



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

***PLANNING COMMISSION AGENDA***  
***February 25, 2019***

**A meeting of the Farmington Planning Commission will be held on  
Monday, February 25, 2019 at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - January 28, 2019
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARING**
  - A. **Preliminary Plat:** Red Canyon Subdivision  
**Property owned by:** Red Canyon Development, LLC.  
**Property Location:** North of the Double Springs Road and Goosecreek Road intersection.  
**Presented by:** Jorgensen & Associates

## Planning Commission Minutes January 28, 2019

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

**PRESENT**

Robert Mann, Chair  
Gerry Harris  
Howard Carter  
Chad Ball  
Bobby Wilson  
Jay Moore

**ABSENT**

Toni Lindsey  
Judy Horne

**City Employees Present:** Ernie Penn, Mayor;  
Rick Bramall, City Inspector

2. **Approval of Minutes:** November 26, 2018 Minutes were approved as written.

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

4. **Due to no items on the agenda there will be a general discussion:**

Mayor Penn recognized the Planning Commission for their hard work and congratulated everyone on their term renewals. Developers have brought it to the attention of the Planning Commission to create zones for higher density complexes such as a PUD (Planned Unit Development) or PZD (Planned Zoning District). This would be used for mixed use planned development which could include apartments and townhomes, mixed with businesses. This would create areas for complexes to have a community within a community. For example, a 40 acre tract of land will be able to hold 480 units. The zoning could allow for 7- 8 units per acre. The developer will have 180 days to take action under the PUD/PZD. If they fail to do so they will forfeit the approval for development and they will be forced to obtain a new approval and PUD/PZD.

We want to be able to tie into existing trails on the west side of Fayetteville. Gerry Harris brought up a question about making it to where people have to build 1- 2 blocks above the curb in areas that are in flood zones. Rick stated that by code they can't make them do that and that everything is built to code. They cannot change the code but they can put into place an ordinance to make that priority when dealing with construction in these areas. Chad Ball asked about the new FEMA survey being done. Rick stated that they are currently gathering the information but it will be done in approximately 2 years. Construction in flood zones have a flood plain certificate of elevation associated which acknowledges the necessity for the new building requirements to accommodate the flood zones.

The status of the codification of ordinances was requested and what can be done about getting them posted for the public. Mayor Ernie Penn stated that the ordinances have been codified but we need someone to finish the work and create the online list for the public.

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

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Judy Horne - Secretary

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Robert Mann - Chair

**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: Red Canyon Development, LLC Day Phone: 479-582-9597  
 Address: 1204 E Joyce Blvd, Fayetteville, AR 72703 Fax: \_\_\_\_\_  
 Representative: Jorgensen & Associates Day Phone: 479.442.9127  
 Address: 124 W Sunbridge #5, Fayetteville, AR 72703 Fax: \_\_\_\_\_  
 Property Owner: Same as Applicant Day Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Fax: \_\_\_\_\_

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

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

For office use only:

Fee paid \$	Date	Receipt #

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

Property Description

Site Address -- North of Double Springs Road and Goose Creek Road Intersection

Current Zoning -- R-1

Attach legal description

Financial Interests

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

Red Canyon Development, 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]  
Applicant Signature

Date 1-17-2019

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.)*

[Signature]  
Owner/Agent Signature

Date 1-17-2019

## LSD/Subdivision Application Checklist:

Yes No N/A, why?

1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.		X	This will be a residential subdivision.
4. Fifteen (15) copies of the site plan <b>folded</b> 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	Provided on plat. Notification letter to be provided at a later date when PC date is known.
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	Provided at a later date.
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).		X	Provided at a later date.
<b>The Following Shall Appear on the Site Plan:</b>			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
10. Status of regulatory permits:			
a. NPDES Storm water Permit		X	Will provide prior to construction
b. 404 Permit		X	Will provide prior to construction
c. Other		X	Will provide prior to construction if needed.
11. Provide a benchmark, clearly defined with a precision of 1/100 <sup>th</sup> of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	X		

abutment, etc.	X		
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.		X	No structures onsite
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:	X		
a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.			X
17. Preliminary grading plan.	X		
<b>Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)</b>			
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		
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems	X		
a. Provide pipe locations, sizes and types.	X		
b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site		X	None known.
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			N/A
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.		X	Obtaining info from City of Fayetteville
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			Only at entrances. No change in grade.

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
<b>Proposed and Existing Streets, Rights-of-way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.	X		Offsite sewer
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		X	None known.
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		X	None known.
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)		X	None known.
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.			N/A
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			N/A
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			N/A
8. The location and size of existing and proposed signs, if any.		X	None proposed.
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			N/A
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			N/A
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			N/A
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.			N/A
14. Indicate location and type of garbage service (Large Scale			N/A

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

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

**RECEIPT**

DATE 1-22-19

No. \_\_\_\_\_

RECEIVED FROM Biggias Construction

\$ 2000.00

Two thousand & no/100 DOLLARS

FOR RENT  
 FOR Large Scale Red Canyon Subd.

ACCOUNT	
PAYMENT	<u>2000.00</u>
BAL. DUE	<u>0</u>

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY B. Coleman

*OK*  
*301404*



PARCEL: 760-02350-000  
297 N. DOUBLE SPRINGS RD.  
297 N. DOUBLE SPRINGS RD.  
FARMINGTON, AR 72730

PARCEL: 760-02350-800  
THERESA McDERMOTT  
117 N. DOUBLE SPRINGS RD.  
FARMINGTON, AR 72730

PARCEL: 760-02351-200  
DAVID & MICHELE McCONNELL  
14489 DRAIN RD.  
FARMINGTON, AR 72730-8707

PARCEL: 760-02358-000  
ROGER & DOLLIE McCRATIC  
434 GOOSE CREEK RD.  
FARMINGTON, AR 72730-8505

PARCEL: 760-02382-000  
GOOSE CREEK PROPERTIES LLC  
P.O. BOX 1346  
FAYETTEVILLE, AR 72702

PARCEL: 760-02743-000  
MOHAMMAD & ROSHAN ISMAIL  
471 W. HYDRANGEA DR.  
FARMINGTON, AR 72730

PARCEL: 760-02747-000  
SHANNON SHRUM  
429 W. HYDRANGEA DR.  
FARMINGTON, AR 72730

PARCEL: 765-16214-000  
PFALZGRAF FAMILY TRUST  
KELLYE & CHARLOTTE PFALZGRAF  
20 N. DOUBLE SPRINGS RD.  
FARMINGTON, AR 72730

PARCEL: 765-16225-500  
GARY & KELLE HAMBLEN  
102 S. DOUBLE SPRINGS RD.  
FARMINGTON, AR 72730

PARCEL: 765-16225-800  
PURETT FAMILY TRUST  
GARY PURETT, KEVIN PURETT, STEPHEN PURETT  
438 RIVER PARK DR.  
REDDING, CA 96003

PARCEL: 760-02350-700  
25 N. DOUBLE SPRINGS RD.  
25 N. DOUBLE SPRINGS RD.  
FARMINGTON, AR 72730-2515

PARCEL: 760-02351-000 & 765-02352-000  
PHYLLIS YOUNG  
546 GOOSE CREEK RD.  
FARMINGTON, AR 72730-8506

PARCEL: 760-02356-000  
MATTHEW & LORI BURNS  
464 W. GOOSE CREEK RD.  
FARMINGTON, AR 72730

PARCEL: 760-02360-000  
JOHN & AMY PURIFOY  
585 N. COUNTGRY FARM RD  
FAYETTEVILLE, AR 72704

PARCEL: 760-02741-000  
JAY & HAVEN PEARCY  
483 W. HYDRANGEA DR.  
FARMINGTON, AR 72730

PARCEL: 760-02745-000  
BEAU THOMPSON  
433 W. HYDRANGEA DR.  
FARMINGTON, AR 72730

PARCEL: 760-02748-000  
KEVIN & KRISTEN KIGORE  
592 M. MCLEOD DR.  
FARMINGTON, AR 72730-2951

PARCEL: 765-1625-400  
GHOST RIDER DEVELOPMENT INC.  
9524 WEY BRIDGE DR.  
FORT SMITH, AR 72916

PARCEL: 765-16225-600  
WALTER BURNETT II  
62 S. DOUBLE SPRINGS RD.  
FARMINGTON, AR 72730

LEGAL DESCRIPTION - OVERALL:

The NW1/4 of the SE1/4 and the NE1/4 of the SW1/4 of Section 15, and a part of the SE1/4 of the SW1/4 and a part of the SW1/4 of the SE1/4 of Section 15, T16N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the SW Corner of said SW1/4, SE1/4, thence N87°29'25"W 198.09 feet to the POINT OF BEGINNING, thence N41°01'44"W 1,629.42 feet, thence N02°34'11"E 1,456.27 feet, thence S88°21'31"E 1,327.99 feet, thence S87°50'22"E 1,321.570 feet, thence S02°47'01"W 1,126.81 feet, thence N86°16'18"W 463.25 feet, thence S04°25'16"W 1,292.93 feet, thence S68°31'04"W 148.40 feet, thence S01°42'04"W 192.97 feet, thence N87°52'27"W 294.95 feet, thence N01°47'29"E 145.61 feet, thence N87°51'00"W 591.17 feet, thence S00°55'50"W 143.16 feet to the POINT OF BEGINNING, Containing 126.06 acres, more or less, subject to easements and right of ways of record.

LEGAL DESCRIPTION - PHASE 1:

A part of the NW1/4 of the SE1/4 and a part of the NE1/4 of the SW1/4 of Section 15, T18N, R31W in Washington County, Arkansas, and being described as follows:  
Commencing at the NW Corner of said NW1/4, SE1/4, said point being a Found Stone, thence S87°50'22"E 663.61 feet to the POINT OF BEGINNING; thence S87°50'22"E 282.78 feet, thence S02°47'01"W 1,126.81 feet, thence N86°16'18"W 463.25 feet, thence S04°25'16"W 1,058.10 feet, thence N64°50'06"W 193.78 feet, thence along a non tangent curve to the right 202.42 feet, said curve having a radius of 61.50 feet and chord bearing and distance of N09°19'29"W 122.65 feet to a point of reverse curve to the left having a radius of 25.00 feet and a central angle of 81°01'16"; thence Northeasterly along the arc, a distance of 35.35 feet, thence N86°03'10"W 135.00 feet, thence N03°56'50"E 858.15 feet, thence N33°56'50"E 43.48 feet, thence S56°03'10"E 75.00 feet, thence N33°56'50"E 141.51 feet, thence N39°56'06"E 61.79 feet, thence N48°56'50"E 302.58 feet, thence N03°56'50"E 517.84 feet, thence S86°03'10"E 81.47 feet, thence N03°56'50"E 200.73 feet to the POINT OF BEGINNING, Containing 18.36 acres, more or less, subject to easements and right of ways of record.

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Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee to postage)	\$2.80
Return Receipt (hardcopy)	\$0.00
Return Receipt (electronic)	\$0.00
Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.85

Sent To: BEAU THOMPSON  
 Street and Apt: 433 W. HYDRANGEA DR.  
 City, State, ZIP: FARMINGTON, AR 72730

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Extra Services & Fees (check box, add fee to postage)	\$2.80
Return Receipt (hardcopy)	\$0.00
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Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.85

Sent To: JOHN & AMY PURIFOY  
 Street and Apt: 585 N. COUNTRY FARM RD  
 City, State, ZIP: FAYETTEVILLE, AR 72704

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Return Receipt (electronic)	\$0.00
Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.85

Sent To: MOHAMMAD & ROSHAN ISMAIL  
 Street and Apt: 471 W. HYDRANGEA DR.  
 City, State, ZIP: FARMINGTON, AR 72730

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Return Receipt (electronic)	\$0.00
Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.85

Sent To: ROGER & DOLLIE McCRATIC  
 Street and Apt: 434 GOOSE CREEK RD.  
 City, State, ZIP: FARMINGTON, AR 72730-8505

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Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.85

Sent To: JAY & HAVEN PEARCY  
 Street and Apt: 483 W. HYDRANGEA DR.  
 City, State, ZIP: FARMINGTON, AR 72730

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Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.85

Sent To: MAHAN, DAVID D & PATRICIA A  
 Street and Apt: 412 GOOSE CREEK RD  
 City, State, ZIP: FARMINGTON, AR 72730

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Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.85

Sent To: GOOSE CREEK PROPERTIES LLC  
 Street and Apt: P.O. BOX 1346  
 City, State, ZIP: FAYETTEVILLE, AR 72702

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 Street and Apt: 464 W. GOOSE CREEK RD.  
 City, State, ZIP: FARMINGTON, AR 72730

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Sent To  
Street and Apt: DOUGLAS WILLIAMS REVOCABLE TRUST  
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FORT SMITH, AR 72916

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Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.85

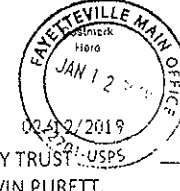


Sent To  
Street and Apt: GHOST RIDER DEVELOPMENT INC.  
9524 WEY BRIDGE DR.  
City, State, Zip: FORT SMITH, AR 72916

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REDDING, CA 96003

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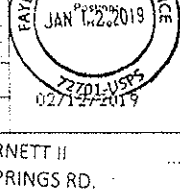


Sent To  
Street and Apt: PURETT FAMILY TRUST  
GARY PURETT, KEVIN PURETT,  
STEPHEN PURETT  
438 RIVER PARK DR.  
City, State, Zip: REDDING, CA 96003

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Sent To  
Street and Apt: WALTER BURNETT II  
62 S. DOUBLE SPRINGS RD.  
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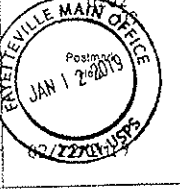


Sent To  
Street and Apt: PENNE, PHILIP J; MACKLEM, MELISSA A  
592 N. MCLEOD DR.  
City, State, Zip: FARMINGTON, AR 72730-2951

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Postage	\$0.55
Total Postage and Fees	\$6.85

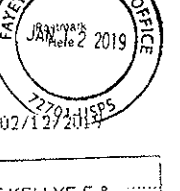


Sent To  
Street and Apt: GARY & KELLYE HAMBLER  
102 S. DOUBLE SPRINGS RD.  
City, State, Zip: FARMINGTON, AR 72730

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Postage	\$0.55
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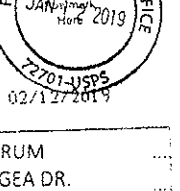


Sent To  
Street and Apt: PFALZGRAF FAMILY TRUST KELLYE E &  
CHARLOTTE PFALZGRAF  
20 N DOUBLE SPRINGS RD  
City, State, Zip: FARMINGTON, AR 72730

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Postage	\$0.55
Total Postage and Fees	\$6.85



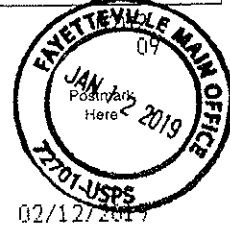
Sent To  
Street and Apt: SHANNON SHRUM  
429 W. HYDRANGEA DR.  
City, State, Zip: FARMINGTON, AR 72730

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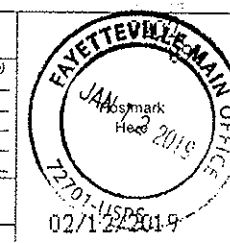
Sent To: DAVID & MICHELE McCONNELL  
Street and Apt: 14489 DRAIN RD.  
City, State, Zip: FARMINGTON, AR 72730-8707  
PS Form 3841

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Postage	\$0.55
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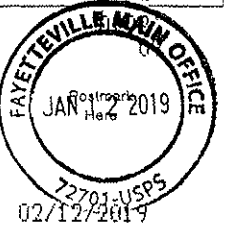
Sent To: PHYLLIS YOUNG  
Street and Apt: 546 GOOSE CREEK RD.  
City, State, Zip: FARMINGTON, AR 72730-8506  
PS Form 3841

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.85



Sent To: SIEGEL, DEBORAH &  
Street and Apt: LOPEZ DE LA CRUZ, MARICELA  
City, State, Zip: 117 N DOUBLE SPRINGS RD  
FARMINGTON, AR 72730  
PS Form 3841

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.85



Sent To: FARMINGTON LAND HOLDINGS LLC  
Street and Apt: 297 N. DOUBLE SPRINGS RD.  
City, State, Zip: FARMINGTON, AR 72730  
PS Form 3841

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

Applicant: Red Canyon Development, LLC

Date: February 5, 2019

Project Name: Red Canyon Subdivision – Preliminary Plat

Engineer/Architect: Jorgensen & Associates

---

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. Add the future phases of the subdivision in grey on the Overall Concept Plat.
3. Show and label sidewalk on the Preliminary Plat I.
4. None of the lots can access from the temporary cul-de-sac at the south end of Street G. Move the cul-de-sac to the south or remove lots 26 & 27 from Phase I.
5. Label the improvements to Double Springs. Distance from centerline to the back of the curb, greenspace, sidewalk width, etc.
6. Drainage Report: No comments

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

Applicant: Red Canyon Development, LLC.

Date: 2-5-19

Project Name: Red Canyon Subdivision

Engineer/Architect: Jorgensen & Associates, Inc.

---

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

---

Representing: Fire Department Name: Mark Cunningham

Hydrant Location is okay and water line size  
is good.

cul-d-sac is right size.

everything is good.

Received By: \_\_\_\_\_



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

Applicant: Red Canyon Development

Date: February 5, 2019

Project Name: Red Canyon Subdivision

Engineer/Architect: Jorgensen & Associates

---

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

---

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will continue to accrue throughout the project. All engineering fees incurred by the City will be reimbursed to the City by the developer. All engineering fees that are accrued to date will be paid before the final plat is signed by City officials. We will bill the developer unless notified otherwise.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the ~~Council~~ <sup>planning commission</sup> meeting.
3. An advertisement regarding the public hearing should be in the paper no later than 10 days prior to the planning commission meeting. Proof of publication must be provided when it is available.
4. The revised plan should be submitted by next Tuesday, ~~November 13<sup>th</sup>~~ <sup>February 12</sup> at noon. The City requires 15 copies for planning commission. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office.

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

Applicant: Red Canyon Development, LLC.

Date: 2-5-19

Project Name: Red Canyon Subdivision

Engineer/Architect: Jorgensen & Associates, Inc.

---

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

---

Representing: City of Fayetteville Name: Josh Boccaccio

1. A grading permit must be submitted to the City of Fayetteville Engineering division for comprehensive construction level review of the water/sewer utilities AND any roadway or drainage improvements within City of Fayetteville jurisdiction.
2. Schedule a meeting with Fayetteville Engineering and Water & Sewer to discuss offsite sewer extension.
3. Any drainage improvements along Double Springs Road shall be constructed per City of Fayetteville Standard Specifications.

Received By: \_\_\_\_\_

---

CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Red Canyon Development, LLC.

Date: 2-5-19

Project Name: Red Canyon Subdivision

Engineer/Architect: Jorgensen & Associates, Inc.

---

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

---

Representing: PG TELCO Name: SHANE BELL  
479-841-0980

No Comment. Easements look fine as presented  
on the plat.

Received By: \_\_\_\_\_

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

Applicant: Red Canyon Development, LLC.

Date: 2-5-19

Project Name: Red Canyon Subdivision

Engineer/Architect: Jorgensen & Associates, Inc.

---

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

---

Representing: City of Farmington Name: Rick

1. Who will be constructing the sidewalk along Double Springs? Will there be a fence-gates?
2. # 10 in note Says City shall provide traps - (Fayetteville?)
3. Setbacks are OK
4. Is there green space between curb and sidewalk? Supposed to be 2'
5. Are any proposed lots in 100 year flood plain? Will require elevation cert.

Received By: \_\_\_\_\_

Farmington Plat Review



Date: 01/04/2019

City: Farmington

Subdivision Name: Red Canyon Subd.

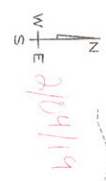
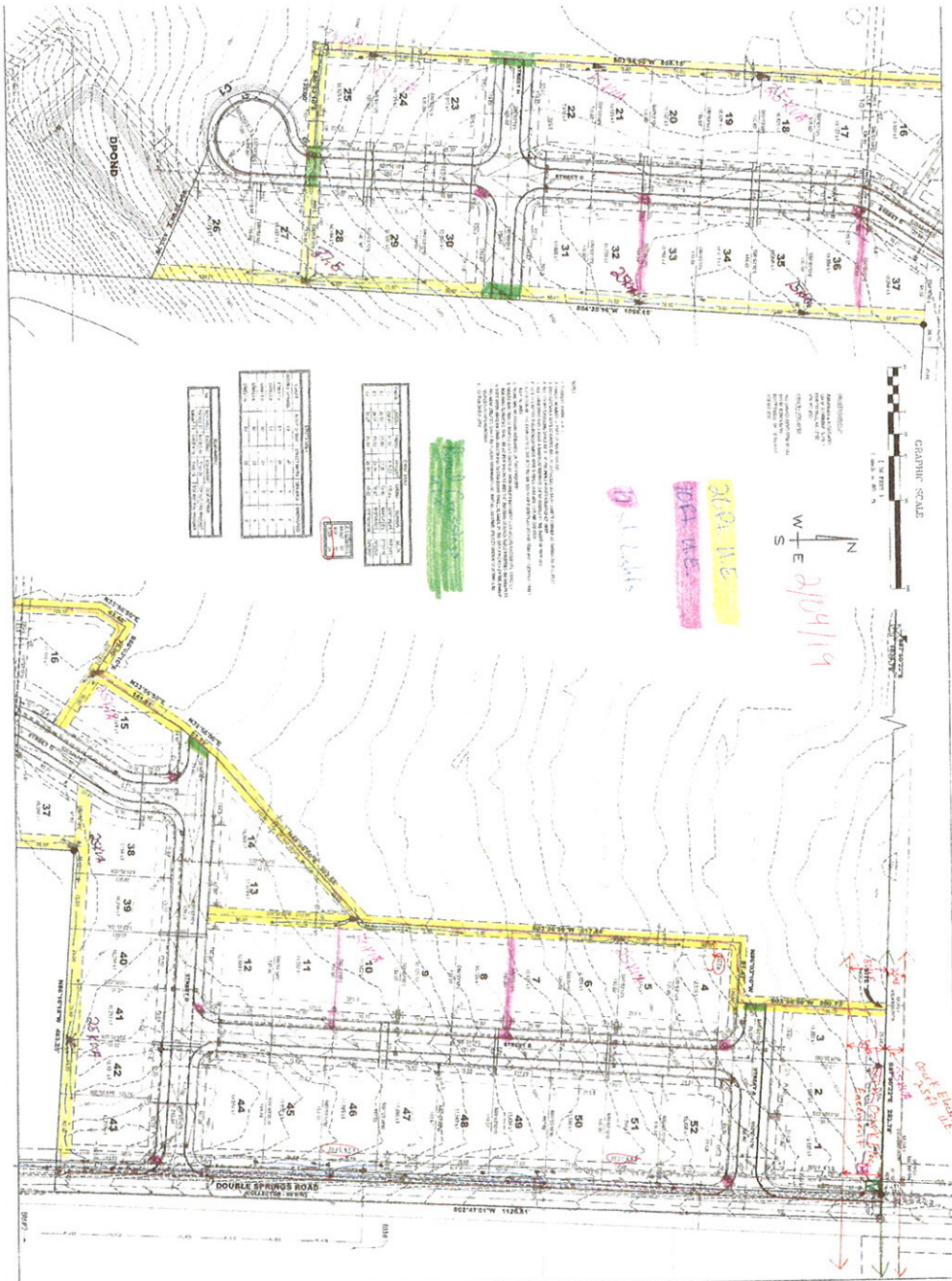
General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
2. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
3. All off site easements that are needed for Ozarks to extend electrical service to the subdivision property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. All conduits placed for the road crossings will be installed by the developer and must be 4 inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 Pipes)
5. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat. All conduits for road crossings and specific widths of U.E., Lot size, St. Light location and address to Lots must be shown on final plat before Ozarks Electric will sign the final plat.
6. Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
9. 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 developer may be subject to extra charges.
10. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If developer decide to go with their own contact Cooperative representative below.
11. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.

Wes Mahaffey At (479)263-2167 or [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com)

Additional Comments:





NOTES:  
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
 2. ALL CORNERS ARE TO BE BENCHMARKED.  
 3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.  
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	<b>PROJECT TITLE:</b> RED CANYON	<p> <b>JORGENSEN + ASSOCIATES</b>          Civil Engineers, Surveyors, Planners          1000 South Main Street, Suite 200          Farmington, AR 72521          Phone: (501) 479-6100          Fax: (501) 479-6200          www.jorgensenandassociates.com       </p>
	<b>PROJECT LOCATION:</b> FARMINGTON, AR	
<b>PROJECT NO.:</b> 1002	<b>DATE:</b> 2/10/19	<b>SCALE:</b> AS SHOWN
<b>PROJECT:</b> RESIDENTIAL	<b>DATE:</b> 2/10/19	<b>SCALE:</b> AS SHOWN
<b>PROJECT:</b> RESIDENTIAL	<b>DATE:</b> 2/10/19	<b>SCALE:</b> AS SHOWN
<b>PROJECT:</b> RESIDENTIAL	<b>DATE:</b> 2/10/19	<b>SCALE:</b> AS SHOWN



February 12, 2019

City of Farmington  
354 W Main  
Farmington, AR 72730

Attn: Melissa McCarville

**RE: Red Canyon Subdivision**

Please find below our responses to comments from each department that was provided at the Technical Review on February 5<sup>th</sup>.

**Comments from Planning (Melissa McCarville)**

1. Engineering fees will continue to accrue throughout the project. All engineering fees incurred by the City will be reimbursed to the City by the developer. All engineering fees that are accrued to date will be paid before the final plat is signed by City officials. We will bill the developer unless notified otherwise. *Noted.*
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission. *Noted. Will provide receipts.*
3. An advertisement regarding the public hearing should be in the paper no later than 10 days prior to the planning commission meeting. Proof of publication must be provided when it is available. *Noted. Will provide proof of publication.*
4. The revised plan should be submitted by next Tuesday, February 12<sup>th</sup> at noon. The City requires 15 copies for planning commission. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office. *Noted.*

**Comments from Engineering (Chris Brackett, PE)**

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. *Noted.*
2. Add the future phases of the subdivision in grey on the Overall Concept Plat. *Added.*
3. Show and label sidewalk on the Preliminary Plat I. *Sidewalk shown and labeled.*
4. None of these lots can access from the temporary cul-de-sac at the south end of Street G. Move the cul-de-sac to the south or remove lots 26 & 27 at the south end of Street G. *Per discussion, lot 26 south property line is perpendicular to the curb that will remain when the street is eventually extended. Lot 27 was removed.*
5. Label the improvements to Double Springs. Distance from Centerline to the back of the curb, greenspace, sidewalk width, etc. *Labeled. Also, shown in table form on preliminary plat.*
6. Drainage Report: No comments. *No additional copies of drainage report were submitted with this resubmittal. If additional copies are needed, please let us know and we'll get them to you.*

**Comments from Building (Rick Bramall)**

1. Who will be constructing the sidewalk along Double Springs? Will there be a fence-gates? *Developer will construct sidewalk along Double Springs. Fences will be built with homes. Whether or not the developer will build a "common" fence along Double Springs before home build-out is yet to be determined.*
2. Note #10 says City shall provide taps – specify City. *Revised note.*
3. Sebacks are ok. *Noted.*



4. Is there green space between curb and sidewalk? Supposed to be 2'. *Yes. The green space (between curb/sidewalk) is 6'.*
5. Are any proposed lots in 100-year flood plain? If so, it will require an elevation certificate. *With this first phase, there is not. The 100-year flood plain clips the southernmost portion of the overall (parent tract) property. If lots are proposed in that area in the future, an elevation certificate will be addressed.*

**Comments from Landscape (Judy Horne)**

1. Please see attached page for subdivision entry requirements (IF an entryway(s) are planned.) *None planned at this time, but will adhere to requirements if that changes.*
2. And – please note the dedication of park information. *This first phase, as proposed, does not have a dedicated park area, however the overall development has many opportunities for locations. Developer will re-evaluate current phase and make a decision on dedicating a park or paying into the parks fund.*

**Comments from Fire (Mark Cunningham)**

1. Hydrant location is okay and waterline size is good. *Noted.*
2. Cul-de-sac is right size. *Noted.*
3. Everything is good. *Thank you.*

**Comments from City of Fayetteville Engineering (Josh Boccaccio)**

1. A grading permit must be submitted to the City of Fayetteville Engineering division for comprehensive construction level review of the water/sewer utilities AND any roadway or drainage improvements within the City of Fayetteville jurisdiction. *Noted.*
2. Schedule a meeting with Fayetteville Engineering and Water & Sewer to discuss offsite sewer extension. *Noted.*
3. Any drainage improvements along Double Springs Road shall be constructed per City of Fayetteville Standard Specifications. *Noted.*

**Comments from PGTELCO (Shane Bell)**

1. No comment. Easements look fine as presented on the plat. *Noted.*

**Comments from Ozarks Electric Coop. (Wes Mahaffey)**

*We have reviewed and are agreeable with the General Comments (1-11), dated 01/04/2019 for Red Canyon Subd., provided in letter form at City of Farmington Technical Review.*

**Comments from Blackhills Gas were not received.**

**Comments from Cox Communications were not received.**

Thank you for reviewing this project. If there are any questions, comments, or concerns, please let us know.

Sincerely,



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Jared S. Inman, PE



# NORTHWEST ARKANSAS Democrat Gazette

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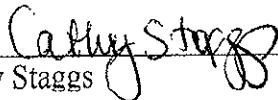
## AFFIDAVIT OF PUBLICATION

I, Cathy Staggs, do solemnly swear that I am the Accounting Manager of the Northwest Arkansas Democrat-Gazette, printed and published in Washington County and Benton County, Arkansas, and of bona fide circulation, that from my own personal knowledge and reference to the files of said publication, the advertisement of:

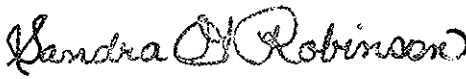
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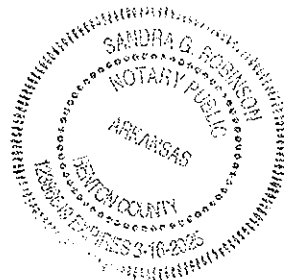
Was inserted in the Regular Edition on:  
February 14, 2019

Publication Charges: \$89.70

  
Cathy Staggs

Subscribed and sworn to before me  
This 15<sup>th</sup> day of Feb, 2019.

  
Sandra G. Robinson  
Notary Public  
My Commission Expires: 3-16-25



A petition for Preliminary Plat for the property as described below was filed with the City of Farmington on the 22nd day of January, 2019.

A part of the NW1/4 of the SE1/4 and a part of the NE1/4 of the SW1/4 of Section 15, T18N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the NW Corner of said NW1/4, SE1/4, said point being a Found Stone, thence S87°50'22"E 1,038.79 feet to the POINT OF BEGINNING; thence S87°50'22"E 282.78 feet, thence S02°47'01"W 1,126.81 feet, thence N86°16'18"W 463.25 feet, thence S04°25'16"W 918.89 feet, thence N86°03'10"W 138.86 feet, thence S03°56'50"W 10.44 feet to a point of curve to the right 280.17 feet, said curve having a radius of 61.50 feet and a chord bearing and distance of N45°32'31"W 93.52 feet to a point of reverse curve to the left having a radius of 25.00 feet and a central angle of 81°01'16"; thence Northeasterly along the arc, a distance of 35.35 feet, thence N86°03'10"W 135.00 feet, thence N03°56'50"E 858.15 feet, thence N33°56'50"E 43.48 feet, thence S56°03'10"E 75.00 feet, thence N33°56'50"E 141.51 feet, thence N39°56'06"E 61.79 feet, thence N48°56'50"E 302.58 feet, thence N03°56'50"E 517.84 feet, thence S86°03'10"E 81.47 feet, thence N03°56'50"E 200.73 feet to the POINT OF BEGINNING, Containing 17.98 acres, more or less, subject to easements and right of ways of record.

A public hearing to consider this Preliminary Plat will be held on the 25th day of February, 2019, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.  
74842024 Feb. 14, 209

**\*\*NOTE\*\***

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