



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

PLANNING COMMISSION AGENDA
May 23, 2016

**A meeting of the Farmington Planning Commission will be held on
Monday, May 23, 2016 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - April 25, 2016
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARINGS**
 - A. **Conditional Use for Sale of Fireworks – Hale Fireworks**
Property owned by: Rausch Coleman
Property Location: 120 N. Holland
Presented by: Reggie Hale
5. **NEW BUSINESS**
 - A. **Final Plat: Holland Crossing Duplex Subdivision**
Property owned by: Alberta Investments, LLC
Property Location: 4735 S. Alberta
Presented by: Crafton Tull

Planning Commission Minutes
April 25, 2016

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

PRESENT

Jay Moore
Sean Schader
Toni Bahn
Robert Mann, Chair
Gerry Harris
Judy Horne
Bobby Wilson

ABSENT

Matt Hutcherson

City Employees Present: Melissa McCarville-
City Business Manager; Rick Brammall – City
Inspector; Steve Tennant – City Atty;
Chris Brackett – City Engineer

2. Approval of Minutes: Minutes of March 28, 2016 were unanimously approved as written.

3. Comments from Citizens: Allan Thomas spoke, requesting status of First Baptist Church property on Rheas Mill Road because he owns land there and was concerned that the Street Master Plan shows a 60' right-of-way through his property which is now zoned A-1. He was referred to Melissa McCarville for information and assistance.

4. A. Public Hearing – Proposed Amended Landscape Ordinance

There were no comments from the audience. Chairman Mann called for question regarding sending the ordinance amendments to the City Council at their next regularly scheduled meeting and it was approved unanimously.

4. B. Conditional Use – Sale of Fireworks – Meramec Specialty Company at 380 West Main Street: Dave Stewart was present to answer questions. This company has previously sold fireworks at the same location. Upon question, the Commission unanimously approved this conditional use.

4. C. Rezoning Request – Lots 101, LLC from A-1 to RE-2

The property requested for rezoning from A-1 to RE-2 (1 acre residential lots) is east of North Garland McKee Road. It would include 6 to 8 lots. Joseph Orr for Blew and Associates, PA represented owner Tom Sims.

Melissa McCarville stated that the rezoning request meets with the Farmington Land Use Plan.

Three e-mail messages were read by Gerry Harris. They are included in these minutes exactly as they were written in their e-mail.

1) Malinda Rector: “My name is Malinda Rector. I live at 11105 MeadowSweet Dr Prairie Grove, AR 72753 in Farmington city limits. I am unable to attend tonight’s meeting due to being medical coverage for Farmington Athletics and we have a game tonight. Our subdivision has a drainage problem where water tends to stand in our back yards the creek behind us floods. I am concerned if they do build on this acreage that they will disrupt the creek that flows from there into our subdivision. With added driveways, streets, and concrete there will be less land to soak up the water that runs off of the mountain down into our subdivision. Also most of our homes are around 2,000

sq ft and 4br. Most of the developers have been building smaller homes across Farmington and I'm concerned that would lower our property value. I hope you take into consideration of the concerns of the residents already in this area. Thanks."

2) Kevin Lewis – 11148 Waterleaf Lane, Farmington: "I am writing to you as a concerned citizen of Farmington and as a resident of the Meadowsweet Subdivision located at HWY 170 and Garland McKee. I am unable to attend the commission meeting tonight and wanted to relay not only my concerns but those of my neighbors in Meadowsweet.

I have lived in Meadowsweet for 6 years now and for the most part find it an enjoyable/quiet place to reside. Back in 2010 or 2011 we had a period of heavy rains and the southern part of the neighborhood was flooded severely on two occasions due to inadequate drainage. Thankfully that was resolved and there has not been any issue to that extent since. However we do have concerns that the development in the acreage to the east will cause this to be an issue again as there will be extra runoff from the ridge that the current natural drainage and neighborhood drainage cannot handle.

The developer listed as being involved with this project, Tom Sims, was also the developer of the Meadowsweet Subdivision and whom most of the properties were bought from until his company at that time DTS, filed for bankruptcy. Further research shows numerous complaints regarding the warranties on the homes not being upheld fully if at all. I can verify that several of the issues I voiced to the company were ignored or band-aided rather than repaired correctly. Such as a crack in my patio only being filled with caulk rather than being redone since it was not poured correctly in the first place causing it to crack/sink. The company also left several empty lots that remain empty rather than being developed as he stated his company would.

My concern is that this company will either not take drainage into account or do it in a minimalistic way that will cause issue down the road. Also is the area going to be fully completed or left uncompleted when the need to file bankruptcy arises again? This is a scenic area and we would hate to see that ruined by a 1/2 complete project. I just feel that the commission should explore this developer's track record before proceeding to permit any projects to commence.

Another area is sewage. Meadowsweet is connected to the Valley View sewage treatment that has been in the news of late with indications that it is not being operated correctly. Will this new development add to an already strained system? Is this even a consideration? It is nice to see that Farmington is growing but we need to make sure that it is growth we can handle without future issues that will cost more to fix when issues have already happened. ***NOTE: Later in meeting it was explained by Melissa McCarville that the homes are not tied into the Valley View sanitation system but rather have septic systems.***

Thank you for your time and your anticipated assistance with our concerns. Please let me know if anything else is needed from myself or anyone in our subdivision."

3) William Lewis: "As a retired City Manager working in communities the size of Farmington up to 70,000 I am only concerned that your staff will do a through study to show that the area to be developed will support the additional traffic, adequate sewer facilities are provided and that any and all storm water will be maintained on the site should existing facilities be unable to handle the additional run-off of storm water."

Next, some of the many audience attendees who live in the area spoke:

Brian Snyder – he was concerned about drainage problems and flooding, loss of valuable greenspace, and lowering of property values of current homeowners.

Upon request for steps the developer would have to take Melissa McCarville explained.

- 1) Rezoning by Planning Commission from A-1 (Agriculture) to RE-2 (Residential with 1 acre lots per residence).
- 2) City Engineer Chris Brackett reviews the Preliminary Plat to ensure that the plans comply with all city ordinances and construction standards and this always includes close attention to water control/detention.
- 3) City Engineer meets with representative(s) of the developer company to discuss issues and non-compliance with instructions to correct the plans per his recommendations.
- 4) Final Plat of developers along with City Engineer's requirements goes to Planning Commission.
- 5) Planning Commission reviews Final Plat and hears City Engineer's requirements and votes to approve or deny.
- 6) If approved, builder may begin work on the development, but it is monitored throughout by the City Engineer Chris Brackett and City Inspector Rick Bramall, and others.

Melissa McCarville explained that when the Meadowsweet Subdivision was developed, it was in the County's jurisdiction and was built using County rules and regulations which were less strict than Farmington used. Farmington later annexed this area into the city.

Dennis Moore, a resident of the area, expressed concern about water erosion on and around the road near the large blue water tank.

Russell Pense, 1107 Rosebay, showed the Commission a newspaper photo showing Rosebay Street in the subdivision after a major flood in 2011. He stated that the City of Farmington drain improvements did resolve the flooding in December 2015 to some degree.

City Engineer Chris Brackett said that there definitely will have to be a large detention pond if the new development goes forward.

Dianna Lee, 10690 North Garland McKee, asked about extent of the requested rezoning. She was shown the proposed map of area in question. She asked if they would have to come back to the City again if they want to develop more lots there later and the answer is "Yes."

Lawson Osburn, Rosebay Lane, said the street flooded again December 2015 but this time did not enter homes. He also wondered if the other portion of the land would be developed and why it was not all planned at one time.

Mr. Dwayne Lee expressed concern about the dirt farm that Mr. Tom Sims plans to locate east of the residential lots. By stripping the topsoil, he and other neighbors fear it will increase the water volume and flow rate.

Mr. Sims, developer, said they plan to excavate only about 2 acres at a time then revegetate that portion of excavated land before continuing on to mine another 2 acres.

The City Engineer said that it would be necessary to “over-design” the detention pond. Also, they will have to get a grading permit from the City of Farmington and also from the State of Arkansas since they are using five acres which does require them to submit a plan on how they will control sediment, even though the excavation area will still be A-1. In addition, the Farmington ordinances state that they can’t cause additional drainage downstream.

There being no further discussion, Chairman Mann called for question and the final vote was 4 No and 2 Yes. Motion failed.

The developer now has the option of waiting one year to attempt to rezone the land to RE-2 or he can appeal to the City Council at their next regularly scheduled meeting.

Mr. Sims stated that he had not done the best job of presenting his request for rezoning.

4. D. Variance Request Regarding Landscaping Requirements for Dairy Queen by GT Management – Blew & Associates, Engineers

Mr. Joseph Orr represented GT Management. He explained that the requirement for trees on the east side of property on Double Springs Road would create a safety hazard for school children. They agreed to plant those required numbers of trees in a safe area of the property.

There was no one present to speak to this variance.

Chairman Mann called for question and the variance request was unanimously approved.

4. E. Variance Request To Use Gravel Instead of Paving - Broyles Street Storage Phase 2 (property owned by Broyles Street Storage, LLC and represented by Blew & Associates, Engineers)

Mr. Joseph Orr presented the request and Mr. Tom Sims, developer, was in attendance. Mr. Sims said that due to great success with Phase 1 Storage Buildings, they will be wanting to build Phase 2 buildings shortly. Therefore, they only wish to leave the lot in gravel for a short time; all the grading and leveling is done.

City Engineer Brackett noted that the developer had been granted the right in Phase 1 to install a security fence for 4 acres, but instead they have fenced around all 8 acres of land. Gerry Harris inquired why they did not follow the guidelines set forth by the City. Tom Sims said it was his fault; that he did not know he had to come back to City again and forgot.

After further discussion, Jay Moore moved to require them to meet the conditions stated by Mr. Brackett and also to allow them only a six-month variance where gravel will be permitted. Motion seconded by Bobby Wilson and motion passed with a vote of 5 “Yes” and 1 “No”.

5. A. New Business – Large Scale Development – Farmington Baptist Church

Property owned by First Baptist Church, located at 49 W. Main and presented by Bates & Associates, Inc. with Mr. Geoff Bates present.

City Engineer Chris Brackett had reviewed the plan and he recommended the Planning Commission approval with these conditions:

1. The construction plans and drainage report must be reviewed and accepted by the City prior to any construction activities on the site. These plans and report must include detailed plans for the improvements to the drainage system to the north and the report must prove that these improvements met the requirements of the Farmington Drainage Criteria Manual. The condition of the site in 2004 will not be accepted as the predevelopment condition for this site.
2. The construction plans must include improvements to Vine and Church to current Street Standards, including curb and gutter or a variance must be submitted and approved prior to final approval of the construction plans.
3. The landscape plan submitted will require a variance of the landscape ordinance requirements. This variance must be submitted and approved by the Planning Commission prior to final approval of the construction plans.
4. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
5. After a final review set of plans and drainage report has been approved by McGoodwin, Williams, and Yates, the applicant should submit to the City three (3) sets of full-size plans, one (1) set of half-size plans and two (2) copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

Mr. Brackett said the plan would reduce the water flow that now goes into homeowners' yards and would send it into the street instead.

Caleb Slate, resident of Vine Street, made an appeal regarding a proposed 9 foot wood fence that will block the sun on their property. Mr. Geoff Bates agreed that he would work with the neighbors regarding their request.

Chairman Mann called the question with understanding that Mr. Bates would work with neighbors and would meet conditions set forth by City Engineer Chris Brackett. Motion passed unanimously.

5.B. New Business – Large Scale Development – Broyles Street Storage Phase 2

Owned by Broyles Street Storage, LLC located on Broyles Street and presented by Joseph Orr of Blew & Associates, Engineers.

Mr. Brackett said the Commission's approval should be conditional on the following comments:

1. 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, one (1) set of half-size plans and two (2) copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

Upon roll call vote, the vote to accept large scale plan, with Mr. Brackett's conditions, passed unanimously.

5.C. New Business – Proposed concept plat for Tom Sims

Joseph Orr, Blew & Associates was present to discuss. Mr. Tom Sims asked commissioners why they voted down the rezoning request. It was explained that within the meeting, no explanation was necessary; however, he was welcome to talk with individual commissioners after meeting.

Mr. Sims stated that he only wanted to develop the 8 lots and put larger homes there; that the rest was not suitable to build on because it would be too expensive. He mentioned that he was willing to build a regional detention area. He further stated that he should have come to the Commission with the “whole enchilada” and that they had not provided enough information to the Commissioners.

Judy Horne asked about his plan to mine dirt east of the 8 lots he had wanted to rezone. He explained that he would dig the land 2 acres at a time and only one foot depth. Then he would replace the excavation area with not-so-good dirt and reseed it.

He said he would gather more information and come before the Commission in May, but City Manager Melissa McCarville explained that he could not ask to rezone that land RE-2 for one year. They can make an appeal at the next regularly scheduled City Council Meeting in May.

Mr. Sims withdrew his proposed concept plat for the eight lots on North Garland McKee.

6. Adjournment: Having no further business, Sean Schader moved to adjourn, seconded by Toni Bahn and passed unanimously.

Judy Horne
Secretary, Planning Commission

Robert Mann
Chair, Planning Commission

CITY OF FARMINGTON

APPLICATION FOR CONDITIONAL USE FOR SALE OF FIREWORKS

Applicant's Name Hale Fireworks Date 4/14/16

Address 120 North Holland

Phone # 479-381-1076

Zoning C2 + R1

Description of proposed use: For Retail Sales of Fireworks

The following information must be provided before you will be placed on the Farmington Planning Commission agenda.

1. Location approval by fire department. (form must be completed and signed by Farmington Fire Chief)
2. Payment of \$250.00 fee.
3. The applicant has provided proof that each adjacent property owner has been notified by return receipt mail or personal contact. If personal contact is used, a signed affidavit by the owner must be submitted. The affidavit must contain information notifying of the proposed intent and the date of the public hearing, at a minimum.
4. The applicant has provided a site plan showing adequate ingress, egress and parking. (No on street parking will be allowed.)
5. The applicant has provided proof that arrangements for waste collection services have been made.
6. The applicant has provided proof of premises liability insurance that covers the insured (Fireworks Manufacturer and/or Wholesaler), the Farmington property owner where the stand is located, the Fireworks Stand Owner and Operator; Sub-Operator, if applicable, and the City of Farmington, Arkansas for bodily injury and/or property damage arising out of the ownership, operation, use and maintenance of the insured retail premises, with a minimum coverage of \$1,000,000 for each occurrence and a minimum of \$3,000,000 in general aggregate coverage.
7. Must place signs in compliance with the City's sign ordinance.
8. If electricity is needed, an electrical permit must be obtained from City Building Inspector.
9. If site is not addressed contact Susan at the City of Fayetteville 575-8380, she will assign an address to the site.
10. Must have a representative present at the Planning Commission Meeting (Public Hearing).

After conditional use approval the following are required:

1. Business license. (\$50.00 for new one and \$25.00 for a renewal)
2. Site inspection prior to opening must be completed by Fire Chief.

RECEIPT

DATE 4-14-16

No. 583402

RECEIVED FROM Hoke Fireworks \$ 250.00

Two hundred fifty & no/100 DOLLARS

FOR RENT
 FOR Fireworks - Cond. Use

ACCOUNT	
PAYMENT	<u>250.00</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

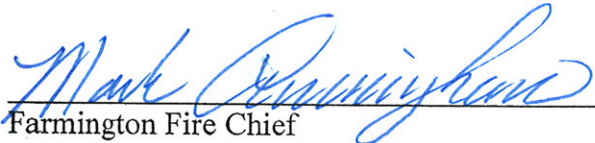
FROM _____ TO _____

BY B. Coleman

LOCATION APPROVAL OF FIREWORKS STAND

The Farmington Fire Department must approve the location of the fireworks stand in accordance with the following requirements:

1. The fireworks are not being stored or sold in a permanent structure in the city.
2. The fireworks stand is in compliance with Arkansas and federal law and the 2000 International Fire code, and approved by the Farmington Fire Department.
3. Fireworks stand is not located within 250 feet of a fuel dispensing facility and fireworks stand has a setback of a minimum of 50 feet from the nearest street or highway and 200 feet from school grounds.


Farmington Fire Chief


Date



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/13/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


PRODUCER Britton Gallagher One Cleveland Center, Floor 30 1375 East 9th Street Cleveland OH 44114	CONTACT NAME: PHONE (A/C, No, Ext): 216-658-7100 E-MAIL ADDRESS:	FAX (A/C, No): 216-658-7101
	INSURER(S) AFFORDING COVERAGE	
INSURED Hale Fireworks LLC 48 Brokenbow Road Buffalo MO 65622	INSURER A: Maxum Indemnity Company NAIC # 26743	
	INSURER B: Everest Indemnity Insurance Co. 10851	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER: 324873984** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSTR LTR	TYPE OF INSURANCE	ADOL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC			S18ML00106-161	3/1/2016	3/1/2017	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			EXC6018500-05	3/1/2016	3/1/2017	EACH OCCURRENCE \$4,000,000 AGGREGATE \$4,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N	N/A			WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.
Additional Insured: City of Farmington, AR
In respect to the fireworks location at 120 N. Holland, Farmington

CERTIFICATE HOLDER Rausch Coleman Homes, LLC/ David C. Frye, Manager 62 E Main Street Farmington AR 72730	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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AFFIDAVIT

I hereby certify that I Reggie HALE
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: copies of the notice, mailing receipts, return cards and any notices that were undeliverable.

Reggie Hale
Signature

4/14/16
Date

NOTICE OF A PUBLIC HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION FOR CONDITIONAL USE

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

120 North Holland Farmington Av

Location

Rausch Coleman Homes

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

The purpose of this request is to use this property for:

Sale of fireworks

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on May 23 2016 at 6:00 p.m.

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

Gabrielle

Rene Ranzalera

4/14/16

NOTICE OF A PUBLIC HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION FOR CONDITIONAL USE

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

120 north Halland
Location

Rausch Coleman Homes
Owned by


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4 Star Auto

4/14/16

NOTICE OF A PUBLIC HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION FOR CONDITIONAL USE

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

120 north Holland Farmington Av
Location

Rausch Coleman Homes
Owned by


NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

The purpose of this request is to use this property for:

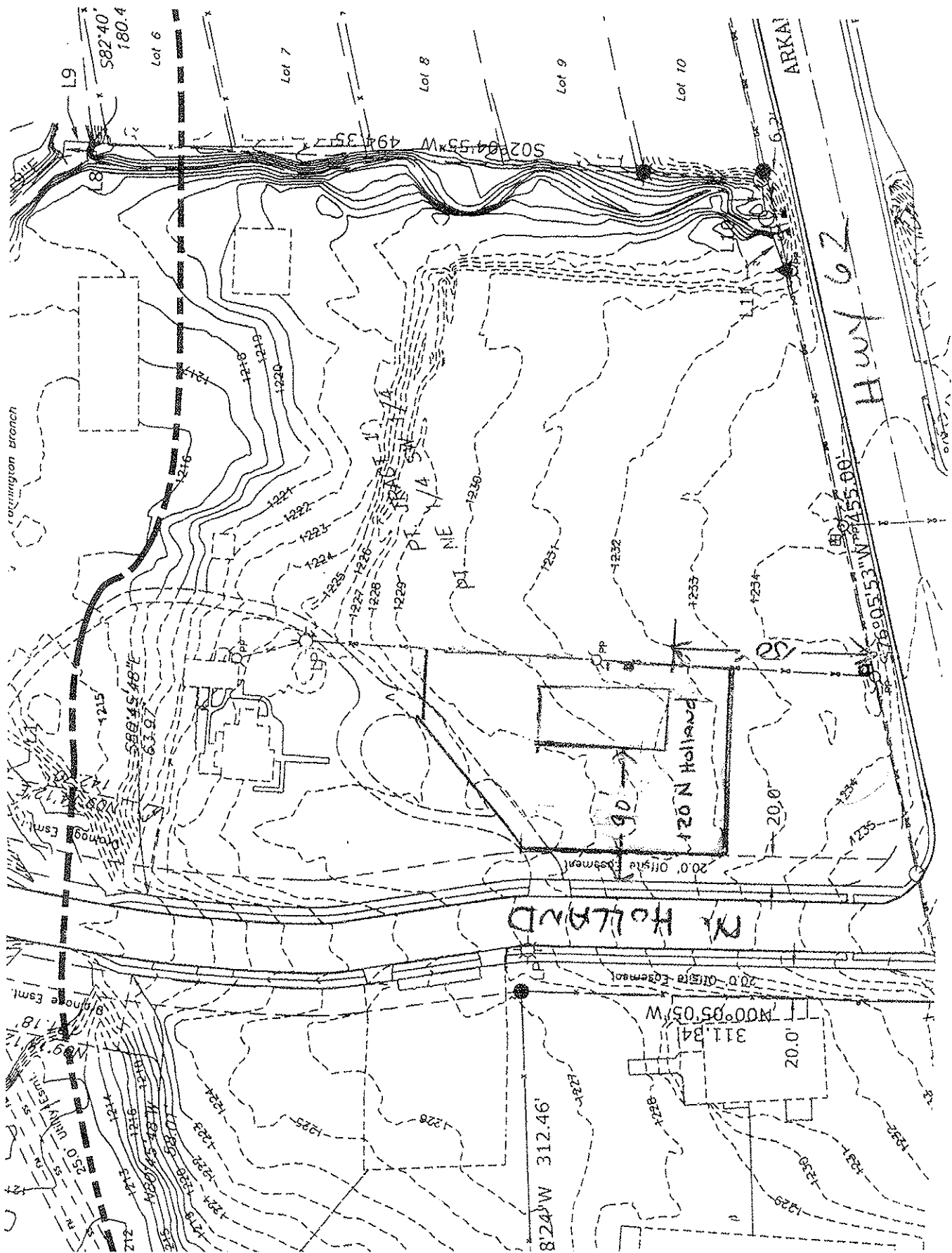
Sale of fireworks

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 4/14/16

Lewis Automotive



The Trash will Be Removed Daily at
Fireworks Tent At 120 North Holland
in Farmington Av During 2016 Fireworks
Season.

Reggie Hale

4/14/16

**CITY OF FARMINGTON
APPLICATION & CHECKLIST
FOR A
FINAL PLAT / REPLAT**

STAFF USE ONLY

Date Application Submitted _____
 Date Accepted as Complete _____
 Case/Appeal Number _____
 Public Hearing Date _____

FEE: FINAL PLAT

1-10 LOTS \$300
 11-25 LOTS \$500
 26-50 LOTS \$1,000
 51-75 LOTS \$1,500
 76 & UP \$2,000

APPLICATION:

Please fill out this form completely, supplying all necessary information and documentation to support your request. *Your application will not be placed on the Technical Review Committee or the Planning Commission agenda until this information is furnished.*

GENERAL INFORMATION:

Applicant Address:	<u>Alberta Investments, LLC</u> <u>4058 N. College, Ste 300, Box 9</u> <u>Fayetteville, AR</u>	Day Phone: <u>479-455-9090</u> Fax #: _____
Representative Address:	<u>Crafton Tull - Daniel Ellis</u> <u>901 N. 47th Street, Suite 200</u> <u>Rogers, AR 72756</u>	Day Phone: <u>479-878-2463</u> Fax #: _____
Property Owner: Address:	<u>Alberta Investments, LLC</u> <u>4058 N. College, Ste 300, Box 9</u> <u>Fayetteville, AR</u>	Day Phone: <u>479-455-9090</u> Fax #: _____

Indicate where correspondence should be sent:

____ Applicant
 Representative
 _____ Owner

DESCRIBE PROPOSED PROJECT IN DETAIL (Attach to application)

PROPERTY DESCRIPTION

Site Address: 4735 S Alberta

Current Zoning District MF-1

Legal Description of Property: May be found on deed or current survey of property. (Attach to application)

FINANCIAL INTERESTS

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

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 application. I understand that the City may not approve my application or may set conditions on approval.

Deo C FW, MGR Date: 4-4-16

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/her behalf.)

Deo C FW, MGR Date: 4-4-16

Checklist:*

- | YES | NO | N/A | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Completed application form. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Payment of application fee \$ _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. One AutoCad drawing to a scale of 1" = 100' or larger of all required information including exact dimensions of plat. (Drawing size = 24" X 36" or 18" X 24") <u>fifteen</u> copies of the plat or plan (folded to 9" X 12" or 10" X 10 1/2"). Plats shall use layers, symbols and line types as required by the Consulting City Engineer. |

The following information shall appear on the plat:

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Names, addresses and telephone numbers of the record owners, engineer, and surveyor (sealed and signed) preparing the plat or plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. North arrow, graphic scale, acreage, zoning, date of preparation and area (in square feet or acres) of the plat, and date of survey. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Sign-Off block per City requirements, as furnished by the Planning Department. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Title block located in the lower right hand corner indicating the name and type of project, firm or individual preparing drawings and date. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Note regarding wetlands determination, if any. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Location of all pins and monuments. The plat will indicate the state plane coordinates of the monuments. One out of each four monuments shall contain a brass plate indicating elevation in accordance with item 12. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Written legal description that reads clockwise (Note: if the project is contained in more than one tract, the legal for each individual tract and a total tract description must be provided.) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8. Point-of-beginning from a permanent well-defined reference point. This P.O.B. shall be clearly labeled on the drawing. |

*Applicant shall positively certify each item. Where "NO" or "N/A" is checked, Applicant shall submit a written explanation why the item is not positively certified.

- | YES | NO | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 9. Labeled property lines with bearings, dimensions and curve data. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 10. Highway right-of-way lines clearly labeled. (The proposed R.O.W. lines shall be shown and dimensioned.) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 11. Clear representation of the FEMA Designated 100-yr Floodplain and/or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study. A listing of all lots that are located in the Flood Hazard Area and the symbol of "FP" located on each lot. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 12. Provide a benchmark, clearly defined with a precision of 1/100th of a foot. This benchmark must be tied to NAVD 1988 datum. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 13. Provide a complete and accurate legend. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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'). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 15. The location of all existing and proposed buildings, dimensions of buildings, square feet and dimensioned setbacks from the building to property lines. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16. Revision block. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17. Drawing title (Final plat or Replat). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 18. Minimum finished floor elevations for lots in residential subdivisions shall be the highest of 1) one (1) foot above the top of the curb at the center of the driveway or 2) one (1) foot above finished grade at the highest point around the perimeter of the house or 3) the elevation indicated on the plat. |

PROPOSED AND EXISTING UTILITIES AND DRAINAGE IMPROVEMENTS

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. The width, approximate locations and purposes of all existing and proposed utilities, drainage improvements and easements for drainage, water and sewer, utilities, flood control or other public purposes within and adjacent to the project. Existing easements shall show the name of the easement holder, purpose of the easement and instrument number of the recorded document. If an easement is blanket or indeterminate in nature, it must be released. |
|--------------------------|--------------------------|--------------------------|---|

PROPOSED AND EXISTING STREETS AND RIGHTS-OF-WAY

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. The location, width, and names or designations of all existing and proposed streets, alleys, 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. Private streets shall be clearly indicated. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. The location of all existing and proposed street lights every intersection, cul-de-sac and every 300' and associated easements to serve each light. |

PROPOSED LOTS

YES NO N/A

1. The lot layout, the dimensions of each lot, number of each lot, total area in square footage or acreage to the nearest one-hundredth (1/100th) acre of each lot and the minimum finished floor elevations for each lot. The finished floor elevation for lots in the FEMA 100 year flood plain shall be established a minimum of two (2) feet above the 100-year flood elevations. Lots shall be numbered consecutively for all phases. The total number of lots shall be indicated on the plat.
2. The designation of all "outlots" and anticipated uses if known.

SITE SPECIFIC INFORMATION

1. The location of existing or proposed ground leases or access agreements.
2. The boundaries, acreage and use of existing and proposed public areas in and adjacent to the project. If land is to be offered for dedication for park or recreation purposes or for the purpose of providing public access to any public water, river or stream, it shall be designated.
3. A description of proposed public or commonly held areas and draft "open-space" easement agreements, if applicable.
4. Copy of filed covenants, POA agreements with conditions and restrictions, if any. Show on the plat the instrument number of the recorded documents.
5. A written description of requested variances and waivers from any city requirement.
6. Proposed building setbacks. (A variance is necessary for proposed setbacks less than those set forth in the zoning district.)
7. The location & size of existing and proposed signs, if any.

DATA ON DISKETTE

1. Magnetic media or CD with all information in AutoCad or a similar format (DWG or DXF) must be submitted with the final plat. Questions concerning this requirement should be directed to Planning.



TO: Christopher B. Brackett, P.E. & Farmington Planning Department
FROM: Al Harris, PS
SUBJECT: Response to Technical Plat Review Comments for Holland Crossing Duplexes Final Plat
DATE: May 9, 2016

We have received Technical Plat Review comments from engineering and the utility companies for the Holland Crossing Duplexes Final Plat and have made the following revisions:

1. The title of the plat is likely to cause confusion after filing. Please consider revising it.
 - *The client desires to leave the Plat name as shown.*
2. The title for the Certificates of Acceptance is missing.
 - *The title has been added to the certificate on Sheet 4 of the Plat.*
3. Remove the Water System and Sewer System signature lines from the Certificate of Acceptance signature block.
 - *The Water System & Sewer System signature lines have been removed on Sheet 4 of the Plat.*
4. Replace Street and Drainage with Public Infrastructure in the Certificate of Acceptance signature block.
 - *That signature block has been revised with the Public Infrastructure signature block on Sheet 4 of the Plat.*
5. The Certificate of Approval of Utility Easements and the Acceptance of Dedications block have been reduced and do not match the other signature blocks and the signature lines are too small.
 - *The blocks have been enlarged as noted on Sheet 4 of the Plat.*
6. Address all of the utility comments attached to this email. Please keep in mind that there might be additional comments from PGTelco after they have coordinated with the gas company.
 - *Comments from utility companies are addressed below.*
7. Cox Communications: All looks good per subdivision plat – (Steven Thompson).
 - *No revisions needed.*
8. PGTelco: No Comments – (Shane Bell).
 - *No revisions needed.*
9. Ozarks Electric Cooperative: (Wes Mahaffey)
 - Need 10' U.E. as highlighted in Blue add to east side of lots 18, 19, 20 & 21.
 - *The requested 10' Utility Easement has been shown & noted on the Plat.*



- Need Road crossings added highlighted in Orange.
 - *The Road Crossing conduits have been added to the Plat per the comments and per a phone call discussion with Wes Mahaffey on 5/05/2016.*

10. Add a note to the plat stating the date that the lot frontage variance was granted by the planning commission.

- *A note was added to the top left hand side of Sheet 1 of the Plat.*

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

Sincerely,
Crafton Tull

Al Harris, PS
Vice President

Date: Holland Crossing
City: Farmington
Subdivision Name: Carfton Tull

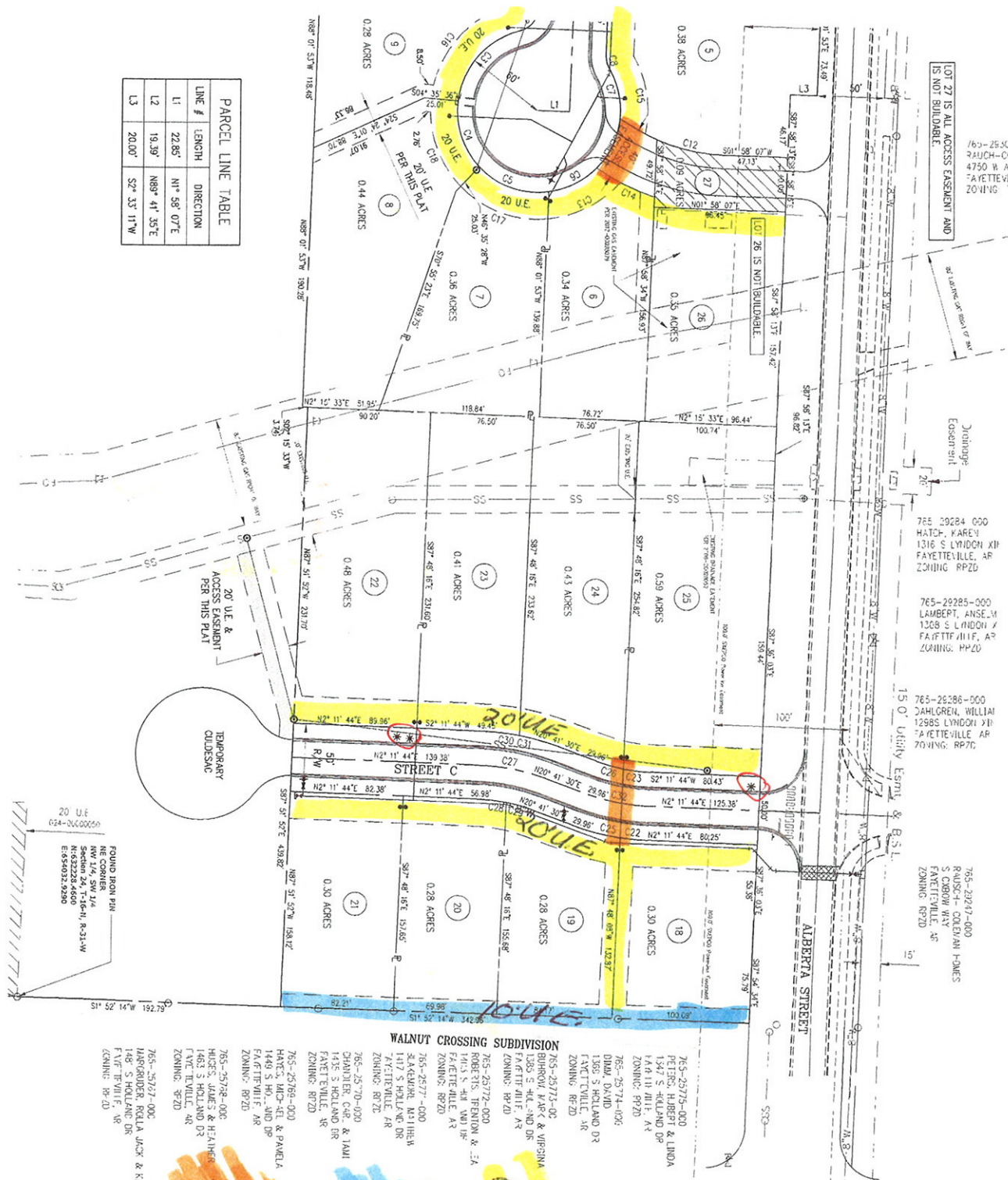
General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
 2. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
 3. All off site easements that are needed for Ozarks to extend electrical service to the subdivision property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
 4. All conduits placed for the road crossings will be installed by the developer and must be 4 inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing.
 5. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.
 6. Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
 9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
 10. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.
- Wes Mahaffey At (479)263-2167 Or wmahaffey@ozarksecc.com

Additional Comments:

1. Need 10Ft. U.E. Highlighted in Blue add to east side of lots 18,19,20,21 ✓
2. Need Road crossings added Highlighted in Orange .
3. ~~Need 20Ft. U.E. Highlighted in Yellow. Also need 20Ft. U.E. extended to lot 26 on east side of new 40Ft. Road Access Easement . ✓~~
- 4.

LINE #	LENGTH	DIRECTION
L1	22.85'	N1° 58' 07"E
L2	19.39'	N89° 41' 35"E
L3	20.00'	S2° 33' 11"W



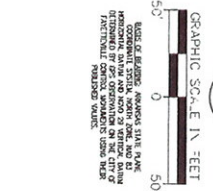
765-2530 RAUCH-CC 4750 W AL FAYETTEVILLE ZONING

765-29284-000 HATCH, KAREN 1316 S LYNDON X FAYETTEVILLE, AR ZONING: RP20

765-29285-000 LAMBERT, ANSEL W 1308 S LYNDON X FAYETTEVILLE, AR ZONING: RP20

765-26286-000 DAHLGREN, WILLIAM 1258 S LYNDON X FAYETTEVILLE, AR ZONING: RP7E

765-29272-000 RAUSCH- COLEMAN-HINES S CARROLL WAY FAYETTEVILLE, AR ZONING: RP20



- WALNUT CROSSING SUBDIVISION**
- 765-25775-000 PETERS, HERBERT & LINDA 1341 S HOLLAND DR FAYETTEVILLE, AR ZONING: RP20
 - 765-25774-000 DUMM, DAVID 1383 S HOLLAND DR FAYETTEVILLE, AR ZONING: RP20
 - 765-25773-000 BISHKOP, MARK & VIRGINIA 1285 S HOLLAND DR FAYETTEVILLE, AR ZONING: RP20
 - 765-25772-000 ROBERTS, TERENCE & EA 1413 S HOLLAND DR FAYETTEVILLE, AR ZONING: RP20
 - 765-25771-000 HEN 45 S HOLLAND DR FAYETTEVILLE, AR ZONING: RP20
 - 765-25770-000 CHANDLER, CARL & TAMM 45 S HOLLAND DR FAYETTEVILLE, AR ZONING: RP20
 - 765-25769-000 HAYES, MILDRED & PAMELA 1449 S HOLLAND DR FAYETTEVILLE, AR ZONING: RP20
 - 765-25768-000 HARRIS, REXELLA JACK & KITT 1463 S HOLLAND DR FAYETTEVILLE, AR ZONING: RP20

20 FT U.E.
20 FT U.E.
Road Crossing

STATE PLAT CODE: S001-6N-31-W-24-304-729931



Crafton Tull
 901 N. 42nd St., Suite 200
 Rogers, Arkansas 72724
 479.434.1331 479.434.2141

PROJECT NO: 13111000
 EXPIRE DATE: 07/15/2015
 CONTRACT: A146883
 SHEET NO: 2 OF 2

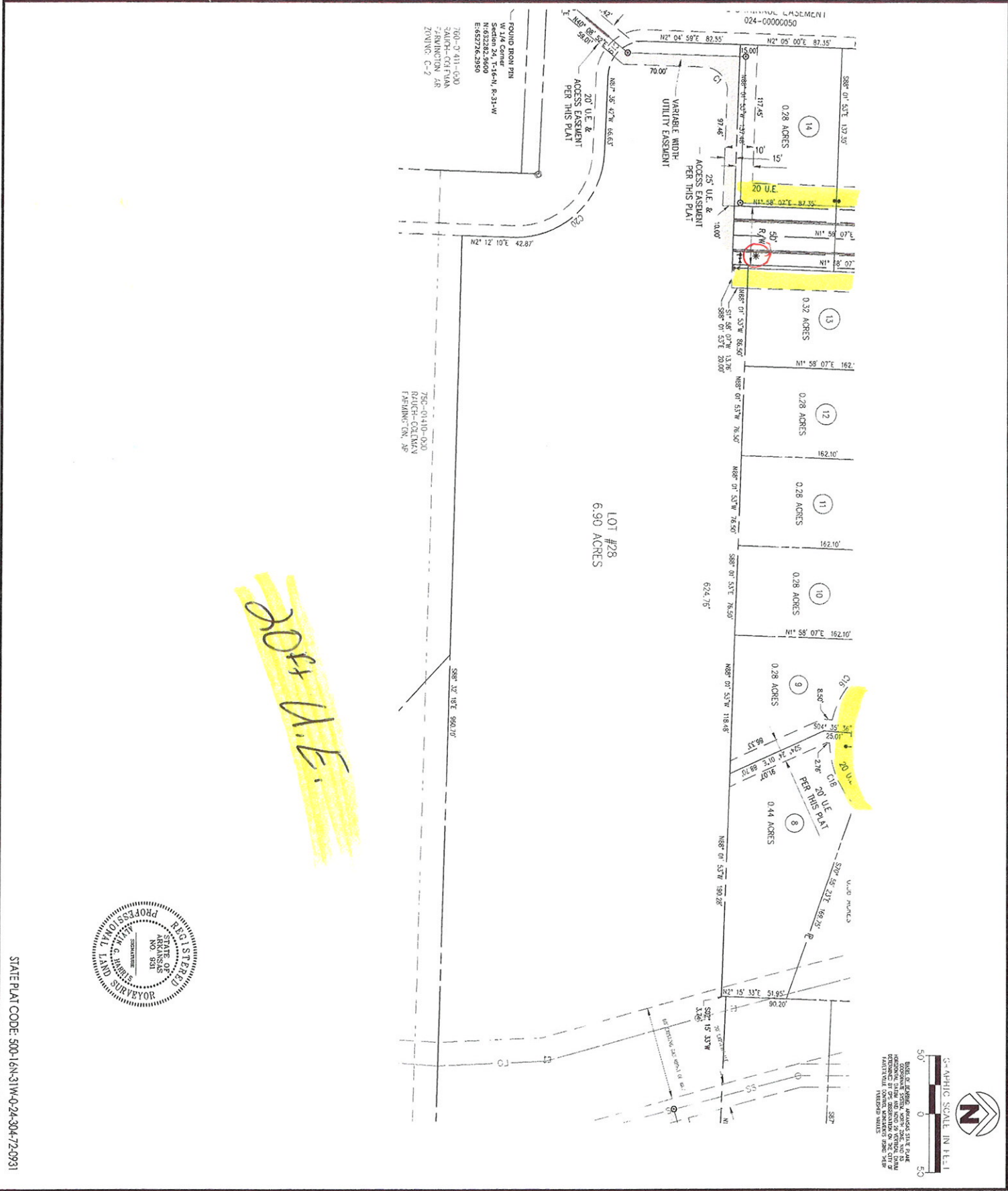
NO.	DATE	DESCRIPTION

FINAL PLAT OF LOTS 8 & 9 OF
 HOLLAND CROSSING COMMERCIAL SUBDIVISION
 0244-00000050

PREPARED FOR:
 ALBERTA INVESTMENTS, LLC

FAYETTEVILLE ADVANTAGE

RECORD INFORMATION



20 U.E.



STATE PLAT CODE: 500-16N-31W-0-24-304-72-0981

<p>RECORD INFORMATION</p>	<p>FINAL PLAT OF LOTS 8 & 9 OF HOLLAND CROSSING COMMERCIAL SUBDIVISION 024A-00000050</p> <p>PREPARED FOR: ALBERTA INVESTMENTS, LLC</p> <p>FARMINGTON ARKANSAS</p>	<p>VICINITY MAP</p>	<p>This document, and the ideas and designs incorporated herein, as an instrument of service, is the property of Craffron Tull & Associates, Inc. and is not to be used, in whole or in part, for any other project, without the written authorization of Craffron Tull & Associates, Inc.</p>	<p>Craffron Tull PROFESSIONAL LAND SURVEYORS 801 N. 25th St., Suite 200 Springdale, Arkansas 72762 (479) 246-2231 (479) 241-2241 www.craffrontull.com</p>	<p>PROJECT NO: 13111000 DATE: 08/17/2016 CHECKED BY: A. PARKER SHEET NO: 3 OF 4</p>
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CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Alberta Investments, LLC.

Date: 5-3-16

Project Name: Holland Crossing

Engineer/Architect: Crafton Tull

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 Engineering Name: Corey Granderson, P.E.

Project Closeout Checklist – Holland Crossing Subdivision (Alberta Street)

***Highlighted items** have been completed and accepted.*

Red text are comments and/or status descriptors.

Prior to **Project Acceptance** (Final Plat) the following items must be performed or provided to the satisfaction of the Engineering Department:

- The work shown on the civil site package must be complete and the items on the final punch list completed.
Pending Final Inspection. EOR to schedule.
- One (1) set of as-built drawings of the complete project (excluding details) as a hard copy, digital file .dwg, and PDF format; Provide PDFs for review.
 - Public infrastructure and services shall be surveyed after installation in relation to easements, property lines, and rights-of-way.
 - More than 2 ft deviation of design alignment of shall require new easement dedication or adjustment of the utility/storm drain.
 - Sanitary Sewer elevations must be verified and updated. (Elevations out of design tolerance must be corrected)
 - As-builts should include the following information in a table: Linear Feet of new public streets, sidewalk (categorized by width), waterline, and sanitary sewer. Square feet of newly dedicated right-of-way.
- Unit price construction costs for review and approval and a single 2 year maintenance bonds in the amount of 25% of the public improvements; Provide Estimate for review
- Certification that the ~~streets, sidewalk, storm sewer, water, fire line,~~ and sewer lines, etc., were installed per approved plans and City of Fayetteville requirements;
 - Provide all Inspection Reports; approved submittals; Data Forms from Utility Specifications (Including Consultants sewer TV report);

Received By: _____

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

Applicant: Alberta Investments, LLC.

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Representing: PGTELCO Name: SHANE BELL
479-841-0980

Would like to request a minimum 15' UE (20' PREFERRED) along the south boundary of the development beginning at the SE corner of lot 27 and going West

No Comments

Received By: _____