

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: BRAD SMITH Day Phone: 479-601-1757
 Address: 13996 COVE CREEK Fax: _____
PRAIRIE GROVE, AR 72753
 Representative: KATH PURIFOY Day Phone: 479-841-5717
 Address: PO BOX 236 FARMINGTON, Fax: _____
72730
 Property Owner: C MEL COLLIER Day Phone: 479-442-6262
 Address: 100 W DICKSON ST 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 -- 17 E MAIN STREET
 Current Zoning -- C-2 Proposed Zoning -- MULTI-FAMILY
COMMERCIAL CMF-2

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

Type of zoning requested and reason for request:

MULTI-FAMILY RESIDENTIAL - TO BUILD TRIPLEX

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 _____, 201_____, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

The City will post a sign on the property at a location visible to the public, notifying the public of the intent to rezone the property.

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

Applicant Signature Date 2/2/17

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.)

C. H. [Signature]
Owner/Agent Signature Date 2/2/17

RECEIPT

DATE

2-~~8~~¹³17

No.

564503

RECEIVED FROM

Cedar Mt. Properties

\$ 2500

Twenty five + no/100

DOLLARS

FOR RENT

FOR

Re-zone 197 E. Main

ACCOUNT	
PAYMENT	2500
BAL. DUE	

CASH

CHECK

MONEY

ORDER

CREDIT

CARD

FROM

TO

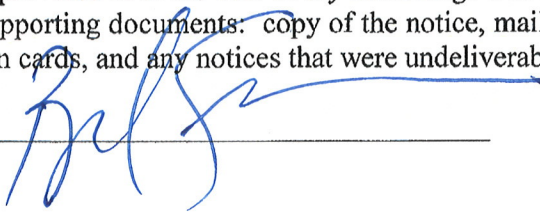
BY

B. Coleman

AFFIDAVIT

I hereby certify that I Brad Smith
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: 2/2/17

AGENT AUTHORIZATION

I (We), MEL COLLIER, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), BRAD SMITH, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.



Property Owner – Signature

C. MEL COLLIER

Property Owner - Print

Property Owner – Signature

Property Owner - Print

B1

Doc ID: 014571230003 Type: REL
Kind: WARRANTY DEED
Recorded: 05/02/2012 at 03:45:44 PM
Fee Amt: \$25.00 Page 1 of 3
Washington County, AR
Bette Stamps Circuit Clerk
File **2012-00012509**

WARRANTY DEED
LIMITED LIABILITY COMPANY

KNOW ALL MEN BY THESE PRESENTS:

That **Collier Landholdings, LLC, an Arkansas limited liability company**, hereinafter called Grantor, duly authorized by proper operating agreement of its members, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to it in hand paid by **Collier Diversification Specialties, LLC, an Arkansas limited liability company**, hereinafter called Grantee, do hereby grant, bargain and sell unto the said Grantee and Grantee's successor and assigns forever, the following described land situate in Washington County, Arkansas, to-wit:


20246-11

Description being the same as shown on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successor and/or assigns, forever. And the said Grantor hereby covenants that it is lawfully seized of said land and premises, that the same is unencumbered, and that it will forever warrant and defend the title of said lands against all legal claims whatsoever.

IN TESTIMONY WHEREOF the name of the Grantor is hereby affixed this 2 day of May, 2012

**Collier Landholdings, LLC, an
Arkansas limited liability company**

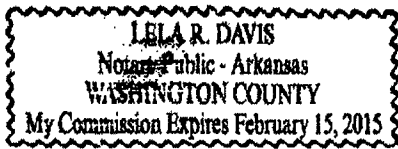
By: 
Managing member

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF Washington) ss.

On this 2nd day of April, 2012, before me a notary public, personally appeared C. Mel Collier, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged that he had executed the same in his capacities for the purposes and considerations therein set forth.

In witness whereof I hereunto set my hand and official seal.



Lela R. Davis
Notary Public

mail tax statement to: Collier Diversification Specialties, LLC
100 W. Dickson
Fayetteville, AR 72701
I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument.
Grantee Blumen Abstract Agent
Address 330 First Street Ste 5
Fayetteville, AR

EXHIBIT "A"

Lot 2 of Willow Creek Addition, Phase 1 to the City of Johnson as per the final plat recorded on survey plat record 23A-16 in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas. Subject to easements and rights-of-way of record.

ALSO

Part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 21, Township 17 North, Range 30 West, of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows: Commencing at the Northwest corner of said Section 21, thence along the North line of Section 21, South 87 degrees 29 minutes 50 seconds East -2174.50 feet, thence South 7 degrees 31 minutes 01 seconds West-233.68 feet to the point of beginning, said point being on the East right of way line of Willow Creek Drive, thence South 86 degrees 49 minutes 41 seconds East-223.05 feet; thence South 3 degrees 10 minutes 19 seconds West -10.00 feet to a point on the North line of Lot 7, Phase 3, Willow Creek Addition; thence along said North line North 86 degrees 49 minutes 41 seconds West 223.81 feet to a point on the East right of way line of Willow Creek Drive; thence along said East right of way line North 7 degrees 31 minutes 01 seconds East -10.03 feet to the point of beginning, containing 0.05 acres, more or less. Subject to easements, rights-of-ways, and protective covenants of record.

ALSO

A part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 21, Township 17 North, Range 30 West, as described in Warranty Deed Recorded as Land Document No. 99-46708 and shown on survey plat record 23A-16 (replat of Tract 1 of Plat 2000-5738) in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, being more particularly described as follows: Beginning at the SW corner of Lot 2 Willow Creek Addition, Phase 1 as shown on survey plat record 23A-16, thence South 86 degrees 49 minutes 41 seconds East along the South line of said Lot 2 a distance of 200.01 feet to the SE corner of said Lot 2; thence North 3 degrees 10 minutes 19 seconds East along the East line of said Lot 2 a distance of 150.00 feet to the NE corner of said Lot 2, said point being on the South right of way of Great House Springs Road; thence South 86 degrees 49 minutes 53 seconds East along said South right of way line a distance of 20.00 feet; thence South 3 degrees 10 minutes 19 seconds East 190.00 feet; thence North 86 degrees 49 minutes 41 seconds West 223.05 feet to a point on the East right of way line of Willow Creek Drive; thence North 7 degrees 31 minutes 01 seconds East along said East right of way line a distance of 40.11 feet to the point of beginning, containing 0.27 acres, more or less. Subject to easements and right-of-way of record.

ALSO

Part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 23, Township 16 North, Range 31 West, being more particularly described as follows, to-wit: Beginning at a point which is North 25.00 feet from the Southeast corner of said Section 23, and running thence West 264.00 feet, thence North 283.61 feet to the South right-of-way of U.S. Highway 62 and running thence along said right of way North 50 degrees 16 minutes 16 seconds East 206.74 feet; thence South 280.00 feet; thence East 105.00 feet; thence South 135.75 feet to the point of beginning, containing 69,853.44 sq. ft. or 1.60 acres, more or less. Subject to easements, rights-of-way, and protective covenants of record.

SURVEYING NOTES

STATE RECORDING NUMBER:
500-16N-31W-0-23-220-72-1532

COMPLETED FIELD WORK:
OCTOBER 21, 2009

BASIS OF BEARING:
EAST LINE OF SECTION 23 TOWNSHIP 16 NORTH
RANGE 31 WEST BEING NORTH

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 1172 AT
PAGE 343.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED
WITHIN FLOOD ZONE "A" OR "AE" AS
DETERMINED BY THE NATIONAL FLOOD
INSURANCE PROGRAM FLOOD INSURANCE RATE
MAP FOR WASHINGTON COUNTY, ARKANSAS.
(FIRM PANEL #05143C0215F DATED 05/16/2008)

LEAF REALTY, INC.
180 EAST MAIN STREET
FARMINGTON, AR 72701
PARCEL #780-011000

FIN REAL PROPERTY, LLC
180 EAST MAIN STREET
FARMINGTON, AR 72701
PARCEL #780-011000

FIN REAL PROPERTY, LLC
180 EAST MAIN STREET
FARMINGTON, AR 72701
PARCEL #780-011000

COLLIER DRUG FARMINGTON, LLC
180 EAST MAIN STREET
FARMINGTON, AR 72701
PARCEL #780-011000

CONLEY, WYNN & LORETTA
180 EAST MAIN STREET
FARMINGTON, AR 72701
PARCEL #780-011000

CAMPBELL, BERRY &
180 EAST MAIN STREET
FARMINGTON, AR 72701
PARCEL #780-011000

STEPHENS, JACQUELINE LEE
180 EAST MAIN STREET
FARMINGTON, AR 72701
PARCEL #780-011000

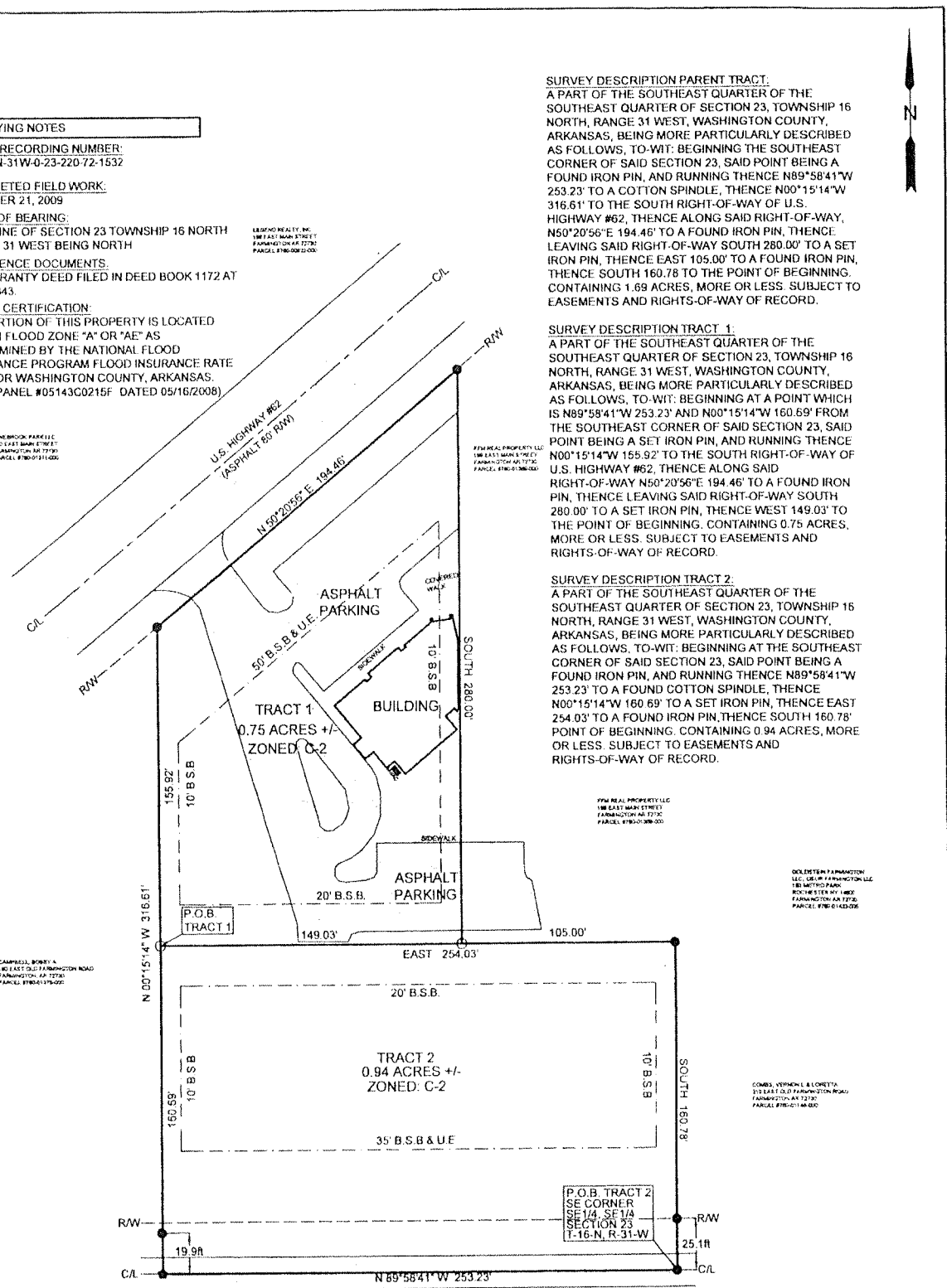
DEBBIE WYNN & LORETTA
180 EAST MAIN STREET
FARMINGTON, AR 72701
PARCEL #780-011000

DEBBIE WYNN & LORETTA
180 EAST MAIN STREET
FARMINGTON, AR 72701
PARCEL #780-011000

DEBBIE WYNN & LORETTA
180 EAST MAIN STREET
FARMINGTON, AR 72701
PARCEL #780-011000

OUTPARK, BRUCE & DORIS
208 EAST MAIN STREET
FARMINGTON, AR 72701
PARCEL #780-011000

Doc ID: 013185720002 Type: REL
Kind: SURVEY
Recorded: 11/30/2009 at 02:46:46 PM
Fee Amt: \$15.00 Page 1 of 2
Washington County, AR
Bette Stamps Circuit Clerk
File 2009-00037767



SURVEY DESCRIPTION PARENT TRACT:
A PART OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 16
NORTH, RANGE 31 WEST, WASHINGTON COUNTY,
ARKANSAS, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS, TO-WIT: BEGINNING THE SOUTHEAST
CORNER OF SAID SECTION 23, SAID POINT BEING A
FOUND IRON PIN, AND RUNNING THENCE N89°58'41"W
253.23' TO A COTTON SPINDLE, THENCE N00°15'14"W
316.61' TO THE SOUTH RIGHT-OF-WAY OF U.S.
HIGHWAY #62, THENCE ALONG SAID RIGHT-OF-WAY,
N50°20'56"E 194.46' TO A FOUND IRON PIN, THENCE
LEAVING SAID RIGHT-OF-WAY SOUTH 280.00' TO A SET
IRON PIN, THENCE EAST 105.00' TO A FOUND IRON PIN,
THENCE SOUTH 160.78' TO THE POINT OF BEGINNING,
CONTAINING 1.69 ACRES, MORE OR LESS, SUBJECT TO
EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SURVEY DESCRIPTION TRACT 1:
A PART OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 16
NORTH, RANGE 31 WEST, WASHINGTON COUNTY,
ARKANSAS, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH
IS N89°58'41"W 253.23' AND N00°15'14"W 160.69' FROM
THE SOUTHEAST CORNER OF SAID SECTION 23, SAID
POINT BEING A SET IRON PIN, AND RUNNING THENCE
N00°15'14"W 155.92' TO THE SOUTH RIGHT-OF-WAY OF
U.S. HIGHWAY #62, THENCE ALONG SAID
RIGHT-OF-WAY N50°20'56"E 194.46' TO A FOUND IRON
PIN, THENCE LEAVING SAID RIGHT-OF-WAY SOUTH
280.00' TO A SET IRON PIN, THENCE WEST 149.03' TO
THE POINT OF BEGINNING, CONTAINING 0.75 ACRES,
MORE OR LESS, SUBJECT TO EASEMENTS AND
RIGHTS-OF-WAY OF RECORD.

SURVEY DESCRIPTION TRACT 2:
A PART OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 16
NORTH, RANGE 31 WEST, WASHINGTON COUNTY,
ARKANSAS, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST
CORNER OF SAID SECTION 23, SAID POINT BEING A
FOUND IRON PIN, AND RUNNING THENCE N89°58'41"W
253.23' TO A FOUND COTTON SPINDLE, THENCE
N00°15'14"W 160.69' TO A SET IRON PIN, THENCE EAST
254.03' TO A FOUND IRON PIN, THENCE SOUTH 160.78'
POINT OF BEGINNING, CONTAINING 0.94 ACRES, MORE
OR LESS, SUBJECT TO EASEMENTS AND
RIGHTS-OF-WAY OF RECORD.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 28TH DAY OF OCTOBER, 2009.



IF THE SIGNATURE ON THIS SEAL IS NOT AN
ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD
BE ASSUMED THAT THIS PLAT MAY HAVE BEEN
ALTERED. THE ABOVE CERTIFICATION SHALL NOT
APPLY TO ANY COPY THAT DOES NOT BEAR AN
ORIGINAL SEAL AND SIGNATURE.

STANDARD LEGEND	
---	BOUNDARY LINE
----	FORTY LINE
- - - -	CENTERLINE OF ROAD
- - - -	RIGHT-OF-WAY
- - - -	FENCE
- - - -	OVERHEAD POWER LINE
- - - -	INGRESS & EGRESS EASEMENT
- - - -	BUILDING SET BACK
- - - -	UTILITY EASEMENT
○	SET/FOUND 5/8" REBAR
●	SET/FOUND COTTON SPINDLE
(M)	FIELD MEASUREMENT
(R)	RECORDED MEASUREMENT



1 inch = 50 feet

	BLEW & ASSOCIATES PROFESSIONAL LAND SURVEYORS 524 W. SYCAMORE ST, SUITE 4 FAYETTEVILLE, AR 72703 PH. (479) 443-4506 FAX (479) 582-1883 http://www.blewinc.com	FOR THE USE AND BENEFIT OF COLLIER DRUG
	LOCATION: SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST COUNTY/STATE: WASHINGTON COUNTY, ARKANSAS	JOB # 09-373 DRAWN BY PAS SURVEYED BY BDB DATE: 10/28/2009

SURVEY DESCRIPTION TRACT 2:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 23, SAID POINT BEING A FOUND IRON PIN, AND RUNNING THENCE N89°58'41"W 253.23' TO A FOUND COTTON SPINDLE, THENCE N00°15'14"W 160.69' TO A SET IRON PIN, THENCE EAST 254.03' TO A FOUND IRON PIN, THENCE SOUTH 160.78' POINT OF BEGINNING. CONTAINING 0.94 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NORTHWEST ARKANSAS Democrat Gazette

115 E. POPE • 273 S. MAIN • FARMINGTON, ARKANSAS 72826 • PHONE: 501-782-1111 • FAX: 501-782-1112 • WWW.DGONLINE.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:

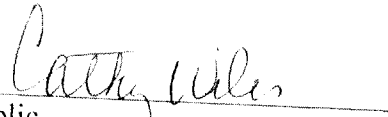
ANGELA BAUMANN
Notice of Public Hearing

Was inserted in the Regular Edition on:
March 4, 2017

Publication Charges: \$ 32.50


Karen Caler

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


Notary Public
My Commission Expires: 2/20/2024

NOTARY PUBLIC
Cathy Wilcox
My Commission Expires: 2/20/2024

****NOTE****

Please do not pay from Affidavit.
Voice 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 23rd day of February, 2017.
Lot Split - back 94 ac of 197 E. Main Street Farmington
A public hearing to consider this request to rezone the above described property from Commercial to Multi-Residential will be held on the 27th day of March, 2017, at 6:00pm at the Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.
74051119 March 4, 2017

Tracking Number: 7016197000082187603



Product & Tracking Information

Postal Product: First-Class Mail®
 Features: Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
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March 3, 2017, 1:52 pm	Delivered, Left with Individual	FARMINGTON, AR 72730
------------------------	---------------------------------	----------------------

Your item was delivered to an individual at the address at 1:52 pm on March 3, 2017 in FARMINGTON, AR 72730

March 3, 2017, 1:55 am	Departed USPS Facility	FAYETTEVILLE, AR 72701
March 2, 2017, 5:40 am	In Transit to Destination	
February 28, 2017, 10:40 pm	Arrived at USPS Facility	FAYETTEVILLE, AR 72701
February 28, 2017, 5:31 pm	Departed Post Office	FAYETTEVILLE, AR 72701
February 28, 2017, 1:50 pm	Acceptance	FAYETTEVILLE, AR 72701

Available Actions

- Text Updates
- Email Updates

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

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

FARMINGTON, AR 72730

Certified Mail Fee \$3.35

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

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.84

Sent To GUYFORD SAMS

Street and Apt. No. or PO Box No. 205 E OLD FARMINGTON RD

City/State ZIP+4® FARMINGTON AR 72788

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

02/28/2017
 FEB 28 2017
 FAYETTEVILLE, AR POST OFFICE
 72701-1587

Track Another Package

Tracking (or receipt) number

Track It

Manage Incoming Packages

Track all your packages from a dashboard
 No tracking numbers necessary
 Sign up for My USPS,





Get Easy Tracking Updates,
Sign up for My USPS.

Tracking Number: 70161970000082187627



Delivered

Product & Tracking Information

Postal Product: First-Class Mail®
Features: Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
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March 3, 2017, 1:48 pm	Delivered, Left with Individual	FARMINGTON, AR 72730
------------------------	---------------------------------	----------------------

Your item was delivered to an individual at the address at 1:48 pm on March 3, 2017 in FARMINGTON, AR 72730

March 3, 2017, 1:52 am	Departed USPS Facility	FAYETTEVILLE, AR 72701
March 2, 2017, 5:55 am	In Transit to Destination	
February 28, 2017, 10:55 pm	Arrived at USPS Facility	FAYETTEVILLE, AR 72701
February 28, 2017, 5:31 pm	Departed Post Office	FAYETTEVILLE, AR 72701
February 28, 2017, 1:50 pm	Acceptance	FAYETTEVILLE, AR 72701

Track Another Package

Tracking (or receipt) number

Track It

Available Actions

Text Updates

Email Updates

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

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

Certified Mail Fee	\$3.35	0202
Extra Services & Fees (check box, add fee to postage)		07
<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	\$3.84	

Send To: **WELDON & LORETTA COMBS**
 Street and Apt. No., or PO Box No.: **410 EAST OLD FARMERS RD**
 City, State, ZIP+4: **FARMINGTON, AR 72730**
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Manage Incoming Packages

Track all your packages from a dashboard
No tracking numbers necessary

Sign up for My USPS





Get Easy Tracking Updates,
Sign up for My USPS.

Tracking Number: 70161970000082187702



Delivered

Product & Tracking Information

Postal Product:
First-Class Mail®

Features:
Certified Mail™

DATE & TIME

STATUS OF ITEM

LOCATION

March 6, 2017, 10:48 am

Delivered

FARMINGTON, AR 72730

Your item was delivered at 10:48 am on March 6, 2017 in FARMINGTON, AR 72730

March 3, 2017, 1:59 pm	Notice Left (No Authorized Recipient Available)	FARMINGTON, AR 72730
March 3, 2017, 1:57 am	Departed USPS Facility	FAYETTEVILLE, AR 72701
March 2, 2017, 5:40 am	In Transit to Destination	
February 28, 2017, 10:40 pm	Arrived at USPS Facility	FAYETTEVILLE, AR 72701
February 28, 2017, 5:31 pm	Departed Post Office	FAYETTEVILLE, AR 72701
February 28, 2017, 1:50 pm	Acceptance	FAYETTEVILLE, AR 72701

Track Another Package

Tracking (or receipt) number

Track It

7016 1970 0000 8218 7702

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

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

FARMINGTON, AR 72730

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$49.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$10.00

Postage \$10.49

Total Postage and Fees \$3.84

Certified Mail Fee \$3.35

0202 07

02/28/2017

FAYETTEVILLE MAIN POST OFFICE
Here
72701-0000

Sent To: **BOBBY CAMPBELL**
Street and Apt. No., or PO Box No.
180 EAST OLD FARMINGTON RD
City, State, ZIP+4®
FARMINGTON, AR 72730

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

Manage Incoming Packages

Track all your packages from a dashboard
No tracking numbers necessary

Sign up for My USPS,



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 ~~Ark~~ ^{AR 72903} ~~Ark~~ ^{AR 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 \$ \$2,000.00 Date 11-15-16 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.

 Applicant Signature Date _____

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

[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 folded to a size of no greater than 10" X 10 ½".	X		
The Following Shall Appear on the Plat:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addressed and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)			
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 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure abutment, etc.			
13. Spot elevations at grade breaks along the flow line of drainage swales.	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		
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	Existing offsite drainage easement to be obtained
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.	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/ electric/telephone to be completed as part of construction dwgs
b. Locations of all lines above and below ground.		X	
c. A note shall be placed where streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street.		X	
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 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		
Easement Plat – LSD Only			
1. A final easement plat (in the same form as a final plat) must be submitted and recorded before the issuance of a building permit.			
Subdivision of Land			
1. The lot layout, the dimensions of each lot and total area in square footage or acreage to the nearest on-hundredth (1/100 th) acre of each lot. Lots shall be numbered consecutively for all phases. The total number of lots shall be indicated on the plat.	X		
2. The designation of all "outlots" and anticipated uses, if known.	X		
3. For phased development, a plat showing all phases is required.		X	Single phase
Site Specific Information			
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		
Data on Diskette			
1. Magnetic Media or CD with all information in AutoCAD or a similar format must be submitted with application. Questions concerning this requirement may be directed to Building Inspection.			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 11-18-76 NO. 010605

RECEIVED FROM James P. Peltola \$2,000.00 DOLLARS

FOR RENT 11th Avenue, Apartment 302

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

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____
BY J. Peltola

**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 Farmington Name: Melissa McCarville

① Adjacent property owner's need to be notified - need receipts prior to P.C. meeting - 7 days prior.

② Return resubmission to City + Chris Brackett

③ Engineering fees must be paid prior to signatures on final plat.

Received By: _____

**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**

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 Farmington Name: Rick Bromall

1. Utility plans refer to the City of Centerton for design standards - Needs to be city of Fayetteville

2.

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 54th 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. 54th 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.

Document Response
Farmington Heights Services, Inc.
Farmington, Arkansas
January 10, 2017
Page 4 of 4

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





To: Farmington Planning Commission
From: Christopher B. Brackett, P.E. 
Date: 2/27/2017
Re: Preliminary Plat for the Farmington Heights Subdivision

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

1. The fire hydrant locations shown on the 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 MWY, the applicant should submit to the City three (3) sets of full size plans and two (2) sets of half size plans, and two (2) more copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

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
March 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

ADJACENT PROPERTY OWNERS

765-16224-401
Karen Sue Inman
PO Box 1080
Farmington, AR 72730

765-16227-700
Karen Sue Shreve Inman
PO Box 1080
Farmington, AR 72730

760-02349-200
Lots 101 LLC
PO Box 10210
Fort Smith, AR 72917

760-01368-000
Eldest Pitts Trust
2790 S Thompson St
Fayetteville, AR 72764-6354

765-16224-300
Daniel V Rainey
5844 W Sellers Rd
Fayetteville, AR 72703

765-16223-700
Damaris H Rainwater Trust
2727 East Cedar Ave #3
Denver, CO 80209

760-02400-000
Bypass Trust c/u Sellers Fam Tr Ruth Ann Sellers
13193 Bill Sellers Rd
Fayetteville, AR 72704

765-16224-500
Richard L Swaffar
5581 W Sellers Rd
Farmington, AR 72730-8501

760-01353-005
Thomas E Wilson
14015 Mule Deer Cir
Fayetteville, AR 72704