



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

PLANNING COMMISSION AGENDA
December 23, 2013

**A meeting of the Farmington Planning Commission will be held on
Monday, December 23, 2013 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - November 25, 2013
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **NEW BUSINESS**
 - A. Large Scale Development – Walmart Neighborhood Market #7242**

Property owned by: Oakland Farms, LLC
Property Location: SE corner of Hwy. 62 & Grace Ln.
Presented by: Nate Bachelor
 - B. Variance Request – Landscape variance – Walmart Neighborhood Market #7242**

Property owned by: Oakland Farms, LLC
Property Location: SE corner of Hwy. 62 & Grace Ln.
Presented by: Nate Bachelor

PLANNING COMMISSION MINUTES

NOVEMBER, 25, 2013

1. ROLL CALL:

PRESENT:

Robert Mann
Toni Bahn
Gerry Harris
Judy Horne arrived 6:40 p.m.
Matt Hutcherson
Sean Schader

ABSENT:

Bobby Wilson
Josh Clary

2. APPROVAL OF MINUTES:

The minutes for October, 28, 2013 were unanimously approved by members present.

3. COMMENTS FROM CITIZENS: NONE

4. PUBLIC HEARING

A. Renewal of Conditional Use Request-renewal of home daycare
(Farmington Family Daycare)

Renewal of conditional use request for home daycare at 23 Ash.
Rebecca Keeton here to speak. She has 6 enrolled, 2 are hers.
Business is good. No public comments & no complaints to city. Unanimously
approved by commission members present.

5. Sign ordinance discussion.

Motion to Adjourn by Schader and 2nd by Hutcherson. All agreed.

Secretary, Planning Commission

Chairman, Planning Commission

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: Walmart Stores Inc. Day Phone: 479-204-0070
 Address: 2001 SE 10th Street
Bentonville, AR 72716 Fax: _____

Representative: Nate Bachelor Day Phone: 479-273-9472
 Address: 3108 SW Regency Pkwy.
Bentonville, AR 72712 Fax: 479-273-0844

Property Owner: Oakland Farms, LLC Day Phone: 479-236-6747
 Address: 7121 Sunset Ridge Cr. Fax: _____
Springdale, AR 72762

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 -- SE Corner of Hwy 62 & Grace Lane
 Current Zoning -- C-2
 Attach legal description

Financial Interests

The following entities or people have a financial interest in this project:
Oakland Farms, LLC
Walmart Stores, Inc.

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.

Nate Bachelor Date 11-19-2013
 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.)

Nate Bachelor Date 11.19.2013
 Owner/Agent Signature

Development Checklist:

	Yes	No	N/A, why?
1. Completed application form.	X		
2. Payment of application fee.	X		
3. One AutoCAD drawing – 1"=100' or larger, using layer, symbols and line types as required by City Engineer.		X	Will Be provided once approved
4. Fifteen (15) copies of the plat folded to a size of no greater than 10" X 10 ½ ".	X		
The Following Shall Appear on the Plat:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addressed and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Curve data for any street which forms a project boundary.	X		
10. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
11. Status of regulatory permits:			
a. NPDES Storm water Permit		X	IN PROCESS
b. 404 Permit		X	NOT APPLICABLE
c. Other			
12. 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.	X		
13. Spot elevations at grade breaks along the flow line of drainage swales.	X		
14. A general vicinity map of the project at a scale of 1" = 2000' taken from the City of Farmington Street Base Map (1" = 2000').	X		
15. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
16. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
17. Existing topographic information with source of the information noted. Show:	X		

a. Two foot contour for ground slope between level and ten percent.			
b. Four foot contour interval for ground slope exceeding 10%.			
18. Preliminary grading plan.	X		
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.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:	X		
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems	X		
a. Provide pipe locations, sizes and types.	X		
b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site		X	NOT APPLICABLE
4. If a septic system is to be utilized, not that on the plat. Show the location and test data for all percolation tests.		X	
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.		X	FLOW TEST AVAILABLE UPON REQUEST
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)	X		
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street.		X	NOT APPLICABLE
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.	X		
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 exiting and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and	X		

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.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
Easement Plat – LSD Only			
1. A final easement plat (in the same form as a final plat) must be submitted and recorded before the issuance of a building permit.		X	NOTED
Subdivision of Land			
1. The lot layout, the dimensions of each lot and total area in square footage or acreage to the nearest on-hundredth (1/100 th) acre of each lot. Lots shall be numbered consecutively for all phases. The total number of lots shall be indicated on the plat.		X	
2. The designation of all "outlots" and anticipated uses, if known.		X	
3. For phased development, a plat showing all phases is required.		X	
Site Specific Information			
1. Provide a note describing any off site improvements.	X		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		X	NOT APPLICABLE
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		X	NOT APPLICABLE
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)		X	NOT APPLICABLE
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.		X	NOT APPLICABLE
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.		X	NOT APPLICABLE
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)	X		
8. The location and size of existing and proposed signs, if any.	X		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	X		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	X		
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.	X		
14. Indicate location and type of garbage service (Large Scale		X	

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.		X	
16. Draft of covenants, conditions and restrictions, if any.		X	
17. Draft POA agreements, if any.		X	
18. A written description of requested variances and waivers from any city requirements.	X		
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	X		
20. Preliminary drainage plan as required by the consulting engineer.	X		
Data on Diskette			
1. Magnetic Media or CD with all information in AutoCAD or a similar format must be submitted with application. Questions concerning this requirement may be directed to Building Inspection.		X	WILL BE PROVIDED UPON APPROVAL

**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.*

CITY OF FARMINGTON
354 WEST MAIN STREET
P.O. BOX 72730
FARMINGTON, AR

RECEIPT

DATE	11-19-13	No.	087499
RECEIVED FROM	C.F.I. Engineering		
FOR	Five hundred & no/100		
FOR RENT	neighboring #7242		
ACCOUNT			
PAYMENT	500.00		
BAL. DUE			
<input checked="" type="radio"/> CASH			
<input type="radio"/> MONEY ORDER			
<input checked="" type="radio"/> CHECK			
<input type="radio"/> CREDIT CARD			
FROM	P. Coleman		
TO			
BY <i>[Signature]</i>			
DOLLARS <u>\$500.00</u>			
#7242			

PROXY

TO THE CITY OF FARMINGTON PLANNING COMMISSION

We, Oakland Farms, LLC, the owner of the property, hereby authorize Stephen Giles and/or Nate Bachelor to represent us and to make decisions on our behalf only with respect to development plan, variance, lot combination, subdivision and all required land use approvals which will be presented to the Farmington Planning Commission and Farmington City Council as deemed necessary for the project to be developed on our property at the southeast intersection of W. Main Street/ AR Highway 62 and Grace Lane in Farmington, Arkansas.

Oakland Farms, LLC

By: Paul E. Phillips Reg. Agt.

Nov. 20, 2013

Date



To: Farmington Planning Commission
From: Christopher B. Brackett, P.E. *CB*
Date: 12/23/2012
Re: Large Scale Development Plan for Walmart Neighborhood Market

The Large Scale Development Plan for the Walmart Neighborhood Market has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. Submit two (2) copies of the filed easement plat before final approval of the plans. A copy of the proposed easement plat should be submitted to MWY for review prior to filing.
2. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to any construction activities.
3. After a final review set of plans and drainage report has been approved by MWY, the applicant should submit to the City three (3) sets of full size plans and one (1) set of half size plans, and two (2) more copies of the final drainage report that have been sealed by the engineer for final approval and distribution.
4. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference. All state storm water permitted must be in place prior to this meeting.

The following comments can be addressed in the construction plan submittal.

1. The grading plan indicates that runoff from the parking lot will flow into the landscape island north of the parking lot. These islands are shown to have mulch as per the landscape ordinance. These islands will have to have curb to keep the runoff from flowing across them or the grading will have to be changed to keep water from flowing across the islands.
2. The sidewalk is to be continuous through the driveways without ramps. It is currently shown with ramps on either side of the drive. Please see the City of Farmington's Sidewalk Specifications Ordinance 8.1(C) on the proper grading for sidewalks. Please provide more details on the construction of the entrances.
3. The emergency overflow weir will have to be sodded or paved dependent on the possible velocities. Please see the Farmington Drainage Manual Section 5.4.2.



ENGINEERS ■ SURVEYORS ■ PLANNERS
LANDSCAPE ARCHITECTS ■ ENVIRONMENTAL SCIENTISTS

3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712
(479) 273-9472 Fax (479) 273-0844

www.ceieng.com

December 10, 2013

Mr. Christopher Bracket, PE
City of Farmington
354 W. Main Street
Farmington, AR 72730

RE: Walmart Neighborhood Market #7242-0

In response to the review comments dated December 3, 2013 and received that same day CEI has revised the sitework drawings and offers the following responses.

Engineering Comments:

Comment: Provide a copy of the recorded warranty deed for the property.

Response: Copy provided with Engineers review package.

Comment: Submit a copy of the ATHD permit.

Response: A copy of the permit will be submitted upon receipt from AHTD.

Comment: A permit will be required for the free standing sign shown in the submittal.

Response: Comment noted.

Comment: The following note should be added to the cover sheet.

Response: The note has been added to the cover sheet.

Comment: The Fire Chief shall review the fire lanes shown and any changes requested shall be shown on the plan.

Response: The Fire Chief's comments have been addressed.

Comment: Label the easements shown on the plan.

Response: The easements have been labeled on the Utility Plan.

Comment: The detention ponds must be shown in a drainage easement.

Response: Applicant requests another means to satisfy the issue of access. Applicant proposes a maintenance agreement running with the land which would allow the city to enter the property for the purpose of maintenance in the event the property owner fails to maintain the pond.

Comment: Label the distance from the center fo the roads to the right-of-ways.

Response: The distances have been labeled.

Comment: Label the property boundary shown and provide a legal description on the plan.

Response: Property boundaries have been labeled and a description provided.

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ GEORGIA ■ PENNSYLVANIA

Comment: Label the adjacent properties including name, address, and zoning.

Response: The adjacent property owners have been listed on the plan set.

Comment: Label the proposed sidewalk and green space on the plan.

Response: Dimensions have been provided on the site plan for the green space and sidewalk.

Comment: Revise the proposed sidewalk on Grace land to be continuous through the drives with a cold joint at the edge of sidewalk opposite the street.

Response: The sidewalk has been revised as indicated.

Comment: How will the trash be handled?

Response: A dumpster area and screening has been provided on the site plan.

Comment: Show the 100-year WSE in the detention pond.

Response: The 100-year WSE has been indicated as requested.

Comment: Provide a minimum 4' trickle channel at the bottom of the detention pond.

Response: A trickle channel has been provided as requested.

Comment: The detention ponds are required to be sodded up to the 100-year WSE

Response: The detention pond has been indicated as sod as requested.

Comment: Complete the provided column of the Landscape Ordinance table on the plan.

Response: The table has been completed as requested.

Comment: Show details for tree protection fence that meet the requirements of the Landscape Ordinance (chain link fence).

Response: The required detail has been provided.

Comment: Provide perimeter landscaping of the detention pond as required by the Landscape Ordinance.

Response: A request to waive the required detention pond landscaping has been included in our variance request.

OECC Comments:

Comment: Transformer must have a minimum of 30 feet of clearance from any structure.

Response: The transformer has been relocated to satisfy this requirement.

Comment: Provide 15 foot utility easement to transformer location.

Response: The requested utility easement has been indicated.

PGTELCO Comments:

Comment: Provide one 4" conduit from the proposed building connection point to the SE corner of the property for service.

Response: The requested conduit has been provided.

Comment: Provide a minimum 20' utility easement as shown on attached sketch.

Response: The requested utility easement has been shown on the plans.

Fire Department Comments:

Comment: Move the fire hydrant and FDC to southeast island as discussed.

Response: The FDC and fire hydrant have been relocated as requested.

Comment: Add hydrant to west side entrance.

Response: The requested hydrant has been added.

Comment: Modify fire lanes as discussed.

Response: The fire lane striping has been updated as requested.

Comment: Add a knox box.

Response: A knox box will be provided.

City of Fayetteville Comments:

Comment: Provide a 20 foot utility easement for the proposed water line.

Response: A 20 foot easement has been indicated as requested.

Comment: Water main plans must be submitted to the City of Fayetteville for review.

Response: The drawings are being submitted to the City of Fayetteville for review today.

Comment: Adjust waterline or detention pond to keep waterline out of pond.

Response: The water line connection has been adjusted to keep the waterline out of the pond as requested.

Comment: Location of water meter and irrigation to be evaluated at construction level.

Response: Comment noted. Desired locations are shown on the plan.

Cox Comments:

Comment: If service is needed from Cox, provide a 4" conduit from the aerial pole line south of the property to the building communications room.

Response: Comment noted.

If you have any questions regarding these responses I am available by phone at 479-273-9472.

Respectfully Submitted,



Nate Bachelor, PE
Project Manager

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

Applicant: Walmart Stores Inc.
Project Name: Neighborhood Market Store #7242-000
Engineer/Architect: CEI Engineering Associates, Inc.

Date: December 3, 2013

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. CB

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. Provide the recorded warranty deed for the property.
3. Submit a copy of the AHTD permit.
4. A permit will be required for the free standing sign shown in the submittal.

Cover

5. The following review note should be added to the cover sheet: Review of these plans is limited to general compliance with City codes and regulations and does not warrant the engineer's design or relieve the developer of any requirements, even if errors, omissions, or any inadequacies are discovered after plan approval. The City's requirements shall govern over any conflicts with the plans or specifications. Any conditions determined in the field which require changes shall be subject to further review and corrective action.

Site Plan

6. The Fire Chief shall review the fire lanes shown and any changes requested shall be shown on the plan.
7. Label the easements shown on the plan. If additional easements are required, an easement plat must be submitted and recorded before the issuance of the building permit.
8. The detention ponds must be shown in a drainage easement.
9. Label the distance from the center of the roads to the right-of-ways.
10. Label the property boundary shown and provide a legal description on the plan.
11. Label the adjacent properties including name, address and zoning.
12. Label the proposed sidewalk and green space on the plan.
13. Revise the proposed sidewalk on Grace Lane to be continuous through the drives with a cold joint or expansion joint at the edge of the sidewalk opposite of the street. The sidewalk shall be graded at 2% from the top of the curb elevation.
14. How will the trash be handled? Will there be a dumpster? If there is a dumpster, it must be screened.

Grading Plan

15. Show the 100-year WSE in the detention pond.
16. Provide a minimum four (4') foot trickle channel in the bottom of the detention pond.
Indicate the grade of the trickle channel (minimum 0.4%).

Landscape Plan

17. The detention ponds are required to be sodded up to the 100-year WSE.
18. Complete provided column of the Landscape Ordinance table on the plan. Provide more detailed information on the plan concerning the proposed variance of the Landscape Ordinance.
19. Show details for tree protection fence that meet the requirements of Article V: D (3) of the Landscape Ordinance (chain-link fence).
20. Provide perimeter landscaping of the detention pond as required by the Landscape Ordinance Article V: L (1).

Received By: _____

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

Applicant: Walmart Stores, Inc.

Date: 12-3-13

Project Name: Walmart Neighborhood Market #7242

Engineer/Architect: CEI Engineering 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: Fire Dept Name: Mark Cunningham

move hydrant and FDC to southeast island as
discussed and add hydrant to west side entrance
fire lanes as discussed.
Also add Knox box.

Received By: _____

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

Applicant: Walmart Stores, Inc.

Date: 12-3-13

Project Name: Walmart Neighborhood Market #7242

Engineer/Architect: CEI Engineering 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: Cox Communications Name: Chad Hodge

1. Any damage to or relocations of existing facilities will be at owner/developers expense.
2. If service will be need from Cox, we request a 4" conduit from the aerial pole line south of this property into the buidlings communications room.
3. Will need approximately 60 days build time to complete any new build into this property.

Received By: _____



Ozarks Electric Cooperative Corporation

A Touchstone Energy ® Cooperative 
Mike phipps (479) 684-4696 mhipps@ozarksecc.com
Box 848 Fayetteville, Arkansas 72702-0848 (479)521-2900

Date: 12-3-13

FARMINGTON TECH PLAT

PROJECT: WALMART NEIGHBORHOOD MARKET

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed this project will be at full cost to the developer.
2. All property corners and easements must be clearly marked before construction will begin.
3. If off site easements are needed for Ozarks to provide electricity to the development, easements must be obtained by developer and provided to Ozarks before the design will begin. On site easements must be shown on plat and recorded with the county.
4. All conduits placed at road crossings by developer must have 48 inch of cover at final grade and marked with post to identify end of conduits. (3 – 4 inch schedule 40 conduits to be used for electric only at all road crossings, conduits must extend past the edge of any obstructions so that they are accessible during construction.) There must be minimum separation of 12 inches between conduits for electric and conduits for other utilities. This is NESC code 354. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.
5. Transformer must have a minimum of 30 feet clearance from any structure. Any variation of this requirement must have written approval from an Ozarks representative.
6. Developer will need to contact Justin Northcutt at Ozarks Electric (684-4911) and provide him with electrical load information before any cost to developer can be determined.
7. Developer to provide all trench and PVC conduits including PVC sweeps in accordance with OECC specifications. No metal conduit or metal sweeps are to be used.
8. Developer must provide Ozarks Electric with a Digital copy (AutoCAD 2004) of the Final plat as well as a hard copy.
9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
10. Developer or contractor must apply for electric temporary construction and permanent service before any design and cost is determined by Ozarks.
11. Please contact me when construction begins on this project and again when construction is within three months of completion. Mike Phipps oecc 684-4696 e-mail mhipps@ozarksecc.com

Additional Comments: Full cost to developer for boring by OECC if needed.

2. 15' ue to transformer location.

CITY OF Farmington
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Reviewer: Scott Stokes SourceGas **Date:** December 2, 2013

Project Name: Walmart Neighborhood Market #7242

Engineer/Architect: CEI Engineering 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 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.

- **Any damage or relocation of existing facilities will be at the owner's expense.**
- **Will need to apply for service by contacting 1-800-563-0012.**
- **Will need to provide SourceGas with specific load requirements for the equipment being installed in proposed building that will utilize natural gas.**
- **SourceGas has an existing 3" medium pressure distribution line parallel to US Hwy 62 on the south side to tap for service line.**



Scott Stokes
Field Coordinator
1811 E. Borick Drive
P.O. Box 13288
Fayetteville, AR 72703-1002
Scott.Stokes@sourcegas.com
1-800-563-0012
479-575-1404 (fax)

NOTICE OF PUBLIC HEARING

Applications for Large Scale Development, landscape and associated variances for the property described below have been filed with the City of Farmington by the Applicant, Walmart Stores, Inc. The location of the property is the southeast corner of Highways 62 and Grace Lane in Farmington, Arkansas.

A hearing on these Applications will be held by the Farmington Planning Commission and Board of Zoning Adjustment on December 23, 2013 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

AFFIDAVIT

I hereby certify that I have notified all of the property owners of record as required by the City of Farmington for the Notice of Public Hearing on Application for Large Scale Development and associated variances, and that a public hearing will be held by the Farmington Planning Commission/Board of Adjustment at the time and place described in the Notice.

Stephen R. Giles

Stephen R. Giles, Agent of Applicant

December 4, 2013

Date

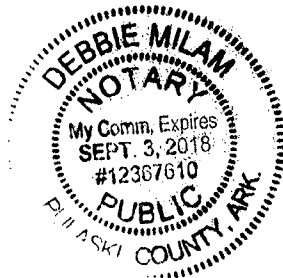
Subscribed and sworn to me a Notary Public on this 4th day of December, 2013.

Debbie Milam

Notary Public

My Commission Expires:

9-3-2018



WACO TITLE

THE LAND TITLE PROFESSIONALS SINCE 1885

6815 Isaac's Orchard Rd, Ste D
Springdale, AR 72762
Phone: 479-770-6700
Fax: (479) 770-6876

SPECIAL CERTIFICATE

File #: 1308274-951

For the use and benefit of: Quattlebaum, Grooms, Tull & Burrow, PLLC
Attn: Grant M. Cox

STATE OF ARKANSAS)
COUNTY OF Washington)

We the undersigned, being an employee of Waco Title Company, do hereby certify that we have made due and diligent search of the Records in the Assessors Office within and for Washington County, Arkansas, and find the adjacent owners and addresses as shown in Exhibit A.

IN-SO-FAR as the same affects the following described property, to-wit:

A tract of land being a portion of Instrument No. 2013-00007913 of the Public Records of Washington County, Arkansas, lying in the SW 1/4, NE 1/4, Section 27, Township 16 North, Range 31 West, Fifth Principal Meridian, being more particularly described by metes and bounds as follows: Commencing at the SW corner of said Quarter; thence along the South line thereof, being also the South boundary of said Instrument No. 2013-00007913, South 87°50'46" East a distance of 582.19 feet to a found mag nail with washer (LS 1759) at the intersection of said South line and the Easterly right of way of S. Grace Lane per Instrument No. 2008-00005133 for the Point of Beginning; thence along said right of way the following four (4) courses:

- 1.) North 02°15'08" East a distance of 5.71 feet to a found mag nail with washer (LS 1759);
- 2.) 459.15 feet along a tangent curve to the left having a central angle of 33°43'39", a radius of 780.00 feet, a long chord that bears North 14°36'41" West, a chord distance of 452.55 feet to a found 5/8" rebar with cap (LS 1759);
- 3.) North 31°28'30" West a distance of 108.06 feet to a found 5/8" rebar with cap (LS 1759);
- 4.) 43.60 feet along a tangent curve to the right having a central angle of 83°16'21", a radius of 30.00 feet, a long chord that bears North 10°03'32" East, a chord distance of 39.86 feet to a found 5/8" rebar with cap (LS 1759) at the Southerly right of way of W. Main Street (AR Hwy 62) per Instrument No. 2006-00001798;

thence along said Southerly right of way the following two (2) courses:

- 1.) North 51°39'25" E a distance of 141.97 feet a found 2 inch brass cap (LS 1201);
- 2.) North 58°30'34" East a distance of 293.30 feet a set 5/8" rebar with cap (LS 1759);

thence departing said Southerly right of way, South 31°29'26" East a distance of 201.38 feet to a set 5/8" rebar with cap (LS 1759); thence South 87°43'49" East a distance of 29.94 feet to a found 5/8" rebar with cap (LS 905) at the NW corner of Calvin Phillips Subdivision, per Plat Book 7, Page 56; thence along the West boundary of said Subdivision, being also the East boundary of aforementioned Instrument 2013-00007913, South 02°01'07" West a distance of 500.02 feet to a found 5/8" rebar (LS 905) at the most Northerly Southeast corner of said Instrument No. 2013-00007913; thence continuing along said East boundary. the following four

(4) courses:

- 1.) North 87°44'27" West a distance of 125.15 feet to a found 5/8" rebar with cap (LS 905);
- 2.) Thence South 02°05'03" West a distance of 135.37 feet to a found 5/8" rebar;
- 3.) Thence South 87°41'56" East a distance of 124.92 feet to a found 5/8" rebar with cap (LS 905);
- 4.) Thence South 02°04'04" West a distance of 20.00 feet to found 5/8" rebar with cap (LS 1759) at the SE corner of said Instrument 2013-00007913;

thence along the South boundary thereof, North 87°50'46" West a distance of 309.90 feet to the Point of Beginning containing 268,224 square feet or 6.16 acres, more or less, and subject to any easements, covenants or restrictions of record of fact.

DATED November 20, 2013

Countersigned
Waco Title Company

BY Linda D. Pine

Linda D. Pine, Authorized Signatory
Signing Agent No.: 324787
Title Agency No.: 324797

***** DISCLAIMER *****

This certificate is not certified as to the validity of the title to the above described lands, but rather certifies as to the correctness of the matters of record pertaining to the title to said lands during the period covered by said search. The above certificate is issued solely for the use and benefit of the party set forth above, who agrees that the liability for this certificate shall be expressly limited to the amount paid to Waco Title Company for this special certificate.

EXHIBIT "A"

760-01183-000
760-01626-000
760-01911-100
760-01911-900
Oakland Farms, LLC
12771 Tyler Road
Farmington, AR 72730

760-01190-000
Robert B. & Debbie S. Keeling
125 S. Bonnie Ln
Farmington, AR 72730-2607

760-02403-000
City of Farmington
P.O. Box 150
Farmington, AR 72730-0150

760-01185-000
Stephen S. & Stacey L.
Stills
Charles Stills
P.O. Box 642
Prairie Grove, AR 72753-
8507

760-01193-000
Wiley B. (Jr.) & Sabrina G.
Hobbs
2556 12 W Mt. Comfort
Rd
Fayetteville, AR 72704

760-01187-000
Adriana Certvantes-Aldape
135 S. Bonnie Ln
Farmington, AR 72730

760-01627-000
Carol Ann Bond Elliott
105 S. Bonnie Ln
Farmington, AR 72730-
2607

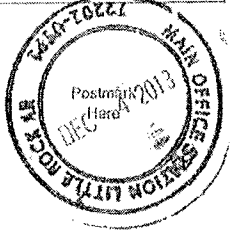
554E 5TE2 2315 3462 2T02

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Total Postage & Fees	\$



Sent To Adriana Cervantes-Aldez
 Street, Apt. No., or PO Box No. 135 S Bonnie Ln
 City, State, ZIP+4 Farmington, AR 72730

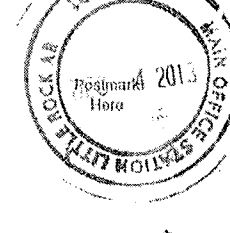
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Sent To Carol Ann Bond Elliott
 Street, Apt. No., or PO Box No. 105 S Bonnie Ln
 City, State, ZIP+4 Farmington, AR 72730

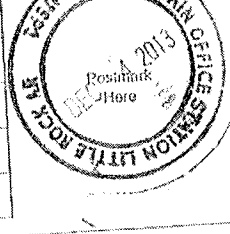
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 Street, Apt. No., or PO Box No. PO Box 130
 City, State, ZIP+4 Farmington, AR 72730

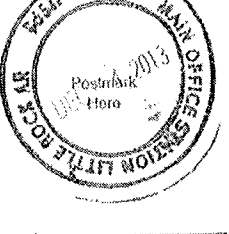
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Sent To Wiley & Sabrina Hobbs
 Street, Apt. No., or PO Box No. 2556 W Mt. Comfort
 City, State, ZIP+4 Fayetteville, AR 72704

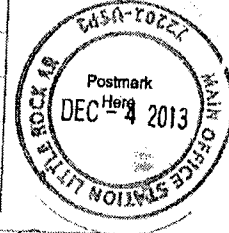
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Total Postage & Fees	\$



Sent To Stephen & Stacy Stalls
 Street, Apt. No., or PO Box No. P.O. Box 1642
 City, State, ZIP+4 Prairie Grove, AR 72753

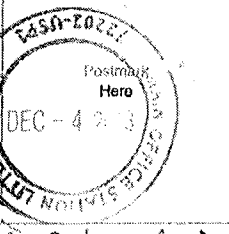
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Total Postage & Fees	\$



Sent To Robert & Debbie Keelwig
 Street, Apt. No., or PO Box No. 125 S Bonnie Ln
 City, State, ZIP+4 Farmington, AR 72730

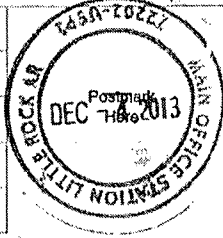
046 5723 8000 0946 2102

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent to Oakland Farms LLC
 Street, Apt. No.,
 or PO Box No. 12771 Tyler Rd
 City, State, ZIP+4[®] Farmington, AR 72736

PS Form 3800, August 2006 See Reverse for Instructions

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: Walmart Stores, Inc. Day Phone: 479-204-0070
2001 SE 10th Street
Address: Bentonville, AR 72716 Fax: _____
Representative: Nate Bachelor Day Phone: 479-273-9472
3108 SW Regency Pkwy
Address: Bentonville, AR 72712 Fax: _____
Property Owner: Oakland Farms, LLC Day Phone: 479-236-6747
Address: 7121 Sunset Ridge Cr. Fax: _____
Springdale, AR 72762

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 -- SE Corner of Hwy 62 & Grace Lane

Current Zoning --- C-2

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):

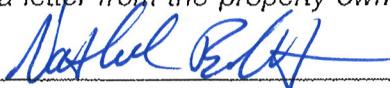
Landscape Variance request to allow a total of 71 trees and 158 shrubs to be planted where 73 trees and 597 shrubs are required. The plantings will be distributed throughout the site as indicated on the attached plan. Additionally, we request that the stormwater detention pond screening requirement be waived.

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 12-10-2013

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 12-10-2013



ENGINEERS ■ SURVEYORS ■ PLANNERS
LANDSCAPE ARCHITECTS ■ ENVIRONMENTAL SCIENTISTS

3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712
(479) 273-9472 Fax (479) 273-0844

www.ceieng.com

November 19, 2013

Melissa McCarville
City of Farmington
354 W. Main Street
Farmington, AR 72730

Dear Ms. McCarville;

On behalf of Walmart Stores Inc. we request a variance be granted for the landscaping requirements associated with the Large Scale Development of a Walmart Neighborhood Market at the SE Corner of Hwy 62 and Grace Lane. The proposed landscaping meets the intent of the landscape ordinance by promoting safety and general welfare of the citizens of Farmington. The proposal enhances the attractiveness of the City by improving the land associated with the proposed development. The proposal protects existing trees by avoiding unnecessary grading of land during construction and plants additional trees to serve as a buffer to incompatible uses. The proposal enhances the appearance of the parking lot and buffers the parking lot from incompatible uses. However, due to the unique nature of the site being developed the proposed building will sit significantly lower than the surrounding major street. Strict implementation of the ordinance would result in undue hardship on the applicant by depriving them of visibility of the traveling public, a benefit commonly enjoyed by others in the same and similar districts. Please consider this request during the review of the Large Scale Development of the Walmart Neighborhood Market at this location.

If you have any questions or need anything further, do not hesitate to contact me.

Respectfully Submitted,

Nate Bachelor, PE
Project Manager

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ GEORGIA ■ PENNSYLVANIA