

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

Applicant: City of Farmington
Project Name: City Maintenance Building
Engineer/Architect: Bates & Associates, Inc.

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 LSD Application Checklist shows that no septic system is proposed but a septic system is shown on the plans. Show the test hole locations and provide the test information verifying the suitability of the soils for a septic system.
3. Show the parking space requirements for the building proposed. Add the parking spaces required to the site plan.
4. Dimension the handicap space shown on the plans.
5. Label the FEMA FIRM Special Flood Area shown on the plans.
6. Gravel parking lots are not allowed by City Ordinance. This area must be paved with a dust free surface or a variance must be submitted.
7. Show the detention pond outlet structure on the plans.
8. The outlet structure shown in the drainage report discharges to the southeast. Provide a basin with a rock check damn or some other method to convert this flow back to sheet flow before it leaves the site.

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: City of Farmington

Date: 6-5-18

Project Name: City Maintenance Building

Engineer/Architect: Bates & Associates, Inc..

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

If PGTELCO's service is desired, please extend a minimum 2" conduit from within the building to the greenspace on the South side of the proposed driveway.

Or, extend a 2" Conduit from within the building straight West to the greenspace similar to the proposed water service.

Received By: _____

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

Applicant: City Maintenance Shop

Date: June 5, 2018

Project Name: City Maintenance Shop

Engineer/Architect: Bates & Associates

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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
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Applicant: City of Farmington

Date: 6-5-18

Project Name: City Maintenance Building

Engineer/Architect: Bates & Associates, Inc..

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Representing: Ozarks Name: Wesley Mal

1.) Please See Ozarks General Comm

2.) Will you need Single or 3phase Sec

3.) Where do you want the Location of

4.) We have a 3phase line on West S
Broyles and Single phase line on North
of property. (Ozarks will Need Utility Ea
from Transformer site to line you decided
use.)

Received By: _____

Date: 05/24/2018

City of: Farmington

Name: City Maintenance Building

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed this project will be at full cost to the developer.
 2. All property corners and easements must be clearly marked before construction will begin.
 3. All off site easements that are needed for Ozarks to extend electrical service to the 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 at road crossings by developer must have 48 inch of cover at final grade and marked with post to identify end of conduits. (3 - 4 inch schedule 40 conduits to be used for electric only at all road crossings, conduits must extend past the edge of any obstructions so that they are accessible during construction.) There must be minimum separation of 12 inches between conduits for electric and conduits for other utilities. This is NESC code 354. 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.
 5. Transformer must have a minimum of 30 feet clearance from any structure. Any variation of this requirement must have written approval from an Ozarks representative.
 6. Developer will need to contact Ozarks Electric and provide them with electrical load information before any cost to developer can be determined.
 7. Developer to provide all trench and PVC conduits including PVC sweeps in accordance with Ozarks specifications. No metal conduit or metal sweeps are to be used.
 8. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat as well as a hard copy.
 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. Developer or contractor must apply for temporary construction service and permanent service before any design and cost is determined by Ozarks.
 11. Please contact Ozarks Electric when construction begins on this project and again when construction is within three months of completion.
- Call Wes Mahaffey At (479)263-2167 wmahaffey@ozarksecc.com

Additional Comments:

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Representing: City of Farmington

Name: Judy Horne
Planning Commission Member

Although this property is A-1 zone, the City should make efforts to make the site attractive. In addition to the suggested landscaping shown on plat, I suggest the addition of several large shrubs. Also, Golden Rain Trees are indicated beside parking area near building entrance. I suggest these trees be planted away from the area because they can be slightly "messy" when the gold blossoms fall. Nearer the parking spaces and in front of the trees several low growing shrubs could be planted (such as Dwarf Yaupon Holly which at maturity is about 60" wide X 48" high) Finally, along the screening fence, I suggest planting large, easy-grow shrubs such as oakleaf hydrangea or small evergreens.

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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 LSD Application Checklist shows that no septic system is proposed but a septic system is shown on the plans. Show the test hole locations and provide the test information verifying the suitability of the soils for a septic system. Test pit locations added. Soils report unavailable at time of resubmittal
3. Show the parking space requirements for the building proposed. Add the parking spaces required to the site plan. Parking Chart and spaces added to plans.
4. Dimension the handicap space shown on the plans. HC space dimensioned
5. Label the FEMA FIRM Special Flood Area shown on the plans. Flood Plain Labeled
6. Gravel parking lots are not allowed by City Ordinance. This area must be paved with a dust free surface or a variance must be submitted. Gravel Removed
7. Show the detention pond outlet structure on the plans. Outlet Structure Added
8. The outlet structure shown in the drainage report discharges to the southeast. Provide a basin with a rock check damn or some other method to convert this flow back to sheet flow before it leaves the site. Level Spreader added.

No Gravel

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Representing: Rick Brumall Name: City of Farmington

1 #15 on "general notes to contractor" is not correct and needs to be corrected or removed.

Note Revised.

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Representing: Water City of Fayetteville Name: Corey Granderson, PE Staff Engineer

① Contact City of Fayetteville Engineering division to schedule waterline tap for proposed water meter. 575-8206.

Noted

② Contact City of Fayetteville Building Safety Division for plumbing permits and inspections of water yard-lines. Call 575-8233.

Noted

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2" conduit added

Or, extend a 2" Conduit from within the building straight West to the greenspace similar to the proposed water service.

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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. City of Farmington will publish newspaper ad.
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.
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Landscape Plan revised.

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Representing: Ozarks Name: Wesley Mahaffey

1.) Please See Ozarks General Comments Form

2.) Will you need Single or 3phase Service
Three-phase will be required.

3.) Where do you want the Location of Transformer
Location of transformer added to plans.

4.) We have a 3phase line on West side of Broyles and Single phase line on North side of property. (Ozarks will Need Utility Easement from Transformer site to line you decide to use.)
Transformer location and easement added. Final location to be determined by owner.

Received By: _____

Date: 05/24/2018

City of: Farmington

Name: City Maintenance Building

General Comments:

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- Call Wes Mahaffey At (479)263-2167 wmahaffey@ozarksecc.com

Additional Comments:



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

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.**

Date of preliminary plat approval: 01/23/17

Date of grading permit: 02/02/17

Date of final infrastructure inspection: pending

Engineering Fees Paid yes no

Development site address or location: Rhea's Mill Rd

(Windgate Subdivision)

GENERAL INFORMATION:

Primary Contact Person: Geoff Bates

Business Name: Bates & Associates, Inc.

Address: 7230 S. Pleasant Ridge Drive

City: Fayetteville State AR Zip Code 72704

Phone: 479-442-9350 Email: geoff@batesnwa.com

Check all that apply: Applicant Owner Other _____

Name: Michael Pennington

Business Name: Gateway Homes, LLC

Address: PO Box 6095

City: Springdale State AR Zip Code 72766

Check all that apply: Applicant Owner Other _____

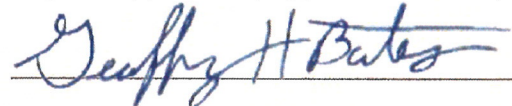
Name: _____

Business Name: _____

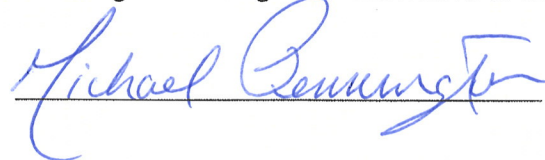
Address: _____

City: _____ State _____ Zip Code _____

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.

 Date: 5/22/18

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)

 Date: 5/22/18

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Mike Pennington – Gateway Homes, LLC
Project Name: Windgate Subdivision – Final Plat
Engineer/Architect: Bates & Associates, Inc.

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. It is our understanding that Washington County will only accept 18"x24" sheets and smaller for filing. Verify and submit on sheet size accepted by Washington County for filing.
3. Update the signature block. The accepted signature blocks are attached.
4. Verify the street names and locations are acceptable to the City of Fayetteville 911 coordinator. Add the lot addresses to the plat.
5. The note of the title sheet states that all setbacks are utility easements, but the side setbacks are not labeled as such on the plat. Please clarify.
6. Add a legend with all line types and symbols to the plat.
7. Show the sidewalk with a 6' greenspace to avoid conflicts with the property corner pins. Hatch the sidewalk is a greyscale on the plat.
8. The sidewalk along Rheas Mills and along the Detention Pond Lot 28 must be installed prior to final approval of the subdivision.
9. When all improvements have been installed, a final inspection must be conducted with the Engineer of Record, the contractor, Olsson Associates representatives and City representatives. All punch list items must be completed and accepted prior to final approval of the final plat.

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

Applicant: Gateway Homes

Date: June 5, 2018

Project Name: Windgate – Final Plat

Engineer/Architect: Bates & Associates

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: Gateway Home, LLC.

Date: 6-5-18

Project Name: Windgate Subdivision- Final Plat

Engineer/Architect: Bates & Associates, Inc.

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

Representing: Ozarks Name: Wesley Mahaf

1.) Ozarks will need 30ft U.E. Along Overhead Line so over Lot 4. We can retire this line when underground is put in.

2.) Ozark will need 20ft U.E. Between Lots 2 and 3 like whats between lots 6 and 7.

3.) Ozark will need a 20ft. U.E. between lots 11 and 12. Like that between lots 3 and 4.

4.) Ozark will need a 20ft U.E. between lots 14, 15 and 16.

5.) All Utility Easement need to be Noted U.E. I've noticed some are and some are not.

6.) Would like Road Crossings, Address's, and U.E. put on signed Final 2D Auto Cad file that is sent to Ozarks

7.) Also refers to Ozarks General Commem

Received By: _____

Date: 05/24/2018

City: Farmington

Subdivision Name: Windgate Subd.

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. (Bare minimum of 5 Pipes)
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., Lot size, St. Light location and address to Lots 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. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If developer decide to go with their own contact Cooperative representative below.
11. 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:

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

Applicant: Gateway Home, LLC.

Date: 6-5-18

Project Name: Windgate Subdivision- Final Plat

Engineer/Architect: Bates & Associates, Inc.

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Representing: City of Farmington Name: Rick Bromell

1. Please provide 911 addresses on each lot. Contact Dainah Gilbert at 575-8380 for address numbers

2. Front setback should be 25' per city ordinance. 30' is stated on front cover

3. Lot 14 shows 30' Building Set Back, need to change to 25'.

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Representing: _____ Name: Zak Johnson

Washington Water Authority

- Final Acceptance of constructed water infrastructure has not been granted for this project.

Outstanding items include:

- Hydrostatic Pressure Test / Disinfection / Bacteriological Sampling
- Tracer Wire Test
- Final Inspection
- Record Drawings → Paper / PDF / CAD

- All items must be complete and to WWA requirements before service will be provided.

Also need,

- Maintenance Bond
- Cost Certification
- Payment Affidavit
- Payment of Depletion / meter fees

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Representing: City of Farmington Name: Judy Horne, member
Landscaping Farmington Planning Commission
Lot 28 is .56 acres, the requested
acreage for a new subdivision neighborhood
park. However, if this area is to be
a storm^{water} detention pond, additional land
must be provided for a park. (See
Article XII I. Unacceptable. Park Land.
OR Alternative plan would be to pay
\$600 per single-family unit to City
of Farmington Park Fund in lieu of
land conveyance. (\$600 x 27 lots)

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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. It is our understanding that Washington County will only accept 18"x24" sheets and smaller for filing. Verify and submit on sheet size accepted by Washington County for filing. 18" x 24" will be
3. Update the signature block. The accepted signature blocks are attached. Blocks updated. submitted.
4. Verify the street names and locations are acceptable to the City of Fayetteville 911 coordinator. Add the lot addresses to the plat. Street names verified and addresses added.
5. The note of the title sheet states that all setbacks are utility easements, but the side setbacks are not labeled as such on the plat. Please clarify. All setbacks shown as easements on plat.
6. Add a legend with all line types and symbols to the plat. Legend updated to reflect linetypes and symbols.
7. Show the sidewalk with a 6' greenspace to avoid conflicts with the property corner pins. Hatch the sidewalk is a greyscale on the plat. Sidewalk revised.
8. The sidewalk along Rheas Mills and along the Detention Pond Lot 28 must be installed prior to final approval of the subdivision. Sidewalk will be constructed.
9. When all improvements have been installed, a final inspection must be conducted with the Engineer of Record, the contractor, Olsson Associates representatives and City representatives. All punch list items must be completed and accepted prior to final approval of the final plat. Noted.

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Gateway Homes

Date: June 5, 2018

Project Name: Windgate – Final Plat

Engineer/Architect: Bates & Associates

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. Adjoining property owners will be notified.
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. Newspaper ad will be placed 15 days prior to 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. Noted
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.~~ Noted

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Gateway Home, LLC.

Date: 6-5-18

Project Name: Windgate Subdivision-- Final Plat

Engineer/Architect: Bates & Associates, Inc.

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

Representing: Sewer (City of Fayetteville) Name: Corey Granderson, PE
Staff Engineer.

- ① Provide sewer utility acceptance signature block for City Engineer. Signature Blocks updated.
- ② Provide Easement approval signature blocks. Signature blocks updated.
- ③ Schedule final inspection of sewer system with City of Fayetteville. All standard closeout documents must be provided prior to city-approval of this plat (As-builts, bands, testing, etc.)

Final Inspection will be scheduled.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Gateway Home, LLC.

Date: 6-5-18

Project Name: Windgate Subdivision- Final Plat

Engineer/Architect: Bates & Associates, Inc.

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

Representing: Ozarks Name: Wesley Mahaffey

1) Ozarks will need 30ft U.E. Along Overhead Line so over Lot 4. We can retire this line when underground is put in.

30' Easement over 3-phase line shown on previous submittal. Service line will be relocated.

2) Ozark will need 20ft U.E. Between Lots 2 and 3 like whats between lots 6 and 7.

3) Ozark will need a 20ft. U.E. between Lots 11 and 12 just like that between lots 3 and 4.

4) Ozark will need a 20ft U.E. between lots 14, 15 and 16, 17.

5) All Utility Easement need to be Noted U.E. I've noticed some are and some are not.

All setbacks revised to easements.

6) Would like Road Crossings, Address's, and U.E. put on Signed Final 2D Auto Cad File that is sent to Ozarks

Road crossings added to CAD file, and revised final plat will be emailed in CAD.

7) Also refer to Ozarks General Comment Form

Received By: _____

Date: 05/24/2018

City: Farmington

Subdivision Name: Windgate Subd.

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. (Bare minimum of 5 Pipes)
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., Lot size, St. Light location and address to Lots 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. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If developer decide to go with their own contact Cooperative representative below.
11. 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:

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

Applicant: Gateway Home, LLC.

Date: 6-5-18

Project Name: Windgate Subdivision- Final Plat

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Farmington Name: Rick Bromell

1. Please provide 911 addresses on each lot. Contact Darrick Gilbert at 575-8380 for address numbers

Addresses added as provided by Washington County

2. Front setback should be 25' per city ordinance. 30' is stated on front cover

Setback chart revised.

3. Lot 14 shows 30' Building Set Back, need to change to 25'.

label revised.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Gateway Home, LLC.

Date: 6-5-18

Project Name: Windgate Subdivision- Final Plat

Engineer/Architect: Bates & Associates, Inc.

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Representing: _____ Name: Zak J. J. J.

Washington Water Authority

- Final Acceptance of constructed water infrastructure has not been granted for this project.

Outstanding items include:

- Hydrostatic Pressure Test / Disinfection / Bacteriological Sampling

- Tracer Wire Test

- Final Inspection

- Record Drawings → Paper / PDF / CAD

Testing, final inspection, and record drawings will be provided.

- All items must be complete and to WWA requirements before service will be provided.

Also need,

- Maintenance Bond

- Cost Cert. Partia

- Payment Affidavit

- Payment of Depletion / meter fees

Bonds, certification, affidavit, and payment will be provided.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Gateway Home, LLC.

Date: 6-5-18

Project Name: Windgate Subdivision- Final Plat

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Farmington Name: Judy Horner, member
Landscape Farmington Planning Comm.
Lot 28 is .56 acres, the required
acreage for a new subdivision neighborhood
park. However, if this area is to be
a storm^{water} detention pond, additional land
must be provided for a park. (See
Article XII I. Unacceptable. Park Land.
OR Alternative plan would be to pay
\$600 per single-family unit to City
of Farmington Park Fund in lieu of
land conveyance. (\$600 x 27 lots)

Park fees will be paid by owner.

Received By: _____

NORTHWEST ARKANSAS Democrat Gazette

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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:

BATES & ASSOCIATES

Public Hearing

Was inserted in the Regular Edition on:

June 8, 2018

Publication Charges: \$81.90



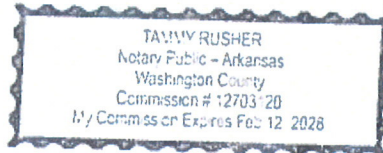
Cathy Wiles

Subscribed and sworn to before me
This 12 day of June, 2018.



Notary Public

My Commission Expires: 2/12/28



****NOTE****

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

NOTICE OF PUBLIC MEETING

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

Parcel 760-01905-000:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S87°40'58"E 263.35' FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°40'58"E 523.60', THENCE S02°19'06"W 366.46' TO AND EXISTING REBAR, THENCE S87°41'42"E 336.24', THENCE S02°17'41"W 291.45' TO AND EXISTING REBAR, THENCE N87°40'31"W 859.31', THENCE N02°15'41"E 657.72', TO THE POINT OF BEGINNING, CONTAINING 10.15 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

10.15 Acres, located on south side of Rheas Mill Rd. / WC 96, Farmington, Arkansas 72730, East of Bellwood Drive and West of North Hawkins Lane

The Applicant requests a 28 Lot Subdivision.

A public meeting to consider this request for a Subdivision at the above described property will be held on the 25th 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.

74559252 June 8, 2018

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To: **MORELL, FREDERICK & LOUISE**
IRREVOCABLE TRUST
190 W CIMARRON APT 661
FARMINGTON, AR 72730

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To: **CASE, CHARLES E & PEGGY J**
62 S HYACINTH LN
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& ALEXIA L**
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HOGG, NORMAN R
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ELIZANDRO, JERI L
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SAMUELS, GREGORY D & KAY
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PENN, ERNIE L; THOMAS, KELLY S
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PETERSEN, MICHAEL
& MARY LINDA
PO BOX 1013
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SPEEGLE, CARA L
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<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	

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MCALISTER, WILLIAM A & EDITH L
125 OAKRIDGE DR
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
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WOODS, SETH EDWARD &
VANESSA ANN
428 RHEAS MILL RD
FARMINGTON, AR 72730

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7015 1520 0002 2921 6852
6999 7015 1520 0002 2921 6866
7015 1520 0002 2921 6866
7015 1520 0002 2921 6739

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<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
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12825 MINERAL SPRINGS RD
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Postage	\$0.50	27
Extra Services & Fees (check box, add fee as appropriate)	\$4.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00	
<input type="checkbox"/> Return Receipt (electronic)	\$1.00	
<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	

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MULLEN, SHARON;
DEVAULT, CHRISTINE
HOLLY; DANIELS, AMY M
468 RHEAS MILL RD
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Certified Mail Fee	\$3.45	0190
Postage	\$0.50	27
Extra Services & Fees (check box, add fee as appropriate)	\$4.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00	
<input type="checkbox"/> Return Receipt (electronic)	\$1.00	
<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	

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ANDERSON, DON G & JUANITA J
478 RHEAS MILL RD
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Extra Services & Fees (check box, add fee as appropriate)	\$4.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00	
<input type="checkbox"/> Return Receipt (electronic)	\$1.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
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REIMER, LLOYD & MICHELLE
307 N JEFFERSON
PROTECTION, KS 67127

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MONTÉZ, RAYMOND A
6 BELLWOOD DR
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<input type="checkbox"/> Return Receipt (electronic)	\$1.00	
<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	

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HARTMAN, HENRY & REBECCA
492 RHEAS MILL RD
FARMINGTON, AR 72730

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