



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

***PLANNING COMMISSION AGENDA***  
***June 25, 2018***

**A meeting of the Farmington Planning Commission will be held on  
Monday, June 25, 2018 at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - May 21, 2018
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARING**
  - A. **Variance Request:** variance to allow two habitable dwellings on one property  
**Property owned by:** Ginger Hesse  
**Property Location:** 548 Rheas Mill Rd.  
**Presented by:** Ginger Hesse
  - B. **Variance Request:** variance of the landscape ordinance  
**Property owned by:** Indian Territory, LLC.  
**Property Location:** S. 54<sup>th</sup> Street (Farmington Heights Ph. II)  
**Presented by:** Civil Design Engineers, Inc.
  - C. **Large Scale Development:** Magnolia Coffee House  
**Property owned by:** John Henderson  
**Property Location:** 295/297 Kelli  
**Presented by:** John Henderson
  - D. **Large Scale Development:** City of Farmington Maintenance Building  
**Property owned by:** City of Farmington  
**Property Location:** Broyles Street  
**Presented by:** Bates & Associates, Inc.
  - E. **Final Plat:** Windgate Subdivision  
**Property owned by:** Michael Pennington  
**Property Location:** Rheas Mill Rd.  
**Presented by:** Bates & Associates, Inc.

**Planning Commission Minutes**  
**May 21, 2018**

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

**PRESENT**

Jay Moore  
Gerry Harris  
Bobby Wilson  
Robert Mann, Chair  
Judy Horne  
Toni Bahn  
Howard Carter

**ABSENT**

Matt Hutcherson

**City Employees Present:** Rick Bramall, City Inspector; Steve Tennant, City Attorney; Chris Brackett, City Engineer

2. **Approval of Minutes:** April 23, 2018 Minutes were approved as written.

3. **Comments from Citizens:** No comments from citizens.

**PUBLIC HEARING**

**4A. Conditional Use for Sale of Fireworks presented by Reggie Hale:**

Reggie Hale was present to discuss the request.

**Comments from the City:**

Jay Moore asked Mr. Hale how long they have been using that site as well as if they clean up the area before use. Mr. Hale replied that they have used that site for five years or more and that his company/manger will mow and clean the site before setting up.

**Public comment:** No public comment.

Robert Mann called the question to approve the conditional use for the sale of fireworks. Upon roll call, the motion was passed unanimously.

**4B. Rezone request for 46 E. Wilson from A-1 to R-2 presented by Dominick Hinds:**

Amber Squires was present to discuss the request.

**Comments from the City:**

Steve Tennant asked if the surrounding property owners had been notified. Amber replied that yes everyone had been notified through the mail. Judy Horne inquired about duplexes in the area. The trees were also of interest to her to ask if they would salvage the trees. Amber stated that they are going to try to keep the trees.

**Public Comment:** No public comment.

Robert Mann called the question to approve the rezone request. Upon roll call, the motion was passed unanimously.

## NEW BUSINESS

### **5. Preliminary Plat for Farmington Heights Phase II presented by Civil Design Engineers, Inc.:**

Ferdie Fourie was present to discuss the request.

#### **Comments from the City:**

Chris Brackett read his memo for the Commission as follows; “The Preliminary Plat for the Farmington Heights Subdivision- Phase II 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. The dead-end fire apparatus turnaround must be a City Street meeting all City requirements, right-of-way, sidewalk, radius, etc.
4. The park land dedication must be contiguous. The two separate parks are not acceptable. The park dedication must be brought back to Planning Commission and approved prior to construction plans approval.
5. 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.
6. 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.”

Ferdie commented that he did find a few issues with the dead- end fire apparatus. Chris Brackett suggested that the plan gets amended and to switch out park dedication of the lots to accommodate the requirement. Steve deferred to Chris Brackett. The option is to move the park dedication area or move to a continuous area. Jay suggested the best option would to move the lots to go with the park area. He also asked for clarification of the park dedication area. Chris said it came down to reduce amount of the dedicated area and pay a partial Park Fee to make up for smaller park area, or change the location of park to meet the full area requirement. Mr. Fourie will review these issues and develop a compromise. The city will maintain the park dedicated area.

**Public Comment:** No public comment.

Robert Mann called the questions to approve the Preliminary Plat for Farmington Heights Phase II. Upon roll call, the motion passed unanimously.

**6. Adjournment:** Having no further business, meeting was adjourned.

# City of Farmington, Arkansas

## Application for Variance/Waiver



Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission/Board of Adjustment until all information is furnished.

Applicant: Gringer Hesse Day Phone: 479-966-0926  
Address: 548 Rheas Mill Rd Fax: —  
Representative: \_\_\_\_\_ Day Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Fax: \_\_\_\_\_  
Property Owner: Gary A Allen + Gringer Hesse Day Phone: \_\_\_\_\_  
Address: 548 Rheas Mill Rd Fax: \_\_\_\_\_

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

Describe Proposed Property In Detail (Attach additional pages if necessary)

### Property Description

Site Address - 548 Rheas Mill Rd  
Current Zoning -- R1

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

Type of variance requested and reason for request:

We purchased the property with plans to build a mother-in-law quarters but we found we could not build a separate unit due to zoning. We began to look into building on, but the property has 2 septic tanks which prevent that. A breezeway to connect a new structure would need to be at least 20 feet making it unrealistic so we need a variance to allow 2 habitual dwellings on one property.

Responsibilities of the Applicant:

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



File# 2017-00020686

THIS INSTRUMENT PREPARED BY:  
MICKEL LAW FIRM, P.A.  
1501 North University, Suite 930  
Little Rock, AR 72207

Client File Name: Angela J Rackley

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument (If none shown, exempt or no consideration paid.)

Grantee or Agent: WACO Title Co.  
Grantee's Address: 548 Rheas Mill Rd.  
Farmington, AR 72730

WACO 1706818-103

### SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, **PennyMac Loan Services, LLC**, Grantor, being duly authorized by resolution of its board of directors, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid by, **Gary A Lunsford, a married man, and Ginger G Hesse, an unmarried woman, as tenants in common**, Grantee(s), the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee(s) and unto their heirs and assigns forever the following lands lying in **Washington County, Arkansas**, to-wit:

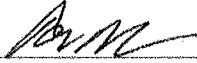
See Attached Exhibit 'A'

TO HAVE AND TO HOLD unto Grantees and their heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging

And Grantor does hereby covenant with Grantees that it will forever warrant and defend the title to said lands against all claims and encumbrances done or suffered by it, but none other.

EXECUTED in the name of Grantor this 2 day of June, 2017.

**PennyMac Loan Services, LLC**

BY: 

TITLE: Rob Schreiber  
Senior Vice President, Asset Management

**Acknowledgment**

State of ( \_\_\_\_\_ )  
                  )ss.  
County of ( \_\_\_\_\_ )

On this day before me, a Notary Public, personally appeared \_\_\_\_\_,  
to me personally well-known, who acknowledged that he/she is the \_\_\_\_\_ of  
PennyMac Loan Services, LLC, and that he/she, as such officer, being authorized so to do, has  
executed the foregoing instrument for the purposes therein contained, by signing the name of the  
corporation by himself/herself as such officer.

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
**Notary Public**

My commission expires: \_\_\_\_\_

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

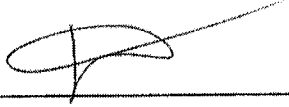
State of California  
County of Ventura )

On 6-2 2017 before me, Cynthia Hoff, Notary Public  
(insert name and title of the officer)

personally appeared Rob Schreiber  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)

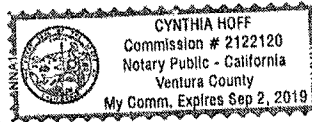




EXHIBIT 'A'

A part of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of Section Twenty-two (22), Township Sixteen (16) North, Range Thirty one (31) West, being more particularly described as follows: Commencing at the Southwest corner of said 40 acre tract, said point being an existing 5/8" iron; thence East along the South line of said 40 acre tract 812.00 feet; thence leaving the South line of said 40 acre tract N00°18'00"E 43.16 feet to a set 1/2" steel pin on the North right-of-way of Rheas Mill Road for the true point of beginning; thence S89°56'11"W along said right-of-way 160.00 feet to a set 1/2" steel pin; thence leaving said right-of-way N00°18'00"E 332.01 feet to a set 1/2" steel pin; thence East 160.00 feet to a set 1/2" steel pin; thence S00°18'00"W 331.84 feet to the point of beginning, containing 1.22 acres, more or less, Washington County, Arkansas. LESS AND EXCEPT: A part of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of Section 22, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Beginning at a point which is N89°40'34"E 810.66 feet from the SW corner of said 40 acre tract, and running thence North 729.59 feet; thence N89°22'19"E 300.47 feet; thence S00°02'09"W 464.93 feet; thence West 163.96 feet; thence South 267.19 feet; thence S89°40'34"W 136.21 feet to the point of beginning.

More Commonly Known As: 548 Rheas Mill Road Farmington, AR 72730



STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
MISCELLANEOUS TAX SECTION  
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 1706818-103

**Grantee:** GARY ALLAN LUNSFORD AND GINGER G. HESSE  
**Mailing Address:** 548 RHEAS MILL RD  
FARMINGTON AR 727300000

**Grantor:** PENNYMAC LOAN SERVICES, LLC  
**Mailing Address:** 6101 CONDOR DR  
MOONPARK AR 730210000

**Property Purchase Price:** \$155,000.00  
**Tax Amount:** \$511.50

**County:** WASHINGTON  
**Date Issued:** 07/06/2017  
**Stamp ID:** 465604608

Washington County, AR  
I certify this instrument was filed on  
7/7/2017 12:48:12 PM  
and recorded in REAL ESTATE

File# 2017-00020686  
Kyle Sylvester - Circuit Clerk

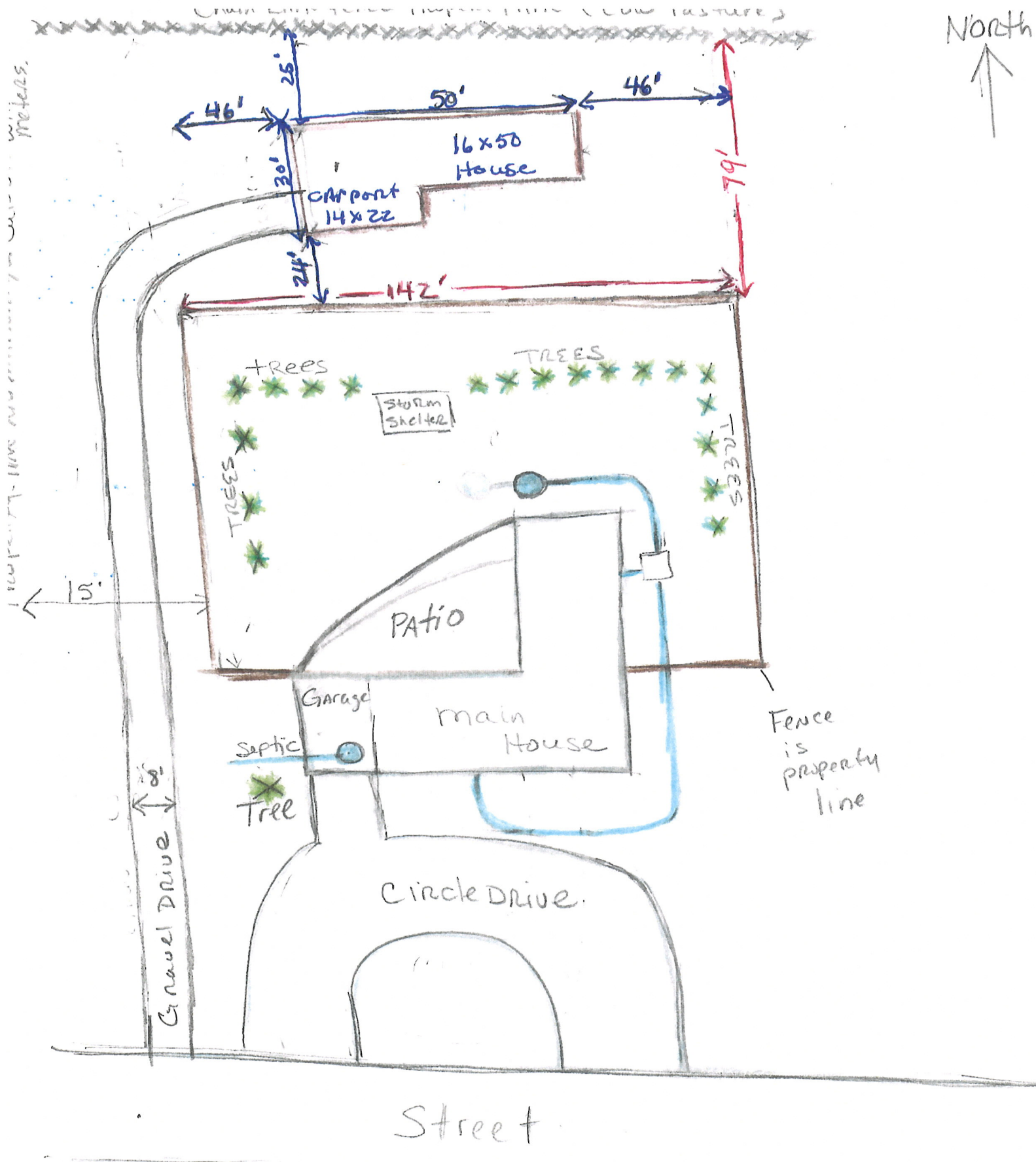
I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Gary Allan Lunsford and Ginger G. Hesse

Grantee or Agent Name (signature): Buyer's Title Agent Date: 7/6/17

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_



property line measurement in meters.

CANT Build off garage because of 2nd septic lines.  
 CANT Build on back of house because of septic lines

City of Farmington, AR

05/09/2018 2:33PM 01  
000000#3955 CLERK01

Development Fees \$25.00

ITEMS CHECK 10  
CHECK \$25.00

<b>RECEIPT</b>		DATE <u>5-9-18</u>	No. <u>540367</u>
RECEIVED FROM <u>Ginger Hesse</u>		\$ <u>25.00</u>	
<u>Twenty five &amp; no/100</u>		DOLLARS	
<input type="radio"/> FOR RENT <input checked="" type="radio"/> FOR <u>Variance application for 548 Rheas Mill</u>			
ACCOUNT		<input type="radio"/> CASH	
PAYMENT	<u>25.00</u>	<input checked="" type="radio"/> CHECK	FROM _____ TO _____
BAL. DUE	<u>0</u>	<input type="radio"/> MONEY ORDER	BY <u>D. Coleman</u>
		<input type="radio"/> CREDIT CARD	

ck # 1088

GINGER HESSE  
548 RHEAS MILL RD.  
FARMINGTON, AR 72730-9664

81-87/829

1088

DATE 5/9/18

© DELUXE eBusiness.com/checks

PAY TO City of Farmington \$ 25<sup>00</sup>  
THE ORDER OF

twenty five dollars & 0/100 DOLLARS 

**ARVEST**

BANK arvest.com

MEMO apply for Variance

Ginger Hesse MP

⑆082900872⑆ 1088 0021003141⑆

SPECIALTY LEAD

# NORTHWEST ARKANSAS Democrat Gazette

P.O. BOX 1607 FAYETTEVILLE, AR 72702 • 479-342-1700 • FAX 479-695-1118 • WWW.NWAGS.COM

## AFFIDAVIT OF PUBLICATION

I Cathy Wiles, do solemnly swear that I am the Legal Clerk of the Northwest Arkansas Democrat-Gazette, printed and published in Washington County and Benton County, Arkansas, and of bona fide circulation, that from my own personal knowledge and reference to the files of said publication, the advertisement of:

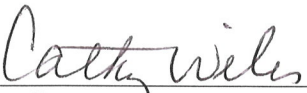
GINGER HESSE

Notice of Public Meeting

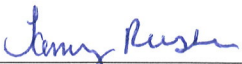
Was inserted in the Regular Edition on:

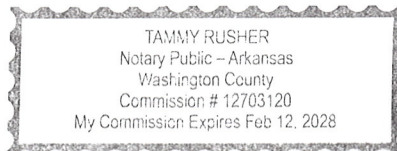
May 11, 2018

Publication Charges: \$ 32.50

  
\_\_\_\_\_  
Cathy Wiles

Subscribed and sworn to before me  
This 14 day of May, 2018.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 2/12/28



**\*\*NOTE\*\***

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

NOTICE OF PUBLIC MEETING; A petition for a variance at the property described below has been file with the City of Farmington on the 9th day of May, 2018. Legal Description 548 Rheas Mill Road - Petition to allow 2 habitable dwellings on one property.  
A public meeting to consider this request for variance at the above described property will be held on 25 of June, 2018 at 6 pm at Farmington City Hall, West Main, Farmington, AR. All interested persons are invited to attend.  
74526567 May 11, 2018

# City of Farmington, Arkansas Application for Variance/Waiver



Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission/Board of Adjustment until all information is furnished.

Applicant: <u>Indian Territory, LLC</u>	Day phone: <u>479-530-2778</u>
Address: <u>PO Box 1527 Farmington, AR 72730</u>	Fax: _____
Representative: <u>Civil Design Engineers, Inc.</u>	Day phone: <u>479-381-1066</u>
Address: <u>4847 Kaylee Ave Springdale, AR 72762</u>	Fax: _____
Property Owner: <u>Indian Territory, LLC</u>	Day phone: <u>479-530-2778</u>
Address: <u>PO Box 1527 Farmington, AR 72730</u>	Fax: _____

Indicate where the correspondence shall be sent (circle one): Applicant Representative Owner

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property description: \_\_\_\_\_  
 Site address: Unassigned S. 54th Street (Farmington Heights Ph II)  
 Current zoning: R-1

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

Type of variance requested and reason for request:  
Request variance of Landscape Ordinance (2016-01) Article 12 B. Parks Dedication of 0.02 acre/lot for 87 lots for a total requirement of 1.74 acres, to be reduced to 1.04 acres for this development as shown on attached Preliminary Plat.

**Responsibilities of the Applicant:**

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

**NOTICE OF PUBLIC MEETING**

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

**PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE**

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

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

 \_\_\_\_\_ Date 06-11-18  
Applicant Signature

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

 \_\_\_\_\_ Date 6/11/18  
Owner/Agent Signature

# RECEIPT

DATE 6-12-18

No. 540377

RECEIVED FROM Civil Design Engineer \$ 250.00

Twenty five & no/100 DOLLARS

FOR RENT  
 FOR Variance of Landscaped Old - Farmington

Height Ph. II

ACCOUNT	
PAYMENT	<u>250.00</u>
BAL. DUE	<u>0</u>

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY D. Coleman

CR # 1430



Please Return To:

**File# 2017-00014851**

Lenders Title Company  
3761 N Mall Avenue  
Fayetteville AR, 72703  
Phone: 479-444-3333  
Fax: 479-443-4256

File Number: 17-050296-500

This deed form prepared under the supervision of:  
J. Mark Spradley, Attorney at Law  
1501 N. University, Suite 155  
Little Rock, AR 72202

Transactional data completed by Lenders Title Company

Warranty Deed - Trustee (Letter).rtf

FOR RECORDER'S USE ONLY

**WARRANTY DEED**  
(TRUSTEE)

KNOW ALL MEN BY THESE PRESENTS:

That, Ruth Ann Sellers, Current Trustee of the Bypass Trust c/u The Sellers Family Trust dated July 11, 2014, Grantor, for and in consideration of the sum of ---TEN AND 00/100--- DOLLARS---(\$10.00)---and other good and valuable consideration in hand paid by Indian Territory, LLC, Grantee(s), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee(s), and its successors and assigns forever, the following lands lying in the County of Washington and the State of Arkansas to-wit:

**The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Fourteen (14) and the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-three (23), all in Township Sixteen (16) North, Range Thirty-one (31) West, Washington County, Arkansas, containing Thirty (30) acres, more or less. Less and except a uniformly Fifteen (15) foot wide Easement taken off the Northern most portion of the first above described property for road access purposes. Subject to a Twenty (20) foot wide Water Easement in favor of the City of Fayetteville, Arkansas, as described in Document Number 2005-00045139 filed October 10, 2005 in the land records of Washington County, Arkansas.**

Subject to any recorded: assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, if any.

TO HAVE AND TO HOLD the above described lands unto the Grantee(s) and unto its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And the Grantor hereby covenants with the Grantee(s) that it will forever warrant and defend the title to the above described lands against all claims whatsoever.

WITNESS our hand(s) and seal(s) on this 16<sup>th</sup> day of May, 2107.

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument. Exempt or no consideration paid if none shown

The Sellers Family Trust dated July 11, 2014

GRANTEE OR AGENT

Indian Territory, LLC

By: Ruth Ann Sellers

GRANTEE'S ADDRESS:

P.O. Box 1527  
Farmington, AR 72730

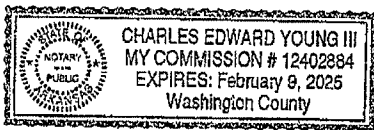
Ruth Ann Sellers, Current Trustee  
of the ByPass Trust

ACKNOWLEDGMENT

STATE OF ARKANSAS )  
 ) SS.  
COUNTY OF WASHINGTON )

BE IT REMEMBERED, that on this day came before me, the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting, Ruth Ann Sellers, to me well known as (or satisfactorily proven to be), who stated that she was the Current Trustee(s) of the Bypass Trust c/u The Sellers Family Trust dated July 11, 2014 and was duly authorized in her stated capacity to execute the foregoing instrument for and in the name of and on behalf of said trust, and further stated and acknowledged that she had executed the same for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 16<sup>th</sup> day of May, 2107.



Charles Edward Young III  
Notary Public

My commission Expires:

2-9-2025



STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
MISCELLANEOUS TAX SECTION  
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 17-050296-500

Grantee: INDIAN TERRITORY, LLC  
Mailing Address: P.O. BOX 1527  
FARMINGTON AR 727300000

Grantor: RUTH ANN SELLERS, TRUSTEE OF THE BYPASS TRUST C/U THE  
Mailing Address: SELLERS FAMILY TRUST DATED JULY 11, 2014  
13139 BILL SELLERS ROAD  
FAYETTEVILLE AR 727040000

Property Purchase Price: \$750,000.00  
Tax Amount: \$2,475.00

County: WASHINGTON  
Date Issued: 05/16/2017  
Stamp ID: 2082136064

Washington County, AR  
I certify this instrument was filed on  
5/17/2017 1:11:46 PM  
and recorded in REAL ESTATE

File# 2017-00014851  
Kyle Sylvester - Circuit Clerk

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): ED YOUNG, AGENT

Grantee or Agent Name (signature): Date: 5-14-17

Address: P.O. BOX 1527

City/State/Zip: FARMINGTON, AR 72730

LEGAL DESCRIPTION – PROPERTY

ALL OF THE SE1/4 OF THE SE1/4 OF THE SW1/4 OF SECTION 14 AND ALL OF THE E1/2 OF THE NW1/4 OF SECTION 23, ALL IN TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAPPED STATE MONUMENT AT THE SE CORNER OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF SAID NE1/4 OF THE NW1/4 N87°50'38"W 661.20 FEET TO AN IRON PIN FOUND AT THE SW CORNER OF SAID E1/2 OF THE NW1/4; THENCE ALONG THE WEST LINE OF SAID E1/2 N02°26'48"E 1330.42 FEET TO AN IRON PIN FOUND AT THE NW CORNER OF SAID E1/2; THENCE ALONG THE WEST LINE OF SAID SE1/4 OF THE SE1/4 OF THE SW1/4 OF SECTION 14 N02°36'48"E 661.33 FEET TO THE NW CORNER OF SAID SE1/4 OF THE SE1/4 OF THE SW1/4; THENCE ALONG THE NORTH LINE OF SAID SE1/4 OF THE SE1/4 OF THE SW1/4 S87°41'00"E 660.16 FEET TO THE NE CORNER OF SAID SE1/4 OF THE SE1/4 OF THE SW1/4; THENCE ALONG THE EAST LINE OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 14 S02°35'14"W 661.96 FEET TO AN ALUMINUM CAPPED STATE MONUMENT AT THE SE CORNER OF SAID SE1/4 OF THE SW1/4; THENCE ALONG THE EAST LINE OF SAID NE1/4 OF THE NW1/4 OF SECTION 23 S02°24'54"W 1327.93 FEET TO THE POINT OF BEGINNING, CONTAINING 30.19 ACRES, MORE OR LESS AND SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

City of Farmington  
Application and Checklist  
Large Scale Development

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

Applicant: John Henderson Day Phone: (870)577-9694

Address: 11971 S. Hwy 265 Prairie Grove, AR Fax: \_\_\_\_\_

Representative: Crafton Tull Day Phone: (479)878-2408

Address: 300 N. College Ave Fayetteville, AR Fax: \_\_\_\_\_

Property Owner: Same as Applicant Day Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

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

Fee: A non-refundable review fee of **\$500** is required at the time the application is accepted. *In the event engineering review fees and costs exceed \$500, the owners and/or developers shall reimburse the City of Farmington for all additional expenses incurred prior to review by the Farmington Planning Commission. In the event the Farmington Planning Commission requires modifications to the large scale development and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the large scale development is resubmitted to the Farmington Planning Commission.*

For office use only:

Fee paid \$ \_\_\_\_\_ Date \_\_\_\_\_ Receipt # \_\_\_\_\_

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property Description

Site Address -- 295/297 W. Kelli Ave

Current Zoning -- C-2

Attach legal description

(Magnolia Coffee House)

Financial Interests

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

John Henderson

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.*

John Henderson Date 5/19/2018  
Applicant Signature

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

John Henderson Date 5/19/2018  
Owner/Agent Signature

## LSD/Subdivision Application Checklist:

Yes No N/A, why?

1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	X		
4. Fifteen (15) copies of the site plan <b>folded</b> to a size of no greater than 10" X 10 ½ ".	X		
5. List of adjacent property owners and copy of notification letter sent. *			Will be provided at later submittal
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).			Will be provided at later submittal
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).			Will be provided at later submittal
<b>The Following Shall Appear on the Site Plan:</b>			
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.			N/A
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
10. Status of regulatory permits:			
a. NPDES Storm water Permit			N/A
b. 404 Permit			N/A
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 <sup>th</sup> of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	X		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:	X		
a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.	X		
17. Preliminary grading plan.	X		
<b>Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)</b>			
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	Easement in SE corner of property will be shown on next submittal.
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	Easement in SE corner of property will be shown on next submittal.
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:			N/A
a. Provide structure location and types.			N/A
b. Provide pipe types and sizes.			N/A
2. Regarding all proposed sanitary sewer systems			N/A
a. Provide pipe locations, sizes and types.			N/A
b. Manhole locations.			N/A
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			N/A
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			N/A
5. Regarding all proposed water systems on or near the site:			N/A
a. Provide pipe locations, sizes and types.			N/A
b. Note the static pressure and flow of the nearest hydrant.			N/A
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.			N/A
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)	X		
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			N/A

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.			N/A
<b>Proposed and Existing Streets, Rights-of-way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.			N/A
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	X		
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		
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.			N/A
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.)	X		
8. The location and size of existing and proposed signs, if any.			Will include in future submittal
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	X		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	X		
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.	X		
14. Indicate location and type of garbage service (Large Scale		X	Will include in future submittal



Developments only.) Dimension turnaround area at dumpster location.			N/A
15. A description of commonly held areas, if applicable.			N/A
16. Draft of covenants, conditions and restrictions, if any.			N/A
17. Draft POA agreements, if any.			N/A
18. A written description of requested variances and waivers from any city requirements.			N/A
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	X		
20. Preliminary drainage plan as required by the consulting engineer.	X		

*\*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 5-22-18

No. 540371

RECEIVED FROM John Henderson

\$ 500.00

Five hundred & no/100 DOLLARS

FOR RENT

FOR

Large Scale 295/297 Kelli Ave  
(Magnolia Coffee House)

ACCOUNT	
PAYMENT	<u>500.00</u>
BAL. DUE	<u>0</u>

CASH

CHECK

MONEY ORDER

CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY J Coleman

OK 1057

May 18, 2018

City of Farmington  
ATTN: City Business Manager  
354 W. Main  
Farmington, AR 72730

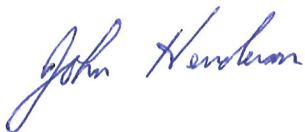
RE: Magnolia Coffee House  
295 W. Kelli Ave

Dear Business Manager,

This letter serves to designate Crafton Tull as an authorized person to act on the behalf of John Henderson for any items required for Planning approval for the referenced project site. The following person is hereby authorized:

Bradley Bridges, EI  
Engineer Intern – Crafton Tull  
300 N. College, Suite 317  
Fayetteville, AR 72701  
479-878-2408

Sincerely,



John Henderson  
Owner  
11971 S. Hwy 265  
Prairie Grove, AR 72753



May 18, 2018

City of Farmington  
ATTN: City Business Manager  
354 W. Main  
Farmington, AR 72730

Re: Magnolia Coffee House  
295 W. Kelli Ave

To whom it may concern,

The purpose of this correspondence is to describe the scope, nature and intent of the above referenced project.

Magnolia Coffee House is a drive-thru coffee house to serve the needs of the City of Farmington and patrons along the Highway 62 corridor. The development will consist of a 246 S.F. building with site paving, employee parking and landscaping. Utilities are currently on site.

Sincerely,

Bradley Bridges, E.I.  
Engineer Intern  
Crafton Tull

NOTICE OF PUBLIC HEARING BEFORE  
THE FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION FOR LARGE SCALE DEVELOPMENT

TO ALL OWNERS of land lying adjacent to the property at:

295-297 W Kelli Ave

Location

John Henderson, 11971 S Hwy 265 Prairie Grove, AR 72753

Owned By

NOTICE IS HEREBY GIVEN THAT an application has been filed for LARGE SCALE DEVELOPMENT of the above property.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W Main St. on June 25, 2018 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place; or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W Main, 479-267-3865.

7017 0190 0000 5202 4970

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage \$

Total Postage \$

Sent To  
Terry & Patty Neal  
10345 S Hwy 265  
Farmington, AR 72701

Street and  
City, State

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

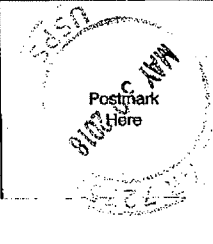
7017 0190 0000 5202 4987

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage \$

Total Postage \$

Sent To  
Casey's Marketing Company  
One SE Convenience Blvd  
Ankeny, IA 50021

Street and  
City, State

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

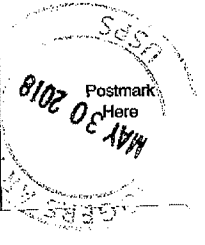
7017 0190 0000 5202 4963

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage \$

Total Postage \$

Sent To  
City of Farmington  
354 W Main Street  
Farmington, AR 72701

Street and  
City, State

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

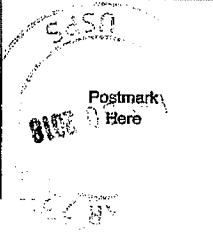
7017 0190 0000 5202 5007

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage \$

Total Postage \$

Sent To  
Charles & Stephanie Carpenter  
302 W Kellie Ave  
Farmington, AR 72730

Street and  
City, State

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

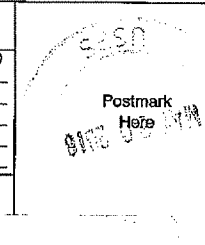
7017 0190 0000 5202 4956

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage \$

Total Postage \$

Sent To  
C Rental Properties, LLC  
11 Mountain Brook Ct  
Bentonville, AR 72712

Street and  
City, State

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

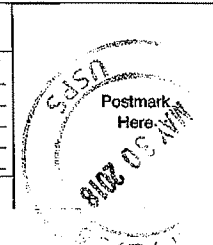
7017 0190 0000 5202 4994

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage \$

Total Postage \$

Sent To  
Oakland Farms, LLC  
12771 Tyler Rd  
Farmington, AR 72730

Street and  
City, State

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

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

Applicant: John Henderson  
Project Name: Magnolia Coffee House LSD  
Engineer/Architect: Crafton Tull

Date: June 5, 2018

---

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. The following review note should be added to the cover sheet: Review of these plans is limited to general compliance with City codes and regulations and does not warrant the engineer's design or relieve the developer of any requirements, even if errors, omissions, or any inadequacies are discovered after plan approval. The City's requirements shall govern over any conflicts with the plans or specifications. Any conditions determined in the field which require changes shall be subject to further review and corrective action.
3. Show all known on site and off-site existing easements.
4. If a freestanding sign is proposed, it should be shown and labeled on the site plan and a permit will be required for any new signage.
5. Indicate location and type of garbage service.
6. The drainage design is acceptable. There is a extremely small increase of flow but this obviously will not cause increased flood stages downstream.





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

Applicant: John C. Henderson

Date: June 5, 2018

Project Name: Magnolia Coffee house

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 Farmington Name: Melissa McCarville

1. Per ordinance the adjacent property owners must be notified prior to the planning commission meeting. Return receipts must be provided no less than 7 days prior to the meeting.
2. An ad must be placed in the paper a minimum of 15 days prior to the planning commission meeting. Proof of publication should be provided a minimum of 7 days prior to the meeting.
3. Engineering fees will continue to accrue throughout the project. All engineering fees incurred by the City will be reimbursed to the City by the developer.
4. The revised plan should be submitted by next Tuesday June 12th) at noon. The City requires 15 copies for planning commission. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office.



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

Applicant: John C. Henderson.

Date: 6-5-18

Project Name: Magnolia Coffee House

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: water/sewer City of Fayetteville Name: Corey Granderson, PE Staff Engineer

① Coordinate with City of Fayetteville water/sewer division for any new water or sewer service connections. 575-8386

② Coordinate with City of Fayetteville Building Safety Division for any required inspections of water/sewer yard lines. Plumbing permits may be required through the City of Fayetteville. Call 575-8233

Received By: \_\_\_\_\_

CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: John C. Henderson.

Date: 6-5-18

Project Name: Magnolia Coffee House

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 Farmington Name: Judy Harne, member  
Landscaping Farmington Planning Commission

---

Landscaping plan as shown may exceed actual ordinance requirements. Refer to VI. C. Street Buffer - Main Street Requirements and VI. D. Street Buffer - Side Street Requirements. Also, <sup>some</sup> landscaping plan plant selections may be too large - at maturity - for this site and considering the intricate traffic flow.

---

Further, due to the site location and traffic patterns much smaller vegetation may be needed in some areas because pedestrian and vehicle visibility and safety must be considered. This takes precedence over landscape height requirements. See Article V. E. Site Triangles on P. 3 of Landscape ordinance. Do not plant tall growing vegetation beneath power lines.

---

Received By: \_\_\_\_\_

---

June 11, 2018

City of Farmington  
354 W. Main  
Farmington, AR 72730

RE: Magnolia Coffee House Technical Plat Review Comments

Below are the comments we received for the above referenced project, and how we have addressed each comment.

City Comments (Melissa McCarville)

1. Per ordinance the adjacent property owners must be notified prior to the planning commission meeting. Return receipts must be provided no less than 7 days prior to the meeting.  
**Return receipts have been provided.**
2. An ad must be placed in the paper a minimum of 15 days prior to the planning commission meeting. Proof of publication should be provided a minimum of 7 days prior to the meeting.  
**The ad has ran and proof will be submitted.**
3. Engineering fees will continue to accrue throughout the project. All engineering fees incurred by the City will be reimbursed to the City by the developer.  
**The developer has been notified.**
4. The revised plan should be submitted by next Tuesday June 12<sup>th</sup> at noon. The City requires 15 copies for planning commission. A revised copy and drainage plans should be delivered directly to Chris Brackett at his office.  
**Noted**

City of Farmington (Chris 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.  
**Noted**
2. The following review note should be added to the cover sheet: Review of these plans is limited to general compliance with City codes and regulations and does not warrant the engineer's design or relieve the developer of any requirements, even if errors, omissions, or any inadequacies are discovered after plan approval. The City's requirements shall govern over any conflicts with the plans or specifications. Any conditions determined in the field which require changes shall be subject to further review and corrective action.  
**The note has been added.**
3. Show all known on site and off-site existing easements.  
**The easements have been shown and labeled.**
4. If a freestanding sign is proposed, it should be shown and labeled on the site plan and a permit will be required for any new signage.



No freestanding sign is being proposed for the development.

5. Indicate location and type of garbage service.

A note has been added to the site plan to indicate type of trash service.

6. The drainage design is acceptable. There is a extremely small increase of flow but this obviously will not cause increased flood stages downstream.

Noted

City of Farmington Landscaping (Judy Horne)

1. Landscaping plan as shown may exceed actual ordinance requirements. Refer to VI.C. Street Buffer Main Street Requirements and VII.D. Street Buffer Side Street Requirements. Also, some landscaping plan plant selections may be too large, at maturity, for this site and considering the intricate traffic flow.

Further, due to the site location and traffic patterns much smaller vegetation may be needed in some areas because pedestrian and vehicle visibility and safety must be considered. This takes precedence over landscape height requirements. See Article V.E. Site Triangles on page 3 of Landscape Ordinance. Do not plant tall growing vegetation beneath power lines.

The landscape plan has been revised to better reflect the ordinance and to ensure safety and visibility on the site.

City of Farmington Fire Department

1. Coordinate with City of Fayetteville water/sewer division for any new water or sewer service connections. (479)575-8386
2. Coordinate with City of Fayetteville Building Safety Division for any required inspections of water/sewer yard lines. Plumbing permits may be required through the City of Fayetteville. (479)575-8233

Noted

Let us know if you have any questions or concerns.

Thanks,

  
Bradley Bridges, E.I.

City of Farmington  
Application and Checklist  
Large Scale Development

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

Applicant: City of Farmington Day Phone: (479) 267-3865  
Address: 354 W. Main Fax: \_\_\_\_\_  
Representative: Geoff Bates Day Phone: (479) 442-9350  
Address: 7230 S. Pleasant Ridge Dr. Fax: \_\_\_\_\_  
Property Owner: Same as Applicant Day Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Fax: \_\_\_\_\_

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

**Fee:** A non-refundable review fee of **\$500** is required at the time the application is accepted. *In the event engineering review fees and costs exceed \$500, the owners and/or developers shall reimburse the City of Farmington for all additional expenses incurred prior to review by the Farmington Planning Commission. In the event the Farmington Planning Commission requires modifications to the large scale development and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the large scale development is resubmitted to the Farmington Planning Commission.*

*For office use only:*

Fee paid \$	Date	Receipt #
-------------	------	-----------

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property Description  
Site Address -- N Broyles Ave (City Maint. Bldg.)  
Current Zoning -- A-1  
Attach legal description

**Financial Interests**

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

City of Farmington

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.*

Geoff H Bates Date 5/23/18  
Applicant Signature

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

\_\_\_\_\_  
Owner/Agent Signature Date \_\_\_\_\_

## LSD/Subdivision Application Checklist:

Yes No N/A, why?

1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	✓		
2. Payment of application fee.	✓		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	✓		
4. Fifteen (15) copies of the site plan <b>folded</b> to a size of no greater than 10" X 10 ½ ".	✓		
5. List of adjacent property owners and copy of notification letter sent. *	✓		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).	✓		
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).			
<b>The Following Shall Appear on the Site Plan:</b>			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	✓		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	✓		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	✓		
4. Complete and accurate legend.	✓		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	✓		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	✓		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	✓		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	✓		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	✓		
10. Status of regulatory permits:		✓	Will be provided at later date
a. NPDES Storm water Permit			
b. 404 Permit			
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 <sup>th</sup> of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	✓		



abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	✓		
13. A general vicinity map of the project at a scale of 1" = 2000'	✓		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	✓		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	✓		
16. Existing topographic information with source of the information noted. Show:	✓		
a. Two foot contour for ground slope between level and ten percent.			
b. Four foot contour interval for ground slope exceeding 10%.			
17. Preliminary grading plan.	✓		
<b>Existing Utilities and Drainage Improvements (Copy of the <u>Drainage Criteria Manual</u> can be obtained from the City of Farmington)</b>			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	✓		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	✓		
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:	✓		
a. Provide structure location and types.			
b. Provide pipe types and sizes.			
2. Regarding all proposed sanitary sewer systems	✓		
a. Provide pipe locations, sizes and types.			
b. Manhole locations.			
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site	✓		
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.		✓	No Septic
5. Regarding all proposed water systems on or near the site:	✓		
a. Provide pipe locations, sizes and types.			
b. Note the static pressure and flow of the nearest hydrant.			
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.			
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)	✓		
a. Locations of all related structures.			
b. Locations of all lines above and below ground.			
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	✓		
<b>Proposed and Existing Streets, Rights-of-way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	✓		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	✓		
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.)	✓		
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.	✓		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	✓		
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)	✓		
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)	✓		
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	✓		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.		✓	Non-Residential
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)	✓		
8. The location and size of existing and proposed signs, if any.	✓		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	✓		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	✓		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	✓		
12. Location of existing and purposed sidewalks.	✓		
13. Finished floor elevation of existing and purposed structures.	✓		
14. Indicate location and type of garbage service (Large Scale	✓		

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.		✓	Non-Residential
16. Draft of covenants, conditions and restrictions, if any.		✓	Non-Residential
17. Draft POA agreements, if any.		✓	Non-Residential
18. A written description of requested variances and waivers from any city requirements.		✓	No waivers or variances
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	✓		
20. Preliminary drainage plan as required by the consulting engineer.	✓		

*\*All applicants submitting preliminary plats and Large Scale Developments before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special meeting to the owners of all real property adjacent to the project. The notice shall include the name and address of the applicant, location of the project, and the time and place of the scheduled meeting. Notices shall be sent by certified mail, return receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's Office. (A sample notification and affidavit is attached.) Applicants must submit a verified affidavit attesting to the delivery of the notice to all owners of real property adjacent to the project, a copy of the notice to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to above must be submitted seven (7) days prior to the regular or special meeting of the planning commission.*



**Bates &  
Associates, Inc.**

**Civil Engineering - Land Surveying - Landscape Architecture**

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

PH: 479-442-9350 \* FAX: 479-521-9350

May 23, 2018

**FARMINGTON MAINTENANCE BUILDING - LEGAL DESCRIPTION**

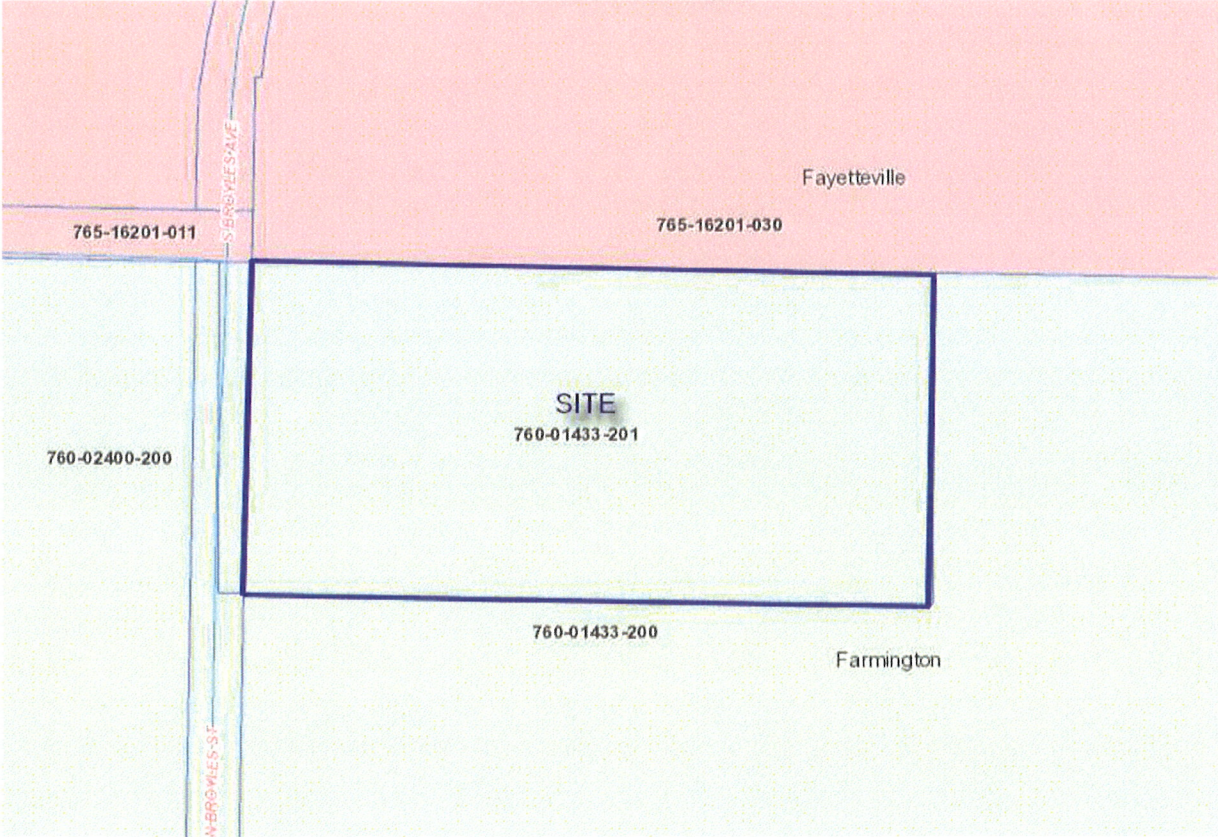
PARCEL #760-01433-201:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N87°31'26"W 508.75' FROM AN EXISTING STONE MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S01°51'24"W 375.00', THENCE N87°31'26"W 812.00', THENCE N01°51'24"E 375.00' TO THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE NORTH LINE THEREOF S87°31'26"E 812.00' TO THE POINT OF BEGINNING, CONTAINING 6.99 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN NORTH BROYLES STREET RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD..

Sincerely,

Jason Young  
Project Manager  
**Bates & Associates, Inc.**

# Parcel Map





# Bates & Associates, Inc.

Civil Engineering & Surveying

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

PH: 479-442-9350 \* FAX: 479-521-9350

May 23, 2018

**RE: Farmington Maintenance Building Public Notice**

To whom it may concern,

The City of Farmington requests that the following notice be published in the Arkansas Democrat Gazette no later than Sunday, June 10. Please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for a Subdivision at the property described below has been filed with the City of Farmington on the 22nd Day of May, 2018.

Parcel 760-01433-201:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N87°31'26"W 508.75' FROM AN EXISTING STONE MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S01°51'24"W 375.00', THENCE N87°31'26"W 812.00', THENCE N01°51'24"E 375.00' TO THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE NORTH LINE THEREOF S87°31'26"E 812.00' TO THE POINT OF BEGINNING, CONTAINING 6.99 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN NORTH BROYLES STREET RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

6.99 Acres, located on the East side of North Broyles Street, Farmington, Arkansas 72730, North of Jerry "Pop" Williams Elementary.

The Applicant requests a 11,832 sq. ft. building and associated parking lot and paving.

A public meeting to consider this request for a Subdivision at the above described property will be held on the 25<sup>th</sup> day of June, 2018, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

---

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

Sincerely,

Geoffrey H. Bates, P.E.

**Bates & Associates, Inc.**



**Bates &  
Associates, Inc.**

**Civil Engineering & Surveying**

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

PH: 479-442-9350 \* FAX: 479-521-9350

May 23, 2018

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

RE: City of Farmington Maintenance Building Large Scale Development

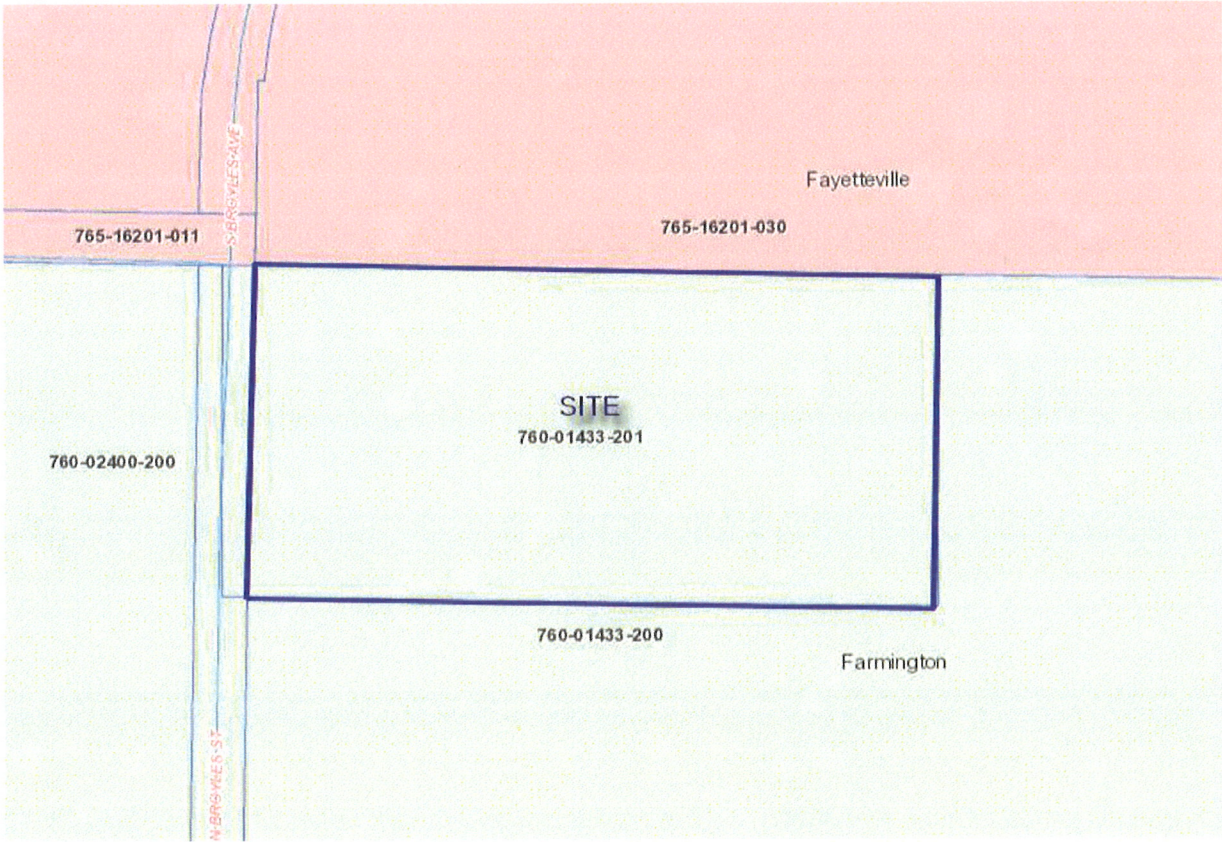
Dear City Staff,

Please see the attached Parcel Map and list of Adjoining Property owners for the City of Farmington Maintenance Building Large Scale Development.

ADJACENT LAND OWNERS (PARCEL 760-01433-201)

- 1) PARCEL #765-16201-030  
CITY OF FAYETTEVILLE  
113 W MOUNTAIN ST  
FAYETTEVILLE, AR 72701-6083  
ZONED: R-A (FAYETTEVILLE)
- 2) PARCEL #760-01433-200  
FARMINGTON SCHOOL DISTRICT # 6  
42 S DOUBLE SPRINGS RD  
FARMINGTON, AR 72730-2506  
ZONED: A-1
- 3) PARCEL #760-02400-200  
YATES FAMILY CHARITABLE REMAINDER TRUST  
PO BOX 10558  
FAYETTEVILLE, AR 72703-0044  
ZONED: R-1
- 4) PARCEL #765-16201-011  
CITY OF FAYETTEVILLE  
113 W MOUNTAIN ST  
FAYETTEVILLE, AR 72701-6083  
ZONED: R-A (FAYETTEVILLE)

PARCEL MAP





**NOTICE OF PUBLIC HEARING BEFORE  
THE FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION FOR LARGE SCALE DEVELOPMENT**

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

Southeast corner of Broyles St. and Woodsey Farm Rd.  
Location

City of Farmington  
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for LARGE SCALE DEVELOPMENT of the above property .

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on June 25, 2018 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place; or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main, 479-267-3865.

Mailed certified to:

\* Farmington School District  
42 S. Double Springs  
Farmington, Ar 72730

\* Yates Family Charitable Reminder Trust  
P.O. Box 10558  
Fayetteville Ar. 72703

\* City of Fayetteville  
113 West Mountain St.  
Fayetteville, Ar. 72701

7017 1070 0001 1151 4415

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**FAYETTEVILLE, AR 72703**

**OFFICIAL USE**

Certified Mail Fee	\$3.45	0230 55
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	06/05/2018
Total Postage and Fees	\$6.70	

Sent To: James Family Charitable Remnant Trust  
 Street and Apt. No., or PO Box No. P.O. Box 10558  
 City, State, ZIP+4® Fayetteville Ar 72703

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

7017 1070 0001 1151 4422

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**FARMINGTON, AR 72730**

**OFFICIAL USE**

Certified Mail Fee	\$3.45	0230 55
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	06/05/2018
Total Postage and Fees	\$6.70	

Sent To: Farmington School District  
 Street and Apt. No., or PO Box No. 40 S. Double Springs  
 City, State, ZIP+4® Farmington, Ar 72730

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

7017 1070 0001 1151 4408

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**FAYETTEVILLE, AR 72701**

**OFFICIAL USE**

Certified Mail Fee	\$3.45	0230 55
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	06/05/2018
Total Postage and Fees	\$6.70	

Sent To: City of Fayetteville  
 Street and Apt. No., or PO Box No. 115 W. Mountain  
 City, State, ZIP+4® Fayetteville Ar 72701

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Remindly  
 Yates Family Charitable Trust  
 P.O. Box 10558  
 Fayetteville, AR 72703



9590 9402 3916 8060 2723 21

2. Article Number (Transfer from service label)

7017 1070 0001 1151 4415

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Sandra Rainey*  Agent  
 Addressee

B. Received by (Printed Name)

SANDRA RAINEY

C. Date of Delivery

6/12/18

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

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Farmington School District  
 12 S. Double Springs  
 Farmington, AR 72730



9590 9402 3916 8060 2723 38

2. Article Number (Transfer from service label)

7017 1070 0001 1151 4422

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Julie Howard*  Agent  
 Addressee

B. Received by (Printed Name)

Julie Howard

C. Date of Delivery

6/16/18

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

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

## Brenda Coleman

---

**From:** Brenda Coleman <brendacoleman@cityoffarmington-ar.gov>  
**Sent:** Tuesday, June 5, 2018 3:22 PM  
**To:** Cathy Wiles (cwiles@nwadg.com)  
**Subject:** publish - notice of public hearing  
**Attachments:** NOTICE OF PUBLIC HEARING - city maint. bldg..docx

Cathy,

Please place the attached notice of public meeting ad in the Enterprise Leader in the June 13<sup>th</sup> edition. Please send proof of publication to Melissa McCarville.

Thanks,  
Brenda Coleman  
Administrative Assistant  
City of Farmington, Arkansas  
479-267-3865

## NOTICE OF PUBLIC HEARING

A petition for Large Scale Development for the property described below has been filed with the City of Farmington on the 22<sup>nd</sup> of May, 2018.

### TRACT B:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N87°31'26"W 508.75' FROM AN EXISTING STONE MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S01°51'24"W 375.00', THENCE N87°31'26"W 812.00', THENCE N01°51'24"E 375.00' TO THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE NORTH LINE THEREOF S87°31'26"E 812.00' TO THE POINT OF BEGINNING, CONTAINING 6.99 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN NORTH BROYLES STREET RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

A public hearing to consider this Large Scale Development will be held on the 25<sup>th</sup> day of June, 2018, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington Arkansas. All interested persons are invited to attend.