



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

PLANNING COMMISSION AGENDA
March 27, 2017

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

1. Roll Call
2. Approval of the minutes - February 27, 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. **Replat** : Tract 1A Twins Falls Addition, Phase 1
Property owned by: Twin Falls Development, LLC.
Property Location: Commercial Lot at Front of Twins Falls on Hwy. 62
Presented by: Keith Marrs
 - B. **Rezone Request:** Tract 1D and 1E Twin Falls Addition from C-2 to R-1
Property owned by: Twin Falls Development, LLC.
Property Location: Commercial Lot at Front of Twins Falls on Hwy. 62
Presented by: Keith Marrs
 - C. **Variance Request:** requesting variance for curb and gutter on Jim Brooks Rd.
Property owned by: Twin Falls Development, LLC.
Property Location: Commercial Lot at Front of Twins Falls on Hwy. 62
Presented by: Keith Marrs
 - D. **Rezone Request:** Tract 2 behind 197 E. Main St. from C-2 to MF-2
Property owned by: Mel Collier
Property Location: Tract 2 behind 197 E. Main
Presented by: Brad Smith
 - E. **Preliminary Plat:** Farmington Heights Subdivision
Property owned by: Lots 101, LLC.
Property Location: W. Sellers Road.
Presented by: Civil Design Engineers, Inc.

F. Large Scale Development: Everett Law Office

Property owned by: Twin Falls Development, LLC.

Property Location: NE of intersection of Hwy. 62 and Twin Falls Dr.

Presented by: Bates & Associates, Inc.

Planning Commission Minutes
February 27, 2017

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

PRESENT

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

ABSENT

Toni Bahn

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

2. Approval of Minutes: January 23, 2017 minutes were approved as written.

3. Comments from Citizens: No comments.

4A. Rezoning Request: 12268 W. Hwy 62 from R-1 to C-2 by Jim & Rebecca Ayers – for Warehouse

Randy Ritchey presented request which would allow Ayers to build a basic warehouse for business expansion. All paperwork was in order and City Engineer Chris Brackett had no questions or issues with project. There were no questions from Planning Commission. Chairman Robert Mann opened floor for comments, and there were none.

Chairman Mann called for question to rezone the land at 12268 W. Hwy 62 from R-1 to C-2 for construction of a warehouse. Unanimously approved by a vote of 6-0.

5A. Preliminary Plat for Farmington Heights Subdivision located on W. Sellers Road - owned by Lots 101 LLC

Ferdinand Fourie of Civil Design Engineers, Inc. was present to discuss the subdivision plat. He explained that this subdivision had been started about ten years ago but was abandoned. This plat shows 125 lots that would be about one-fourth acre size.

The City had no comments.

City Engineer Brackett presented a memo recommending approval with certain conditions:

1. The fire hydrant locations shown on plat and the utility plans must be reviewed and approved by the Fire Department.
2. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to any further construction activities.
3. Any enforcement due to possible unlawful grading on the site must be completely resolved prior to approval of the construction plans.
4. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The

owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.

5. After a final review set of plans and drainage report has been approved by McGoodwin, Williams & Yates, the applicant should submit to the City three (3) sets of full size plans and two (2) sets of half size plans, and two (2) more copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

Ferdinand Fourie agreed to the terms of the City Engineer's memo.

Citizens attending the meeting were given the opportunity to speak regarding the subdivision.

Ashley Swaffar lives just east of the proposed 125 lot subdivision and said she was speaking for eight other neighbors. Although not opposed to the subdivision, she had concern about: increased traffic on Sellers Road which she described as deteriorating and narrow; water runoff because even without more development the nearby creek is at capacity when it rains. She had photos to show water runoff after a rain this day. Also she was afraid the subdivision may decrease her property value and thinks the plan should be evaluated for environmental concerns.

She mentioned that the owners of the land are dirt mining and thought that would have a negative environmental impact on the area. Rick Bramall, City Inspector, had sent a letter to the owners, asking them to stop moving dirt.

City Attorney Steve Tennant said the City Engineer Chris Brackett coordinates a detailed process for review of large-scale developments to ensure everything meets all city, state and federal guidelines.

Karen Inman lives west of the proposed subdivision and expressed concern about subdivision fencing protection so small children would not get into the field with her cows. Mr. Fourie thought there would be fencing. Mr. Tennant suggested that she put up "No Trespassing" signs on her property.

Howard Lester lives just north of Sellers Road and is in Fayetteville. He stated that the partial drain system set up previously goes by his fence, down the fence, and drains into Goose Creek. He was concerned that nothing would be done now to correct the drainage issues. He also verified that the land owner is "hauling dirt out every day."

Mr. Fourie said he had not looked at the drainage on-site.

City Engineer Brackett said the same drainage plan done by a previous City Engineer (Rick Cowdrey) ten years ago appears to still be applicable now; also, there haven't been changes to City drainage requirements since then. This caused considerable discussion by Commissioners. They were concerned that factors on this site may have changed from ten years ago.

Jay Moore asked why there was no detention pond in the plan. City Engineer stated that in a heavy rain, the pond would eventually overflow all at once into the already full creek and this would actually make the water control situation worse than if normal runoff from the land was allowed.

Bobby Wilson asked if this current dirt mining could cause new runoff issues different from ten years ago.

Matt Hutcherson asked if all the new asphalt, concrete driveways, and coverage of soil by houses would increase groundwater rate of flow.

To another question, it was explained that Lot A will be a dedicated park, based upon the Landscape Ordinance requirement that a subdivision either provide a park or pay a fee-per-lot in lieu of a park.

City ordinance requires builder to improve their side of Sellers Road with 18' to centerline of road.

City Attorney Tennant stated that subdivision covenants where houses are more than 1800 square feet like these has to be reviewed and approved by him. He also told the concerned citizens that developers' construction is always monitored. Finally, he asked the City Engineer to talk with the developer about the fencing and send him the information so he can review it.

Having no further discussion, Chairman Mann called for question to approve Preliminary Plat for Farmington Heights Subdivision located on W. Sellers Road - owned by Lots 101 LLC. Voting "Aye": Moore, Carter. Voting "No": Hutcherson, Harris, Horne, Wilson. With 2 "Ayes" and 4 "Nos", the motion failed.

Melissa McCarville asked the project engineer Fourie to visit with her regarding some needed clarifications.

He agreed to do so.

5B. Large Scale Development – City of Farmington Public Works Building to be located in Creekside Park – Bates & Associates, Geoff Bates

City Engineer Brackett had the following conditions regarding approval:

1. Any water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to any construction activities.
2. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
3. After a final review set of plans and drainage report has been approved by McGoodwin, Williams & Yates, the applicant should submit to the City three (3) sets of full size plans and one (1) set of half size plans, and two (2) more copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

The City did not have additional comments regarding this proposal that would use about 2 acres of the park land and would include a 9,000 square foot building with entire area surrounded by a 6' high chain link fence with woven slats.

The floor was opened for public comment with numerous people who live on streets surrounding this area of the park expressing great displeasure with the proposed site. In a head-count, it was determined that 28 people were present in opposition of this proposal.

Laurie Adkins, 74 Sable, felt the project idea was “harebrained.” She did not want to see park land used for anything but park activities and questioned environmental damage from oil and chemicals flowing down into the creek; she asked if it could be placed in another location such as east of Broyles. It was explained that the land east of Broyles has drainage issues; also, the City has been looking for a long time for reasonably priced land. She asked whatever happened to the park plan that was created several years ago which showed new playground areas, small orchard, and a place for music venues. In conclusion, she said the city was “shooting itself in the foot.”

Richard West, Sable Street, overlooks Creekside Park. He said it does not make economic or environmental sense to put the building in that location. He cited an American Planning Association study on value of parks.

- 1) Green space is economically valuable to a city. People want to move to cities with trails and parks.
- 2) Real property values are higher in cities with lots of greenspace. Thus cities will benefit from more tax dollars with which to further improve the city
- 3) Affluent people are attracted and retained.
- 4) Knowledge workers are particularly in favor of having access to many beautiful parks and trails.
- 5) Home buyers want to buy homes in park areas.

He was concerned about environmental pollution from the operation’s runoff; he also felt there would be unsightly piles of chat, sand, old Christmas decorations, and equipment like he saw in another area of the city. He closed by mentioning some of the things people had wanted when the park plan was done a few years ago, and he asked the Planning Commission to deny the City’s request.

Gary McCullough, corner of Rob & Broyles, said he had same concerns as previous speakers. He wondered how much of his sunroom view of the park would be blocked. He asked for a privacy screen on the north edge of park and also the west edge. He also mentioned that lots and lots of children cut through the park right there from Williams Elementary School on Broyles.

Michael Compton, 43 Spokane, was concerned about noise from the equipment and children’s safety. He thought that a small orchard was going to be planted in that area and wondered why nothing had been done to improve the park.

William Mace, 73 Rob, said he was a first-time home owner and would not have bought his house if he had known what was going to be put in the north part of the park. He works with heavy equipment and he knows it is going to be noisy.

Tracie Quade, 109 Sable, was concerned about water drainage from the facility and asphalt parking lot onto Marvel Street, which drains onto James Street where there is already a flooding issue occasionally.

Addison West, Sable Street, a young girl, presented a petition with numerous names of citizens who live in the area surrounding the park and who are opposed to the city building.

Devis Fruchtl, 74 Sable, asked about a dotted line shown in the south portion of the Park. It was explained that it was a proposed road, but that the City will not build a road there. She wondered

what had happened to the plans for the park that were done several years ago. She loves the park and is afraid this will downgrade the park and numerous homes around the park will become rentals.

With no other speakers, Chairman Mann closed Public Comment.

Mr. Floyd Shelley, Director of Public Works, answered some questions people had: The work hours are 7:30 AM – 4:30 PM. Their main functions are to keep Farmington parks' landscape clean and mowed, minor road repairs, and clear street drainage to prevent flooding. There are no water and sewer services or sanitation hauling involved. The City has 4 riding lawn mowers, 1 dump truck, 3 pickup trucks, 1 one-ton truck and small implements. There will be no gasoline tanks and no salt for ice prep; lime is used instead. Also, there will be a drain trap built in inside the building to catch any fluids that drain into it, but some of the vehicle maintenance is done by businesses elsewhere.

He explained they keep lots of equipment sitting outside causing faster depreciation, plus current storage areas at the ball park and beside the high school causes occasional blockage by parked vehicles. So in an emergency, they would not be able to get their equipment out.

Mayor Ernie Penn said they had looked for a location for 5 years. The property near Williams Elementary would cost about \$22,000 an acre, and city would have to buy all 20 acres, which City can't afford. When placement on East side of Broyles was considered, the residents were very opposed to placement there as well. Land available by the City Fire Station would cost \$350,000.

Architect James Key talked again about the fencing with slats and how the large amount of landscaping would screen the operation from public view.

Judy Horne suggested that the landscaping on the west side be moved much closer to the building to screen it and to muffle noise more effectively. This was agreed to by other Commissioners.

Chairman Mann called for question to approve the City of Farmington Large Scale Development plan, subject to the conditions listed in City Engineer Chris Brackett's memo, and with the understanding that there would be changes in the landscaping to provide better screening. Upon vote, the following Commissioners voted "Aye": Moore, Carter, Harris, Horne, and Wilson. Voting "No": Hutcherson. Motion carried 5 – 1.

6. Election of Officers

The following officers were elected: Robert Mann, Chair; Gerry Harris, Vice Chair; Judy Horne, Secretary.

7. Adjournment: Having no further business, Bobby Wilson moved to adjourn, seconded by Jay Moore; passed unanimously.

Judy Horne - Secretary

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: Kennt Mares Day Phone: 479-841-3586
 Address: PO Box 605 Farmington Fax: _____
 Representative: _____ Day Phone: _____
 Address: _____ Fax: _____
 Property Owner: Twin Falls DOW LLC Day Phone: 479-841-3586
 Address: PO Box 605 Farmington 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 -- Noert Commercial Lot Front of Twin Falls
 Current Zoning -- _____
 Attach legal description

Financial Interests

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

Twin Falls DOW LLC Kennt Mares & Rick Moody

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

[Signature] Date 2/21/17
 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 2/21/17
 Owner/Agent Signature

LSD/Subdivision Application Checklist:

Yes No N/A, why?

1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	x		
2. Payment of application fee.	x		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	x		
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	x		
5. List of adjacent property owners and copy of notification letter sent. *	x		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).	x		
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).	x		
The Following Shall Appear on the Site Plan:	x		
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			
b. 404 Permit			
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	x		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:			
a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.			
17. Preliminary grading plan.	X		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.	X		
b. Manhole locations.			N/A Septic
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			N/A Septic
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.			
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	X		

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		
Proposed and Existing Streets, Rights-of-way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
Site Specific Information			
1. Provide a note describing any off site improvements.			N/A
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			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.)			N/A
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.)			N/A
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 Not LSD
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 Not LSD
8. The location and size of existing and proposed signs, if any.	X		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	X		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	X		
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.			N/A Unknown
14. Indicate location and type of garbage service (Large Scale			N/A Not LSD

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.	x		
16. Draft of covenants, conditions and restrictions, if any.			Applicant
17. Draft POA agreements, if any.			Applicant
18. A written description of requested variances and waivers from any city requirements.			N/A
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.			N/A No Improvement Proposed

**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.*

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

Applicant: Keith Marrs
Project Name: Replat Tract 1A, Twin Falls Addition, Phase I
Engineer/Architect: Hawking-Weir Engineers, Inc.

Date: March 7, 2017

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Provide the soil testing results to verify that the soil conditions can support the lots shown.
3. Show the water service for the proposed lots.
4. Revise the Certificate of Acceptance signature block. Remove the Water System line and revise the City's Engineering Consultant line from Streets and Drainage to Public Infrastructure.

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

Applicant: Keith Marrs

Date: 3-7-17

Project Name: Re-plat Tract 1A, Twin Falls Addition, Phase 1

Engineer/Architect: Hawkins Weir 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: Washington Water Authority Name: Josh Moore

1) Need 911 ADDRESS ON EACH LOT FOR FINAL PLAT

2) ADD 10' to UE on east side of lot 1E AND NORTH THROUGH OTHER LOT TO ALLOW FOR LINE extension to North property.

3) Developer to pay for WATER TAPS TO be installed

Received By: _____

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

Applicant: Keith Marrs

Date: 3-7-17

Project Name: Re-plat Tract 1A, Twin Falls Addition, Phase 1

Engineer/Architect: Hawkins Weir 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: Ozarks Name: Wes Mahaffey

1. easement shown look good
2. Refer to Policy 45 given
3. No trees in U.E.

Received By: _____

Date: 2-29-2017

City: Farmington

Subdivision Name: Hawkins Weir

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 6 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 3 Pipes Designated to Ozark Electric)
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. 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. 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

Additional Comments:

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

Applicant: Keith Marrs
Project Name: Replat Tract 1A, Twin Falls Addition, Phase I
Engineer/Architect: Hawking-Weir Engineers, Inc.

Date: March 7, 2017

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Provide the soil testing results to verify that the soil conditions can support the lots shown.
3. Show the water service for the proposed lots.
4. Revise the Certificate of Acceptance signature block. Remove the Water System line and revise the City's Engineering Consultant line from Streets and Drainage to Public Infrastructure.



March 10, 2017

Ms. Melissa McCarville, Business Manager
City of Farmington
354 W. Main
Farmington, Arkansas 72730

Re: Twin Falls Addition, Re-plat Tract 1A
Farmington, Arkansas
HWEI Project No. 2016089

Dear Ms. McCarville:

This letter will transmit fifteen (15) copies of the revised Re-plat Tract 1A, Twin Falls Addition Phase I for the March 27, 2017 Planning Commission Agenda. Below are the responses to the Technical Plat Review comments.

Christopher B. Brackett, P.E., Representing the City of Farmington

1. We acknowledge comments from the Technical Plat review must be addressed and resubmitted by March 14, 2017.
2. Septic System Soil testing information will be provided by the Designated Representative that performed the soils testing.
3. Water meter locations have been added to the revised plat.
4. The Certificate of Acceptance signature blocks have been revised as noted.

Melissa McCarville, City of Farmington

1. The applicant, Mr. Keith Marrs, will notify the adjacent property owners prior to the Planning Commission meeting. Receipts will be provided by the applicant one (1) week prior to the meeting.
2. Acknowledged, the advertisement will be placed in the paper ten (10) days prior to the meeting and proof of publication will be provided.
3. Acknowledged, engineering fees will be paid prior to signing of final plat.

Josh Moore, Washington Water Authority

1. The application for addressing has been submitted to Mr. Daryl Pemberton. Addresses will be added to the plat once they are assigned.
2. Acknowledged, the easements have been added to the plat.
3. Acknowledged, the developer will pay for water taps.



Ms. Melissa McCarville
Business Manager
Page 2
March 10, 2017

If you need any additional information, please feel free to contact me.

Sincerely,

HAWKINS-WEIR ENGINEERS, INC.

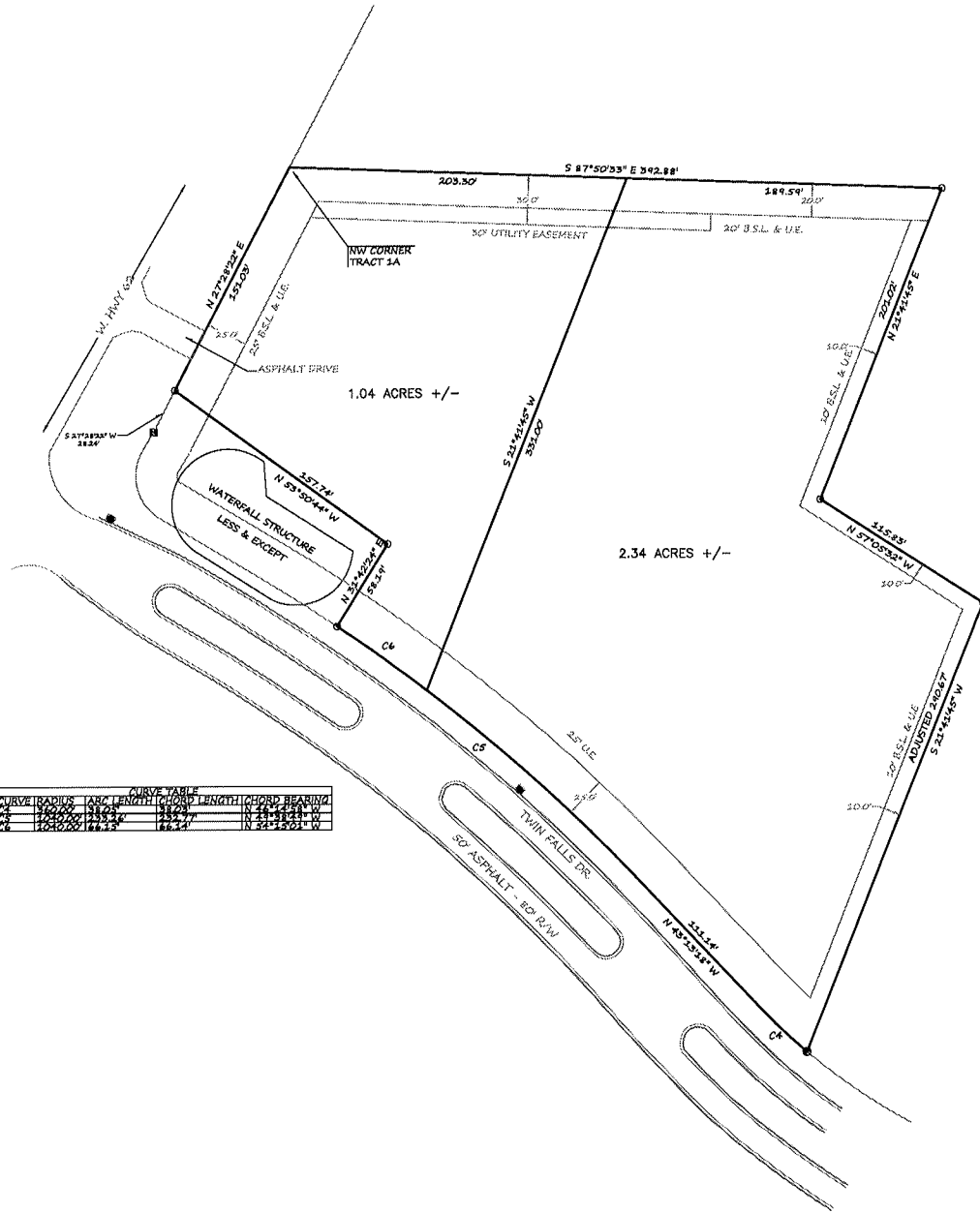
A handwritten signature in black ink, appearing to read 'L. Yancey', is written over the typed name. The signature is fluid and cursive, with a large initial 'L' and a stylized 'Y'.

Larry E. Yancey, P.E.

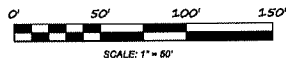
LEY/lhc

Enclosures: Fifteen (15) copies of the Preliminary and Final Plats
Copy of the Technical Plat Review Comments

cc: Mr. Keith Marrs with copies of the plats



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	100.00'	15.708'	31.416'	N 24° 45' 00" W
C2	100.00'	15.708'	31.416'	N 24° 45' 00" W
C3	100.00'	15.708'	31.416'	N 24° 45' 00" W



TRACT SPLIT

FOR USE OF:
KEITH MARRS

LOCATION: W. HWY 62
WASHINGTON COUNTY, ARKANSAS
SEC 27, T-16-N, R-31-W

CRWV CHIEF: TW
DRAWN BY: NM
PLAT No. 16-023
DATE: 02/15/2016



ATLAS
PROFESSIONAL LAND SURVEYING

P.O. BOX 1026
51 MAIN STREET
WREST FORK, AR. 72774
PH. 479-994-6177

PB #1786
COA #2875

- LEGEND**
- SET #4 REBAR
 - GAS METER
 - ⊕ LIGHT POLE
 - ⊖ WATER VALVE
 - ⊖ ELECTRIC BOX
 - YARD HYDRANT
 - STORM GRATE
 - EXISTING #4 REBAR
 - ⊖ ALUMINUM MONUMENT
 - ⊖ TELEPHONE PEDESTAL
 - SANITARY SEWER MANHOLE
 - ELECTRIC METER
 - ASPHALT/CONCRETE
 - PREVIOUS LOT LINE
 - BUILDING SETBACK LINE
 - UTILITY EASEMENT
 - BOUNDARY LINE
 - RIGHT OF WAY

NOTES

OTHER PROFESSIONAL LAND SURVEYING, LLC COPYRIGHT 2016

ALL GOVERNMENTAL MUNICIPALITIES/AGENCIES INCLUDING DE DEPARTMENT ARE EXEMPT FROM LIABILITY FOR THIS PLAT. THIS PLAT IS COPYRIGHT MATERIAL AND HAS BEEN PROVIDED FOR THE USE OF THE PERSONS NAMED ON THIS PLAT. NO ONE INCLUDING THE PERSONS NAMED ON THIS PLAT MAY COPY OR REPRODUCE ANY PART OF THIS PLAT FOR ANY OTHER PURPOSE. ONLY ORIGINAL COPIES OF THIS PLAT MAY BE USED. IF THE SEAL ON THIS PLAT IS NOT RED IN COLOR AND SIGNED BY KEITH MARRS, IT IS NOT AN ORIGINAL PLAT AND CONSIDERED AN UNAUTHORIZED COPY.

LAND USE/LAND RESTRICTIONS

EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THIS SURVEY DOES NOT REFLECT ANY EASEMENTS (OTHER THAN APPARENT EASEMENTS OBSERVED IN THE FIELD AT THE TIME OF THIS SURVEY), BUILDING SETBACK LINES, RESTRICTIONS, COVENANTS, SUBORDINATION RESTRICTIONS, ZONING, LAND-USE REGULATIONS, OR FACTS IN WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY INCLUDE.

UTILITIES

EXCEPT AS SHOWN HEREON, NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTING, ASSE, DEPT, CONDUIT, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC FACILITY. CONTACT ALL UTILITY PROVIDERS FOR THIS INFORMATION.

FLOOD INFORMATION

ANY INFORMATION (TEXT, LINES, SYMBOLS, HATCHES, ETC) ON THIS PLAT THAT MAKE REFERENCE TO FLOOD ZONES ARE DERIVED FROM A FLOOD INSURANCE RATE MAP (FIRM) BY AN OFFICIAL PLATTING ONLY AND DOES NOT REPRESENT THE SURVEYOR'S OPINION ON THE PROBABILITY OF FLOODING.

Water & Environmental Testing of NWA

4170 Tara Street
Springdale, AR 72762
[479-466-6117](tel:479-466-6117)

Twin Falls Development
Lots 135 and 136 Proposed
Farmington, Arkansas

February 1, 2017

To Whom It May Concern,

Upon inspection of the property named above in Washington County, Two pits were dug on the proposed lot split to determine soil morphology. Lot 135 pit yielded a Moderate Seasonal Water table at 30" for a Loading Rate of 0.75gpd/sqft. A four bedroom house will require 300 Linear feet of Lateral Lines. The Lot 136 pit yielded an Adjusted Moderate SWT at 28". This is a Loading Rate of 0.73gpd/sqft and a four bedroom would require 308 linear feet.

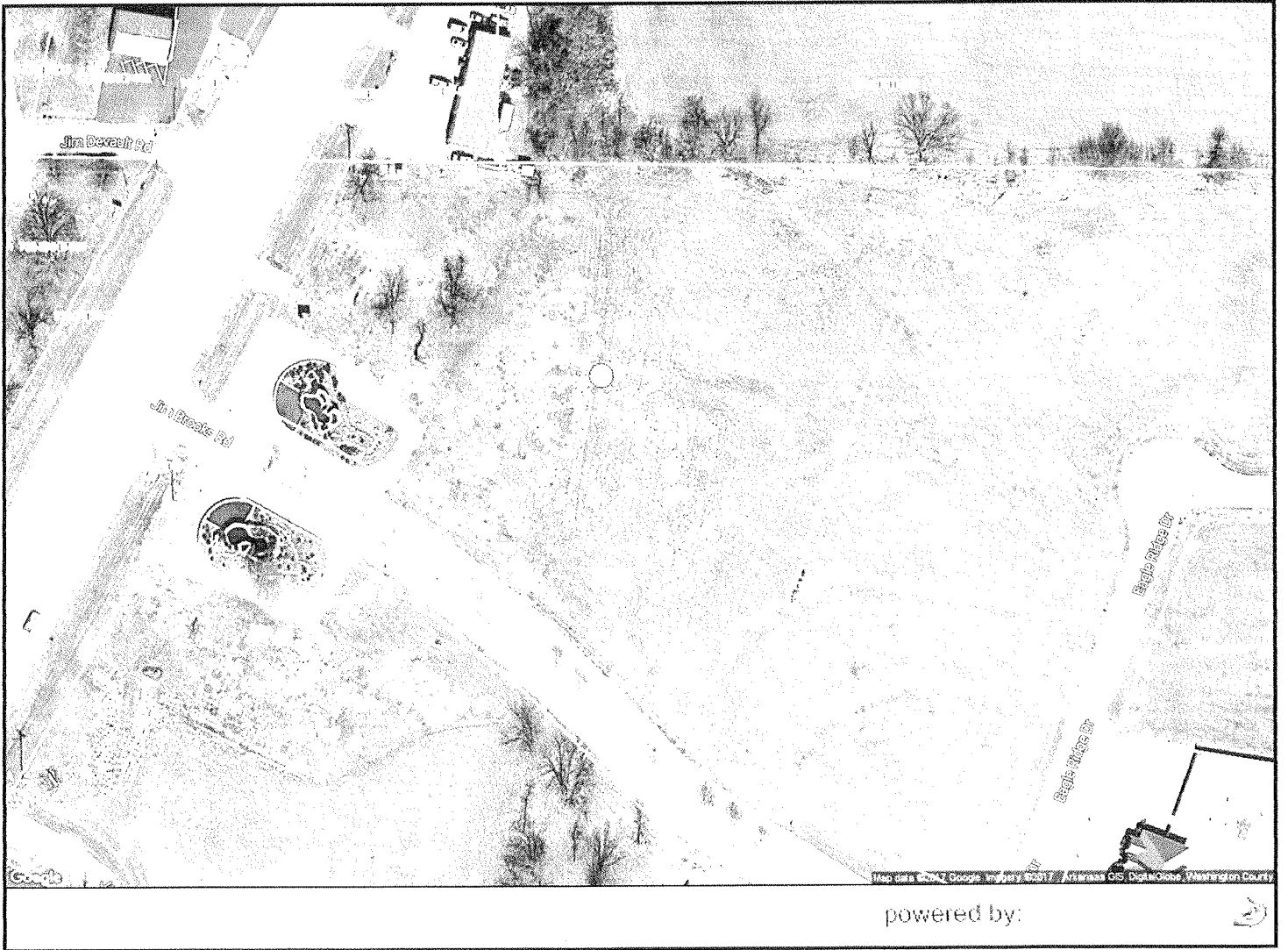
The placement of the septic will have to be away from the natural drainage area on the property. Septic lines CANNOT be in areas of fill or disturbed soil.

If you have any further questions, please call me at [479-466-6117](tel:479-466-6117).

Sincerely,

Linda Mayo Tillery, Designated Representative
Water Operator D-IV, T-I
Wastewater Operator III
CMP Inspector

Linda Mayo Tillery, R.S.
Designated Representative #[1451570](#)



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

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

North Commercial Lot on Extension of Twin Falls Subdivision
Location

Twin Falls Dev LLC
Owned by

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

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on MARCH 27 2017 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.

NOTICE OF PUBLIC HEARING

A petition for Preliminary Plat for the property as described below has been filed with the City of Farmington on the 20 day of Feb, 2017.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

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

Proof of publication of public hearing notice, must be published a minimum of 10 days prior to the Planning Commission meeting (proof must be provided at least 7 days prior to the meeting).

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Farmington Commercial LLC
 771 Tyler Rd
 Farmington AR 72730



9590 9402 2525 6306 7542 78

Article Number (Transfer from service label)

7016 1370 0000 1316 3979

Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Paul Phillips

- Agent
- Address

B. Received by (Printed Name)

Paul Phillips

C. Date of Delivery

2-23-17

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Greenstreet Property LLC
 PO Box 1346
 Fayetteville AR 72702



9590 9402 2525 6306 7542 85

2. Article Number (Transfer from service label)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Greenstreet Homes
 PO Box 1527
 Farmington AR 72730



9590 9402 2525 6306 7542 61

Article Number (Transfer from service label)

7016 1370 0000 1316 3979

Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Candace Frymire

- Agent
- Address

B. Received by (Printed Name)

Candace Frymire

C. Date of Delivery

2-23-17

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
- X Candace Frymire
- Agent
- Address
- B. Received by (Printed Name)
- Candace Frymire
- C. Date of Delivery
- 2-23-17
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

- 3. Service Type
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Aspen Construction
 PO Box 397
 Farmington AR 72730



9590 9402 2525 6306 7542 54

2. Article Number (Transfer from service label)

7016 1370 0000 1316 3948

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Candace Frymire

- Agent
- Address

B. Received by (Printed Name)

Candace Frymire

C. Date of Delivery

2-23-17

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

7016 1370 0000 1316 3948

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

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

FARMINGTON, AR 72730

Official Use

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.75

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$6.59

Sent To *Trade Mark Homes*

Street and Apt. No., or PO Box No. *PO Box 1527*

City, State, ZIP+4® *Farmington AR 72730*

Postmark Here *FEB 21 2017*

USPS 02/21/2017

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

7016 1370 0000 1316 3948

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

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

FARMINGTON, AR 72730

Official Use

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.75

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$6.59

Sent To *Aspen Construction*

Street and Apt. No., or PO Box No. *PO Box 397*

City, State, ZIP+4® *Farmington AR 72730*

Postmark Here *FEB 21 2017*

USPS 02/21/2017

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

7016 1370 0000 1316 3948

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

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

FAYETTEVILLE, AR 72702

Official Use

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.75

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$6.59

Sent To *Goosecreek Properties LLC*

Street and Apt. No., or PO Box No. *PO Box 1346*

City, State, ZIP+4® *Fayetteville, AR 72702*

Postmark Here *FEB 21 2017*

USPS 02/21/2017

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

7016 1370 0000 1316 3948

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

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

FAYETTEVILLE, AR 72702

Official Use

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.75

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$6.59

Sent To *Farmington Commercial LLC*

Street and Apt. No., or PO Box No. *1277 Tyler Rd*

City, State, ZIP+4® *Farmington AR 72730*

Postmark Here *FEB 21 2017*

USPS 02/21/2017

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

Washington County Report

Property Owner		Property Information	
Name:	FARMINGTON COMMERCIAL LLC	Physical Address:	12655 ORCHID RD
Mailing Address:	12771 TYLER RD FARMINGTON, AR 72730	Subdivision:	27-16-31 FARMINGTON OUTLOTS
Type:	(A1) - Agri Improved	Block / Lot:	-- / --
Tax Dist:	(061) - FARMINGTON SCH, FARM	S-T-R:	27-16-31
Millage Rate:	53.60	Size (in Acres):	159.530

Legal: ANNEXED TO CITY OF FARMINGTON FOR 2007 & FOLLOWING YEARS PER ANNEXATION OR. 2007-03 PT N/2 SE 60.00A SE SE 40.00A E/2 SW SE 20.00A PT NE SW 39.53A FURTHER DESCRIBED FROM 2014-21135 AS: Part of the SE 1/4 of Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows: Beginning at the Northeast corner of the NE 1/4, SE 1/4; thence S02°16'51 "W along the east line of said NE 1/4, SE 1/4, 1324.17' to the southeast corner of said NE 1/4, SE 1/4; thence S02°11 '24"W along the east line of the SE 1/4, SE/4, 1324.17' to the southeast corner of said SE 1/4, SE 1/4; thence N87°51 '27"W along the south line of the SE 1/4, SE 1/4, 1322.60' to the southwest corner of said SE 1/4, SE 1/4; thence N87°56'06"W along the south line of the SW 1/4, SE 1/4, 661.84'; thence N02°04'41"E 1807.25'; thence S87°44'20"E 715.54'; thence N02°15'40"E 824.12'; thence N87°49'41"W 48.08' to the west line of the NE 1/4, SE 1/4, Sec. 27; thence N87°50'14"W 670.07'; thence N02°04'41 "E 20.00' to the north line of the NW 1/4, SE 1/4; thence S87°50'14"E along the north line of said NW 1/4, SE 1/4, 670.16' to the northeast corner of said NW 1/4, SE 1/4; thence S87°49'41 "E along the north line of said NE 1/4, SE 1/4, 1321.56' to the Point of Beginning. ALSO: Part of the NW 1/4, SE 1/4 and part of the NE 1/4, SW 1/4 of the Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows: Beginning as the Southwest corner of said NE 1/4, SW 1/4; thence N02°14'54"E along the west line of said NE 1/4, SW 1/4, 301.32' to the southeasterly right-of-way line of Arkansas Highway 62; thence along said southeasterly right-of-way line the next (4) courses: N39°30'01"E 622.66'; N46°49'27"E 242.07'; N50°15'39"E 534.64; N51°30'58"E 1.66' to the north line of the NE 1/4, SW 1/4; thence S87°42'08"E along said north line of the NE 1/4, SW 1/4, 375.96' to the northeast corner of said NE 1/4, SW 1/4; thence S87°50'14"E along the north line of the NW 1/4, SE 1/4, 657.24'; thence S02°04' 41 "W 20.00; thence N87°50'14"W 75.33'; thence S02°15'40"W 822.76'; thence S87°44'20"E 77.96'; thence S02°04'41"W 484.62' to the south line of said NW 1/4, SE 1/4; thence N8r 43'31 "W along said south line of the NW 1/4, SE 1/4, 663.64' to the southwest corner of said NW 1/4, SE 1/4; thence N87°49'12"W along the south line of the NE 1/4, SW 1/4, 1318.96' to the Point of Beginning, containing 48.77 acres more or less. LESS & EXCEPT: Part of the NE 1/4, SE 1/4, Section 27, Township 16 North, Range 31 West, described as: Commencing a the northwest corner of said NE 1/4, SE 1/4; thence S02°19'27"W 349.06'; thence S87°40'33"E 48.47' to the Point of Beginning; thence S87°44'20"E 467.00'; thence S02°15'40"W 467.00'; thence N87°44'20"W 467.00'; thence N02°15'40"E 467.00' to the Point of Beginning, containing 5.00 acres more or less.

County Assessor's Office

Washington County, Arkansas

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$60,150	\$12,030	\$12,030
Building	\$191,450	\$38,290	\$38,290
Total	\$251,600	\$50,320	\$50,320

Homestead Credit: 0.00 **Note:** Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

City of

Washington County, Arkansas

Land Use	Size	Units
----------	------	-------

Washington County Report

Property Owner

Property Information

Name: GOOSE CREEK PROPERTIES LLC **Physical Address:**

Mailing Address: PO BOX 1346
FAYETTEVILLE, AR 72702 **Subdivision:** 27-16-31 FARMINGTON OUTLOTS 2008 ANNEX

Type: (AV) - Agri Use/Vacant **Block / Lot:** -- / --

Tax Dist: (061) - FARMINGTON SCH, FARM **S-T-R:** 27-16-31

Millage Rate: 53.60 **Size (in Acres):** 6.960

Legal: ANNEXED TO CITY OF FARMINGTON FOR 2008 & FOLLOWING YEARS PER OR NO. 2007-18 PT N/2 SW SW 6.96 A.

Estimated Market Value

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$1,300	\$260	\$260
Building	\$0	\$0	\$0
Total	\$1,300	\$260	\$260

Homestead Credit: 0.00 **Note:** Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Land Use

Land Use	Size	Units
----------	------	-------

Document Images

Document Images brought to you by your County Circuit Clerk, Kyle Sylvester

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
------	-----------	------	------	-----------	--------	-----------	---------	------	------



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: <u>Twin Falls Dev LLC</u>	Day Phone: <u>479-841-3586</u>
Address: <u>PO Box 605</u>	Fax: _____
Representative: <u>Kevin Maers</u>	Day Phone: <u>Same</u>
Address: <u>Same</u>	Fax: _____
Property Owner: <u>Same</u>	Day Phone: <u>Same</u>
Address: <u>Same</u>	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 -- Twin Falls Front Entrance TRACT 1-D 1-E
 Current Zoning -- C-2 Proposed Zoning -- R-1

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:

R-1 For Single Homes

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 21 day of FEB, 2017.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE
Twin Falls Commercial TRACT 1-A LOCATED ON NORTH SIDE OF TWIN FALLS ENTRANCE

A public hearing to consider this request to rezone the above described property from C-2 to R-1 will be held on the 27 day of MARCH, 2017, 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.*

[Signature] Date 2/21/17
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 2/21/17
Owner/Agent Signature

RECEIPT

DATE 2-21-17

No. 564504

RECEIVED FROM

Twain Falls Development

\$25.00

DOLLARS

FOR RENT
FOR apartment

ACCOUNT

PAYMENT

BAL. DUE

25.00

CASH

CHECK

MONEY ORDER

CREDIT CARD

FROM

TO

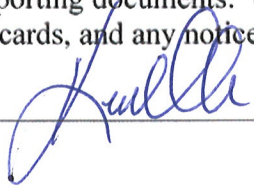
BY

D. Calvermar

AFFIDAVIT

I hereby certify that I Two Falls Dev LLC (Kent Morris)
Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copy of the notice, mailing receipts, list of property owners of record, return cards, and any notices that were undeliverable.

Signature: 

Date: 2-21-17

✓

**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:

Twin Falls Entrance TRACTS 1-D AND 1-E
Location

Twin Falls Dev LLC
Owned by

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

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on MARCH 27 2017 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.

AFFIDAVIT OF PUBLICATION

I, Karen Caler, solemnly swear that I am the Legal Advertising Clerk for the Northwest Arkansas Newspapers, LLC, and I do solemnly swear that the attached advertisement

LEGEND REALTY
Notice of Public Hearing

was published in the following weekly paper(s):

 x Washington County Enterprise Leader

Of general and bona fide circulation in Washington County, Arkansas

Date(s) of Publication March 8, 2017

Publication Charges: \$22.75

Karen Caler
Karen Caler

Subscribed and sworn to before me
This 13 day of March, 2017.

Cathy Wiles
Notary Public
My Commission Expires: 2/20/2024

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

****NOTE****

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

NOTICE OF PUBLIC HEARING
A petition to rezone the property as described below has been filed with the City of Farmington on the 21st day of February, 2017.
Twin Falls commercial tract
1-A located on north side of
Twin Falls entrance.
A public hearing to consider this request to rezone the above described property from C-2 to R-1 will be held on the 27th day of March, 2017, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.
74047162 March 8, 2017

7016 1370 0000 1316 1241

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

For delivery information, visit our website at www.usps.com®
 FAYETTEVILLE, AR 72702

OFFICIAL USE

Certified Mail Fee	\$3.35	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	02
<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	02/28/2017

Sent To Grosecreek 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

7016 1370 0000 1316 1272

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

For delivery information, visit our website at www.usps.com®
 FARMINGTON, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.35	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	02
<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	02/28/2017

Sent To Aspen Construction
 Street and Apt. No., or PO Box No. PO Box 397
 City, State, ZIP+4® Farmington Ar 72730

PS Form 3800, April 2015 PSN 7530-02-000-9147 See Reverse for Instructions

7016 1370 0000 1316 1241

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

For delivery information, visit our website at www.usps.com®
 FARMINGTON, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.35	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	02
<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	02/28/2017

Sent To Farmington Commercial
 Street and Apt. No., or PO Box No. 12771 Tyler Rd
 City, State, ZIP+4® Farmington Ar 72730

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

7016 1370 0000 1316 1252

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

For delivery information, visit our website at www.usps.com®
 FARMINGTON, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.35	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	02
<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	02/28/2017

Sent To Trasensak Henry
 Street and Apt. No., or PO Box No. PO Box 1537
 City, State, ZIP+4® Farmington Ar 72730

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
Farmington Commercial
12771 Tyler Rd
Farmington Ar 72730



9590 9402 2624 6336 3006 36

2. Article Number (Transfer from service label)
 7016 1370 0000 1316 1241

COMPLETE THIS SECTION ON DELIVERY


A. Signature
 Paul Phillips Agent
 Addressee


B. Received by (Printed Name) PAUL PHILLIPS


C. Date of Delivery 3-6-17

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

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Candace Fyrmire</i></p> <p>C. Date of Delivery <i>3/2/17</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p><i>Trasemark Homes PO Box 1507 Farmingdon AR 72730</i></p>  <p>9590 9402 2624 6336 3006 12</p>	<p>3. Service Type</p> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Restricted Delivery
<p>2. Article Number (Transfer from service label)</p> <p><i>7016 1370 0000 1316 1258</i></p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Candace Fyrmire</i></p> <p>C. Date of Delivery <i>3/2/17</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p><i>Aspen Construction PO Box 397 Farmingdon AR 72730</i></p>  <p>9590 9402 2624 6336 3006 43</p>	<p>3. Service Type</p> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery
<p>2. Article Number (Transfer from service label)</p> <p><i>7016 1370 0000 1316 1272</i></p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Cody Taylor</i></p> <p>C. Date of Delivery <i>3-1-17</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p><i>Goosecreek Properties LLC PO Box 1346 Fayetteville AR 72702</i></p>  <p>9590 9402 2624 6336 3006 29</p>	<p>3. Service Type</p> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery
<p>2. Article Number (Transfer from service label)</p> <p><i>7016 1370 0000 1316 1265</i></p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

City of Farmington Application for Variance



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/Board of Adjustment until all information is furnished.

Applicant: Twin Falls Dev LLC Day Phone: 479-841-3586
Address: PO Box 605 Farmington Fax: _____
Representative: Kevin Macos Day Phone: SAME
Address: SAME Fax: _____
Property Owner: Twin Falls Dev LLC Day Phone: SAME
Address: SAME 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 - _____
Current Zoning -- A-Z u

Attach legal description and site plan (a scaled drawing of the property showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.) Attach photos if they are helpful in describing your request.

Type of variance requested and reason for request:
Rezone to u for Curb and gutter on Jim Brink Rd

Responsibilities of the Applicant:

1. Complete application and pay a \$25.00 application fee.
2. Provide a copy of the deed for the property. If the property is rented, provide written permission from the owner that the variance is allowable.
3. Written authorization from the property owner if someone other than the owners will be representing the request.
4. Publish the following notice in a newspaper of general circulation in the City no later than 7 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 3 days before the meeting:

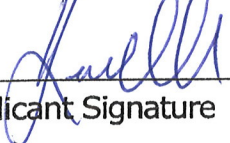
NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the _____ day of _____, 20____.

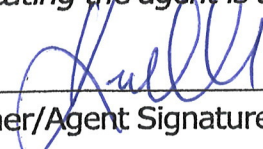
PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

A public meeting to consider this request for variance at the above described property will be held on _____ day of _____, 20____, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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 7/21/17
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 the agent is authorized to act on their behalf.)

 _____ Date 7/21/17
Owner/Agent Signature