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

Applicant: Lots 101, LLC.

Date: 7-5-16

Project Name: Tom Sims Subdivision, Lots 101. LLC. – Preliminary Plat

Engineer/Architect: Blew & Associates, PA.

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Representing: WASHINGTON WATER Authority Name: JOSEPH MAZUR

- 1) Lot 7 will be a single water meter service
- 2) Developer needs to pay to have all meters installed at 1 time.
- 3) Need Septic System Approval for all lots before water meter services will be installed
- 4) Need 911 addresses for each lot on the plat.
- 5) Elevations of existing ground on top of existing water mains cannot be lowered.
- 6) There is possibly an existing 3" or 4" water main between the road and the 12" shown on the plan. Call Arkansas One Call for locating to get a more accurate depiction on the drawings, if necessary.
- 7) Any relocating of lines or arrangement possibilities will be at Developer's cost.
- 8) Don't add additional water onto pump station site.
- 9) Existing water main (12") needs to be in private easement show existing casements.

Received By: _____



Jacob Rennick <jacob@blewinc.com>

16-190 Hillside Estates SD (SWL-2017-00034 Resubmittal)

CESWL-Regulatory <PR-R.CESWL-PR-R@usace.army.mil>
To: Jacob Rennick <jacob@blewinc.com>

Mon, Jun 5, 2017 at 9:49 AM

Thank you, your information has been received.

Cynthia Blansett

Cynthia Blansett
Environmental Protection Specialist
US Army Corps of Engineers, Little Rock District
Regulatory Division
PO Box 867
Little Rock, Arkansas 72203-0867
(501) 324-5295

-----Original Message-----

From: Jacob Rennick [mailto:jacob@blewinc.com]
Sent: Friday, June 02, 2017 4:54 PM
To: CESWL-Regulatory <PR-R.CESWL-PR-R@usace.army.mil>
Cc: Jorge Du Quesne <jorge@blewinc.com>; tsims44@aol.com
Subject: [Non-DoD Source] 16-190 Hillside Estates SD (SWL-2017-00034 Resubmittal)

To whom it may concern,

We are resubmitting our permit application for the Hillside Estates Subdivision (SWL-2017-00034), along with a revised set of plans for your review in the Google Drive Link below. Please let us know if you have any questions or comments, or if you need anything further.

Thank you,

Jacob Rennick, E.I.
Blew & Associates, PA
108 Crossover Ave, Ste B
Lowell, AR
Ph: 479-443-4506
Fax: 479-582-188316-190 Hillside Estates SD <Blocked<https://drive.google.com/drive/folders/0B24BFaD9-dMbY2tUdVJQMhZ4UHM>>



To: Farmington Planning Commission
From: Christopher B. Brackett, P.E. *CB*
Date: July 24, 2017
Re: Preliminary Plat for the Hillside Estates

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

1. The owner has come to an agreement in principle with the City to build the regional detention pond in exchange for the City waiving the street improvements to and allowing a gravel drive to the tandem lots to the east. After the agreement has been finalized, a waiver must be submitted and approved by the Planning Commission prior to final plat approval of the subdivision.
2. The fire hydrant locations shown on the plat and the utility plans must be reviewed and approved by the Fire Department.
3. The water improvements must be reviewed and approved by Washington Water Authority and the Arkansas Department of Health prior to any construction activities.
4. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
5. After a final review set of plans and drainage report has been approved by MWY, the applicant should submit to the City three (3) sets of full size plans and two (2) sets of half size plans, and two (2) more copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

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Ronald K & Carla D Bond
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Danny B & Linda B Willkie
Trustees Willkie Family Trust
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 AR
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 Street: 10862 Stonecrop Lane
 City, State: Prairie Grove, AR 72753

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 12198 Little Elm Road
 Farmington, Ar 72730

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

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

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

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

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PARCEL #760-02911-000
VALLEY VIEW GOLF LLC
11520 CLUBHOUSE PKWY
FARMINGTON, AR 72730

PARCEL #760-02923-000
JOHN G & DEBRA K JENKINS
11114 N HWY 170
FARMINGTON, AR 72730

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

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

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

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

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

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

PARCEL #001-07531-000
WILLIAM C CANFIELD
627 N SKYLINE DR
FAYETTEVILLE, AR 72701

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

PARCEL #001-07801-001; #001-07802-001
RURAL DEVELOPMENT AUTHORITY OF WASHINGTON COUNTY, AR
PO BOX 178
FARMINGTON, AR 72730

PARCEL #001-07802-000; #001-07785-001
DENNIS W & ELLEN F MOORE
10750 GARLAND MCKEE RD
PRAIRIE GROVE, AR 72753

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

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

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

PARCEL #001-07784-000
ETHEL MCKEE TRUST
10725 N. GARLAND MCKEE RD.
PRAIRIE GROVE, AR 72753

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

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

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

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

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

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

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

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

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

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

PARCEL #760-03732-000
RONALD K & CARLA D BOND
11088 N HWY 170
FARMINGTON, AR 72730-9531

NOTICE OF PUBLIC HEARING

A petition for Preliminary Plat for the property as described below has been filed with the City of Farmington on the 18th day of December, 2017.

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

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

A public hearing to consider this Preliminary Plat will be held on the 24th day of July, 2017 at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested parties are invited to attend.

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

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

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

Location

Lots 101, LLC

Owned by

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

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on December 18th, 2017 at 6:00 p.m.

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



VICINITY MAP

N.T.S.