City of Farmington Application and Checklist Preliminary Plat

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

Applicant:_ Lots 101, LLC Day Phone: (479) 267-9900
Address: PO Box 1527, Farmington, AR 72730 Fax: (479) 267-5616
Representative: Blew & Associates, PA Day Phone: (479) 443-4506
Address: 108 Crossover Ave, Lowell, AR 72745 Fax: (479) 582-1883
Property Owner: Lots 101, LLC Day Phone: (479) 267-9900
Address: PO Box 1527, Farmington, AR 72730 Fax: (479) 267-5616
Indicate where correspondence should be sent (circle one): Applicant - Representative Owner
Fee: A non-refundable review fee of \$2,000 is required at the time the application is accepted. In the event engineering review fees and costs exceed \$2,000, the owners and/or developers shall reimburse the City of Farmington for all additional expenses incurred prior to review by the Farmington Planning Commission. In the event the Farmington Planning Commission requires modifications to the subdivision plat and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the plat is resubmitted to the Farmington Planning Commission. For office use only. Fee paid \$2.00 and Planning Commission.
Describe Proposed Property In Detail (Attach additional pages if necessary) Property Description Site Address North Garland McKee Road Current Zoning RE-2/A-1 Attach legal description
Financial Interests The following entities or people have a financial interest in this project: Lots 101, LLC
Applicant/Representative: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval. Date 2016-06-20
Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.) Date
Owner/Agent Signature

Development Checklist:

Yes No N/A, why? 1. Completed application form. 2. Payment of application fee. X 3. One AutoCAD drawing - 1"=100' or larger, using layer, Χ symbols and line types as required by City Engineer. 4. Fifteen (15) copies of the plat **folded** to a size of no greater Χ than 10" X 10 1/2 ". The Following Shall Appear on the Plat: 1. Names, addresses and telephone numbers of the record Χ owners, applicant, surveyor, architect, engineer and person preparing the plat. 2. Names, addressed and property lines and zoning of all property owners adjacent to the exterior boundaries of the project Χ 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, Χ zoning classification and proposed use. 4. Complete and accurate legend. Χ 5. Title block located in the lower right hand corner indicating the Χ name and type of project, scale, firm or individual preparing drawings, date and revision. 6. Note regarding wetlands determination, if any. Note if Army Х Corps of Engineers determination is in progress. 7. Written legal description. (If the project is in more than one Χ tract the legal for each individual tract must be provided.) 8. P.O.B. from a permanent well-defined reference point, P.O.B. Χ must be clearly labeled. X 9. Curve data for any street which forms a project boundary. 10. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Χ Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study. 11. Status of regulatory permits: a. NPDES Storm water Permit b. 404 Permit Χ c. Other Χ 12. Provide a benchmark, clearly defined with a precision of 1/100th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure abutment, etc. 13. Spot elevations at grade breaks along the flow line of drainage 14. A general vicinity map of the project at a scale of 1" = 2000' taken from the City of Farmington Street Base Map (1" = Χ 15. The location of all existing structures. Dimensions of buildings Χ and setbacks from the building to property lines. 16. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD Х and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned. 17. Existing topographic information with source of the information Χ noted. Show:

	a. Two foot contour for ground slope between level and		
	ten percent.	X	1
	b. Four foot contour interval for ground slope exceeding 10%.	X	
18. Pr	reliminary grading plan.	X	
Existing	Utilities and Drainage Improvements (Copy of the Criteria Manual can be obtained from the City of		
1. S in st "e	how all known on site and off-site existing utilities, drainage nprovements and easements (dimensioned) and provide the tructures, locations, types and condition and note them as existing" on the plat.	x	
2. E ho fo in	xisting easements shall show the name of the easement older, purpose of the easement, and book and page number or the easement. If an easement is blanket or indeterminate nature, a note to this effect should be placed on the plan.	,	No existing easements on subject property
	d Utilities legarding all proposed storm sewer structures and drainage	 	
	tructures:	_	
	a. Provide structure location and types.	X	
	b. Provide pipe types and sizes.	X	
2. R	legarding all proposed sanitary sewer systems		Septic proposed
	a. Provide pipe locations, sizes and types.		
	b. Manhole locations.		
	lote the occurrence of any previous sanitary sewer overflow		No known sanitary
	roblems on-site or in the proximity of the site	 	sewer overflow
	a septic system is to be utilized, not that on the plat. Show	X	
	ne location and test data for all percolation tests. Regarding all proposed water systems on or near the site:		
	a. Provide pipe locations, sizes and types.	-	No main proposed
	b. Note the static pressure and flow of the nearest		Nearest fire hydrant
	hydrant.	[not located
	 Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances. 	×	
(t	Il proposed underground or surface utility lines if determined: this category includes but is not limited to telephone, lectrical, natural gas and cable.)		No additional utilities proposed
	a. Locations of all related structures.		The state of the s
	b. Locations of all lines above and below ground.	-	
	 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. 		
e o a	The width, approximate locations and purposes of all proposed assements or rights-of-way for utilities, drainage, sewers, flood ontrol, ingress/egress or other public purposes within and diacent to the project.		No easements proposed
	d and Existing Streets, Rights-of –way and Easements		
p a	The location, widths and names (avoid using first names of seople for new streets) of all exiting and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within	×	
	and adjacent to the project; and the centerline curve data; and	1	

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11 District the standard description		
all curb return radii. Private streets shall be clearly identified		
and named. 2. A Layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.		No proposed streets
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.)		No proposed street lights
Easement Plat - LSD Only		
A final easement plat (in the same form as a final plat) must be submitted and recorded before the issuance of a building permit.		Preliminary plat submittal - No large scale development proposed
Subdivision of Land		
The lot layout, the dimensions of each lot and total area in square footage or acreage to the nearest on-hundredth (1/100 th) acre of each lot. Lots shall be numbered consecutively for all phases. The total number of lots shall be indicated on the plat.	X	
The designation of all "outlots" and anticipated uses, if known.		No outlots proposed
3. For phased development, a plat showing all phases is required.		No phased development planned
Site Specific Information		
Provide a note describing any off site improvements.	X	
The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		No water wells, sumps, cesspools, or other underground structures located
 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.) 		No existing or proposed lease or access agreements
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.)		No potentially dangerous areas
 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. 		No existing or proposed public areas
For large scale residential development, indicate the use and list in a table the number of units and bedrooms.		Large scale development not proposed
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.)		Large scale development not proposed
8. The location and size of existing and proposed signs, if any.		No proposed signs
Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	Х	
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.)		No parking/loading areas proposed
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).		No buffer strips, fences, or screen walls required
12. Location of existing and purposed sidewalks.		No sidewalks proposed
12. Eucation of existing and purposed sidewands.		
13. Finished floor elevation of existing and purposed structures.	Х	

Developments only.) Dimension turnaround area at dumpster location.		
15. A description of commonly held areas, if applicable.		No commonly held areas
16. Draft of covenants, conditions and restrictions, if any.		No covenants
17. Draft POA agreements, if any.		No POA agreement
18. A written description of requested variances and waivers from any city requirements.	Х	
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	X	
20. Preliminary drainage plan as required by the consulting engineer.	X	
Data on Diskette		
 Magnetic Media or CD with all information in AutoCAD or a similar format must be submitted with application. Questions concerning this requirement may be directed to Building Inspection. 	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.

RE	CEPT DATE	12-20-16	No.	
RECEIVED		101160	\$.7100	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	thornend	14/20//		
Ç FOR RÊ SFOR ⊥	Minusy Plat	Harry Tee	Willedge God	DOLLAF
ACCOUNT	○ CASH	162 7		
STET	2000 CHECK			
BAC DUE	OMONEY ORDER ORBOIT CARD	BB CAC		

Applicant: Lots 101, LLC. Date: 7-5-16 Project Name: Tom Sims Subdivision, Lots 101. LLC. – Preliminary Plat Engineer/Architect: Blew & Associates, PA. 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: Cox Communications Name: Chad Hodge Request 20' utility easement along N Garland McKee Road. Any damage to or relocation of our existing facilities will be at the owners/developers expense. Received By:

Applicant: Lots 101, LLC. Date: 7-5-16

Project Name: Tom Sims Subdivision, Lots 101. LLC. - Preliminary Plat

Engineer/Architect: Blew & Associates, PA.

Following are <u>recommendations</u> from the Technical Plat Review Committee that <u>must</u> <u>be addressed prior to your application being submitted to the Planning Commission</u> <u>at its next regular meeting</u>. The information must be submitted to the Planning Office before <u>12 noon</u> 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: Swepco / AEP Name: RON BERTRAM
1) Need Zo' UE Along North side of Lot 1
2) Need 20' UE Along West side of Lots 1-6
3) Need 20' UE Along Nursh property line.
4) Need 20' UE Along Norsh property Line of 10T 7
5) Need 70 show existing power poles along east side of Garland McKee Rd.
6) Any relocation will be at the owners corpense.
7) Need 20' UE Along West SiVe 100 7
8) Need 20' UE Along South preparty line. 9) Show existing power lines Along Wast side of prop Received By:



Date: 06-22-2016 City: Farmington

Name: Tom Sims Subd.

Comments:

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

Additional Comments:

1. Well need 30' U.E along single phase on south east side of property

Applicant: Lots 101, LLC. Date: 7-5-16 Project Name: Tom Sims Subdivision, Lots 101. LLC. - Preliminary Plat Engineer/Architect: Blew & Associates, PA. 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. Glectric Name: Wesley Representing: Uzur K Received By:

Applicant: Lots 101, LLC. Date: 7-5-16

Project Name: Tom Sims Subdivision, Lots 101. LLC. – Preliminary Plat

Engineer/Architect: Blew & Associates, PA.

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

Representing: WASHINGTON WATER LUTBY Name: JOSH MORE
1) Lot 7 win Be A single water meter service
2) Developer Needs to pay to have all meter
installal at 1 time.
3) Need Septic System Approval for all lots before water
meter services will be installed
4) Newl 911 ADDRESSED for each let on the plat.
5) Elevations of existing ground on top of existing water
the in connect be I much
4) There is assisted on existing 3" 4" water men between the
News and the 12" shown on the plan Call Askenses are Call
(4) There is possibly on existing 3"014" water man between the Owno and the 12" Shown on the plan. Call Acknows are Call for locating to get a more accounte periction on the procupe,
A November .
1) my relocating of unes of ammoment possibilities will be
At Developers COST.
3) Don't MDD ADDITIONAL WATER ONTO PUMP STATION SITE.
9) Existing waren main (12") weeds to be in private essemant
SHOW EXISTING CASEIMENTS.
Received By:

Applicant: Lots 101, LLC. Date: 7-5-16 Project Name: Tom Sims Subdivision, Lots 101. LLC. – Preliminary Plat Engineer/Architect: Blew & Associates, PA. 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: PGTECCO Name: SHANE BELL Essenanto requestel by SWEPCO/AEP are pufficient for PGTELCO Received By:



Jacob Rennick <jacob@blewinc.com>

16-190 Hillside Estates SD (SWL-2017-00034 Resubmittal)

CESWL-Regulatory <PR-R.CESWL-PR-R@usace.army.mil> To: Jacob Rennick < jacob@blewinc.com>

Mon, Jun 5, 2017 at 9:49 AM

Thank you, your information has been received.

Cynthia Blansett

Cynthia Blansett **Environmental Protection Specialist** US Army Corps of Engineers, Little Rock District Regulatory Division PO Box 867 Little Rock, Arkansas 72203-0867 (501) 324-5295

----Original Message----

From: Jacob Rennick [mailto:jacob@blewinc.com]

Sent: Friday, June 02, 2017 4:54 PM

To: CESWL-Regulatory <PR-R.CESWL-PR-R@usace.army.mil> Cc: Jorge Du Quesne <jorge@blewinc.com>; tsims44@aol.com

Subject: [Non-DoD Source] 16-190 Hillside Estates SD (SWL-2017-00034 Resubmittal)

To whom it may concern,

We are resubmitting our permit application for the Hillside Estates Subdivision (SWL-2017-00034), along with a revised set of plans for your review in the Google Drive Link below. Please let us know if you have any questions or comments, or if you need anything further.

Thank you,

Jacob Rennick, E.I. Blew & Associates, PA 108 Crossover Ave, Ste B Lowell, AR

Ph: 479-443-4506 Fax: 479-582-1883

16-190 Hillside Estates SD <Blockedhttps://drive.google.com/drive/folders/0B24BFaD9-dMbY2tUdVJQMHZ4UHM>

Due Tresday redrew it

CITY OF FARMINGTON TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant:

Jerry Coyle - Coyle Enterprises

Project Name: Old Farmingto

Old Farmington Road Townhomes

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

Date: May 3, 2017

- 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. Correct Rear Setback in Table on Cover. Rear setback shown as 20', per zoning code (MF-2, 4-plex & Larger)
- 3. Show improvements to Old Farmington Road as per the City of Farmington Master Street

 Plan, including but not limited to curb and gutter, sidewalk and street lights. Developer requests a waiver from street improvement requirement
- 4. How will the trash be collected for these buildings? Trash carts will be used.
- 5. Show all on-site and off-site easements. All known easements shown on plans.
- 6. Will a sanitary sewer extension be required for this site? Property line adjusted to include sewer manhole. Extension will not be required.

Drainage

- 7. Show a concrete trickle channel in detention pond. Concrete Trickle Channel Added
- 8. Show a grass swale between the two buildings. Grass Swale shown between buildings.
- 9. How will the roofs of these building be sloped? If they have a normal pike, how will runoff from the back of the buildings be drained into the detention pond? Roof drain added to direct flow to pond
- 10. Provide scaled Drainage Area Maps so the Tc lengths can be verified. The Sheet Flow lengths appear to include channel flow. Scaled maps now included
- 11. Use channel flow for the Tc when the flow path reaches the grass swale along the northern property line in both the pre and post development calculations. Revised as requested
- 12. A C=0.22 is not acceptable on the grassed areas. Use the Runoff Coefficient Table included in your report. (C=0.45) Revised to 0.40 as shown in drainage report.

Applicant: Jerry Coyle –Coyle Enterprises	
Project Name: Old Farmington Road Townhomes	
Engineer/Architect: Bates & Associates, Inc.	
Following are <u>recommendations</u> from the Technical Plat R be addressed prior to your application being submitted to at its next regular meeting. The information must be submitted on the agenda for the Commission meeting. A narration must be submitted along with the revised plat.	o the Planning Commission mitted to the Planning Office e in order for the item to be
Representing: City of Farming ton Name:	Rick Branall
Acticle III (ection E #3 requi	red 3 parking
places per unit (either a one car ga or a 2 car garage with 1 off st	rage with 2 off street
or a 2 car garage with 1 off st	treet parking)
1-car garage and 2 off-street spaces provided.	
3). Article III, section F #4; T	he garage face
shall occupy no more than 5	3% if the ground
level facade bacing the street	- Appears to be
over 50 %	
Comment addressed by architect/developer.	
(3) Site plan does not show	
receptacle / dumpster per section	F # 3
Trash cart pads added with screening.	`
4). Sile Plan does not show	screening for
	<u> </u>
(Article 10 C.HI in landscape ordi	Mechanical Screening added.
(5), Detailed lighting plan Det Article III G # 2	upt Submitted
The only lighting on site will be attached to buildings.	
(Contact info for Water 31	howld be
City of Fay efferille Contact updated.	
Received By:	
(1) Need to check with Don a	bout address, is
each unit.	100.1
8 Need 42,000 sq ft = actual	40,900 ± Addressed by Property Line Adjustr

Date: 5-2-17 Applicant: Jerry Coyle -Coyle Enterprises Project Name: Old Farmington Road Townhomes 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: Fixe De nt. _____Name: Mark hiptrant on the southwest corner There is an existing fire hydrant at southeast corner. Flow information is unknown. If flow is inadequate, a water main extention and fire hydrant will be provided with construction plans. Received By:

Date: 5-2-17 Applicant: Jerry Coyle -Coyle Enterprises Project Name: Old Farmington Road Townhomes 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: CNy of Water Utility contact information and Details corrected Note regarding meter sizing, location, and installation added.

Received By:

Melissa McCarville

From:

Shane Bell <sbell@pgtc.com>

Sent:

Wednesday, May 03, 2017 9:50 AM

To:

'Melissa McCarville'

Subject:

Technical Plat Review

Melissa,

I will not be at the Plat Review meeting today, but if you don't mind, could you pass along that I have no comments on the Old Farmington Road Townhomes project?

Thanks

Shane Bell | Outside Plant Manager Office | 479-846-7255 | Mobile | 479-841-0980





Applicant: Jerry Coyle - Coyle Enterprises

Date: 5-2-17

Project Name: Old Farmington Road Townhomes

Engineer/Architect: Bates & Associates, Inc.

Following are <u>recommendations</u> from the Technical Plat Review Committee that <u>must</u> <u>be addressed prior to your application being submitted to the Planning Commission at its next regular meeting</u>. The information must be submitted to the Planning Office before <u>12 noon</u> 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. Notification to adjoining property owners sent via certified mail.
- 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. Public Notification ran in the Dem Gazette on 7/9/17
- 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 (May 9th) 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

Applicant: Jerry Coyle - Coyle Enterprises	Date: 5-2-17
Project Name: Old Farmington Road Townhomes	
Engineer/Architect: Bates & Associates, Inc.	
Following are <u>recommendations</u> from the Technical Plantage be addressed prior to your application being submitted at its next regular meeting. The information must be subefore 12 noon the following Tuesday from the date about placed on the agenda for the Commission meeting. A narround be submitted along with the revised plat.	I to the Planning Commission ubmitted to the Planning Office ove in order for the item to be
Representing: City - Landacque Ordinan Name:	Judy Horne
See. attached 2-1 A requirements he: la and buffering from Janing district Ach. Clevelogment.	Commercial
Received By:	

City of Farmington – Technical Plat Review Committee Report

Date: 5-2 3-17

Applicant: Jerry Coyle - Coyle Enterprises

Engineer/Architect: Bates & Associates

Prepared by Judy Horne jhorne923@gmail.com OR 479-267-1022 (representing City) Judy Horne

Recommendations regarding Landscape Ordinance requirements:

Article IV Landscape Site Plan Requirements

(6) Description of barrier protection that will be used during construction around preserved vegetation during construction. (See **Section I below for details) Tree Protection Fencing Detail added

(8) Planting and installation details for shrubs and trees to ensure conformance with required standards of this ordinance. Planting Details added

(12) Type of irrigation system(s). Include details such as spray, drip, or other type of irrigation (such as manual irrigation using a frost-proof hydrant.) Irrigation systems shall have a backflow preventer installed per the current Arkansas Plumbing Code and shall be installed by a licensed plumber. (No irrigation shall be required for undisturbed natural areas and existing trees.)

Irrigation system will be hose bibs off of separate irrigation meter with RPZA (13) Developer's performance bond that shall guarantee all plant material shall be planted in accordance with this ordinance and that survival shall be warranted for 24 months from date of installation; and if any plant materials fail to survive during that 24 month period, they shall be replaced within the time period required in this ordinance. (See ARTICLE XIII of Landscape Ordinance for more information.)

Performance Bond information added to Landscape Plan.

Article V General Provisions

Section G. Landscaped areas shall be equipped with an automatic sprinkler system or must be provided with a means to manually irrigate newly planted shrubs and trees using a frost-proof yard hydrant. Irrigation systems shall have a backflow preventer installed per the current Arkansas Plumbing Code and shall be installed by a licensed plumber. No irrigation shall be required for undisturbed natural areas and existing trees.

Note added to plans.

**Section I.

- (3) "Before construction work begins, preserved trees shall be protected by installation of protection barriers at drip-line of tree(s) to prevent root compaction and destruction during building construction. The barriers may be removed as necessary for final job completion. Other preserved vegetation shall also be clearly marked with colored tape and flags. Note added to plans.
- (4) Grading and removal of soil shall not occur within the drip line of preserved tree(s).

Note added to plans.

(5) Any type of construction debris or chemicals shall not be placed within twenty-five (25) feet of preserved trees. Note added to plans.

Section M. Mulch and/or Groundcover Requirements and Prohibitions:

(1) Planting beds shall be mulched with hardwood mulch to 3" depth in all areas where there is no grass or evergreen groundcover. Note added to plans.

(2) Grass and/or evergreen groundcover may be used and in combination with mulch.

Note added to plans.

(3) Owner shall supplement mulch annually to maintain a 3" depth

Note added to plans

(4) Prohibited Mulch: Rocks, pebbles, white chat, gravel base material, lava rock, shredded rubber, asphalt, concrete, brick pavers, cement pavers.

(Exception: brick or cement pavers may be used in a landscape design as stepping stone walkways.)

Note added to plans.

• Consider eliminating the two Colorado Blue Spruce trees shown at entry into complex because they can be up to 50 feet tall and 15-20 feet wide at maturity. Suggest planting them *behind* the townhouses to provide screen from Commercial which is going to be required anyway. See ARTICLE VII below.

Blue Spruces moved to provide screening from Commercial Zoning.

- ARTICLE VII Landscaped Side and Back Perimenter Requirements in C1, C2, MF-1, MF 2, R-O, MHP, and I Zoning Districts
- (6) Special Side & Rear Perimeter Screening Requirements When Residential Use is Adjacent to Commercial Use
- (a) Developer shall provide complete screening by means of a privacy barrier (wall, or wood privacy fence) a minimum of 6' in height and landscaping in front of fence to provide noise abatement.

Privacy Fencing added to plans.

(b) Landscaping in front of the barrier shall consist of as many trees and shrubs as necessary, and of suitable size and density to provide 60% coverage of the physical barrier within two years of planting.

Landscaping barrier added to plans.

- (c) Tree preservation. In this special screening area, existing shade trees with diameter of eight inches (8") or greater may be included as part of the vegetative screening requirements in a ratio of 1 preserved tree to three new trees.

 Tree preservation information added to plans.
- ARTICLE X. AUXILIARY LANDSCAPING/SHIELDING/ SCREENING REQUIREMENTS

Section B. Trash/Refuse/Garbage Storage Areas Screening

(1) Shall be located behind the building unless Planning Commission approves another location.

Trash cart storage areas added between buildings for convenience of residents.

(2) Shall be located a minimum of fifty (50) feet from any Residential or Multi-Family zoned property

Trash cart storage areas located over 50' from Adjoining Residential properties.

(3) Shall be screened a minimum of five feet (5') high on all sides by walls constructed of materials matching the primary building, masonry or by wood fencing, and shall have a secure access gate.

Screening fencing added to trash cart storage areas.

- (4) PROHIBITED: All types of chain-link fence screening and also plain, unembellished concrete block walls.
- (5) Shall be located on a reinforced concrete slab a minimum of six inches thick and sloped to drain

Concrete slab included in trash cart storage areas.

(6) Shall be landscaped with some type of vegetation planted in front of sides seen from street, highway, or adjacent residential dwellings. Vegetative screening shall be equally effective in all seasons of the year (evergreen vegetation). Evergreen landscaping added to trash cart storage areas to screen from street.

Received By:	***************************************	and the second s	

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WARRANTY DEED

With Relinquishment of Dower and Curtesy

KNOW ALL MEN BY THESE PRESENTS:	
THAT IRA ELLIS LEWIS and OLA	
JEAN LEWIS, husband and wife, hereinafter	
called GRANTOR, whether one or more, for and	
in consideration of the sum of One Dollar (\$1.00)	
and other good and valuable consideration in	
hand paid by IRA ELLIS LEWIS and OLA	
JEAN LEWIS, the receipt of which is hereby	
acknowledged, do hereby grant, bargain, sell and	
convey unto the LEWIS TRUST AGREEMENT	
DATED APRIL 29 TH , 1999, IRA ELLIS LEWIS	
AND OLA JEAN LEWIS CO-TRUSTEES,	
hereinafter called GRANTEE, whether one or	
more, and unto GRANTEE'S heirs, successors	**************************************

The South half of the Southwest Quarter of the Southwest Quarter of Section Two (2), and the South Half of the Southeast Quarter of the Southeast Quarter, and Five (5) acres off the West side of the North Half of the Southeast Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section Three (3) in Township Fifteen (15) North, Range Thirty-One (31) West of the Fifth P.M. containing Eighty Five (85) acres, more or less.

and assigns forever, the following lands lying in Washington County, Arkansas, to-wit:

TO HAVE AND TO HOLD the same unto the said GRANTEE, and unto Grantee's heirs, successors and assigns forever, with all appurtenances thereunto belonging.

GRANTOR hereby covenants with the said GRANTEE that Grantor will forever warrant and defend the title to the said lands against all claims whatever.

UNDERSIGNED hereby further conveys all rights of dower, curtesy, and homestead undersigned may have in and to said lands for and in consideration of the said sum of money.

WITNESS Grantor's hand and seal this day of, 200	09
--	----

... *****

Ira Ellis Lewis, Grantor

Ala Jean Bellin OLA JEAN LEWIS, Grantor

ACKNOWLEDGMENT

)SS

STATE OF OLKUNDAR

COUNTY OF Benton

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, within and for the State and County aforesaid, duly commissioned and acting, IRA ELLIS LEWIS and OLA JEAN LEWIS, Husband and Wife, to me well known as the Grantor in the foregoing Deed, and stated that the same had been executed for the consideration and purposes therein mentioned and set forth.

Witness my hand and scal as such Notary Public this 30 day of March, 2009.

My Commission Expires:

3/12/12

Mary Public

OFFICIAL SEAL
SHARON BELL
NOTARY PUBLIC-ARKANSAS
BENTON COUNTY
MY COMMISSION EXPIRES: 03-12-12

Prepared by: Wade A. Williams

Attorney at Law P.O. Box 350

Eureka Springs, AR 72632

I certify under penalty of false awearing that at least the legally correct amount of documentary stamps have been placed on this document.

Grantee/Agent

Grantee's Address

Northwest Arkansas Democrat Bazette

AFFIDAVIT OF PUBLICATION

I Karen Caler, 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:

BLEW & ASSOCIATES PH/City of Farmington

Was inserted in the Regular Edition on:

July 09, 2017

Publication Charges: \$ 162.64

Karen Caler

Subscribed and sworn to before me

This day of Mil, 2017

Bandra OK Kobinson

Notary Public

My Commission Expires:

ARKANSAS

ON COUNTY

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NOTE

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

NOTICE OF PUBLIC HEARING A petition for Preliminary Plat for the property as described below has been filed with the City of Farmington on the 24th day of July, 2017. Part of the South Half of the Southeast Quarter of Section 3, and part of the Southwest Quarter of the Southwest Quarter of Section 2, Township 15 North, Range 31 West, Washington County, Arkansas being more particularly described as follows: Beginning at an existing stone marking the Southeast Corner of the Southeast Quarter of the Southeast Quarter of Section 3. Thence along the South line of said Forty, North 87 degrees 03 minutes 46 seconds West, 1,331.98 feet to an existing rebar marking the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 3. Thence along the South line of said Forty, North 87 degrees 00 minutes 08 seconds West, 1,184.78 feet to a set nail. Thence leaving said South line and along a fence line the following bearings and distances: North 02 degrees 15 minutes 16 seconds East, 200.00 feet to a set rebar with cap. North 87 degrees 00 minutes 08 seconds West, 140.00 feet to a set rebar with cap on the West line of the Southwest Quarter of the Northwest Quarter. Thence North along the West line of said Forty, North 02 degrees 15 minutes 16 seconds East, 1,114.76 feet to a set rebar with cap marking the Northwest Corner of the Southwest Quarter of the Southeast Quarter. Thence along the North line of said Forty, South 87 degrees 36 minutes 20 seconds East, 1,661.96 feet to an existing stone. Thence leaving said North line, South 02 degrees 00 minutes 15 seconds West, 661.46 feet to an existing rebar. Thence South 87 degrees 22 minutes 58 seconds East, 1,001.48 feet to a 1" iron pipe. Thence South 86 degrees 59 minutes 09 seconds East, 1,292.33 feet to a flagged steel post on the East line of the Southwest Quarter of the Southwest Quarter of Section 2. Thence along the East line of said Forty, South 02 degrees 23 minutes 04 seconds West, 660.02 feet to an existing stone marking the Southeast Corner of the Southwest Quarter of the Southwest Quarter of Section 2. Thence along the South line of said Forty, North 87 degrees 41 minutes 36 seconds West, 1,300.47 feet to the Point of Beginning containing 85.20 acres and subject to Road Rights of Way and any Easements of Record. A public hearing to consider this Preliminary Plat will be held on the 24th day of July, 2017 at six o'clock p.m. at Farmington City Hall, 354 West Main. Farmington, Arkansas. All interested parties are invited to attend. 74199433 July 9, 2017

Washington Water Authority PO Box 178 Farmington, AR 72730 Parcel #760-02961-000

Silva Properties, LLC 12198 Little Elm Road Farmington, AR 72730 Parcel #001-07784-001, 001-07529-000

Danny B. & Linda B. Willkie PO Box 264 Farmington, AR 72730 Parcel #001-07784-002

Wiley W. & Donna S. Vaughn 10744 N. Garland McKee Road Prairie Grove, AR 72753 Parcel #405-03805-000

Stacy Wright 11411 Frisco Drive Farmington, AR 72730 Parcel #405-03806-000

Dennis W. & Ellen F. Moore 10750 N. Garland McKee Road Prairie Grove, AR 72753 Parcel #001-07785-001, 001-07802-000

Rural Development Authority of Washington County PO Box 178 Farmington, AR 72730 Parcel #001-07802-001, 001-07801-001

William C. Canfield 627 N. Skyline Drive Fayetteville, AR 72701 Parcel #001-07531-000

Jerome D. & Linda Yates Revocable Trust 805 S. Dinsmore Trail Fayetteville, AR 72704 Parcel #001-07516-000, 001-07528-000

Bill & Linda Catt Living Trust
PO Box 604
Farmington, AR 72730
Parcel #760-02954-000, 760-02958-000

Tessa Latta 11703 Effie Way Farmington, AR 72730 Parcel #760-02927-000

Gaylon & Linda Mitchell
PO Box 103
Farmington, AR 72730
Parcel #760-02919-000, 760-02930-000

James C. & Sarah Smith 11863 Effie Way Farmington, AR 72730 Parcel #760-02920-000

Travis & Treva K. Ratchford PO Box 326 Farmington, AR 72730 Parcel #760-02922-000

John G. & Debra Kay Jenkins 11114 N. Highway 170 Farmington, AR 72730 Parcel #760-02923-000

Trade Mark Homes
PO Box 1527
Farmington, AR 72730
Parcel #760-02960-001, 760-02960-002

Ronald K. & Carla D. Bond 11088 N. Highway 170 Farmington, AR 72730 Parcel #760-03732-000

Scott W. & Alesha J. Crouch 11160 Waterleaf Lane Prairie Grove, AR 72753 Parcel #760-03400-000 Rodney H. & Lauren A. Bailey 10910 Stonecrop Lane Prairie Grove, AR 72753 Parcel #760-03430-000

John W. & Darlene Cheatham PO Box 394 Lincoln, AR 72744 Parcel #760-03431-000

David & Kelly Melancon 10886 Stonecrop Lane Prairie Grove, AR 72753 Parcel #760-03432-000

Bobbie C. & James R. Downing 10889 Stonecrop Lane Prairie Grove, AR 72753 Parcel #760-03433-000

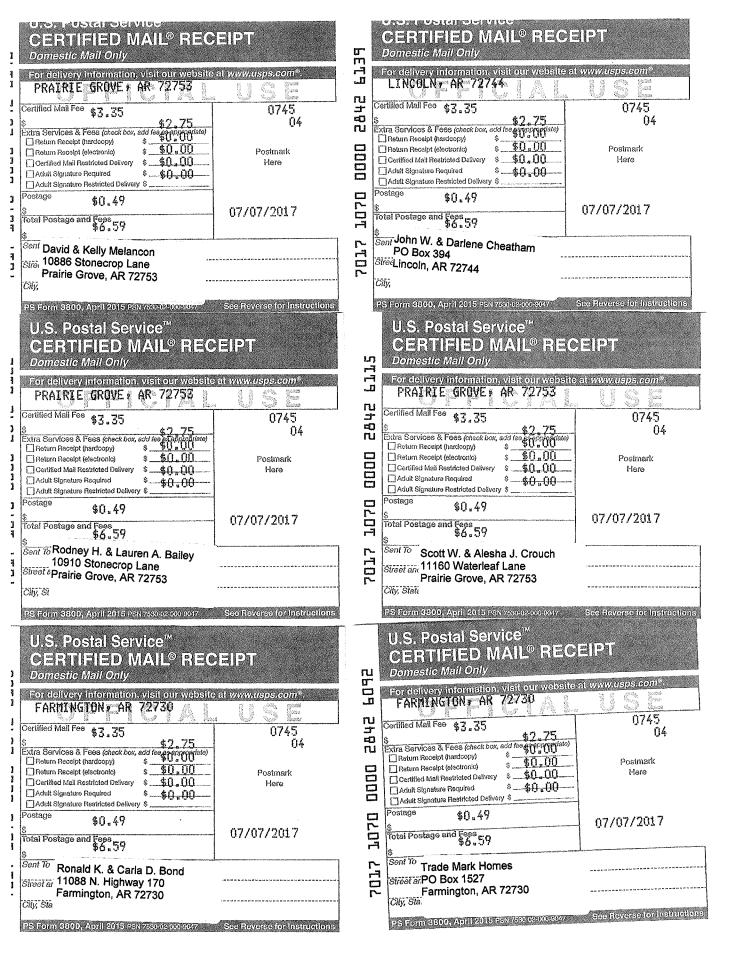
James D. Bryars 10862 Stonecrop Lane Prairie Grove, AR 72753 Parcel #760-03434-000

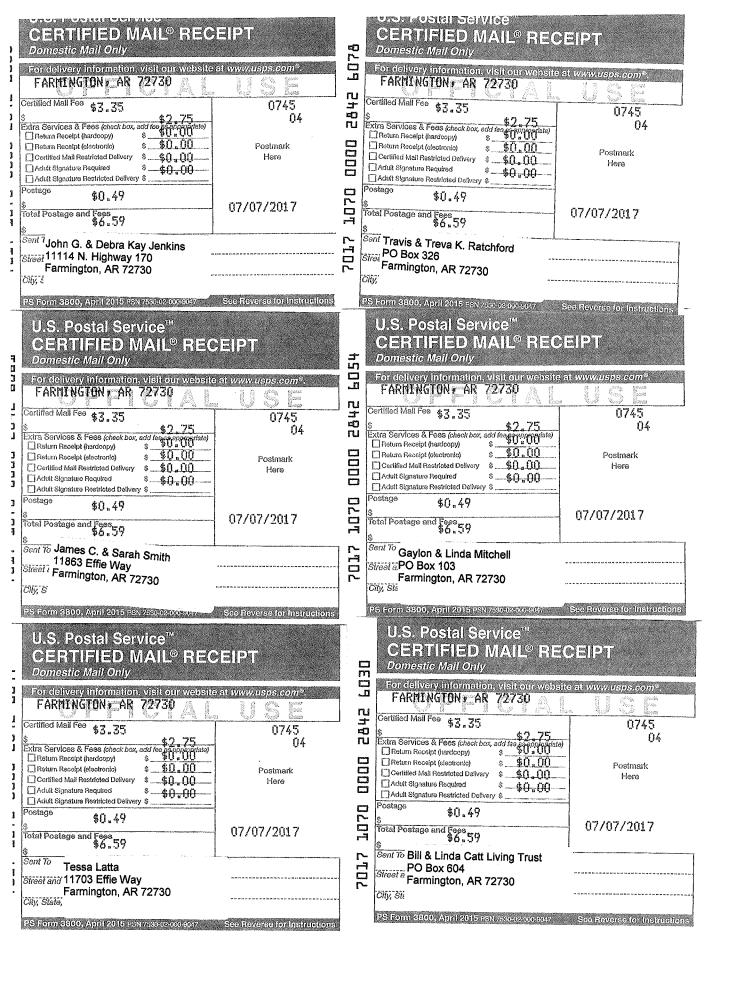
Oren Grant & Erika Kristin Stokes 10850 Stonecrop Lane Prairie Grove, AR 72753 Parcel #760-03435-000

AME Holdings, LLC PO Box 447 Fayetteville, AR 72702 Parcel #760-03436-000

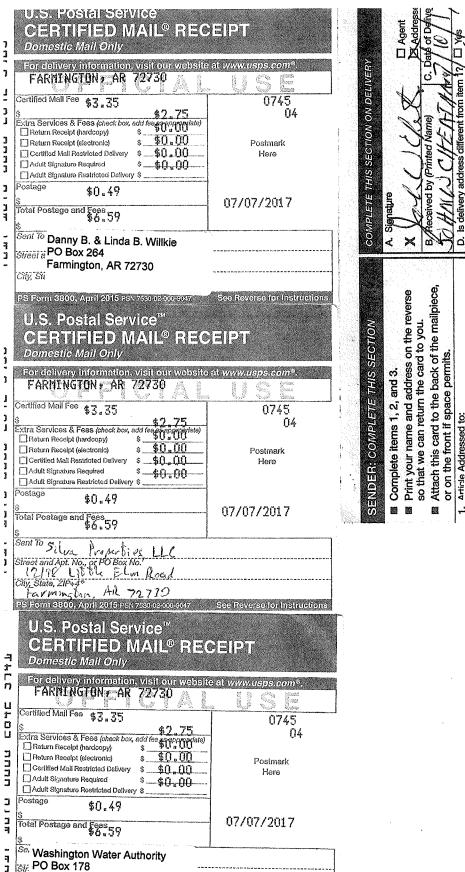
Robert T. & Sara J. McCoy 11155 Rosebay Lane Prairie Grove, AR 72753 Parcel #760-03370-000

Ethel McKee Trust 10725 N. Garland McKee Road Prairie Grove, AR 72753 Parcel #001-07784-000





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Farmington, AR 72730

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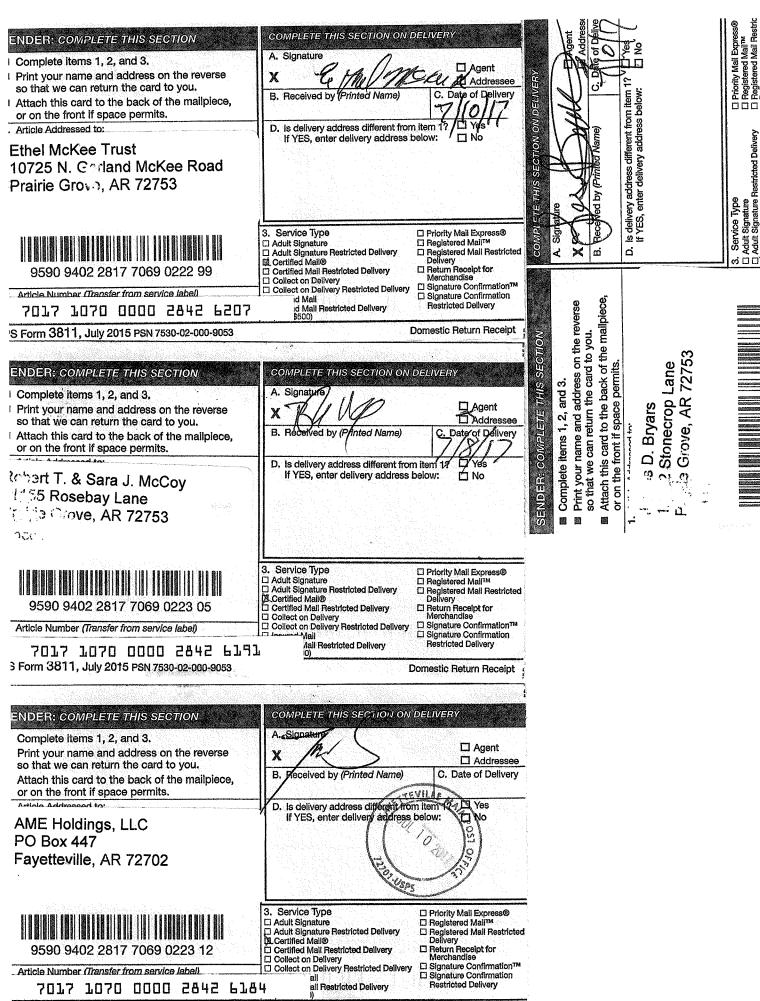
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9590 9402 2817

ENDER: 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. Article Addressed to: Scott W. & Alesha J. Crouch 1160 Wate leaf Lane Prairie Grove, AR 72753	D. Is delivery address different from item 17 If YES, enter delivery address below: 3. Service Type	Agent Agent	D. Is delivery address different from Item 1? ☐ Yes If YES, enter delivery address below: ☐ No	3. Service Type I. Aduit Signature Aduit Signature Restricted Delivery Certified Mail@ I. Collect on Delivery I. Collect on Delivery II. Collect on Delivery III. Signature Confirmation III. Signature
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LOWELL, AR 72745 108 CROSSOVER AVE, SUITE B BLEW & ASSOCIATES, PA

Cobbie C. & James R. Downing

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