



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 27, 2017***

**A meeting of the Farmington Planning Commission will be held on  
Monday, February 27, 2017 at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - January 23, 2017
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARING**
  - A. **Rezoning Request:** Request rezoning from R-1 to C-2 for construction of warehouse.  
**Property owned by:** Jim & Rebecca Ayers  
**Property Location:** 12268 W. Hwy. 62  
**Presented by:** Randy Ritchey
5. **NEW BUSINESS**
  - A. **Preliminary Plat:** Farmington Heights Subdivision  
**Property owned by:** Lots 101, LLC.  
**Property Location:** W. Sellers Road.  
**Presented by:** Civil Design Engineers, Inc.
  - B. **Large Scale Development:** City of Farmington Public Works Building  
**Property owned by:** City of Farmington  
**Property Location:** N. Broyles  
**Presented by:** Bates & Associates, Inc.

**Planning Commission Minutes**  
**January 23, 2017**

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

**PRESENT**

Bobby Wilson  
Gerry Harris  
Robert Mann, Chair  
Matt Hutcherson  
Jay Moore  
Howard Carter

**ABSENT**

Judy Horn  
Toni Bahn

**City Employees Present:**

Melissa McCarville-City Business Manager  
Steve Tennant-City Attorney  
Chris Brackett-City Engineer  
Rick Bramall, Building Inspector

**2. Approval of Minutes:** December 27, 2016 minutes were approved as written.

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

**4. Public Hearing: Zoning Ordinance**

Steve Tennant, City Attorney, presented Ordinance No. 2017-1 An Ordinance To Amend Ordinance No. 7.1 To Designate Zoning Districts For On-Premise and Off-Premise Sale of Alcoholic Beverages In The City of Farmington. There were no citizen comments. It will go to City Council.

**5B. New Business: Preliminary Plat-Farmington Heights Subdivision**

Preliminary Plat for Farmington Heights Subdivision has been tabled until next month. It was not properly advertised according to the City's ordinances. It will be advertised in the newspaper and the neighbors will be re-notified. The preliminary plat will be on the February 27, 2017 Planning Commission meeting.

**5.A. New Business: Preliminary Plat-Windgate Subdivision**

Jeff Bates, Engineer and Mike Pennington, Developer were in attendance at the meeting. Jeff Bates explained this is a single family subdivision. There was discussion on fencing around the detention pond. Mike Pennington said there will be a fence. Jay Moore asked Mike Pennington about sidewalks. Mike Pennington said sidewalks and curb and gutter will be installed.

Doug Swafford, 12220 Little Elm, Farmington asked about using existing fence around the detention pond. He, also, asked "Will the POA take care of the fence on the Bellwood Subdivision?" Mike Pennington said a new fence will go up around the entire pond and will back up to Bellwood.

Greg Samuels, 401 Rheas Mill Road, Farmington asked about sewer for his property and for Lloyd Raimer, 435 Rhea Mills Road, Farmington. Greg Samuels wants to be on the sewer system. Currently, he is on a septic system. Greg Samuels wants to know who to talk to. He was informed that the City of Fayetteville is in charge of the sewer system and Washington Water Authority is in charge of rural

water. Greg Samuels asked about drainage. Chris Brackett, City Engineer, explained the final drainage is not required on the preliminary plat. He said he will thoroughly check the drainage design. He said that Greg Samuels is upstream from the project and drainage should not be a problem.

Greg Samuels asked about storage buildings. Rick Bramall, City Inspector, said there are setbacks for permanent storage buildings which are over 200 square feet. Greg Samuels raised the concern about drainage again. Steve Tennant, City Attorney, explained again this meeting was for the preliminary plat and the City's engineer will vet the project's drainage.

Lloyd Raimer, Lot #10 435 Rheas Mill Road, Farmington asked about the boundary on the west and south of the project and is he responsible for putting up a fence. Matt Hutcherson, Planning Commission, told Lloyd Raimer that he is not responsible for putting up a fence. Mike Pennington explained the fence for the subdivision will be the same. There will be covenants for the subdivision. Lloyd Raimer asked about the location of the pond. He was shown on the plat where it will be located. He said he was not notified of the meeting. Melissa McCarville, City Business Manager explained how the mail was addressed and it is based on the Assessor's Office information.

Mike Peterson, 420 Rheas Mill Road, Farmington said his concern is when the school gets out at 3:00 pm and there will be more cars from the subdivision. They need traffic control because there are just too many cars picking up kids. The addition of 27 homes will add more cars.

Ricky Hogg, 32 Bellwood, Farmington says there is a traffic bottleneck in the mornings too from all the cars. He said the school needs a turning lane. This is a hazardous situation. He was informed this issue needs to be addressed with the Farmington School Board and the City Council. Ricky Hogg asked Mike Pennington who is going to be the builder. Mike Pennington said he does not know yet.

The Hartmans, 492 Rheas Mill Road, Farmington wanted to know if the traffic bottleneck at the school will be fixed before building starts on the subdivision. Robert Mann, Chair, said the Planning Commission does not address these types of problems. Mr. Hartman wanted to know the timeline of the high school moving which is Fall 2017. Bobby Wilson, Planning Commission said having the high school students moved to the new high school will help. Mr. Hartman asked why doesn't anyone on the north side of Rhea Mill Road have sewer. Robert Mann, Chair, said to take it up with the City of Fayetteville.

David Swafford, 516 Rheas Mill Road, Farmington asked about the unity of fences and can't the fences be done by the developer or builder for unity. Mike Pennington said this will be in the covenants for the subdivision fencing which will state the fences have to be the same, specific type of material, certain height, etc. which is controlled by the POA. David Swafford spoke about how they were finally annexed into the city but have not gained anything. The water rates have doubled and still no sewer. Robert Mann, Chair, said to go to City Council.

Doug Swafford, 1220 Little Elm, Farmington talked about "Lynch Lake" that occurs when it rains, the water rates are too high and the school traffic. He wanted to know why don't we address some of these issues before adding more houses. He was advised to take these issues up with the school board and City Council.

Charles Houghlod, Lot 25 on Bellwood Drive, Farmington wanted to know where is the retention water going from the overflow of the detention pond. It will go into the green ditch along Rheas Mill Road. Chris Bramlett, City Engineer, said the green ditch will be looked at. He said the top of the detention pond will be sodded and maintained. He said stagnate water should not be an issue. Charles Houghlod asked about covenants. He was informed the covenants have to be reviewed by Steve Tennant, City Attorney before the final plat is approved. Charles Houghlod wanted to know about a sidewalk being build from the subdivision to the school because his child can't take the bus because they live within a ½ mile of the school. Melissa McCarville, City Business Manager, said the sidewalk will be built by the city.

Jay Moore, Planning Commission, wanted to know why the pond was detention and not retention. It was because of the volume needed for drainage.

Chairman Mann called for question subject to the letter from Chris Brackett, City Engineer dated January 23, 2017. The Preliminary Plat was approved by unanimous vote.

**6. Adjournment:** Having no further business, Bobby Wilson moved to adjourn, seconded by Matt Hutcherson and motion passed unanimously.

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Gerry Harris – Vice Chair

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Robert Mann – Chair



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# 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: JIM + REBECCA AYERS Day Phone: 479-267-2283

Address: P.O. Box 657 Farm. 72730 Fax: \_\_\_\_\_

Representative: RANDY RITCHEY Day Phone: 479-841-7142

Address: 12081 CENTERPOINT CHURCH Fax: 479-846-0296  
P.O. 72753

Property Owner: JIM + REBECCA AYERS Day Phone: 479-267-2283

Address: PO BOX 657 FARMINGTON Fax: \_\_\_\_\_

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 -- 12268 W. Hwy 62  
Current Zoning -- R1 Proposed Zoning -- C2

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:

REQUESTING C-2 ZONING FOR CONSTRUCTION OF A 3,200 SF WAREHOUSE  
AS AN ACCESSORY BUILDING TO THE AYERS DRYWALL BUSINESS. REQUESTING  
C-2 BECAUSE THAT MATCHES THE NEARBY C-2 ON THE OTHER SIDE OF HWY 62

Responsibilities of the Applicant:

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

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

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

### NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

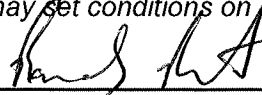
*PLACE LEGAL DESCRIPTION OF PROPERTY HERE*

A public hearing to consider this request to rezone the above described property from \_\_\_\_\_ to \_\_\_\_\_ will be held on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

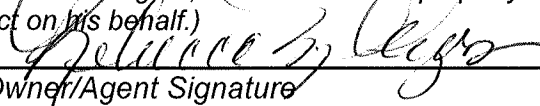
A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

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.*

 Date 6/21/16  
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 6-21-16  
Owner/Agent Signature

# RECEIPT

DATE 6-21-16No. 50823RECEIVED FROM Jim Ayers\$ 25.00Twenty five DOLLARS FOR RENT  
 FOR Re zone fee

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

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_  
BY B. Colburn012# 65.00

Ozark Title & Escrow, Inc  
935 N. College Ave.  
Fayetteville, AR 72701

Doc ID: 014948070002 Type: REL  
Kind: WARRANTY DEED  
Recorded: 12/20/2012 at 03:53:44 PM  
Fee Amt: \$20.00 Page 1 of 2  
Washington County, AR  
Bette Stamps Circuit Clerk  
File **2012-00038689**

25


**WARRANTY DEED**  
**(Individual)**  
**KNOW ALL MEN BY THESE PRESENTS:**

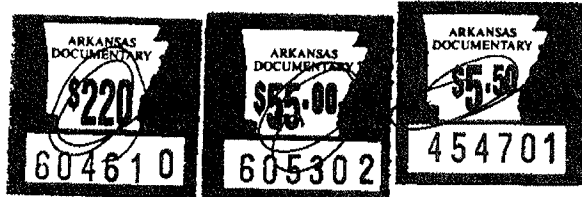
That Robert R. Daugherty, Trustee of the Robert R. Daugherty Trust u/t/d January 25, 1994, for the consideration of the sum of One Dollar and no/100 (\$1.00), in hand paid by **James David Ayers and Rebecca Marie Ayers, Co-Trustees of The James David Ayers and Rebecca Marie Ayers Joint Revocable Trust dated June 11, 2007**, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the said **James David Ayers and Rebecca Marie Ayers, Co-Trustees of The James David Ayers and Rebecca Marie Ayers Joint Revocable Trust dated June 11, 2007**, and unto their heirs and assigns forever the following described land, situate in the County of Washington, State of Arkansas, to-wit:

*See Attached Exhibit A - Legal Description*

TO HAVE AND TO HOLD the same unto the GRANTEES and unto their heirs and assigns forever, with all appurtenances thereunto belonging. And I hereby covenant with GRANTEES that I will forever warrant and defend the title to the property against all lawful claims whatever.

WITNESS my hand this 20th day of December, 2012.

  
Robert R. Daugherty  
Trustee of the Robert R. Daugherty Trust  
u/t/d January 25, 1994



**ACKNOWLEDGMENT**

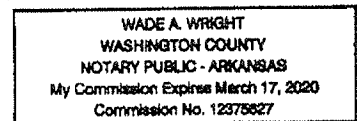
STATE OF ARKANSAS )  
COUNTY OF WASHINGTON )

I, a Notary Public, duly commissioned, qualified and acting, within and for this County and State, do hereby certify that Robert R. Daugherty, Trustee of the Robert R. Daugherty Trust u/t/d January 25, 1994 is personally known to me or sufficiently proven to be the same person whose name is subscribed to the forgoing instrument and he appeared before me this day in person and acknowledged and swore that the statements set forth in the forgoing instrument are true and correct and that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

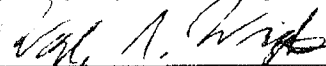
IN TESTIMONY WHEREOF, I have hereunto set my hand this 20th day of December, 2012.

My commission expires: \_\_\_\_\_

  
Notary Public



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

  
Grantor or Grantee's Agent

P.O. Box 657, Farmington, AR 72730  
Send next tax statement to Grantee's address

Exhibit A – Legal Description

(12268 W Hwy 62) Part of the South Half (S1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-seven (27), Township Sixteen (16) North, Range Thirty-one (31) West, being more particularly described as follows: Beginning at a point which is N00°03'23"W 661.50 feet and N89°22'48"E 405.71 feet from the Southwest corner of said 20 acre tract and running thence N89°22'48"E along the North line of said 20 acre tract 291.51 feet to the West right of way line of U.S. Highway 62; thence S26°26'07"W along said right of way line 142.92 feet; thence N87°31'35"W 239.91 feet, thence N05°55'16"E 115.08 feet to the point of beginning, containing 0.74 acres, more or less. **LESS AND EXCEPT** Part of the Southwest Quarter of the Southwest Quarter of Section 17, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows: Starting at a ¼ inch Rebar being used as the South 1/16 corner of Sections 27 & 28; thence South 88°09'19" East along the North line of the Southwest Quarter of the Southwest Quarter of Section 27 a distance of 1037.53 feet to a point on the Westerly right of way line of U.S. Highway 62 as established to AHTD Job 412; thence South 29°39'11" West along said right of way line a distance of 730.18 feet to a point; thence South 60°20'49" East along said right of way line a distance of 5.00 feet to a point; thence South 29°39'11" West along said right of way line a distance of 14.42 feet for the point of beginning; thence continue South 29°39'11" West along said right of way line a distance of 142.92 feet to a point; thence North 85°39'11" West along said right of way line a distance of 142.92 feet to a point; thence North 85°12'57" West a distance of 27.92 feet to a point on the Westerly right of way line of U.S. Highway 62 as established by AHTD Job R40082; thence North 29°37'42" East along said right of way line a distance of 141.03 feet to a point; thence South 88°35'02" East a distance of 28.82 feet to the point of beginning and containing 0.08 acres or 3,601 square feet more or less as shown on plans prepared by the AHTD referenced as Job R40082.

Subject to easements, rights-of-ways, and protective covenants of record, if any.



# Ayers Drywall Variance to Waive LSD Requirements

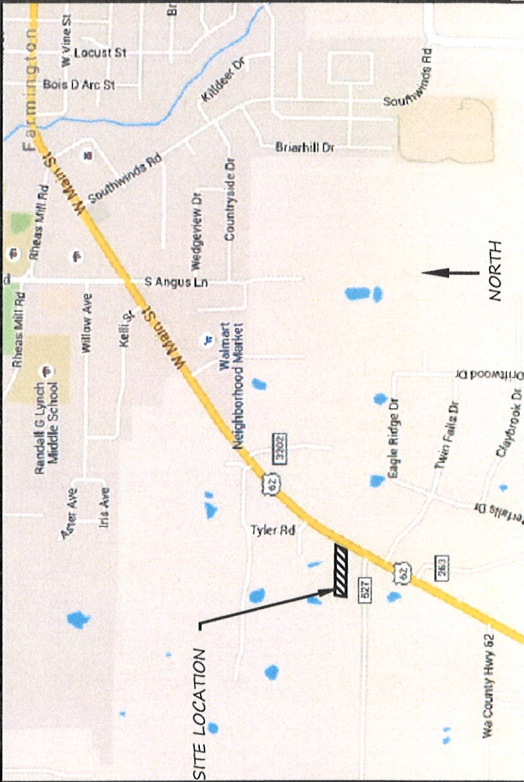
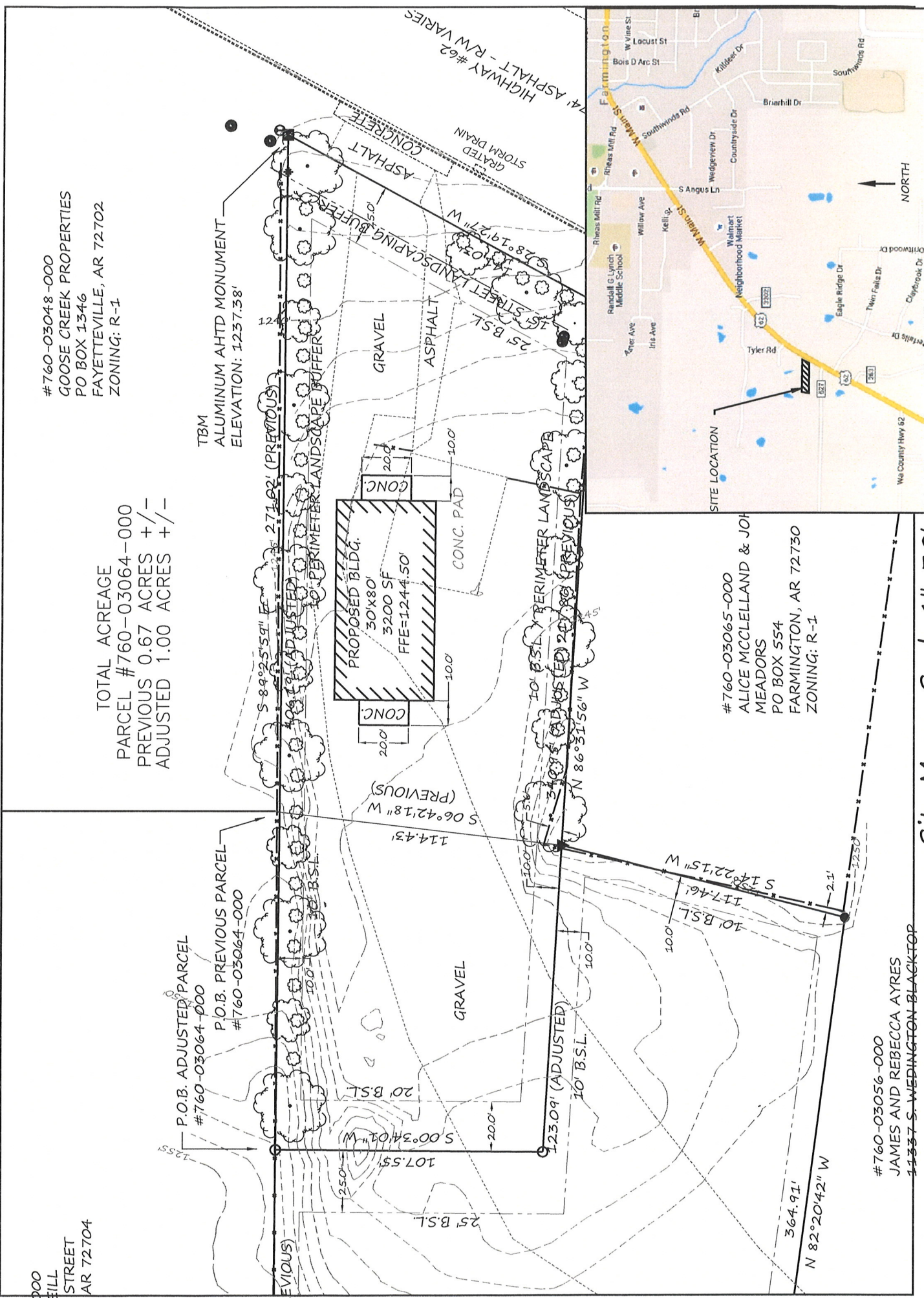
#760-03048-000  
 GOOSE CREEK PROPERTIES  
 PO BOX 1346  
 FAYETTEVILLE, AR 72702  
 ZONING: R-1

TOTAL ACREAGE  
 PARCEL #760-03064-000  
 PREVIOUS 0.67 ACRES +/-  
 ADJUSTED 1.00 ACRES +/-

TBM  
 ALUMINUM AHTD MONUMENT  
 ELEVATION: 1237.38'

#760-03065-000  
 ALICE MCCLELLAND & JOH  
 MEADORS  
 PO BOX 554  
 FARMINGTON, AR 72730  
 ZONING: R-1

#760-03056-000  
 JAMES AND REBECCA AYRES  
 11337 S. WEDDINGTON BLACKTOP



Site Map - Scale: 1"=30'

# NORTHWEST ARKANSAS Democrat Gazette

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## AFFIDAVIT OF PUBLICATION

I, Karen Caler, do solemnly swear that I am the Legal Clerk 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:

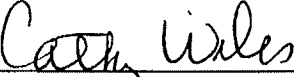
RANDY RITCHEY  
Notice of Public Hearing  
City of Farmington

Was inserted in the Regular edition on:  
February 10, 2017

Publication Charge: \$ 81.90

  
Karen Caler

Subscribed and sworn to before me  
This 10 day of Feb, 2017.

  
Notary Public  
My Commission Expires: 2/20/2024

CATHY WILES  
Arkansas - Benton County  
Notary Public - Comm.# 12397118  
My Commission Expires Feb 20, 2024

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

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

Notice of Public Meeting:  
A petition for rezoning at the property described below has been filed with the City of Farmington on the 24th day of January, 2017.  
Property address: 12268 West Highway 62, Farmington, AR  
LEGAL DESCRIPTION:  
A PART OF THE S1/2 OF THE SW1/4 OF THE SW1/4 OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:  
BEGINNING AT A SET #4 REBAR WHICH IS N00°58'49"E 664.65' AND S89°25'59"E 265.89' FROM THE SW CORNER OF SAID SW1/4 SW1/4 AND RUNNING THENCE S89°25'59"E 406.19' TO AN ALUMINUM AHTD MONUMENT ON THE WEST RIGHT OF WAY OF HIGHWAY #62, THENCE ALONG SAID RIGHT OF WAY S28°19'27"W 141.03' TO A SET #4 REBAR, THENCE LEAVING SAID RIGHT OF WAY N86°31'56"W 340.95' TO A SET #4 REBAR, THENCE N00°34'01"E 107.55' TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES, MORE OR LESS. SUBJECT TO ALL RECORD AND NON RECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, MINERAL RIGHTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.  
A public meeting to consider this request for variance and rezoning at the above described property will be held on the 27th of February, 2017 at 6:00 PM at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested parties are invited to attend.  
74024400 Feb 10, 2017

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

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

12268 W. HIGHWAY 62, FARMINGTON  
Location

JAMES AND REBECCA AYERS  
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from R-1 to ~~C-2~~.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on FEB. 27 at 6:00 p.m.

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



7015 1730 0000 4369 2721

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**FAYETTEVILLE, AR 72704**

Certified Mail Fee	\$3.35	0230 04
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	02/14/2017
Total Postage and Fees	\$6.59	

Sent To **TIM & KIM O'NEILL**  
 Street and Apt. No., or PO Box No.  
**6560 W. MESA ST.**  
 City, State, ZIP+4®  
**FAYETTEVILLE, AR 72704**

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

7015 1730 0000 4369 2714

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**FARMINGTON, AR 72730**

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	02/14/2017
Total Postage and Fees	\$6.59	

Sent To **ALICE McLELLAND, JOHNNY MEADORS**  
 Street and Apt. No., or PO Box No.  
**P.O. Box 554**  
 City, State, ZIP+4®  
**Farm, AR 72730**

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

7015 1730 0000 4369 2745

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**FARMINGTON, AR 72730**

Certified Mail Fee	\$3.35	0230 04
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	02/14/2017
Total Postage and Fees	\$6.59	

Sent To **TWEN FALLS DEVELOPMENT**  
 Street and Apt. No., or PO Box No.  
**PO Box 605**  
 City, State, ZIP+4®  
**FARMINGTON, AR 72730**

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

7015 1730 0000 4369 2738

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**FAYETTEVILLE, AR 72702**

Certified Mail Fee	\$3.35	0230 04
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	02/14/2017
Total Postage and Fees	\$6.59	

Sent To **GOOSE CREEK PROPERTIES**  
 Street and Apt. No., or PO Box No.  
**PO Box 1346**  
 City, State, ZIP+4®  
**FAYETTEVILLE, AR 72702**

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

7015 1730 0000 4369 2769

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**FARMINGTON, AR 72730**

Certified Mail Fee	\$3.35	0230 04
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	02/14/2017
Total Postage and Fees	\$6.59	

Sent To **CONNECTED AUTO PARTS**  
 Street and Apt. No., or PO Box No.  
**11300 SPRING MOUNTAIN DRIVE**  
 City, State, ZIP+4®  
**Farmington, AR 72730**

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

7015 1730 0000 4369 2752

**U.S. Postal Service™**  
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**PORTLAND, OR 97219**

Certified Mail Fee	\$3.35	0230 04
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	02/14/2017
Total Postage and Fees	\$6.59	

Sent To **GLORIA HOLMAN WILLIAM, EXTALL, JOHN STEW**  
 Street and Apt. No., or PO Box No.  
**3123 SW HUBER**  
 City, State, ZIP+4®  
**PORTLAND, OR 97219**

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

7015 1730 0000 4369 2769

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
FARMINGTON, AR 72730

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

Postage	\$0.49
Total Postage and Fees	\$6.59

0230  
04  
Postmark Here  
02/14/2017

Sent To **SCOTT LOOMIS**  
Street and Apt. No., or PO Box No.  
**12475 JIM BROOKS ROAD**  
City, State, ZIP+4®  
**Farmington, AR 72730**

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

7015 1730 0000 4369 2776

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
FARMINGTON, AR 72730

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

Postage	\$0.49
Total Postage and Fees	\$6.59

0230  
04  
Postmark Here  
02/14/2017

Sent To **CHARLES WALKER**  
Street and Apt. No., or PO Box No.  
**3363 S. ARLHIE WATKINS RD**  
City, State, ZIP+4®  
**Farmington, AR 72730**

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

7015 1730 0000 4369 2806

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
FAYETTEVILLE, AR 72704

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

Postage	\$0.49
Total Postage and Fees	\$6.59

0230  
04  
Postmark Here  
02/14/2017

Sent To **CALYPSO PROPERTIES**  
Street and Apt. No., or PO Box No.  
**4145 MLK BLVD**  
City, State, ZIP+4®  
**FAYETTEVILLE AR 72704**

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

7015 1730 0000 4369 2790

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
FARMINGTON, AR 72730

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

Postage	\$0.49
Total Postage and Fees	\$6.59

0230  
04  
Postmark Here  
02/14/2017

Sent To **JEREMY & ANDREA PRATT**  
Street and Apt. No., or PO Box No.  
**P.O. Box 576**  
City, State, ZIP+4®  
**Farmington, AR 72730**

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

7014 2120 0003 3501 5037

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
FARMINGTON, AR 72730

Postage	\$3.35
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.59

0230  
04  
Postmark Here  
02/14/2017

Sent To **HV & CONNIE BELLINGS**  
Street & Apt. No., or PO Box No.  
**12398 BENTON BLACKTOP**  
City, State, ZIP+4  
**Farmington, AR 72730**

PS Form 3800, July 2014 See Reverse for Instructions

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: \_\_\_\_\_  
 Address: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Representative: Ferdi Fourie, P.E. Day Phone: 479-381-1066  
 Address: 4847 Kaylee Avenue Fax: \_\_\_\_\_  
 Property Owner: Lots 101, LLC. Day Phone: 479-207-9900  
 Address: 6301 Cliff Drive PO Box 1527 Farmington AR 72903 Ark 72903 Fax: \_\_\_\_\_  
 Indicate where correspondence should be sent (circle one): Applicant -- Representative -- Owner

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

*For office use only.*  
 Fee paid \$ \$2000.00 Date 11-18-16 Receipt # 519489

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

Property Description  
 Site Address -- W. Sellers Road (Farmington Heights)  
 Current Zoning -- \_\_\_\_\_  
 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.*

\_\_\_\_\_  
 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.)*

[Signature]  
 Date 11-16-2016  
 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 <b>folded</b> to a size of no greater than 10" X 10 ½ ".	X		
<b>The Following Shall Appear on the Plat:</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.)			
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.			
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	Will apply for at Constr
b. 404 Permit		X	No Req.
c. Other			
12. 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 abutment, etc.			
13. Spot elevations at grade breaks along the flow line of drainage swales.	x		
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		From web maps for readability
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		1' Contours provided
b. Four foot contour interval for ground slope exceeding 10%.	X		
18. 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	Existing offsite drainage easement to be obtained
<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			
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	N/A
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	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	Will obtain 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	Design of gas/
b. Locations of all lines above and below ground.		X	electric/telephone to
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.		X	be completed as part of construction dwgs
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 exiting and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and		X	Street names to be provided

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>Easement Plat – LSD Only</b>			
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.			
<b>Subdivision of Land</b>			
1. The lot layout, the dimensions of each lot and total area in square footage or acreage to the nearest on-hundredth (1/100 <sup>th</sup> ) 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.	X		
3. For phased development, a plat showing all phases is required.		X	Single phase
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.		X	N/A
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		X	N/A
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	
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	No known features
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.	X		
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.			N/A
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.)			N/A
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			N/A : Adjacent residential /agriculture
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.			
15. A description of commonly held areas, if applicable.			N/A
16. Draft of covenants, conditions and restrictions, if any.			N/A - will provide
17. Draft POA agreements, if any.			when available
18. A written description of requested variances and waivers from any city requirements.		X	No know req.
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		
<b>Data on Diskette</b>			
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.			City not required at this time.

*\*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 11-18-16 No. 510403

RECEIVED FROM John P. L. L. \$9200.00

1100 Howard St. #101 Phet Nguyen (L) Phet Nguyen DOLLARS

FOR RENT  FOR rental

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

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_  
BY B. Calman



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

Applicant: Lots 101, LLC  
Project Name: Farmington Heights Subdivision – Preliminary Plat  
Engineer/Architect: Civil Design Engineers, Inc.

Date: January 3, 2017

---

Following are **recommendations** from the Technical Plat Review Committee which **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12:00 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A **narrative** addressing each comment must be submitted along with the revised plat.

---

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Sellers Road is a collector street on the Master Street Plan and requires 36' back to back of curbs. Show widening 18' from centerline to the back of the curb with drainage.



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

Applicant: Lots 101, LLC

Date: 1-3-17

Project Name: Farmington Heights Subdivision-- Preliminary Plat

Engineer/Architect: Civil Design Engineers, 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

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

The plans as submitted do not show where this subdivision ties in with the city of Fayetteville water system. This must be shown clearly for review. Note that city specifications require that the subdivision tie into the water system in two locations to provide a looped feed. A single feed east to 54th street from this subdivision will not provide the required loop. Propose a second connection.

No portions of the installed water or sewer systems were ever accepted by the city of Fayetteville as public infrastructure. In these instances we can only accept infrastructure that passes all current testing requirements and specifications. For example, sewer would need to be video inspected, mandrel tested, manholes vacuumed, etc. Detailed information about materials and construction techniques must be provided for review - this may require exposing portions of water and sewer lines. Any repairs would need to be performed as necessary to bring the water and sewer system up to current code.

Any new water or sewer mains, including the sewer lift station and force-main will need to be designed, reviewed, installed, inspected, and certified per city of Fayetteville standard specifications. Detailed review has not occurred at this time. Please submit a Grading Permit application (utility only).

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

---







CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Landscape + Park  
Requirements

Applicant: Lots 101, LLC

Date: 1-3-17

Project Name: Farmington Heights Subdivision- Preliminary Plat

Engineer/Architect: Civil Design Engineers, Inc.

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

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

(1) Article V I. (1) - Landscaping Ordinance

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

(2) 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" or greater, we encourage you to preserve them if at all possible.

(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 XII B. through E.) shall be made to City of Farmington.

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



January 10, 2017

Melisa McCarville  
City Business Manager  
City of Farmington  
354 W. Main Street  
Farmington, AR 72730  
Phone : (479) 267-3865

Ferdinand Fourie, P.E.  
Project Manager  
4847 Kaylee Avenue-Suite A  
Springdale, Arkansas 72762  
479.381.1066 Telephone  
479.872.7118 Facsimile

**Re: Comment Response  
Farmington Heights Subdivision  
Farmington, AR  
CDE Project No. 1091**

Dear Ms. McCarville:

The following is in response to the first review comments dated January 3, 2016. There were no comments on the Drainage Report so the initial submitted report still applies under this resubmittal.

Engineering Comments – Chris Brackett:

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.

*Noted.*

2. Sellers Road is a collector street on the Master Street Plan and requires 36' back to back of curbs. Show widening 18' from centerline to the back of curb with drainage.

*Revised to widen Sellers Road.*

Planning Comments – Melissa McCarville:

1. Adjacent property owners need to be notified – need receipts prior to P.C meeting – 7 days prior.  
*Will be completed this week and the receipts forwarded by 01/16*
2. Return resubmission to city and Chris Brackett  
*Ok.*
3. Engineering fees must be paid prior to signatures on Final Plat.  
*Ok.*



Water and Sewer Utilities – City of Fayetteville – Corey Granderson:

1. The plans as submitted do not show where this subdivision ties in with the City of Fayetteville water system. This must be shown clearly for review. Note that city specifications require that the subdivision tie into the water system in two locations to provide a looped feed. A single feed east to 54<sup>th</sup> street from this subdivision will not provide the required loop. Proposed a second connection.

*It is not clear at this point whether a tap has already been made along Sellers, however in verifying the existing infrastructure a determination of this will be made. We will also add a second connection with a waterline extended from Street 3 to the east to S. 54<sup>th</sup> Street parallel to the proposed forcemain and on the other side of a future street that will connect to S. 54 street.*

2. No portions of the installed water or sewer system were ever accepted by the City of Fayetteville as public infrastructure. In these instances we can only accept infrastructure that passes all current testing requirements and specifications. For example, sewer would need to be video inspected, mandrel tested, manholes vacuumed, etc. Detailed information about materials and construction techniques must be provided for review – this may require exposing portions of water and sewer lines. Any repairs would need to be performed as necessary to bring the water and sewer system up to current code.

*A contractor will begin to verify existing water, sewer and storm water infrastructure following Preliminary Plat approval and concurrently with the construction level review.*

3. Any new water or sewer mains, including the sewer lift station and force-main will need to be designed, reviewed, installed, inspected, and certified per City of Fayetteville standard specifications. Detailed review has not occurred at this time. Please submit Grading Permit application (utility only).

*Grading Permit for utilities only will be submitted following Preliminary Plat approval at the City of Farmington.*

Telephone – PG Telco – Shane Bell:

1. PG Telco serves the southern half of the development from the center of Street 3 south  
Ok.
2. West side of Lot 32 – make UE as well as BSB  
Revised to add UE.
3. East side Lot 39 – make US as well as BSB  
Revised to add UE.
4. 20' UE between Lots 35 and 36  
Revised to add UE.

5. 20' UE along south end of all southern lots (Lots 32 – 39)  
*Revised to add UE.*
6. 20' UE between lots 96-109 and 95-82  
*Revised to add UE.*

City of Farmington Fire Department – Mark Cunningham:

1. 8" Water Lines  
*All water lines are supposed to be 8". Will be verified as part of the water and sewer investigation with the city of Fayetteville.*
2. Hydrants no further than 500' apart  
*All hydrants appear to be within 500' of each other. Two additional hydrants are added on the east and west edge along Street 4.*

City of Farmington – Rick Bromall:

1. Utility Plan refers to City of Centerton for design standards. Needs to be City of Fayetteville.  
*Notes revised.*

City of Farmington Planning – Judy Horne:

1. Article V (1) : Landscaping Ordinance : "As is practical, do not remove healthy disease free vegetation + environmentally sensitive or significant natural areas such as woodlands, prairie, wetlands on development site"  
*There does not appear to be significant landscaping on the site. This project has already been partially constructed.*
2. Article IV : Landscape Site plan Requirements  
"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" or greater, we encourage you to preserve them if at all possible.  
*Trees with 8" diameter and larger will be attempted to be saved. Most appear to be located along the west property border outside the boundary of disturbance for this project.*

3. 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 shall be made to City of Farmington.  
*A 1.06 acre public park area is included as Lot A*

Please let me know if you have any questions.

Thank you,



Ferdi Fourie, P.E.  
Project Manager  
FF/FF



# NORTHWEST ARKANSAS Democrat Gazette

P.O. BOX 7607 FAYETTEVILLE, AR 72702 • 479-442-1700 • FAX: 479-695-1118 • WWW.NWADG.COM

## AFFIDAVIT OF PUBLICATION


I, Karen Caler, do solemnly swear that I am the Legal Clerk 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:

### CIVIL DESIGN ENGINEERS

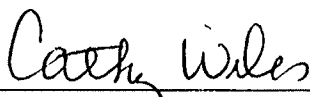
Notice of Public Hearing  
City of Farmington

Was inserted in the Regular edition on:  
February 10, 2017

Publication Charge: \$ 115.70

  
Karen Caler

Subscribed and sworn to before me  
This 10 day of Feb, 2017.

  
Notary Public  
My Commission Expires: 2/20/2024

CATHY WILES  
Arkansas - Benton County  
Notary Public - Comm# 12307118  
My Commission Expires Feb 20, 2024

### \*\*NOTE\*\*

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

### NOTICE OF PUBLIC HEARING

A petition for Preliminary Plat for the property described below has been filed with the City of Farmington on the 20th Day of December 2016.

TRACT I: The Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Fourteen (14), and the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-Three (23), all in Township Sixteen (16) North, Range Thirty-One (31) West; containing 30.20 acres, more or less, subject to and having right to a 30' wide ingress and egress access easement, the northern side of which begins at the Northwest corner of herein described tract and running thence N 89 degrees 55' 58" E to the centerline of county road 649, also subject to any easements, right-of-ways and restrictions of record, if any.

And

TRACT II: A part of the N 1/2 of the SE 1/4 of the SW 1/4 of Section 14, Township 16 North, Range 31 West being more particularly described as follows:

Beginning at the Northwest corner of the SE 1/4 of the SW 1/4 of said Section 14 and running thence S 89 degrees 52' 49" E 664.77 feet along the North line of said 40 acre tract; thence leaving said North line and running to and along an existing fence line the following: S 1 degrees 04' W 193.9 feet, S 88 degrees 12' 44" E 15.72 feet, S 2 degrees 00' W 465.91 feet to the South line of the N 1/2 of the SE 1/4 of the SW 1/4 of said Section 14; thence N 89 degrees 52' 49" W 660.5 feet to the Southwest corner of said 20 acre tract; thence North 660.0 feet to the point of beginning, containing 10.11 acres, more or less, Washington County, Arkansas. Subject to the Washington County Road No. 640 right-of-way along the North line, a 15 foot wide access easement, for ingress and egress along the South line, and any other easements and/or rights-of-way of record.

A public hearing to consider this Preliminary Plat will be held on the 27th day of February 2017, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington Arkansas. All interested persons are invited to attend.

74024300 February 10, 2017

# AFFIDAVIT

I hereby certify that I Sasha Richey  
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 rezoning 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: Sasha A. Richey  
Date: 2/10/17



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**Ann Sellers**  
**13193 Bill Sellers Rd**  
**Fayetteville, AR 72704**

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Sent To **Karen Sue Shreve Inman**  
**PO Box 7080**  
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Total P<sub>r</sub> **Damaris H. Rainwater Trust**  
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City, St<sub>e</sub>: **Farmington Heights Subdivision** **REV**

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Total P<sub>r</sub> **Daniel V. Rainey**  
 \$ **5844 W Sellers Rd**  
 Fayetteville, AR 72703

City, St<sub>e</sub>: **Farmington Heights Subdivision - REV**

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9502 5294 2000 0490 5102

## **NOTIFICATION OF PUBLIC HEARING**

Dear Adjacent Property Owner,

You have received this notification to inform you that Lots 101, LLC. is proposing a Single-Family Residential Subdivision along the south side of West Sellers Road (Parcel No.'s 760-02349-100, 760-02349-200, 760-02400-100).

Building/Land Use:           Single-Family Residential  
Existing Zoning:             R-1  
Size of Property:            39.86 Acres

### **Public Hearings:**

Planning Commission:

City of Farmington  
February 27, 2017 at 6:00 PM at  
City Hall  
354 W. Main  
Farmington , AR 72730

If you have any questions about this project please contact Civil Design Engineers or the City of Farmington at the following contact information:

Civil Design Engineers, Inc.       :               (479) 381-1066 (Ferdie Fourie)

City of Farmington Planning       :               (479) 267-3865 (Melissa McCarville)

### **Review Location:**

The project information is available for public review at the City of Farmington Planning Department, 354 W. Main, Farmington, AR 72730



