

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 72903
 Fort Smith, AR 72903 Ark 72903
 Indicate where correspondence should be sent (circle one): Applicant -- Representative -- Owner

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

For office use only: Fee paid \$ 2000.00 Date 11-15-16 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?

	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, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)			
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.			
9. Curve data for any street which forms a project boundary.	X		
10. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
11. Status of regulatory permits:			
a. NPDES Storm water Permit		X	Will apply for at Const
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/
b. Locations of all lines above and below ground.		X	electric/telephone to
c. A note shall be placed where streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street.		X	be completed as part of construction dwgs
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
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 11-18-16

NO. 2016003

\$ 2000.00

RECEIVED FROM

DOLLARS

FOR RENT

for rent of 9-26-16

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

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____
BY B. Coleman

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

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

Date: January 3, 2017

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

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

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

Applicant: Lots 101, LLC

Date: 1-3-17

Project Name: Farmington Heights Subdivision- Preliminary Plat

Engineer/Architect: Civil Design Engineers, Inc.

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

Representing: City of Fayetteville

<i>Reviewed by Corey Granderson</i> 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: PGTECO Name: SHANE BELL
479-841-0980

PGTECO serves the Southern half of this development from the center of Street 3 South.

- 1. West side of lot 32 - make UE as well as B.S.B.*
 - 2. East side of lot 39 - make UE as well as B.S.B.*
 - 3. 20' UE between lots 35 + 36*
 - 4. 20' UE along South end of all Southern lots (lots 32-39)*
 - 5. 20' UE between lots (96-109) and (95-82)*
-
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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: Fire Dept Name: Mark Cunningham

8" water lines

Hydrants no further than 500' apart

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: Ricki 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 Liew of Land Conveyance. (Article XII B. through E.) shall be made to City of Farmington.

Received By: _____



CIVIL DESIGN ENGINEERS, INC.

4847 Kaylee Avenue, Suite A, Springdale, AR 72762

Phone: (479) 381-1066

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.

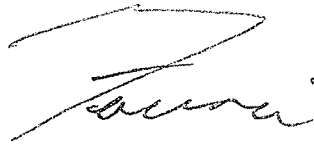
3. Refer to Article XII dedication + Landscaping of Neighborhood parks attached to determine whether neighborhood park will be incorporated into the plan or instead fee payment in lieu of land conveyance shall be made to City of Farmington.
A 1.06 acre public park area is included as Lot A

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. *CB*
Date: March 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.



To: Farmington Planning Commission
From: Christopher B. Brackett, P.E. *CB*
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
April 24, 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

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

CITY OF FARMINGTON
PH/Farmington Heights

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 April 5, 2017

Publication Charges: \$95.25

Karen Caler
Karen Caler

Subscribed and sworn to before me
This 12 day of Apr, 2017.

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

****NOTE****

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

NOTICE OF PUBLIC HEARING

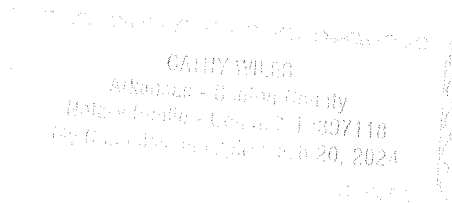
A petition for Preliminary Plat for the property described below has been filed with the City of Farmington on the 20th Day of December 2016.

TRACT I: The Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW 1/4) of Section Fourteen (14), and the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW1/4) of Section Twenty-Three (23), all in Township Sixteen (16) North, Range Thirty-One (31) West; containing 30.20 acres, more or less, subject to and having right to a 30' wide ingress and egress access easement, the northern side of which begins at the Northwest corner of herein described tract and running thence N 89 degrees 55' 58" E to the centerline of county road 649, also subject to any easements, right-of-ways and restrictions of record, if any.

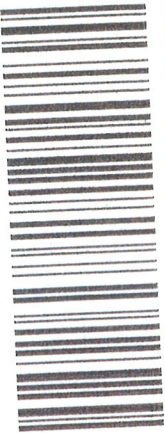
And
TRACT II: A part of the N 1/2 of the SE 1/4 of the SW 1/4 of Section 14, Township 16 North, Range 31 West being more particularly described as follows: Beginning at the Northwest corner of the SE 1/4 of the SW 1/4 of said Section 14 and running thence S89 degrees 52'49" E 664.77 feet along the North line of said 40 acre tract; thence leaving said North line and running to and along an existing fence line the following: S 1 degrees 04' W 193.9 feet, S 88 degrees 12' 44" E 15.72 feet, S 2 degrees 00' W 465.91 feet to the South line of the N 1/2 of the SE 1/4 of the SW 1/4 of said Section 14; thence N 89 degrees 52' 49" W 660.5 feet to the Southwest corner of said 20 acre tract; thence North 660.0 feet to the point of beginning, containing 10.11 acres, more or less, Washington County, Arkansas. Subject to the Washington County Road No. 640 right-of-way along the North line, a 15 foot wide access easement, for ingress and egress along the South line, and any other easements and/or rights-of-way of record.

A public hearing to consider this Preliminary Plat will be held on the 24th day of April 2017, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington Arkansas. All interested persons are invited to attend.

74084354 April 5, 2017



CERTIFIED MAIL™



7009 2820 0004 4066 7801

EL NO SUR
STREET

Daniel V Rainey
5844 W Sellers Rd
Fayetteville, AR 72708

N S S

04



US POSTAGE
\$06.56⁰
First-Class
Mailed From 72730
04/03/2017
032A 0061831254


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Postnet barcode

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:
 Eldest Pitts Trust
 2790 S Thompson St.
 Springdale, AR 72764



9590 9402 1770 6074 8521 77

2. Article Number (Transfer from service label)
 009 2820 0004 4066 7788

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 M. Hancock Agent
 Addressee

B. Received by (Printed Name)
 M. Hancock

C. Date of Delivery
 4-4-17

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
 Insured Mail Restricted Delivery (over \$500)


Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

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

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:
 Thomas E Wilson
 14015 Mule Deer Cir.
 Fayetteville, AR 72704



9590 9402 1770 6074 8521 15

2. Article Number (Transfer from service label)
 09 2820 0004 4066 7849

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Freda Wilson Agent
 Addressee

B. Received by (Printed Name)
 Freda Wilson

C. Date of Delivery
 4-6

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
 Insured Mail Restricted Delivery (over \$500)


Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

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

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:
 Lots 101 LLC
 PO BOX 10210
 Fort Smith, AR 72917



9590 9402 1770 6074 8521 84

2. Article Number (Transfer from service label)
 7009 2820 0004 4066 7771

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Joanie Testa Agent
 Addressee

B. Received by (Printed Name)
 Joanie Testa

C. Date of Delivery
 4-6

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
 Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

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

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:
 Karen Sue Inman
 PO BOX 1080
 Farmington, AR 72730



2. Article Number (Transfer from service label)
 7009 2820 0004 4066 7795

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Karen Inman Agent
 Addressee

B. Received by (Printed Name)
 KAREN INMAN

C. Date of Delivery
 4-9-17

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
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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:
 Bypass Trust c/u Sellers
 Pam Tr Ruth Ann Sellers
 13193 Bill Sellers Rd.
 Fayetteville, AR 72704



2. Article Number (Transfer from service label)
 009 2820 0004 4066 7825

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 In my presence For Ruth Sellers Agent
 Addressee

B. Received by (Printed Name)
 Johnny Poekner

C. Date of Delivery
 4-5-17

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
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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:
 Damaris H Rainwater Trust
 2727 East Cedar Ave. #3
 Denver, CO 80209



2. Article Number (Transfer from service label)
 009 2820 0004 4066 7818

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Damaris Rainwater Agent
 Addressee

B. Received by (Printed Name)
 Damaris Rainwater

C. Date of Delivery
 4/8

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
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

7009 2820 0004 4066 7825

U.S. Postal Service™
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OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.56

Postmark
Here
4/3/17

Sent To **Daniel V Rainey**
 Street, Apt. No., or PO Box No. **5844 V Sellers Rd.**
 City, State, ZIP+4 **Fayetteville, AR 72703**

PS Form 3800, August 2006 See Reverse for Instructions

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OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.56

Postmark
Here
4/3/17

Sent To **Bypass Trust c/u Sellers Fam Tr. Ruth Ann Seller**
 Street, Apt. No., or PO Box No. **13193 Bill Sellers Rd.**
 City, State, ZIP+4 **Fayetteville, AR 72704**

PS Form 3800, August 2006 See Reverse for Instructions

7009 2820 0004 4066 7825

7009 2820 0004 4066 7832

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OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.56

Postmark
Here

4/3/17

Sent To Richard L Swaffar
 Street, Apt. No.;
 or PO Box No. 5581 W Sellers Rd.
 City, State, ZIP+4 Farmington, AR 72730

PS Form 3800, August 2006

See Reverse for Instructions

7009 2820 0004 4066 7849

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.56

Postmark
Here

4/3/17

Sent To Thomas E. Wilson
 Street, Apt. No.;
 or PO Box No. 14015 Mule Dell Cir,
 City, State, ZIP+4 Fayetteville, AR 72704

PS Form 3800, August 2006

See Reverse for Instructions

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Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.56

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Sent To **Eldest Pitts Trust**
Street, Apt. No., or PO Box No. **2790 Stomson St.**
City, State, ZIP+4 **Springdale, AR 72760**

PS Form 3800, August 2006 See Reverse for Instructions

7002 0282 4000 9904 2228

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Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.56

Postmark Here

4/3/17

Sent To **Karen Sue Inman**
Street, Apt. No., or PO Box No. **PO BOX 1080**
City, State, ZIP+4 **Farmington, AR 72730**

PS Form 3800, August 2006 See Reverse for Instructions

7002 0282 4000 9904 2228

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.56

Postmark Here

4/3/17

Sent To **LOTS 101 LLC**
Street, Apt. No., or PO Box No. **PO BOX 10210**
City, State, ZIP+4 **FORT SMITH, AR 72917**

PS Form 3800, August 2006 See Reverse for Instructions

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OFFICIAL USE

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.56

Postmark Here

4/3/17

Sent To **Damaris H Rainwater Trust**
Street, Apt. No., or PO Box No. **2727 E Cedar Ave. #3**
City, State, ZIP+4 **Denver, CO 80209**

PS Form 3800, August 2006 See Reverse for Instructions

7002 0282 4000 9904 2228