

City of Farmington
Application and Checklist
Large Scale Development

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: Jerry Coyle - Coyle Enterprises Day Phone: 479-267-5847
 Address: 930 East Parks St, Prarie Grove Fax: _____
 Representative: Jason Young Day Phone: 479-442-9350
 Address: 7230 S. Pleasant Ridge Dr. Fax: _____
 Property Owner: Twin Falls Development, LLC Day Phone: _____
 Address: P.O. Box 605, Farmington, AR 72730 Fax: _____

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

Fee: A non-refundable review fee of **\$500** is required at the time the application is accepted. In the event engineering review fees and costs exceed \$500, 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 large scale development and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the large scale development 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 -- NE of intersection of HWY 62 and Twin Falls Dr
 Current Zoning -- C-2
 Attach legal description

(Everett Law Office)

Financial Interests

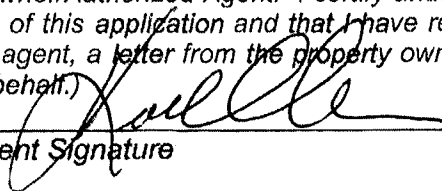
The following entities or people have a financial interest in this project:

Coyle Enterprises, LLC

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

 Date 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.)

 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.	✓		
2. Payment of application fee.	✓		
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.			
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	✓		
5. List of adjacent property owners and copy of notification letter sent. *	✓		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		✓	Will provide upon mailing
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).		✓	Will provide upon publication
The Following Shall Appear on the Site Plan:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	✓		
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.*	✓		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	✓		
4. Complete and accurate legend.	✓		
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.	✓		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	✓		
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. 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.	✓		
10. Status of regulatory permits:		✓	Will provide with
a. NPDES Storm water Permit			Construction Plans
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	✓		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	✓		
13. A general vicinity map of the project at a scale of 1" = 2000'	✓		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	✓		
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.	✓		
16. Existing topographic information with source of the information noted. Show:	✓		
a. Two foot contour for ground slope between level and ten percent.			
b. Four foot contour interval for ground slope exceeding 10%.			
17. Preliminary grading plan.	✓		
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.	✓		
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.	✓		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:	✓		
a. Provide structure location and types.			
b. Provide pipe types and sizes.			
2. Regarding all proposed sanitary sewer systems	✓		
a. Provide pipe locations, sizes and types.			
b. Manhole locations.			
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site	✓		
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.			
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.			
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.			
b. Locations of all lines above and below ground.			
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	✓		
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.	✓		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.		✓	No streets proposed
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.)	✓		
Site Specific Information			
1. Provide a note describing any off site improvements.	✓		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	✓		
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.)	✓		
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.)	✓		
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.	✓		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.		✓	Not Residential
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.)	✓		
8. The location and size of existing and proposed signs, if any.	✓		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	✓		
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.)	✓		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	✓		
12. Location of existing and purposed sidewalks.	✓		
13. Finished floor elevation of existing and purposed structures.	✓		
14. Indicate location and type of garbage service (Large Scale	✓		

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.	✓		
16. Draft of covenants, conditions and restrictions, if any.	✓		
17. Draft POA agreements, if any.	✓		
18. A written description of requested variances and waivers from any city requirements.	✓		
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.	✓		
20. Preliminary drainage plan as required by the consulting engineer.	✓		

**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 2-21-17

No. 564505

RECEIVED FROM

Caple Enterprises

\$ 500.00

DOLLARS

FOR RENT Five hundred & no/100

FOR Stamp Scale Dev. Fee - Everett & Sons Inc

ACCOUNT	
PAYMENT	<u>500.00</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____

BY B. Colman

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

Applicant: Jerry Coyle – Coyle Enterprises
Project Name: Everett Law Offices
Engineer/Architect: Bates & Associates, 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 septic tank design including the soil testing results.
3. If the parking lots are completely separate, both handicap spaces must be van accessible.
4. How does the front parking lot drain? Provide additional spot elevations to clarify. Provide some way for the water to leave parking lot and enter the ditch without eroding the ditch.
5. Provide a swale from the rear parking lot curb cut to the ditch. So improvements to insure that there won't be erosion problems at the ditch.
6. All work within the AHTD right-of-way, including grading must be approved by AHTD.

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

Applicant: Jerry Coyle -Coyle Enterprises

Date: 3-7-17

Project Name: Everett Law Office

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Farmington Name: Rick Bonnell

1. City was not issued a site plan
(page 2)

2. Page 4 of plan refers to City of
Rogers on note 2, should reference
City of Farmington

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Jerry Coyle –Coyle Enterprises

Date: 3-7-17

Project Name: Everett Law Office

Engineer/Architect: Bates & Associates, Inc.

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Representing: Fire Dept. Name: Mark Cunningham

Knox box is needed on front door.

Received By: _____

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

Applicant: Jerry Coyle –Coyle Enterprises

Date: 3-7-17

Project Name: Everett Law Office

Engineer/Architect: Bates & Associates, Inc.

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Representing: City of Farmington Name: Judy Horne
Landscaping

Landscaping requirements as shown
meet required ordinance requirements.

However, I'm deeply concerned about
the plan to remove the enormous
tree at edge of parking lot on
northeast. Can you find some
other configuration or adjustment
to keep this heritage tree?

Dogwood trees in front - consider
more drought-resistant trees there?
No Bradford pears.

Received By: _____



Is there ANY
way the parking
can be reconfigured
to save this old
huge tree?

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Jerry Coyle –Coyle Enterprises

Date: 3-7-17

Project Name: Everett Law Office

Engineer/Architect: Bates & Associates, Inc.

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Representing: City of Farmington Name: Melissa McCarville

- Notify adjacent property owners & provide receipts to city hall 7 days prior to meeting
- Advertisement must be published a minimum of 7 days prior to meeting. Proof should be provided 7 days prior to meeting.
- Engineering fees should be paid prior to final approval & before a building permit is issued

Received By: _____

Date: 02-29-2017

City: Farmington

Name: Bates

Comments:

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

Additional Comments:

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

Applicant: Jerry Coyle –Coyle Enterprises

Date: 3-7-17

Project Name: Everett Law Office

Engineer/Architect: Bates & Associates, Inc.

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

Representing: Ozarks Name: Wes Mahaffey
No Tree's in ^{Back} V.U.E.

Received By: _____

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

Applicant: Jerry Coyle –Coyle Enterprises

Date: 3-7-17

Project Name: Everett Law Office

Engineer/Architect: Bates & Associates, Inc.

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

Representing: Washington Water Technology Name: Just Moore

1) SERVICE LINE TO BUILDING MUST BE A MINIMUM 1" IN SIZE, PLANS SHOW 5/8"

2) PLUMBER OR ARCHITECT TO SUBMIT PLUMBING PLANS TO WWA BEFORE SEND TO HEALTH DEPT. FOR APPROVAL.

3) DEVELOPER OR PROPERTY OWNER TO PAY FOR TAP?

Received By: _____



**Bates &
Associates, Inc.**
Civil Engineering - Land Surveying - Landscape Architecture

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

City of Farmington
354 W. Main St
Farmington, AR 72730

RE: Everett Office Building Technical Plat Review Comment Response

Dear City Staff,

Please see the responses below to the comments from the March 7, 2017 Technical Plat Review.

City of Farmington 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.

This letter will serve as a comment response narrative.

2. Provide septic tank design including the soil testing results.

Septic design will be provided.

3. If the parking lots are completely separate, both handicap spaces must be van accessible.

Handicap Space moved to front of building.

4. How does the front parking lot drain? Provide additional spot elevations to clarify. Provide some way for the water to leave parking lot and enter the ditch without eroding the ditch.

Drainage revised to prove front parking lot drains.

5. Provide a swale from the rear parking lot curb cut to the ditch. So improvements to insure that there won't be erosion problems at the ditch.

Swale and erosion control added to Grading Plan.

6. All work within the AHTD right-of-way, including grading must be approved by AHTD.

Permit will be provided to grade in AHTD Right-of-Way.

City of Farmington Comments (Rick Bramall):

1. City was not issued a Site Plan.

Site plan provided in all sets of resubmittal.

2. Page 4 of plan refers to City of Rogers on note 2, should reference City of Farmington.

Note revised.

PGTELCO Comments (Shane Bell):

No Comments.

Fire Department Comments (Mark Cunningham):

1. Knox Box is needed on front door

Note added to Utility Plan stating that Knox Box is required.

Landscaping Comments (Judy Horne):

1. Landscaping requirements as shown meet ordinance requirements.

2. However, I'm deeply concerned about the plan to remove the enormous tree at edge of parking lot on Northeast. Can you find some other configuration or adjustment to keep this heritage tree?

Parking lot revised to attempt to save large catalpa on lot.

3. Dogwood trees in front – consider more drought-resistant trees there? No Bradford Pears.

Dogwood trees replaced with Eastern Redbuds.

City of Farmington Comments (Melissa McCarville):

1. Notify adjacent property owners and provide receipts to city hall 7 days prior to meeting.

Adjacent property owners will be notified within 7 days prior to meeting and receipts provided.

2. Advertisement must be published a minimum of 7 days prior to meeting. Proof should be provided 7 days prior to meeting.

Advertisement will be published within 7 days prior to meeting. Proof will be provided upon receipt, however in the past I have not been provided affidavit of publication until several days after publication.

3. Engineering Fees should be paid prior to final approval and before a building permit is issued.

Engineering fees will be paid prior to final approval.

Ozarks Electric Comments:

1. Any relocation or extension of the existing facilities that have to be built for this subdivision will be at full cost to the developer.

Note added to Utility Plan.

2. All lot corners must be marked with lot numbers clearly written on the stakes before construction will begin.

Note added to Utility Plan.

3. There will be extra charges to the Developer when extra time and materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.

Note added to Utility Plan.

4. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat.

Digital copy will be provided.

5. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared the developer may be subject to extra charges from Ozarks for clearing the easement.

Note added to Utility Plan.

6. Please contact Ozarks Electric when construction begins and again when construction is within three months of completion. Wes Mahaffey At (479)263-2167 Or wmahaffey@ozarksecc.com

Ozarks Electric will be contacted upon beginning of construction.

7. No Trees in back U.E.

Trees relocated outside of U.E.

Washington Water Authority Comments (Josh Moore):

1. Service line to building must be a minimum of 1" in size, plans show 5/8"

Plans revised to show 1" service.

2. Plumber or architect to submit plumbing plans to WWA before sending to Health Dept. for approval.

Plumbing plans will be submitted to WWA before sending to Health Department.

3. Developer or property owner to pay for tap?

Property owner will pay for tap.

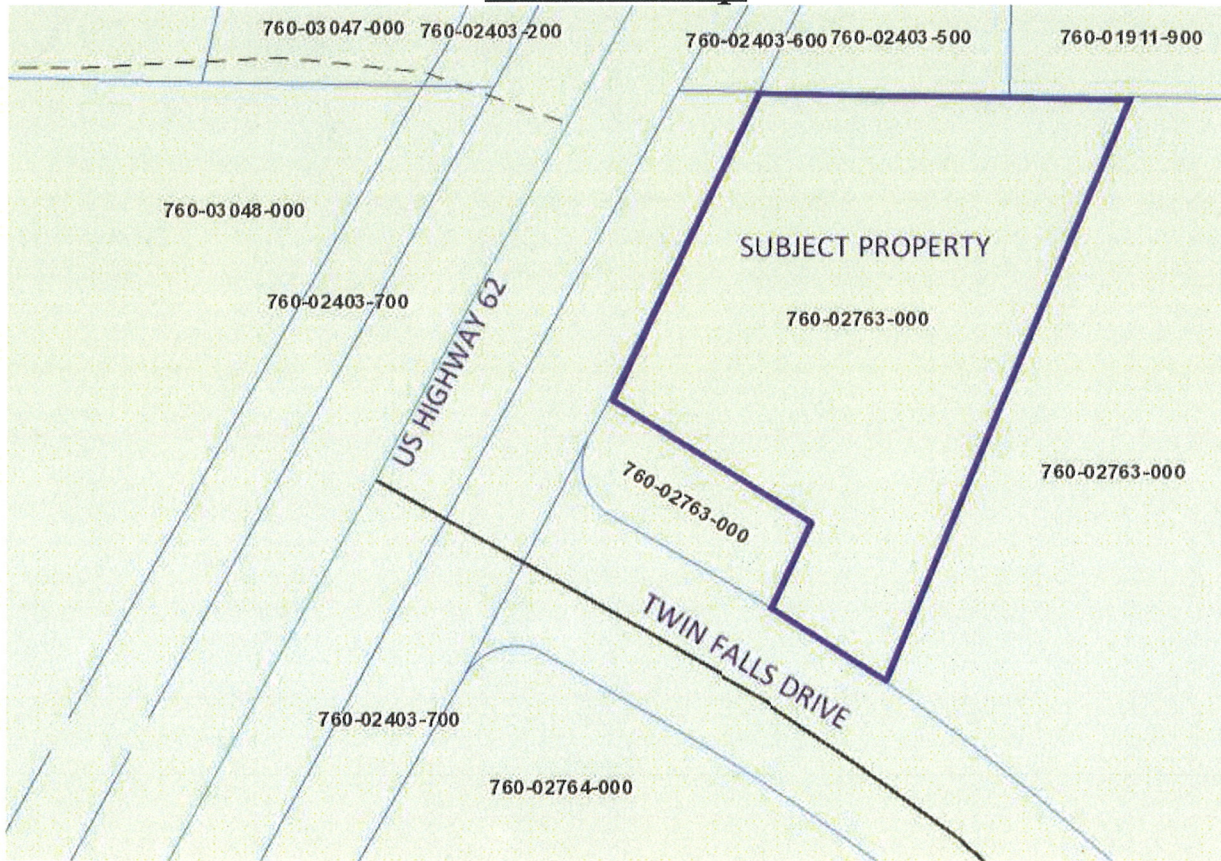
Please contact me if you have any further questions or concerns.

Sincerely,



Jason Young
Project Manager
Bates & Associates, Inc.

Parcel Map





**Bates &
Associates, Inc.**
Civil Engineering - Land Surveying - Landscape Architecture

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

February 21, 2017

EVERETT OFFICE BUILDING LEGAL DESCRIPTION

LEGAL DESCRIPTION (PART OF PARCEL 760-02763-000, SUBJECT TO TRACT SPLIT):

A PART OF TRACT 1A OF TWIN FALLS ADDITION, PHASE 1, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND REBAR THAT IS S27°23'30"W 151.18' FROM THE NW CORNER OF SAID TRACT 1A, THENCE S53°54'53"E 157.75' TO A FOUND REBAR, THENCE S31°37'40"W 58.25' TO A FOUND REBAR ON THE NORTH RIGHT OF WAY OF TWIN FALLS DRIVE, THENCE ALONG SAID NORTH RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1040.00' FOR A CHORD BEARING AND DISTANCE OF S54°17'45"E 66.13', THENCE LEAVING SAID NORTH RIGHT-OF-WAY N21°39'30"E 331.15', THENCE N87°52'11"W 203.45' TO A FOUND REBAR IN THE EASTERLY RIGHT-OF-WAY OF U.S. HWY #62, THENCE ALONG SAID EASTERLY RIGHT OF WAY S27°23'20"W 151.18', TO THE POINT OF BEGINNING, CONTAINING 1.04 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Sincerely,

Jason Young
Project Manager
Bates & Associates, Inc.



Bates & Associates, Inc.

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

February 21, 2017

City of Farmington
354 W. Main St
Farmington, AR 72730

RE: Everett Office Building Large Scale Development

Dear City Staff,

Please see the attached Parcel Map and list of Adjoining Property owners for the Everett Office Building Large Scale Development.

ADJACENT LAND OWNERS (PT. PARCEL 760-02763-000)

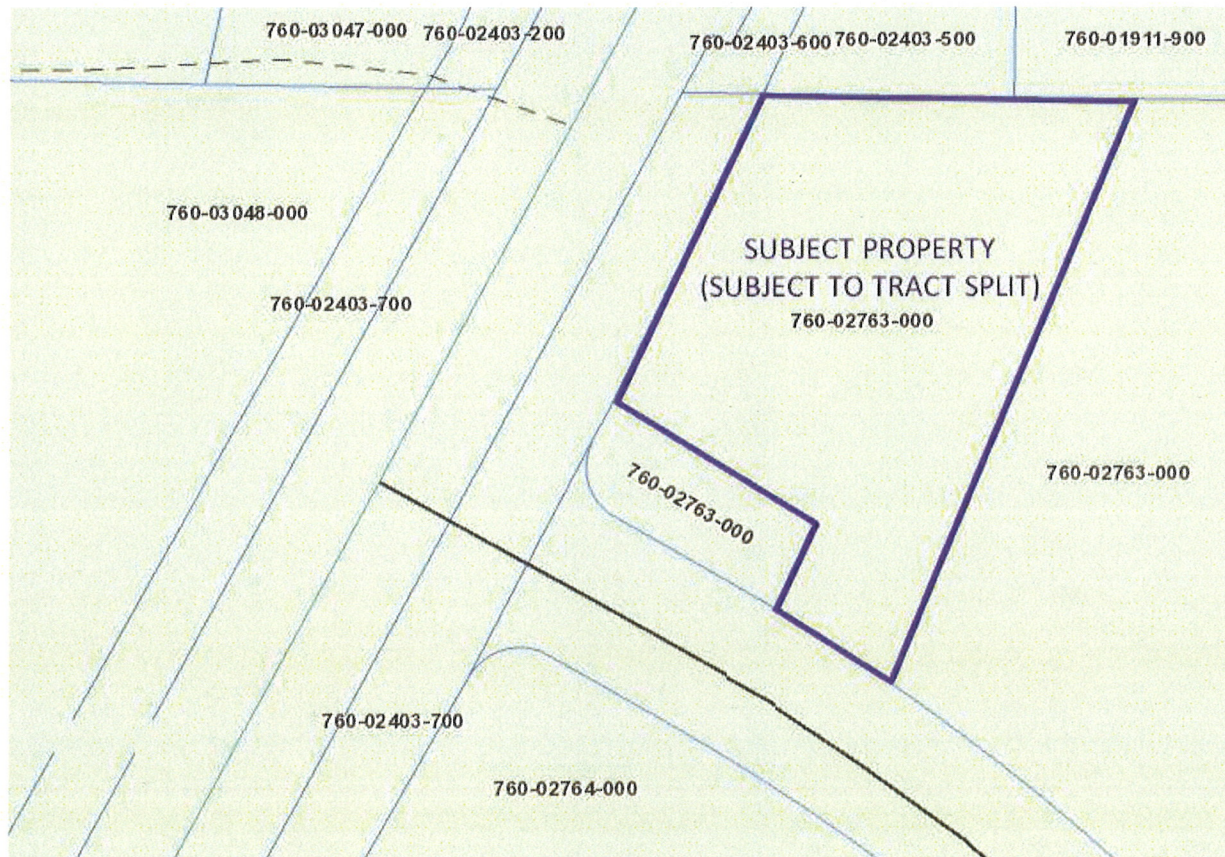
- 1) STEPHENS, LARRY R & NORMA J
PO BOX 127
FARMINGTON, AR 72730
PARCEL #760-02403-500
ZONED: C-2
- 2) FARMINGTON COMMERCIAL LLC
12771 TYLER RD
FARMINGTON, AR 72730
PARCEL #760-01911-900
ZONED: R-1
- 3) TWIN FALLS DEVELOPMENT LLC
PO BOX 605
FARMINGTON, AR 72730
PARCEL #760-02763-000
ZONED: C-2
- 4) TWIN FALLS DEVELOPMENT LLC
PO BOX 605
FARMINGTON, AR 72730
PARCEL #760-02764-000
ZONED: C-2

- 5) ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203-2261
PARCELS #760-02403-700, 760-02403-200, & 760-02403-600
ZONED: N/A

- 6) GOOSE CREEK PROPERTIES LLC
PO BOX 1346
FAYETTEVILLE, AR 72702
PARCEL #760-03048-000
ZONED: R-1

- 7) NALL PROPERTIES OF NWA LLC
PO BOX 1368
FARMINGTON, AR 72730-1368
PARCEL # 760-03047-000
ZONED: R-1

PARCEL MAP





Bates & Associates, Inc.

Civil Engineering & Surveying

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

February 21, 2017

RE: Everett Office Building Public Notice

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Friday, March 17, 2017. Please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for a Subdivision at the property described below has been filed with the City of Farmington on the 21st Day of January, 2017.

Part of Parcel 760-02763-000:

A PART OF TRACT 1A OF TWIN FALLS ADDITION, PHASE 1, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND REBAR THAT IS S27°23'30"W 151.18' FROM THE NW CORNER OF SAID TRACT 1A, THENCE S53°54'53"E 157.75' TO A FOUND REBAR, THENCE S31°37'40"W 58.25' TO A FOUND REBAR ON THE NORTH RIGHT OF WAY OF TWIN FALLS DRIVE, THENCE ALONG SAID NORTH RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1040.00' FOR A CHORD BEARING AND DISTANCE OF S54°17'45"E 66.13', THENCE LEAVING SAID NORTH RIGHT-OF-WAY N21°39'30"E 331.15', THENCE N87°52'11"W 203.45' TO A FOUND REBAR IN THE EASTERLY RIGHT-OF-WAY OF U.S. HWY #62, THENCE ALONG SAID EASTERLY RIGHT OF WAY S27°23'20"W 151.18', TO THE POINT OF BEGINNING, CONTAINING 1.04 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

1.04 Acres, located Northeast of the intersection of HWY 62 and Twin Falls Drive, Farmington, Arkansas 72730.

The Applicant requests a 2,050 sq. ft. building and associated parking lot, paving, landscape and drainage improvements.

A public meeting to consider this request for a Subdivision at the above described property 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.

Thank you, and please contact us if you have any questions or concerns.

Sincerely,

Geoffrey H. Bates, P.E.

Bates & Associates, Inc.



**Bates &
Associates, Inc.**
Civil Engineering - Land Surveying - Landscape Architecture

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

February 21, 2017

NOTICE OF PUBLIC HEARING

Dear Adjacent Property Owner,

An Application for a Large Scale Development has been applied for by Coyle Enterprises, inc. The proposed 1.04 acre development is located Northeast of the intersection of HWY 62 and Twin Falls Drive, Farmington, Arkansas. The proposed development consists of one 2,050 gross-square-foot building, and associated parking lot, asphalt paving, landscaping, and drainage improvements. The building will be used as an office. The property resides under the C-2 Highway Commercial zoning district designation. Please see the attached Parcel Map for reference to where this proposed development will be located in relation to your property.

A hearing on this Application will be held by the Farmington Planning Commission on Monday, March 27 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington Arkansas. All interested persons are invited to attend.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Jason Young
Project Manager
Bates & Associates, Inc.

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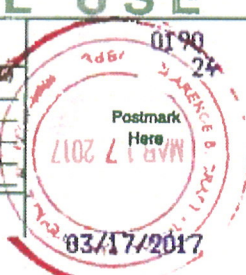
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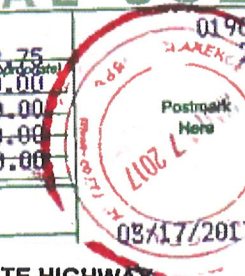
LITTLE ROCK, AR 72203

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