

City of Farmington
Application for Variance

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

Applicant: Geoffrey Bates Day Phone: 442-9350
Address: 7230 S Pleasant Ridge Dr. Fax: _____
Representative: Bates & Associates, Inc. Day Phone: (479) 442-9350
Address: 7230 S, Pleasant ridge Dr, Fayetteville, AR 72704 Fax: (479) 521-9350
Property Owner: Littlefield Oil Day Phone: 479-646-0595
Address: 3403 Cavanaugh Rd / Fort Smith, 72908 Fax: _____

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

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

Property Description

Site Address -- 57 South SW Corner of Main Street and Hunter

Current Zoning -- C-2 & R-O

Attach legal description and site plan (include a scale and dimensions)

Type of variance and reason for request (financial concerns are not considered valid reasons when requesting a variance):

Variance from paving the storage lot. There will not be heavy traffic on this lot. They mainly just store the trailers there and there is a privacy fence that will keep the gravel lot from public view.

also request a fee in lieu of sidewalk and street improvements to Hunter Avenue.

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.

[Signature] Date 7-19-16
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.)

[Signature] Date 7/18/2016
Owner/Agent Signature Littlefield O.I.C.



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, 2016

Re: Littlefield Oil Company

SURVEY DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S02°08'02"W 498.49' AND N87°51'56"W 30.17' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°50'38"W 54.64', THENCE N87°41'55"W 274.19' TO AN EXISTING REBAR, THENCE N02°50'29"E 83.94' TO AN EXISTING REBAR, THENCE S87°36'11"E 49.95' TO AN EXISTING REBAR, THENCE N02°05'24"E 95.97' TO THE SOUTHERN RIGHT-OF-WAY OF U.S. HIGHWAY #62, THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY THE FOLLOWING: S89°24'24"E 45.37', N83°03'21"E 123.50', S55°51'23"E 43.73', S03°25'02"W 60.25', S86°34'58"E 12.33', THENCE LEAVING SAID RIGHT-OF-WAY S03°12'04"W 62.87' TO AN EXISTING REBAR, THENCE S87°51'56"E 9.76' TO THE POINT OF BEGINNING, CONTAINING 1.02 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN ARKANSAS HIGHWAY #170 RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



Doc ID: 013471610003 Type: REL
 Kind: DEED
 Recorded: 06/03/2010 at 01:22:03 PM
 Fee Amt: \$25.00 Page 1 of 3
 Washington County, AR
 Bette Stamps Circuit Clerk
 File **2010-00015221**

CORPORATION DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Littlefield Investment Co., an Arkansas corporation** (herein designated as the Party of the First Part) a corporation organized under the laws of the State of Arkansas with its principal place of business at **P.O. Box 180129, Fort Smith, AR 72918**, doing business in said State, for and in consideration of the sum of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS (\$10.00)** in hand paid by **Southland Management Group, LLC**, (herein designated as the Party of the Second Part), receipt of which is hereby acknowledged, has granted, bargained and sold and by these presents does hereby grant, bargain, sell and convey unto **Southland Management Group, LLC**, the Party of the Second Part, and unto its heirs and assigns forever the following lands lying in **Washington County, Arkansas**, to-wit:

TRACT I: A part of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Twenty-six (26), in Township Sixteen (16) North, of Range Thirty-one (31) West, described as follows: Beginning at a point on the South line of the right of way of U. S. Highway No. 62, which is 321 3/4 feet South of 30 feet West of the North East corner of said 40 acre tract, and running, thence South 176.93 feet, thence West 274.19 feet, thence North 29.97 feet, thence East 50 feet, thence North 100 feet, more or less, to the South line of the right of way of U. S. Highway No. 62; thence with the curve of the said Highway in a Northeasterly direction to the beginning point, containing .73 acres, more or less, LESS AND EXCEPT that part deeded to the Arkansas State Highway Commission, in Warranty Deed recorded in Book 1060 at Page 491 of the records of the Circuit Clerk of Washington County, Arkansas, and containing in said exception .05 acre, more or less.

I HEREBY CERTIFY UNDER PENALTY OF FALSE SWEARING, THAT AT LEAST THE CORRECT AMOUNT OF REVENUE STAMPS ARE AFFIXED TO THIS STATEMENT.

Agent

GRANTED: *Steve Williams*
 Southland Management Group, LLC
 P.O. Box 180129
 Fort Smith, AR 72918

TRACT II: Part of the East ½ of the SW/4 of Section 30 in Township 15 North, of Range 30 West, described as follows: Beginning at a point which is 6 feet North of 376 feet East of the Northwest corner of the SE/4 of the SW/4 of said Section 30, and running thence East 100 feet; thence South 66.5 feet; to the North line of the right-of-way of U. S. Highway No. 62; thence Westerly with the North line of the right-of-way of said Highway to a point due South of the beginning point; thence North 39.5 feet to the point of beginning, situated in the Town of Lincoln.

****Property description provided to preparer by Grantor****

There has been no examination of title by abstractors or attorneys of Williams Abstract & Title of the properties herein being conveyed.

TO HAVE AND TO HOLD the same unto the said Party of the Second Part, **Southland Management Group, LLC**, and unto its heirs and assigns forever, with all the privileges and appurtenances thereto belonging.

AND the said Party of the First Part, hereby covenants with said Party of the Second Part, its heirs and assigns, that it is lawfully seized in fee of the foregranted premises; that they are free from all encumbrances; that it has a good right to sell and convey the same to the said Party of the Second Part as aforesaid, and that it will forever warrant and defend the title to the said real estate against all lawful claims and demands whatsoever.

IN TESTIMONY WHEREOF, the said Party of the First Part has, by order of its Board of Directors, hereunto caused these presents to be signed by **Aaron B. Littlefield, III**, its President, and caused its corporate seal to be hereunto affixed this 14th day of April, 2010,

LITTLEFIELD INVESTMENT CO.,
an Arkansas corporation


By: **AARON B. LITTLEFIELD, III**
President

CERTIFICATE OF ACKNOWLEDGMENT

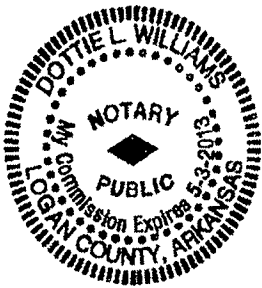
STATE OF ARKANSAS)
COUNTY OF LOGAN) ss.

On this 14th day of April, 2010, before me, a Notary Public, within and for the County of Logan, State of Arkansas, duly commissioned and acting, appeared in person the within named **Aaron B. Littlefield, III**, to me personally well known, who stated that he is the **President** of **Littlefield Investment Co., an Arkansas corporation**, and is duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said corporation, and further state and acknowledged that he has so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and date aforesaid.


Notary Public

My Commission Expires: 5/3/2013



PREPARED BY:
Williams Abstract & Title
Under the direction of
John. R. Williams
P.O. Box 147
Booneville, AR 72927

File# 2011-00025155

**WARRANTY DEED
(CORPORATION)**

KNOW ALL MEN BY THESE PRESENTS:


That KSDA, Inc., an Arkansas Corporation, a corporation organized under and by virtue of the laws of the State of Arkansas, by its President, duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration, in hand paid by Southland Management Group, LLC, an Arkansas Limited Liability Company the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the said Southland Management Group, LLC, an Arkansas Limited Liability Company and unto his/her/their heirs and assigns forever the following described land, situate in the County of Washington, State of Arkansas, to-wit:

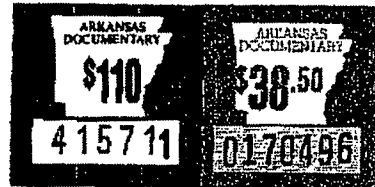
A part of the NE 1/4 of the NW 1/4 of Section 26, T-16-N, R-31-W, Washington County, Arkansas, being more particularly described as follows: Beginning at a point 478.18 feet South and 30.00 feet West of the NE Corner of said 40 acre tract and running thence West 274.19 feet; thence South 75.00 feet; thence East 274.19 feet; thence North 75.00 feet to the point of beginning.

TO HAVE AND TO HOLD The same unto the said Southland Management Group, LLC, an Arkansas Limited Liability Company and unto his/her/their heirs and assigns forever, with all appurtenances thereunto belonging. And I/we hereby covenant with the said Southland Management Group, LLC, an Arkansas Limited Liability Company that he/she/they will forever warrant and defend the title to said lands against all claims whatsoever.

IN TESTIMONY WHEREOF, The name of the grantor is hereunto affixed by its President and its seal affixed by its Secretary, this 23rd day of August, 2011.

KSDA, INC.


Keith Marrs
President



ACKNOWLEDGMENT

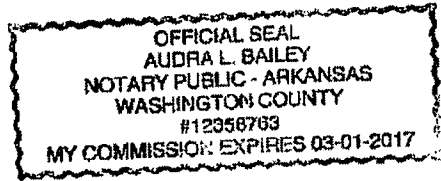
State of Arkansas
County of Washington

On this 23rd day of August, 2011, before me, Audra L Bailey, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Keith Marrs, to me personally well known, who stated that he was the President of KSDA, Inc., an Arkansas Corporation, an entity, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said entity, and further stated and acknowledged that he had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal this 23rd day of August, 2011.

Audra L Bailey
Notary Public Audra L Bailey

My Commission Expires: March 01, 2017



Prepared under the supervision of:

A. Bailey Attorney, PA
PO Box 790
Farmington, AR 72730

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

Audra L Bailey

Grantee (Agent)

Po Box 180129

H Smith, AR 72918

Grantee's Address

Washington County, AR
I certify this instrument was filed on
9/7/2011 4:10:01 PM
and recorded in REAL ESTATE

File# 2011-00025155
Bette Stamps - Circuit Clerk

by [Signature]

NORTHWEST ARKANSAS Democrat-Gazette

P.O. BOX 1607, FAYETTEVILLE, AR, 72702 • 479-442-1700 • FAX: 479-695-1118 • WWW.NWAOG.COM


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:

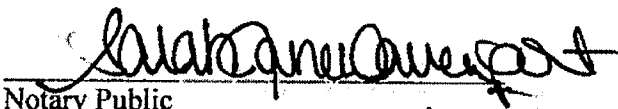
BATES & ASSOCIATES
Notice of Public Meeting
City of Farmington

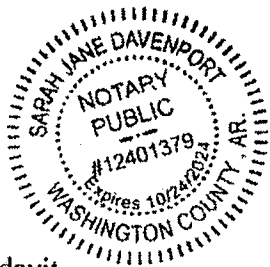
Was inserted in the Regular edition on:
Sept 8, 2016

Publication Charge: \$ 119.60


Karen Caler

Subscribed and sworn to before me
This 13 day of Sept., 2016.


Notary Public
My Commission Expires: 10/24/21



****NOTE****

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

NOTICE OF PUBLIC MEETING
An application for a Large Scale Development and Variance at the property described below has been filed with the City of Farmington on the 12th Day of July, 2016. Parcel 760-01572-000 & 760-01575-000:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S02°08'02"W 498.49' AND N87°51'56"W 30.17' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°50'38"W 54.64', THENCE N87°41'55"W 274.19' TO AN EXISTING REBAR, THENCE N02°50'29"E 83.94' TO AN EXISTING REBAR, THENCE S87°36'11"E 49.95' TO AN EXISTING REBAR, THENCE N02°05'24"E 95.97' TO THE SOUTHERN RIGHT-OF-WAY OF U.S. HIGHWAY #62, THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY THE FOLLOWING: S89°24'24"E 45.37', N83°03'21"E 123.50', S55°51'23"E 43.73', S03°25'02"W 60.25', S86°34'58"E 12.33', THENCE LEAVING SAID RIGHT-OF-WAY S03°12'04"W 62.87' TO AN EXISTING REBAR, THENCE S87°51'56"E 9.76' TO THE POINT OF BEGINNING, CONTAINING 1.02 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN ARKANSAS HIGHWAY #170 RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
Layman's Description:
Northeast Corner of Arkansas Highway 170 and Arkansas Highway 62, Farmington, Arkansas.
The Applicant requests a Large Scale Development for a Trailer Storage Lot. The Applicant also requests a variance from the requirement to hard-surface pave the storage lot.
A public meeting to consider this request for variance at the above described property will be held on the 26th day of September, 2016, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.
738-42681 Sept 8, 2016

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: Bates & Associates Day Phone: 442-9350
 Address: 7230 S Pleasant Ridge Dr/ Fayetteville Fax: 521-9350
 Representative: Geoff Bates Day Phone: _____
 Address: _____ Fax: _____
 Property Owner: Southland Management Group Day Phone: 479-646-0595
 Address: 3403 Cavanaugh Rd, Fort Smith, 72908 Fax: _____

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

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

For office use only

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

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

Property Description _____
 Site Address -- 57 South CORNER OF 71st HUNTER
 Current Zoning -- C-2 / R-O
 Attach legal description _____

Financial Interests

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

Littlefield Oil

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.*

[Signature] Date 6-21-2016
 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".		✓	<i>sent electronically</i>
5. List of adjacent property owners and copy of notification letter sent. *		✓	<i>in process</i>
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		✓	<i>in process</i>
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).		✓	<i>in process</i>
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.	✗	✓	<i>not in Floodplain</i>
10. Status of regulatory permits:		✓	
a. NPDES Storm water Permit		✓	
b. 404 Permit		✓	
c. Other			<i>Small Site SWPPP</i>
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 Drainage Criteria Manual 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.	✓		shown but not esmt holder
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	✓	NO	
b. Provide pipe types and sizes.	✓	NO	
2. Regarding all proposed sanitary sewer systems		✓	No utilities proposed
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.		✓	"
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.		✓	none
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.		✓	none
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		✓	none
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.)		✓	none
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.)		✓	none
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.		✓	none
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.		✓	none
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.		✓	none
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).	✓	NA	Fence shown NA
12. Location of existing and purposed sidewalks.		✓	none
13. Finished floor elevation of existing and purposed structures.		✓	none
14. Indicate location and type of garbage service (Large Scale		✓	none

Developments only.) Dimension turnaround area at dumpster location.		✓	none
15. A description of commonly held areas, if applicable.		✓	"
16. Draft of covenants, conditions and restrictions, if any.		✓	"
17. Draft POA agreements, if any.		✓	"
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 6-22-16

No. 519433

RECEIVED FROM Fates & Associates \$500.00

Five hundred & no/100 DOLLARS

FOR RENT
 FOR Large Scale on Littlefield Oil Co.

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

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____

BY B. Coleman

CR# 13146



**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, 2016

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

RE: Littlefield Oil

Dear Planning Staff,

Littlefield Oil Company is proposing to add a gravel parking lot to store their trucks. The site is located on the corner of Highway 62 and Highway 170 behind the Tobacco Shop. The parking lot will be fenced with a 6' privacy fence so view to the interior of the lot will be limited. The lot will be access from Hunter Road.

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

Sincerely

Bates & Associates, Inc.

Geoffrey H. Bates, P.E.
President of Engineering

CORPORATION DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Littlefield Investment Co., an Arkansas corporation** (herein designated as the Party of the First Part) a corporation organized under the laws of the State of Arkansas with its principal place of business at **P.O. Box 180129, Fort Smith, AR 72918**, doing business in said State, for and in consideration of the sum of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS (\$10.00)** in hand paid by **Southland Management Group, LLC**, (herein designated as the Party of the Second Part), receipt of which is hereby acknowledged, has granted, bargained and sold and by these presents does hereby grant, bargain, sell and convey unto **Southland Management Group, LLC**, the Party of the Second Part, and unto its heirs and assigns forever the following lands lying in **Washington County, Arkansas**, to-wit:

TRACT I: A part of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Twenty-six (26), in Township Sixteen (16) North, of Range Thirty-one (31) West, described as follows: Beginning at a point on the South line of the right of way of U. S. Highway No. 62, which is 321 3/4 feet South of 30 feet West of the North East corner of said 40 acre tract, and running, thence South 176.93 feet, thence West 274.19 feet, thence North 29.97 feet, thence East 50 feet, thence North 100 feet, more or less, to the South line of the right of way of U. S. Highway No. 62; thence with the curve of the said Highway in a Northeasterly direction to the beginning point, containing .73 acres, more or less, LESS AND EXCEPT that part deceded to the Arkansas State Highway Commission, in Warranty Deed recorded in Book 1060 at Page 491 of the records of the Circuit Clerk of Washington County, Arkansas, and containing in said exception .05 acre, more or less.

I HEREBY CERTIFY UNDER PENALTY OF FALSE SWEARING, THAT AT LEAST THE CORRECT AMOUNT OF REVENUE STAMPS ARE AFFIXED TO THIS STATEMENT.

Agent
Bette Stamps
GRANTEE: *Bette Stamps*
Southland Management Group, LLC
P.O. Box 180129
Fort Smith, AR 72918

TRACT II: Part of the East ½ of the SW/4 of Section 30 in Township 15 North, of Range 30 West, described as follows: Beginning at a point which is 6 feet North of 376 feet East of the Northwest corner of the SE/4 of the SW/4 of said Section 30, and running thence East 100 feet; thence South 66.5 feet; to the North line of the right-of-way of U. S. Highway No. 62; thence Westerly with the North line of the right-of-way of said Highway to a point due South of the beginning point; thence North 39.5 feet to the point of beginning, situated in the Town of Lincoln.

****Property description provided to preparer by Grantor****


There has been no examination of title by abstractors or attorneys of Williams Abstract & Title of the properties herein being conveyed.

TO HAVE AND TO HOLD the same unto the said Party of the Second Part, **Southland Management Group, LLC**, and unto its heirs and assigns forever, with all the privileges and appurtenances thereto belonging.

AND the said Party of the First Part, hereby covenants with said Party of the Second Part, its heirs and assigns, that it is lawfully seized in fee of the foregranted premises; that they are free from all encumbrances; that it has a good right to sell and convey the same to the said Party of the Second Part as aforesaid, and that it will forever warrant and defend the title to the said real estate against all lawful claims and demands whatsoever.

IN TESTIMONY WHEREOF, the said Party of the First Part has, by order of its Board of Directors, hereunto caused these presents to be signed by **Aaron B. Littlefield, III, its President**, and caused its corporate seal to be hereunto affixed this 14th day of April, 2010,

**LITTLEFIELD INVESTMENT CO.,
an Arkansas corporation**


By: **AARON B. LITTLEFIELD, III**
President

CERTIFICATE OF ACKNOWLEDGMENT

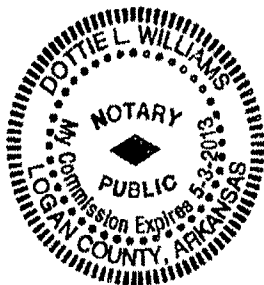
STATE OF ARKANSAS)
COUNTY OF LOGAN) ss.

On this 14th day of April, 2010, before me, a Notary Public, within and for the County of Logan, State of Arkansas, duly commissioned and acting, appeared in person the within named **Aaron B. Littlefield, III**, to me personally well known, who stated that he is the **President** of **Littlefield Investment Co., an Arkansas corporation**, and is duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said corporation, and further state and acknowledged that he has so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and date aforesaid.


Notary Public

My Commission Expires: 5/3/2013



PREPARED BY:
Williams Abstract & Title
Under the direction of
John. R. Williams
P.O. Box 147
Booneville, AR 72927

File# 2011-00025155

**WARRANTY DEED
(CORPORATION)**


KNOW ALL MEN BY THESE PRESENTS:

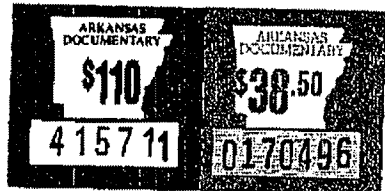
That KSDA, Inc., an Arkansas Corporation, a corporation organized under and by virtue of the laws of the State of Arkansas, by its President, duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration, in hand paid by Southland Management Group, LLC, an Arkansas Limited Liability Company the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the said Southland Management Group, LLC, an Arkansas Limited Liability Company and unto his/her/their heirs and assigns forever the following described land, situate in the County of Washington, State of Arkansas, to-wit:

A part of the NE 1/4 of the NW 1/4 of Section 26, T-16-N, R-31-W, Washington County, Arkansas, being more particularly described as follows: Beginning at a point 478.18 feet South and 30.00 feet West of the NE Corner of said 40 acre tract and running thence West 274.19 feet; thence South 75.00 feet; thence East 274.19 feet; thence North 75.00 feet to the point of beginning.

TO HAVE AND TO HOLD The same unto the said Southland Management Group, LLC, an Arkansas Limited Liability Company and unto his/her/their heirs and assigns forever, with all appurtenances thereunto belonging. And I/we hereby covenant with the said Southland Management Group, LLC, an Arkansas Limited Liability Company that he/she/they will forever warrant and defend the title to said lands against all claims whatsoever.

IN TESTIMONY WHEREOF, The name of the grantor is hereunto affixed by its President and its seal affixed by its Secretary, this 23rd day of August, 2011.

KSDA, INC

Keith Marrs
President



ACKNOWLEDGMENT

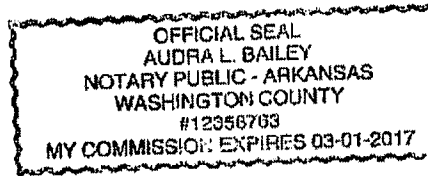
State of Arkansas
County of Washington

On this 23rd day of August, 2011, before me, Audra L Bailey, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Keith Marrs, to me personally well known, who stated that he was the President of KSDA, Inc., an Arkansas Corporation, an entity, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said entity, and further stated and acknowledged that he had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal this 23rd day of August, 2011.

Audra L Bailey

Notary Public Audra L Bailey
My Commission Expires: March 01, 2017



Prepared under the supervision of:

A. Bailey Attorney, PA
PO Box 790
Farmington, AR 72730

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

Audra L Bailey

Grantee (Agent)

Po Box 180129

H Smith, AR 72918

Grantee's Address

Washington County, AR
I certify this instrument was filed on
9/7/2011 4:10:01 PM
and recorded in REAL ESTATE

File# 2011-00025155
Bette Stamps - Circuit Clerk

by *[Signature]*



**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, 2016

Re: Littlefield Oil Company

SURVEY DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S02°08'02"W 498.49' AND N87°51'56"W 30.17' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°50'38"W 54.64', THENCE N87°41'55"W 274.19' TO AN EXISTING REBAR, THENCE N02°50'29"E 83.94' TO AN EXISTING REBAR, THENCE S87°36'11"E 49.95' TO AN EXISTING REBAR, THENCE N02°05'24"E 95.97' TO THE SOUTHERN RIGHT-OF-WAY OF U.S. HIGHWAY #62, THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY THE FOLLOWING: S89°24'24"E 45.37', N83°03'21"E 123.50', S55°51'23"E 43.73', S03°25'02"W 60.25', S86°34'58"E 12.33', THENCE LEAVING SAID RIGHT-OF-WAY S03°12'04"W 62.87' TO AN EXISTING REBAR, THENCE S87°51'56"E 9.76' TO THE POINT OF BEGINNING, CONTAINING 1.02 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN ARKANSAS HIGHWAY #170 RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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

Applicant: Littlefield Oil Co. Date: July 5, 2016
Project Name: Littlefield Oil Co. Parking Lot Construction – Large Scale Development
Engineer/Architect: Bates & Associates, Inc.

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. Gravel parking lots are not allowed by City Ordinance. This area will have to be paved with a dust free surface or a variance will have to be submitted.
3. Provide spot elevations at the corners of the parking area and within the detention pond (Item #12 on the checklist).
4. How will the area in the southwest corner drain into the detention pond? It appears that the proposed fuel tank will keep this area from draining. Provide additional spot elevations in this area to show that the new parking area will drain into the detention pond.
5. Street Improvements including sidewalk are required for Hunter Street. Since Hunter Street Improvements are currently under design, money in lieu of these improvements would probably be the best approach. The new drive material/location will need to be coordinated with AHTD and Garver Engineers who are the design engineers on this project. An AHTD permit for all work within the highway right-of-way will be required.
6. Drainage Report
 - The runoff coefficients values will have to agree with Table 2.1 from the Farmington Drainage Criteria Manual (DCM). The green space should be the pasture $C=0.4$. The gravel should be paved $C=0.9$, but $C=0.85$ will be accepted.
 - A minimum time of concentration for urban areas is 5 minutes as shown in the Farmington DCM.

Received By: _____

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

Applicant: Littlefield Oil Co.

Date: 7-5-16

Project Name: Littlefield Oil Co. Parking Lot Construction – 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: Melissa McCarville

- Only complete submittals will be accepted
 - All engineering fees charged to the city will be invoiced to the developer.
 - When returning this submittal, one copy including revised drainage ^{if required} report must be submitted ^{directly} to Chris Brackett
 - Proof of adjacent property notification & proof of advertisement publication must be submitted 7 days prior to planning commission meeting.
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Received By: _____

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

Applicant: Littlefield Oil Co. Date: July 5, 2016
Project Name: Littlefield Oil Co. Parking Lot Construction – Large Scale Development
Engineer/Architect: Bates & Associates, Inc.

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Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Gravel parking lots are not allowed by City Ordinance. This area will have to be paved with a dust free surface or a variance will have to be submitted.
3. Provide spot elevations at the corners of the parking area and within the detention pond (Item #12 on the checklist).
4. How will the area in the southwest corner drain into the detention pond? It appears that the proposed fuel tank will keep this area from draining. Provide additional spot elevations in this area to show that the new parking area will drain into the detention pond.
5. Street Improvements including sidewalk are required for Hunter Street. Since Hunter Street Improvements are currently under design, money in lieu of these improvements would probably be the best approach. The new drive material/location will need to be coordinated with AHTD and Garver Engineers who are the design engineers on this project. An AHTD permit for all work within the highway right-of-way will be required.
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 - The runoff coefficients values will have to agree with Table 2.1 from the Farmington Drainage Criteria Manual (DCM). The green space should be the pasture $C=0.4$. The gravel should be paved $C=0.9$, but $C=0.85$ will be accepted.
 - A minimum time of concentration for urban areas is 5 minutes as shown in the Farmington DCM.

7. show Adjoining Property Owner Information on plat.

Received By: _____

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

Applicant: Littlefield Oil Co.

Date: 7-5-16

Project Name: Littlefield Oil Co. Parking Lot Construction – Large Scale Development

Engineer/Architect: Bates & Associates, Inc.

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Representing: Cox Communications Name: Chad Hodge

Any damage to or relocoation of our existing facilitites will be at the owners/developers expense.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Littlefield Oil Co.

Date: 7-5-16

Project Name: Littlefield Oil Co. Parking Lot Construction -- Large Scale Development

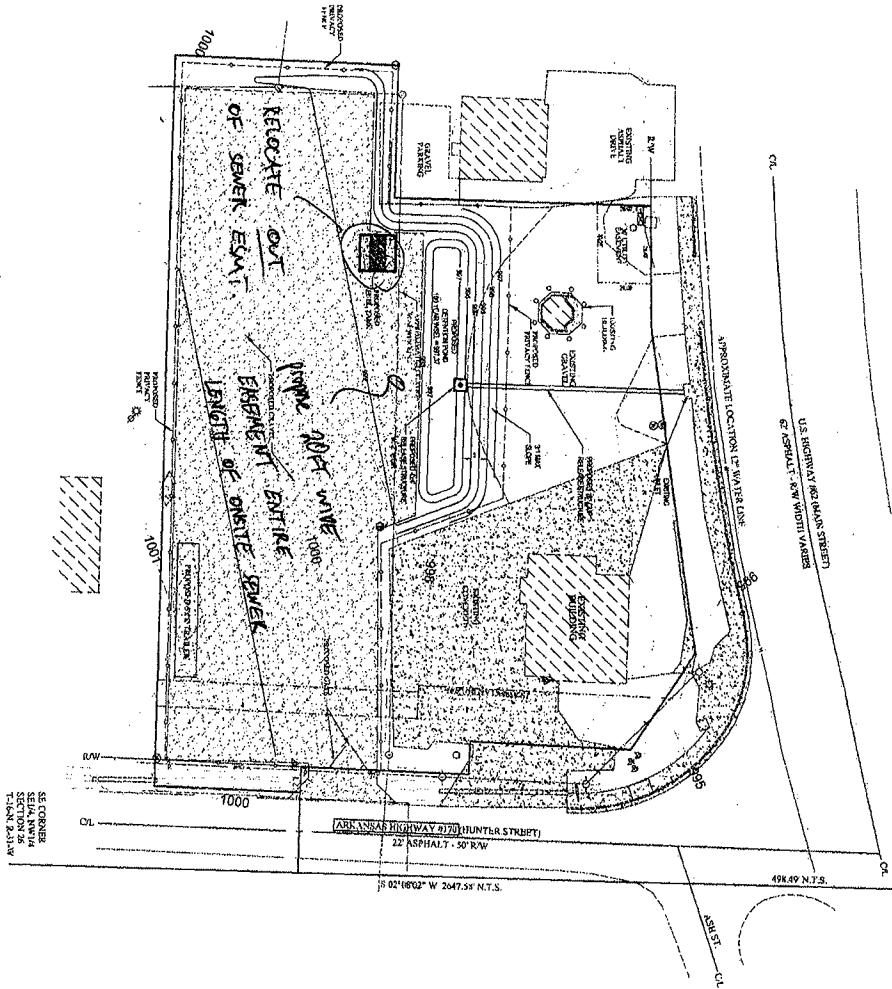
Engineer/Architect: Bates & Associates, Inc.

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 Fayetteville Engineering Name: Corey Granderson

- ① Show all existing water & sewer public mains.
- ② Dedicate 20FT wide easement centered on existing sewer lines on these parcels.
- ③ Keep detention pond and any walls/structures OUT of these new easements.

Received By: _____



- CONSTRUCTION NOTES:**
1. ALL EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
 2. ALL EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
 3. ALL EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
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 9. ALL EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
 10. ALL EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
- GENERAL NOTES:**
1. ALL EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
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 10. ALL EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.



Bates & Associates, Inc.
 Civil Engineering & Surveying
 7310 E. Pleasant Ridge Dr.
 Fayetteville, Arkansas 72717
 Phone: (479) 444-3290 Fax: (479) 271-8288

LITTLEFIELD OIL COMPANY
 LARGE SCALE DEVELOPMENT PLANS
 GRADING PLAN
 FARMINGTON, ARKANSAS

REVISIONS	DATE

Professional Engineer Seal for Littlefield Oil Company, Farmington, Arkansas. The seal is circular and contains the text 'LITTLEFIELD OIL COMPANY', 'FARMINGTON, ARKANSAS', and 'PROFESSIONAL ENGINEER'.

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SENDER: SIZEMORE, JACK LAMAR & SHAUNA LYNN
56 S HUNTER ST
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SENDER: KILGORE, JOSEPH R & SHERID
2745 OLD WIRE RD
FAYETTEVILLE, AR 72703

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SENDER: BREWER, ROBERT L
517 S LYTON AVE
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Postage \$0.47

Total Postage and Fees \$6.47

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SENDER: BRYANT, DJANE MARTIN
LIVING TRUST
11761 E CREEK LN
FARMINGTON, AR 72730

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Postage \$0.47

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SENDER: LEE, LINDA J
PO BOX 1216
FARMINGTON, AR 72730

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LITTLE ROCK, AR 72203

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Adult Signature Restricted Delivery \$0.00

Postage \$0.47

Total Postage and Fees \$6.47

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SENDER: ARKANSAS STATE
HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203-2261

PS Form 3849, July 2015

NORTHWEST ARKANSAS Democrat-Gazette

P.O. BOX 1402, FAYETTEVILLE, AR, 72702 • 479-442-1700 • FAX: 479-695-1118 • WWW.NWADG.COM

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:

BATES & ASSOCIATES
Notice of Public Meeting
City of Farmington

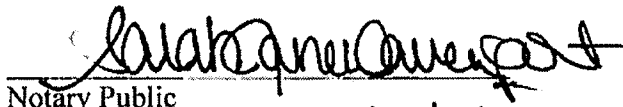
Was inserted in the Regular edition on:
Sept 8, 2016

Publication Charge: \$ 119.60



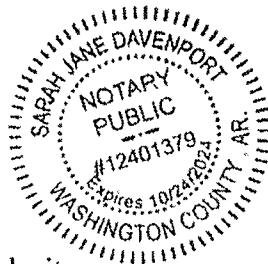
Karen Caler

Subscribed and sworn to before me
This 13 day of Sept., 2016.



Notary Public

My Commission Expires: 10/24/24



****NOTE****

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

NOTICE OF PUBLIC MEETING

An application for a Large Scale Development and Variance at the property described below has been filed with the City of Farmington on the 12th Day of July, 2016. Parcel 760-01572-000 & 760-01575-000:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S02°08'02"W 498.49' AND N87°31'56"W 30.17' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°50'38"W 54.64', THENCE N87°41'55"W 274.19' TO AN EXISTING REBAR, THENCE N02°50'29"E 83.94' TO AN EXISTING REBAR, THENCE S87°36'11"E 49.95' TO AN EXISTING REBAR, THENCE N02°05'24"E 95.97' TO THE SOUTHERN RIGHT-OF-WAY OF U.S. HIGHWAY #62, THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY THE FOLLOWING: S89°24'24"E 45.37', N83°03'21"E 123.50', S55°51'23"E 43.73', S03°25'02"W 60.25', S86°34'58"E 12.33', THENCE LEAVING SAID RIGHT-OF-WAY S03°12'04"W 62.87' TO AN EXISTING REBAR, THENCE S87°51'56"E 9.76' TO THE POINT OF BEGINNING, CONTAINING 1.02 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN ARKANSAS HIGHWAY #170 RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:
Northeast Corner of Arkansas Highway 170 and Arkansas Highway 62, Farmington, Arkansas.

The Applicant requests a Large Scale Development for a Trailer Storage Lot. The Applicant also requests a variance from the requirement to hard-surface pave the storage lot.

A public meeting to consider this request for variance at the above described property will be held on the 26th day of September, 2016, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

73842681 Sept 8, 2016