

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: Jerry Coyle - Coyle Enterprises Day Phone: 479-267-5847

Address: 930 East Parks St, Prairie Grove Fax: _____

Representative: Geoff Bates Day Phone: 479-442-9350

Address: 4230 S. Pleasant Ridge Dr Fax: _____

Property Owner: Coller Diversification Specialties, LLC Day Phone: _____

Address: 197 E. Main St, Farmington, AR 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 \$ \$500.00 Date 4-18-17 Receipt # 564538

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

Property Description

Site Address -- 197 E. Main St, Farmington

Current Zoning -- MF-2

Attach legal description

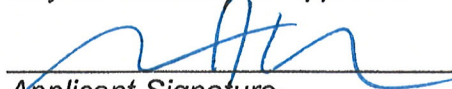
(Old Farmington Rd Townhouses)

Financial Interests

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

Coyle Enterprises

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 4-18-17
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.)*

 Date _____
Owner/Agent Signature

LSD/Subdivision Application Checklist:

Yes No N/A, why?

| | 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 folded 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). | ✓ | | |
| The Following Shall Appear on the Site Plan: | | | |
| 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: | | | |
| a. NPDES Storm water Permit | | | |
| b. 404 Permit | | | |
| c. Other | | | |
| 11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure | ✓ | | |

| | | | |
|---|---|--|-----------------|
| abutment, etc. | | | |
| 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. | ✓ | | |
| Existing Utilities and Drainage Improvements (Copy of the <u>Drainage Criteria Manual</u> can be obtained from the City of Farmington) | | | |
| 1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat. | ✓ | | |
| 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. | ✓ | | |
| Proposed Utilities | | | |
| 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. | | | N/A - 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. | ✓ | | |
| Proposed and Existing Streets, Rights-of-way and Easements | | | |
| 1. The location, widths and names (avoid using first names of people for new streets) of all 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.) | ✓ | | |
| Site Specific Information | | | |
| 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. | ✓ | | |
| 7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.) | | | N/A - RESIDENTIAL |
| 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. | | | N/A - NO COMMON AREAS |
| 16. Draft of covenants, conditions and restrictions, if any. | | | N/A - NO COVENANTS |
| 17. Draft POA agreements, if any. | | | N/A - NO POA |
| 18. A written description of requested variances and waivers from any city requirements. | ✓ | | |
| 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.*

RECEIPT

DATE 4-18-17

No. 564538

RECEIVED FROM Coye Enterprises

\$ 500.00

Five hundred & no/100 DOLLARS

FOR RENT
 FOR Large Scale Dev. fee - Old Farmington Rd
Townhomes

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

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____

BY B. Coleman

ck # 2151

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

Applicant: Jerry Coyle – Coyle Enterprises
Project Name: Old Farmington Road Townhomes
Engineer/Architect: Bates & Associates, Inc.

Date: May 3, 2017

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Correct Rear Setback in Table on Cover.
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.
4. How will the trash be collected for these buildings?
5. Show all on-site and off-site easements.
6. Will a sanitary sewer extension be required for this site?

Drainage

7. Show a concrete trickle channel in detention pond.
8. Show a grass swale between the two 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?
10. Provide scaled Drainage Area Maps so the Tc lengths can be verified. The Sheet Flow lengths appear to include channel flow.
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.
12. A C=0.22 is not acceptable on the grassed areas. Use the Runoff Coefficient Table included in your report. (C=0.45)

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

Applicant: Jerry Coyle - Coyle Enterprises

Date: 5-2-17

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: City of Farmington Name: Rick Bramall

① Article III, section E #3 required 3 parking places per unit (either a one car garage with 2 off street parking or a 2 car garage with 1 off street parking)

② Article III, section F #4; The garage face shall occupy no more than 50% of the ground level facade facing the street - Appears to be over 50%

③ Site plan does not show screening of trash receptacle / dumpster per section F #3

④ Site plan does not show screening for mechanical equipment per F #4 (Article 10 c.#1 in landscape ordinance)

⑤ Detailed lighting plan not submitted per Article III G #2

⑥ Contact info for water should be City of Fayetteville

Received By: _____

⑦ Need to check with Don about addressing each unit.

⑧ Need 42,000 sq. ft = actual 40,900 ±

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



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

Applicant: Jerry Coyle –Coyle Enterprises

Date: 5-2-17

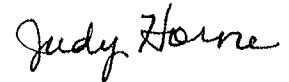
Project Name: Old Farmington Road Townhomes

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: 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 (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.



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)

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

(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.)

(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.)

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.

****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.

(4) Grading and removal of soil shall not occur within the drip line of preserved tree(s).

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

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.

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

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

(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.)

- **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.
- **ARTICLE VII Landscaped Side and Back Perimeter 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.

(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.

(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.

- **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.

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

(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.

(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

(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).

Received By: _____



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

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

May 23, 2017

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

RE: Old Farmington Road Townhome Project Letter

Dear City Staff,

Jerry Coyle of Coyle Enterprises, LLC, proposes a Multi-Family residential development on Old Farmington Road. The property has undergone a rezoning to MF-2, as well as a lot split. The original Tract is Washington County Parcel #760-0369-001, and the proposed development is on the Southern portion of said tract that has undergone the rezoning. Access to the site will be off of Old Farmington Rd.

The proposed development will consist of one 4-plex and one 3-plex, with 3 bedrooms per unit. Parking will be provided by a single-car garage and a single space outside of the garage. The existing concrete flume on the northwest corner of the original tract will be utilized to collect runoff from the site and direct it into the storm sewer infrastructure. Extensive landscaping will be provided to screen the proposed building and parking lot from the residential areas to the East and West.

Please contact Bates & Associates with any questions regarding this proposed development.

Sincerely,

Geoff Bates, P.E.



**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, 2017

OLD FARMINGTON ROAD TOWNHOMES LSD - LEGAL DESCRIPTION

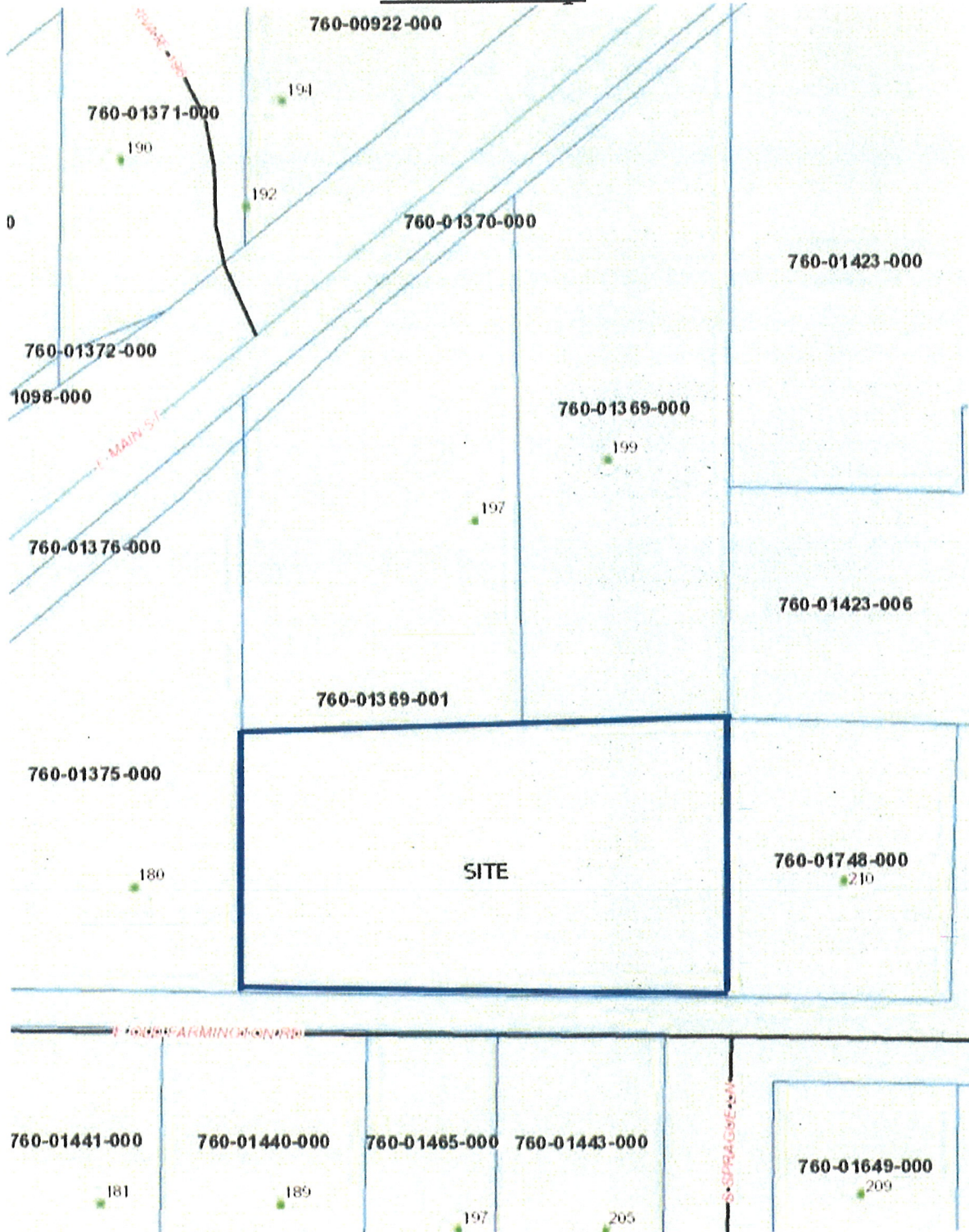
LEGAL DESCRIPTION (PART OF PARCEL 760-01369-001, SUBJECT TO TRACT SPLIT):

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING ALUMINUM STATE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 23 AND RUNNING THENCE N89°58'41"W 253.08' TO AN EXISTING REBAR, THENCE N00°13'31"W 160.78' TO AN EXISTING REBAR, THENCE S89°56'47"E 253.81' TO AN EXISTING REBAR, THENCE S00°02'11"W 160.64' TO THE POINT OF BEGINNING, CONTAINING 0.94 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN EAST OLD FARMINGTON ROAD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND 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 · Land Surveying · Landscape Architecture

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

May 23, 2017

NOTICE OF PUBLIC HEARING

Dear Adjacent Property Owner,

An Application for a Large Scale Development has been applied for by Coyle Enterprises. The proposed 0.94 acre development is located South of 197 E Main St, on the portion of the property that fronts Old Farmington Rd, Farmington, Arkansas (South of Collier Drug). The proposed multi-family development consists of one 4-plex and one 3-plex, and associated parking lot, asphalt paving, landscaping, and drainage improvements. The property resides under the MF-2 zoning district designation. Please see the attached Parcel Map for reference to where this proposed development will be located in relation to your property.

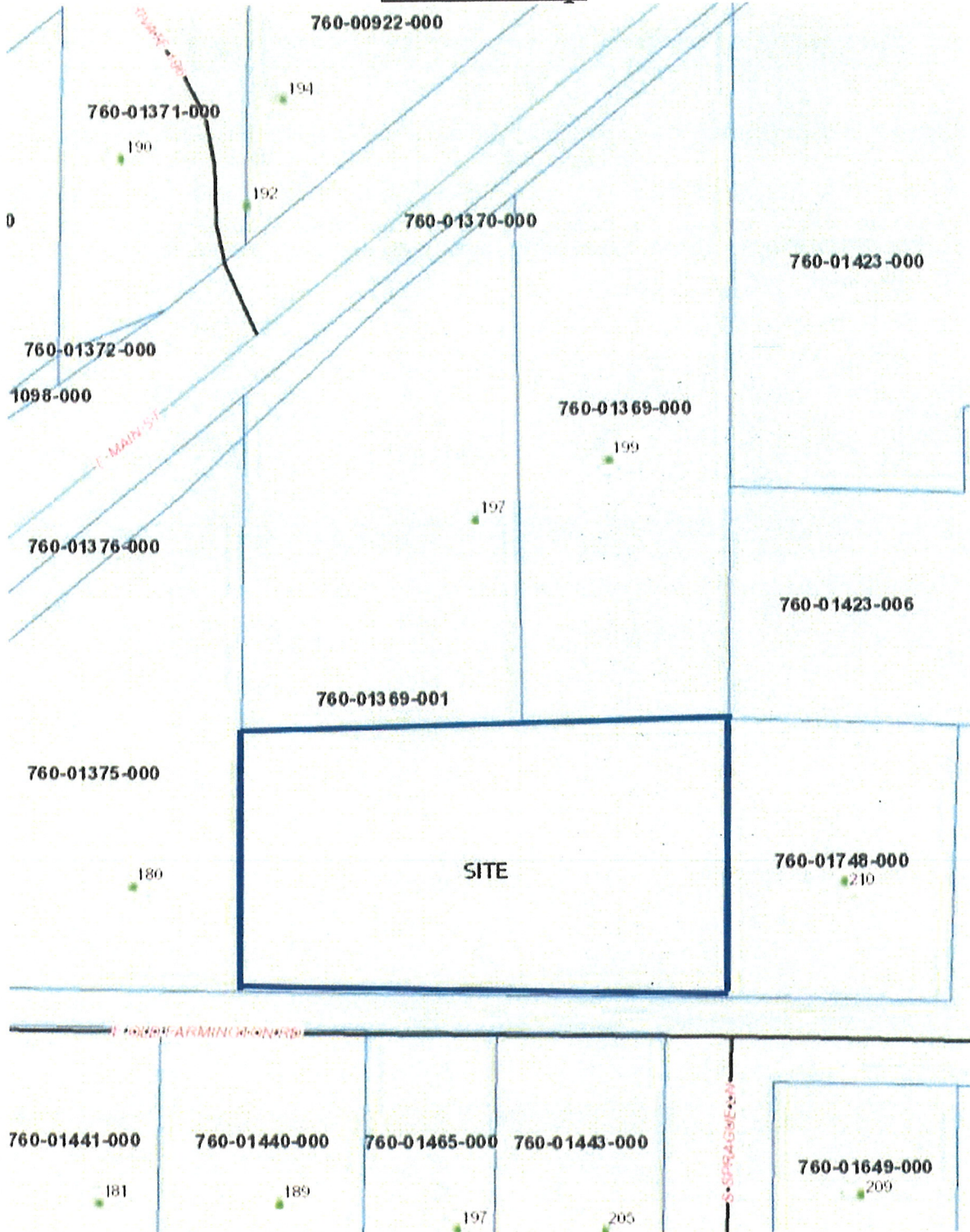
A hearing on this Application will be held by the Farmington Planning Commission on Monday, June 26th at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington Arkansas. All interested persons are invited to attend.

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

Sincerely,

Jason Young
Project Manager
Bates & Associates, Inc.

Parcel Map





**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, 2017

RE: Old Farmington Road Townhomes Large Scale Development

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Friday, June 9. 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 23rd day of May, 2017.

Part of Parcel 760-01369-001:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING ALUMINUM STATE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 23 AND RUNNING THENCE N89°58'41"W 253.08' TO AN EXISTING REBAR, THENCE N00°13'31"W 160.78' TO AN EXISTING REBAR, THENCE S89°56'47"E 253.81' TO AN EXISTING REBAR, THENCE S00°02'11"W 160.64' TO THE POINT OF BEGINNING, CONTAINING 0.94 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN EAST OLD FARMINGTON ROAD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD..

Layman's Description:

0.94 Acres, located on Old Farmington Road, south of the existing Collier Drug building.

The Applicant requests a multi-family residential development, consisting of one 4-plex and one 3-plex, as well as associated parking lot, paving, landscape and drainage improvements.

A public meeting to consider this request for a Subdivision at the above described property will be held on the 26th day of June, 2017, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Sincerely,

Jason Young
Project Manager
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, 2017

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

RE: Old Farmington Rd Townhomes Large Scale Development

Dear City Staff,

Please see the attached Parcel Map and list of Adjoining Property owners for the Old Farmington Rd Townhomes Large Scale Development.

ADJACENT LAND OWNERS (PT. PARCEL 760-01369-001):

- 1) 760-01369-000
FFM REAL PROPERTY LLC
P O BOX 1628
FARMINGTON, AR 72730
ZONED: C-2
- 2) 760-01423-006
GOLDSTEIN FARMINGTON LLC ; OSUR FARMINGTON LLC
150 METRO PARK
ROCHESTER, NY 14600
ZONED: C-2
- 3) 760-01748-000
COMBS, VERNON L & LORETTA
210 E. OLD FARMINGTON RD
FARMINGTON AR 72730-4008
ZONED: R-2
- 4) 760-01649-000
GUTHRIE, SILAS L & LINDA L
209 E. OLD FARMINGTON RD
FARMINGTON, AR 72730-4009
ZONED: R-2

- 5) 760-01443-000
SAMS, CLIFFORD G
205 E. OLD FARMINGTON RD
FARMINGTON AR 72730
ZONED: R-1
- 6) 760-01465-000
DENNIS, WARREN L & ANNA MARY
501 STELLE DR
FAYETTEVILLE AR 72701
ZONED: R-1
- 7) 760-01440-000
KILPATRICK, BILLY JOE & JANE A
189 E. OLD FARMINGTON RD
FARMINGTON AR 72730
ZONED: R-1
- 8) 760-01375-000
CAMPBELL, BOBBY
48 N. ST. JOHN PL
FARMINGTON AR 72730
ZONED: R-O & C-2
- 9) 760-01369-001
COLLIER DIVERSIFICATION SPECIALTIES, LLC
100 W. DICKSON
FAYETTEVILLE AR 72701
ZONED: C-2

BI



Doc ID: 014571230003 Type: REL
Kind: WARRANTY DEED
Recorded: 05/02/2012 at 03:45:44 PM
Fee Amt: \$25.00 Page 1 of 3
Washington County, AR
Bette Stamps Circuit Clerk

File **2012-00012509**

WARRANTY DEED
LIMITED LIABILITY COMPANY

KNOW ALL MEN BY THESE PRESENTS:

That Collier Landholdings, LLC, an Arkansas limited liability company, hereinafter called Grantor, duly authorized by proper operating agreement of its members, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to it in hand paid by Collier Diversification Specialties, LLC, an Arkansas limited liability company, hereinafter called Grantee, do hereby grant, bargain and sell unto the said Grantee and Grantee's successor and assigns forever, the following described land situate in Washington County, Arkansas, to-wit:

20246-11

Description being the same as shown on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successor and/or assigns, forever. And the said Grantor hereby covenants that it is lawfully seized of said land and premises, that the same is unencumbered, and that it will forever warrant and defend the title of said lands against all legal claims whatsoever.

IN TESTIMONY WHEREOF the name of the Grantor is hereby affixed this 2 day of May ~~April~~, 2012

Collier Landholdings, LLC, an
Arkansas limited liability company

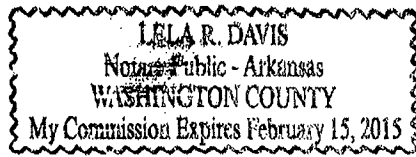
By: C. M. Collier
Managing member

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF Washington) ss.

On this 25 day of May, 2012, before me a notary public, personally appeared C. Mel Collier, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged that he had executed the same in his capacities for the purposes and considerations therein set forth.

In witness whereof I hereunto set my hand and official seal.



Lela R. Davis
Notary Public

notary statement to: Collier Verification Specialists, LLC

I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument.

Grantee Proton Abstract Agent
Address 380 Grand Street Ste 5
Jayetteville, Ga

*100 W. Dickson
Jayetteville, Ga 32701*

EXHIBIT "A"

Lot 2 of Willow Creek Addition, Phase 1 to the City of Johnson as per the final plat recorded on survey plat record 23A-16 in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas. Subject to easements and rights-of-way of record.

ALSO

Part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 21, Township 17 North, Range 30 West, of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows: Commencing at the Northwest corner of said Section 21, thence along the North line of Section 21, South 87 degrees 29 minutes 50 seconds East -2174.50 feet, thence South 7 degrees 31 minutes 01 seconds West-233.68 feet to the point of beginning, said point being on the East right of way line of Willow Creek Drive, thence South 86 degrees 49 minutes 41 seconds East-223.05 feet; thence South 3 degrees 10 minutes 19 seconds West -10.00 feet to a point on the North line of Lot 7, Phase 3, Willow Creek Addition; thence along said North line North 86 degrees 49 minutes 41 seconds West 223.81 feet to a point on the East right of way line of Willow Creek Drive; thence along said East right of way line North 7 degrees 31 minutes 01 seconds East -10.03 feet to the point of beginning, containing 0.05 acres, more or less. Subject to easements, rights-of-ways, and protective covenants of record.

ALSO

A part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 21, Township 17 North, Range 30 West, as described in Warranty Deed Recorded as Land Document No. 99-46708 and shown on survey plat record 23A-16 (replat of Tract 1 of Plat 2000-5738) in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, being more particularly described as follows: Beginning at the SW corner of Lot 2 Willow Creek Addition, Phase 1 as shown on survey plat record 23A-16, thence South 86 degrees 49 minutes 41 seconds East along the South line of said Lot 2 a distance of 200.01 feet to the SE corner of said Lot 2; thence North 3 degrees 10 minutes 19 seconds East along the East line of said Lot 2 a distance of 150.00 feet to the NE corner of said Lot 2, said point being on the South right of way of Great House Springs Road; thence South 86 degrees 49 minutes 53 seconds East along said South right of way line a distance of 20.00 feet; thence South 3 degrees 10 minutes 19 seconds East 190.00 feet; thence North 86 degrees 49 minutes 41 seconds West 223.05 feet to a point on the East right of way line of Willow Creek Drive; thence North 7 degrees 31 minutes 01 seconds East along said East right of way line a distance of 40.11 feet to the point of beginning, containing 0.27 acres, more or less. Subject to easements and right-of-way of record.

ALSO

Part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 23, Township 16 North, Range 31 West, being more particularly described as follows, to-wit: Beginning at a point which is North 25.00 feet from the Southeast corner of said Section 23, and running thence West 264.00 feet, thence North 283.61 feet to the South right-of-way of U.S. Highway 62 and running thence along said right of way North 50 degrees 16 minutes 16 seconds East 206.74 feet; thence South 280.00 feet; thence East 105.00 feet; thence South 135.75 feet to the point of beginning, containing 69,853.44 sq. ft. or 1.60 acres, more or less. Subject to easements, rights-of-way, and protective covenants of record.

RE: 197 E Main St. Lots, Farmington, AR 72753 (address to be determined)

To Whom It May Concern:

Collier Diversifications Specialities, LLC grants Cedar Mountain Properties, LLC the right to present a large scale development for the above referenced property. We are aware of the current zone change and approval from the City of Farmington.

Sincerely,

A handwritten signature in black ink, appearing to read "C Mel Collier". The signature is fluid and cursive, with the first name "C" being particularly prominent.

C Mel Collier, CDS, LLC

Melissa McCarville

From: Jason Young <jason@batesnwa.com>
Sent: Wednesday, August 16, 2017 11:27 AM
To: melissamccarville@cityoffarmington-ar.gov
Subject: FW: Public Notice of Development in Farmington, AR

Melissa – please see below. The ad for Old Farmington LSD will run on Friday. We never get the affidavit of publication in time, so I'm sending this your way. Please let me know if you need anything else.

Thank You,

Jason P. Young
Project Manager
Bates & Associates, Inc.
479-442-9350

From: Karen Caler [<mailto:kcaler@nwadg.com>]
Sent: Wednesday, August 16, 2017 11:25 AM
To: 'Jason Young'
Subject: RE: Public Notice of Development in Farmington, AR

Scheduled for August 18; charge is \$97.50.

Thank you



Karen Caler

Legal Advertising Clerk | kcaler@nwadg.com

479-571-6415 |

Northwest Arkansas Democrat-Gazette
Our community. Our paper.
www.nwadg.com

212 N. East Ave. Fayetteville, AR 72701

From: Jason Young [<mailto:jason@batesnwa.com>]
Sent: Wednesday, August 16, 2017 8:15 AM

To: kcaler@nwadg.com

Subject: Public Notice of Development in Farmington, AR

I have attached a Word document containing a Public Notice that needs to run in the Democrat Gazette no later than Friday, August 18. The billing information is below. Please confirm that you have received this email and let me know that the notice will run by the required date.

Billing Info:

Bates & Associates, Inc
7230 S. Pleasant Ridge Dr
Fayetteville, AR 72704

Thank You,

Jason P. Young
Project Manager
Bates & Associates, Inc.
479-442-9350

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: Larry Bowden Day Phone: 479-300-6027
3443 W. Earnhardt
Address: Fayetteville, AR Fax: _____
Representative: Geoff Bates Day Phone: 479-442-9350
7230 Pleasant Hills Dr
Address: Fayetteville, AR Fax: 479-521-9350
Property Owner: Larry Bowden Day Phone: 479-300-6027
3443 W. Earnhardt
Address: Fayetteville, AR 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 \$ 500.00 Date 6-23-17 Receipt # 564573

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

Property Description

Site Address -- 60 East Main Street

(Briar Rose)

Current Zoning -- C-2

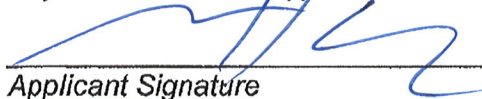
Attach legal description

Financial Interests

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

Briar Rose Bakery & Deli

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


Applicant Signature

Date 6-21-17

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 6/23/17

LSD/Subdivision Application Checklist:

Yes No N/A, why?

| | 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 folded 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). | | ✓ | will provide at least 7 days prior to 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). | | ✓ | will provide at least 7 days prior to meeting |
| The Following Shall Appear on the Site Plan: | | | |
| 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: | | | |
| a. NPDES Storm water Permit | | | |
| b. 404 Permit | | | |
| c. Other | | | |
| 11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure | ✓ | | |

| | | | |
|---|---|---|--|
| abutment, etc. | | | |
| 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. | ✓ | | |
| Existing Utilities and Drainage Improvements (Copy of the <u>Drainage Criteria Manual</u> can be obtained from the City of Farmington) | | | |
| 1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat. | ✓ | | |
| 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. | ✓ | | |
| Proposed Utilities | | | |
| 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 | | ✓ | No known occurrence of overflow |
| 4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests. | | ✓ | Project will use municipal sewer |
| 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. | | ✓ | info. not available |
| 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.) | | ✓ | information will be provided after consultation with utilities |
| 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. | ✓ | | |
| Proposed and Existing Streets, Rights-of –way and Easements | | | |
| 1. The location, widths and names (avoid using first names of people for new streets) of all 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. | | ✓ | no proposed streets with this project |
| 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.) | ✓ | | |
| Site Specific Information | | | |
| 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. | | ✓ | n/a |
| 3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.) | | ✓ | n/a |
| 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.) | | ✓ | n/a |
| 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.) | ✓ | | |
| 8. The location and size of existing and proposed signs, if any. | | ✓ | no sign proposed |
| 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 | | ✓ | Facility will use existing |

| Developments only.) Dimension turnaround area at dumpster location. | | | trash dumpster at restaurant location |
|--|---|---|---------------------------------------|
| 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. | ✓ | | |
| 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.*

RECEIPT

DATE 6-23-17

No. _____

RECEIVED FROM Larry Bowdler

\$ 500.00

Five hundred and no/100 DOLLARS

FOR RENT
 FOR Large Scale Development Fee

| | |
|----------|---------------|
| ACCOUNT | |
| PAYMENT | <u>500.00</u> |
| BAL. DUE | |

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____
BY B. Coleman



**Bates &
Associates, Inc.**
Civil Engineering · Land Surveying · Landscape Architecture

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

June 21, 2017

Planning Commissioners & Staff
City of Farmington
354 W. Main Street
Farmington, AR 72730

RE: Briar Rose Expansion

Dear Planning Staff,

Briar Rose Café and Deli hereby applies for a Large Scale Development Plan at 60 East Main Street in Farmington. This proposed development will entail a building for a resteraunt, a pavilion and a separate building for retail shopping, as well as an asphalt parking lot.

Water and sewer will be provided by the City of Fayetteville. Access to the site will be from Hwy 62 from an existing curb cut that is being relocated. There will also be cross connection to the west and a stub out to the east.

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

Sincerely

Jason Young
Project Manager
Bates & Associates, Inc.



**Bates &
Associates, Inc.**
Civil Engineering - Land Surveying - Landscape Architecture

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

June 21, 2017

Planning Commissioners & Staff
City of Farmington
354 W. Main Street
Farmington, AR 72730

RE: Briar Rose Expansion – Adjoining Property Owners

Dear Planning Staff,
Please see below for the Parcel Map and list of Adjacent Property Owners for the Briar Rose Parking Lot Expansion (Parcel #760-01383-000)

ADJACENT PROPERTY OWNERS:

1) BOWDEN PROPERTIES LLC
3443 E EARNHART DR
FAYETTEVILLE, AR 72704
PARCEL #760-01309-000
ZONING: C-1

2) MCCARTER, RICHARD P JR; PICKETT, JUDY K
51 E VALLEY DR
FARMINGTON, AR 72730
PARCEL #760-01308-000
ZONING: R-1

3) CITY OF FARMINGTON
PO BOX 150
FARMINGTON, AR 72730
PARCEL #760-01378-000
ZONING: PARK

4) MEBFI-DG FARMINGTON LLC
PO BOX 3546
LITTLE ROCK, AR 72203
PARCEL #760-01381-000
ZONING: C-2

5) ARKANSAS STATE HIGHWAY COMMISISON
PO BOX 2261
LITTLE ROCK, AR 72203
PARCEL #760-01382-000
ZONING: N/A

6) ARKANSAS STATE HIGHWAY COMMISSISON
PO BOX 2261
LITTLE ROCK, AR 72203
PARCEL #760-01384-000
ZONING: N/A

7) CHICK PROPERTIES LLC
P O BOX 258
FARMINGTON, AR 72730
PARCEL #760-01492-000
ZONING: C-2

8) BAGGETT, SHARON REVOCABLE TRUST
211 N WYMAN RD
FAYETTEVILLE, AR 72703
PARCEL #760-01509-000
ZONING: C-2

9) JPCM LLC
16092 MALICO MOUNTAIN RD
WEST FORK, AR 72774
PARCEL #760-01510-000
ZONING: C-2

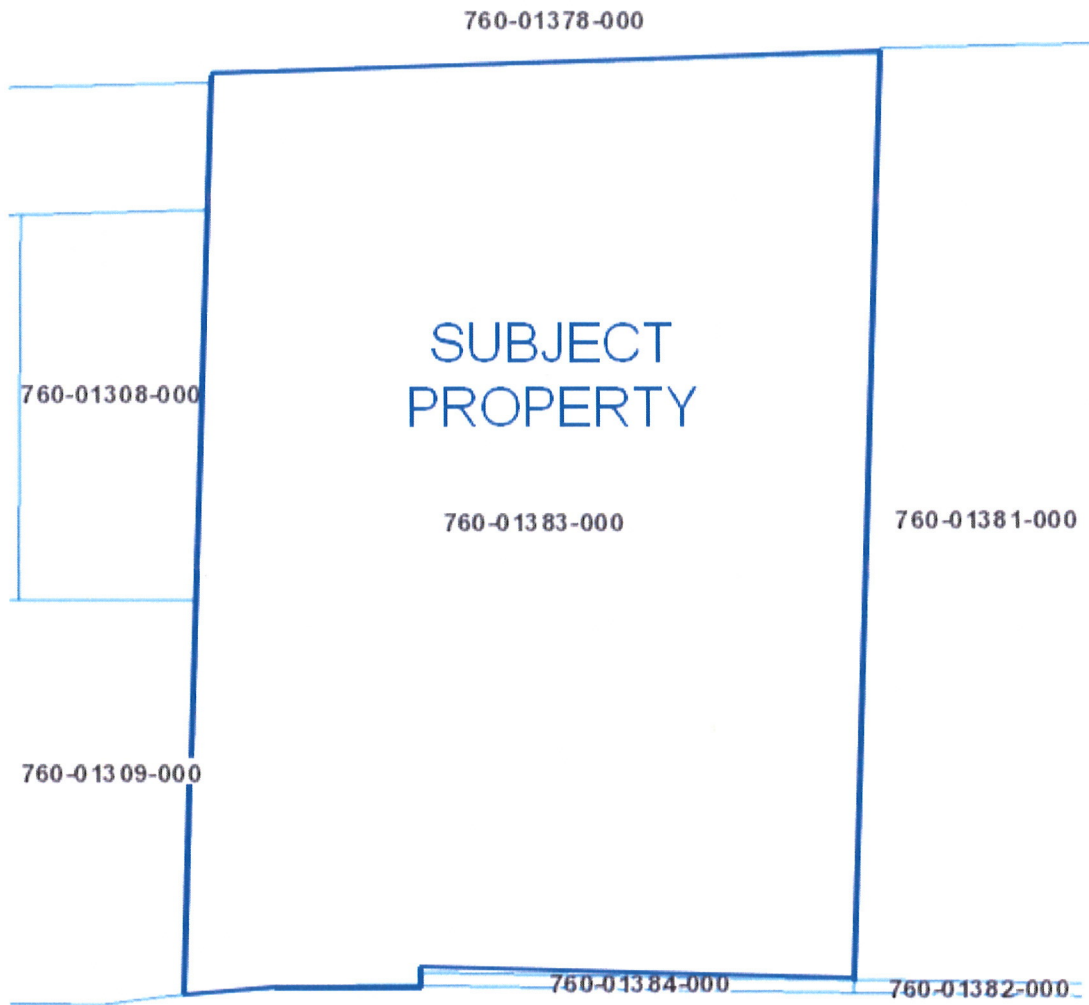
10) CJPM LLC
16092 MALICO MOUNTAIN RD
WEST FORK, AR 72774
PARCEL #760-01508-000
ZONING: C-2

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

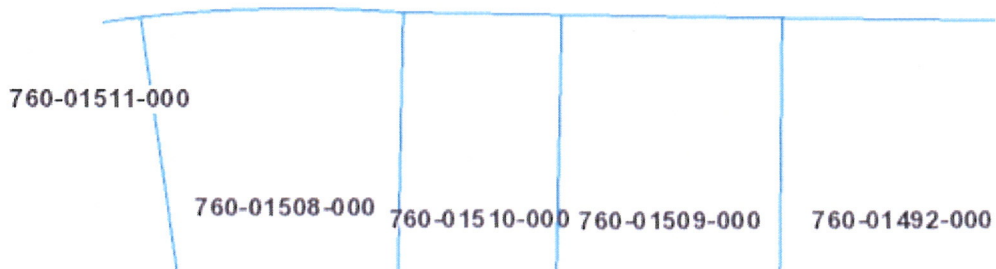


Jason Young
Project Manager
Bates & Associates, Inc.

Parcel Map



East Main Street



CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Larry Bowden

Date: 6-5-17

Page 1

Project Name: Briar Rose Parking Lot Expansion - Large Scale Development

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 Horne
Re: Landscaping

① Old original ordinance was used for street front + perimeter buffer landscaping. New revised ordinance requires less trees + shrubs:

② Extensive landscaping shown on East side by the Dallas General (zoned Commercial) so only require 1 tree OR ornamental tree, OR evergreen every 35 LF and 3 shrubs per 35 LF. New plants must be mulched but any preserved vegetation doesn't require mulch. Due to small # of vegetation required, suggest grouping plantings within each 35 LF segment for max visual effect. Perimeter landscaping only has to extend from street front to front of proposed building.

EXCEPTION: when Commercial is adjacent to Residential zone, see VII B. (6) Special Side + Rear Perimeter Screening Requirements When Residential Use is Adjacent to Commercial Use.

③ plan shows "10' Landscape Buffer" at back of property. Ordinance does not require a buffer on back.

Received By: _____

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

Applicant: Larry Bowden
Project Name: Briar Rose Parking Lot Expansion
Engineer/Architect: Bates & Associates, Inc.

Date: July 5, 2017

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. The Fire Chief should determine how the pavement should be painted for the fire lanes and it should be shown on the plan.
3. All work within the AHTD Right-of-Way will have to be permitted by AHTD prior to the approval of the construction plans for this project.
4. A Flood Plain Development Permit will be required for the utility improvements within the Flood Plain prior to any work.
5. This project will be held to the most current information for the floodplain for the Farmington Branch. If prior to construction plan approval, the information is available from the current restudy of this tributary, this project will be held to complying with that information.
6. Show the 100-Year Flood Boundary from the 1996 Corp Flood Hazard Study on this plat.
7. The ADA requires 1 handicap space per 25 parking spaces provided up to 100 spaces. Add one additional handicap space to meet this requirement.
8. Label the greenspace and width for the new sidewalk along Highway 62.
9. The extension of Valley Drive will have to be built to City Street Standards up to this property. I assume the lines shown on the plat are the existing Right-of-Way for Valley Drive, please label.
10. Show the parking lot of the Dollar General to the east.
11. Has there been any discussions with Dollar General concerning the cross connection shown on the plat.
12. Label the number of parking spaces for each row on the site plan.
13. Label the building/slabs as per their use.
14. There is not enough fall from the building to the parking lot on the east side to allow this area to drain.
15. Update the site drawing on the Landscape Plan.

16. Drainage Comments:

- a. The drainage report appears to show a true retention pond. Retention ponds only work in areas with very sandy soils with high rates of infiltration. The clay soils in this area will not be feasible for a true retention pond.
- b. I am willing to meet with the Engineer so they can try to explain this report if I'm not reading it correctly.
- c. As it stands currently, the pond is not large enough for the area draining to it and the predeveloped flow rates for the configuration shown.
- d. After the meeting with the Engineer, it will be determined if this project can proceed to the July Planning Commission Meeting.

Received By: _____

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

Applicant: Larry Bowden

Date: 7/5/17

Project Name: Briar Rose parking lot expansion

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: 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 (July 11th) 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.

Melissa McCarville

From: Shane Bell <sbell@pgtc.com>
Sent: Wednesday, July 05, 2017 8:11 AM
To: 'Melissa McCarville'
Subject: Technical Plat Review

Melissa,

If you don't mind, would you pass along that PGTelco has no comment on the Briar Rose Expansion project that is on the agenda for Technical Plat review today? I would appreciate it.

Thanks

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



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

Applicant: Larry Bowden
Project Name: Briar Rose Parking Lot Expansion
Engineer/Architect: Bates & Associates, Inc.

Date: July 5, 2017

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments **must** be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat. *Noted*
2. The Fire Chief should determine how the pavement should be painted for the fire lanes and it should be shown on the plan. Fire lanes will be provided upon review by fire chief
3. All work within the AHTD Right-of-Way will have to be permitted by AHTD prior to the approval of the construction plans for this project. *Noted*
4. A Flood Plain Development Permit will be required for the utility improvements within the Flood Plain prior to any work. *Noted*
5. This project will be held to the most current information for the floodplain for the Farmington Branch. If prior to construction plan approval, the information is available from the current restudy of this tributary, this project will be held to complying with that information. *Noted*
6. Show the 100-Year Flood Boundary from the 1996 Corp Flood Hazard Study on this plat. *Flood boundary added*
7. The ADA requires 1 handicap space per 25 parking spaces provided up to 100 spaces. Add one additional handicap space to meet this requirement. *Additional ADA space added*
8. Label the greenspace and width for the new sidewalk along Highway 62. *SW & Greenspace labeled*
9. The extension of Valley Drive will have to be built to City Street Standards up to this property. I assume the lines shown on the plat are the existing Right-of-Way for Valley Drive, please label. *Signast*
10. Show the parking lot of the Dollar General to the east. *Parking Lot added*
11. Has there been any discussions with Dollar General concerning the cross connection shown on the plat. *NO*
12. Label the number of parking spaces for each row on the site plan. *Number of parking spaces added*
13. Label the building/slabs as per their use. *Buildings Labeled*
14. There is not enough fall from the building to the parking lot on the east side to allow this area to drain. *Corrected*
15. Update the site drawing on the Landscape Plan. *done*

Group trees, evergreen shrubs 35'

16. Drainage Comments:

- a. The drainage report appears to show a true retention pond. Retention ponds only work in areas with very sandy soils with high rates of infiltration. The clay soils in this area will not be feasible for a true retention pond. *outlet added*
- b. I am willing to meet with the Engineer so they can try to explain this report if I'm not reading it correctly. *Should be clear now*
- c. As it stands currently, the pond is not large enough for the area draining to it and the predeveloped flow rates for the configuration shown. *updated & works now*
- d. After the meeting with the Engineer, it will be determined if this project can proceed to the July Planning Commission Meeting.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Larry Bowden

Date: 6-5-17

Page 1

Project Name: Briar Rose Parking Lot Expansion - Large Scale Development

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
Re: Landscaping Name: Judy Horne

① Old original ordinance was used for street front + perimeter buffer landscaping. New revised ordinance requires less trees + shrubs: Landscape Plan updated to meet new ordinance

② Extensive landscaping shown on East side by the Dallas General (zoned Commercial) so only require 1 tree OR ornamental tree, OR evergreen every 35 LF and 3 shrubs per 35 LF. New plants must be mulched but any preserved vegetation doesn't require mulch. Due to small # of vegetation required, suggest grouping plants within each 35 LF segment for max visual effect. perimeter landscaping only has to extend from street front to front of proposed building.

EXCEPTION: when Commercial is adjacent to Residential zone, see VII B. (6) Special Side + Rear Perimeter Screening Requirements When Residential Use is Adjacent to Commercial Use. Residential screening added.

③ plan shows "10' Landscape Buffer" at back of property. Ordinance does not require a buffer on back. Rear Landscape buffer removed

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Page 2

Applicant: Larry Bowden

Date: 6-5-17

Project Name: Briar Rose Parking Lot Expansion - Lg Scale Dev

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
Landscape Ordinance Name: Judy Horne

④ Street Buffer - Main St. req. - Use new revised ordinance requirements 15' depth X 30 LF which requires 1 tree OR 1 ornamental OR 1 Conifer (evergreen) per each segment. 5 shrubs per 30 LF.

Street buffer revised.

⑤ Based on new revised landscape ordinance shrubs + trees are reduced ~~to~~ for street front and side perimeter to: Trees 38 (minus 6 for 2 preserved trees) for total of 32 trees instead of your calculated 50. Shrubs required under new ordinance: 116 not 339.

HOWEVER: these numbers do NOT include landscaping required for the portion of perimeter adjacent to residential property on Valley Drive. See VII. B. (6) Special Side and Rear Perimeter Screening Requirements When Residential Use is Adjacent to Commercial Use.

Judy, I updated the Landscape Plan per your comments, but did not come up with the same number of trees. Please review and let me know if I missed anything.

Thanks! - Jason Young

Received By: _____

Melissa McCarville

From: Jason Young <jason@batesnwa.com>
Sent: Wednesday, August 16, 2017 11:57 AM
To: melissamccarville@cityoffarmington-ar.gov
Subject: FW: Public Notice of Development in Farmington, AR

Melissa – here is confirmation that the ad for Briar Rose will also run on Friday.

Thank You,

Jason P. Young
Project Manager
Bates & Associates, Inc.
479-442-9350

From: Karen Caler [<mailto:kcaler@nwadg.com>]
Sent: Wednesday, August 16, 2017 11:59 AM
To: 'Jason Young'
Subject: RE: Public Notice of Development in Farmington, AR

Cost will be \$105.30.

Thank you



Karen Caler

Legal Advertising Clerk | kcaler@nwadg.com

479-571-6415 | 

Northwest Arkansas Democrat-Gazette
Our community. Our paper.
www.nwadg.com

212 N. East Ave. Fayetteville, AR 72701

From: Jason Young [<mailto:jason@batesnwa.com>]
Sent: Wednesday, August 16, 2017 11:43 AM
To: kcaler@nwadg.com
Subject: Public Notice of Development in Farmington, AR

Karen – this is a notification for a separate project from what I sent earlier, that also needs to run on Friday. Thank you.

Billing Info:

Bates & Associates, Inc
7230 S. Pleasant Ridge Dr
Fayetteville, AR 72704

Thank You,

Jason P. Young
Project Manager
Bates & Associates, Inc.
479-442-9350



7230 Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

August 16, 2017

NOTICE OF PUBLIC HEARING

Dear Adjacent Property Owner,

An Application for a Large Scale Development has been applied for by Larry Bowden of Briar Rose Café & Deli at the property located at 60 East Main Street. The Applicant requests a commercial development, consisting of one 6-unit building, a covered pavilion, and a smokehouse, as well as associated parking lot, paving, landscape and drainage improvements. Please see the attached Parcel Map for reference to where this proposed development will be located in relation to your property.

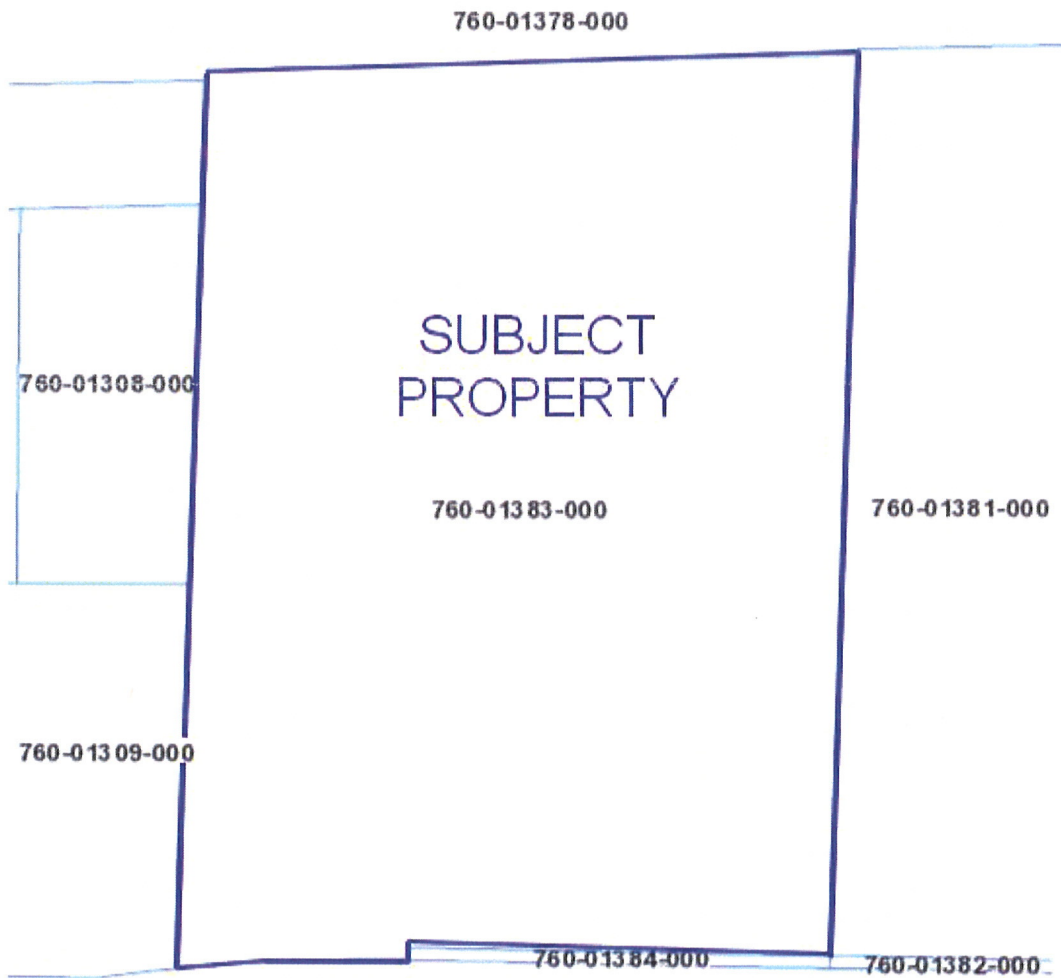
A hearing on this Application will be held by the Farmington Planning Commission on August 28th at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington Arkansas. All interested persons are invited to attend.

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

Sincerely,

Jason Young
Project Manager
Bates & Associates, Inc.

Parcel Map



East Main Street

