



City of Farmington
354 W. Main Street
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PLANNING COMMISSION AGENDA
April 25, 2016

**A meeting of the Farmington Planning Commission will be held on
Monday, April 25, 2016 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - March 28, 2016
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. **PUBLIC HEARINGS**
 - A. **Landscape Ordinance**
 - B. **Conditional Use for Sale of Fireworks** – Meramec Specialty Company
Property owned by: Farmington Commercial, LLC
Property Location: 380 W. Main
Presented by: Kevin Bailey
 - C. **Rezoning Request** – Lots 101, LLC from A-1 to RE-2
Property owned by: Lots 101, LLC
Property Location: N. Garland McKee
Presented by: Blew & Associates, PA
 - D. **Variance Request** – GT Management (Dairy Queen) -variance from the landscaping requirements.
Property owned by: GT Management, LLC
Property Location: 310 W. Main
Presented by: Blew & Associates, PA
 - E. **Variance Request** – Broyles Street Storage Phase 2 –variance from paving
Property owned by: Broyles Street Storage, LLC
Property Location: Broyles Street
Presented by: Blew & Associates, PA

5. **NEW BUSINESS**

A. Large Scale Development: Farmington Baptist Church

Property owned by: Farmington Baptist Church

Property Location: 49 W. Main

Presented by: Bates & Associates, Inc.

B. Large Scale Development: Broyles Street Storage Phase 2

Property owned by: Broyles Street Storage, LLC

Property Location: Broyles Street

Presented by: Blew & Associates, PA

C. Proposed concept plat for Tom Sims

Planning Commission Minutes
March 28, 2016

1. ROLL CALL – Meeting was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

Jay Moore
Sean Schader
Matt Hutcherson
Robert Mann, Chair
Gerry Harris
Judy Horne
Bobby Wilson

ABSENT

Toni Bahn

City Employees Present: Melissa McCarville-
City Business Manager; Rick Brammall – City
Inspector; Steve Tennant – City Atty; Chris
Brackett – City Engineer

2. Approval of Minutes: Minutes of February 22, 2016 were unanimously approved as written.

3. Comments from Citizens: There were no comments from citizens.

4. A. Public Hearing – Variance Request by Larry Bowden for Briar Rose Parking Lot at 60 East Main Street

Larry Bowden requested waiver of requirements of a large scale development plan. He wishes to build a pavilion and has also agreed to pave the parking area and to save as many of the large healthy trees as possible.

Chris Brackett, Engineer, presented a list of conditions for approval of variance:

- 1) The construction plans and drainage report must be reviewed and accepted by the City prior to any construction activities on the site.
- 2) Any 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) A completed Grading Permit Application and fee must be submitted prior to final acceptance of the plans. 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 the conference.
- 4) After a final review set of plans and drainage report has been accepted by Mr. Brackett's firm, McGoodwin, Williams & Yates, the applicant must submit to them 3 sets of full-size plans and 1 set of half-size plans, and 2 copies of final drainage report that have been sealed by the engineer for final approval and distribution.

In the future, if Mr. Bowden decides to build a new restaurant, he must present a large-scale development plan for that.

Chairman Mann called for question on variance request with conditions 1) – 4) above. Motion passed unanimously.

5. A. New Business – Large Scale Development – Dairy Queen, 310 W. Main

Property is owned by GT Management, LLC. Information was presented by George King of Blew & Associates.

Chris Brackett, Engineer, presented a list of conditions that he recommended must be met:

- 1) A variance of the landscaping ordinance requirements must be approved by the Planning Commission prior to final acceptance of construction plans.
- 2) They must submit 2 copies of the filed easement plat before final approval.
- 3) Any water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and Arkansas Department of Health before any construction is begun.
- 4) They must submit a Grading Permit Application and fee before final acceptance of plans. A preconstruction conference is required prior to any mass grading on the site. Owner, engineering consultant, and contractor will be required to attend the meeting.
- 5) After final review set of plans and drainage report is accepted by McGoodwin, Williams & Yates, applicant must submit 3 sets of full-size plans, 1 set of half-size plans, and 2 copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

He stated that the items below can be addressed in the construction plan submittal:

- 1) Final Drainage Report with completed checklist.
- 2) Runoff from parking lot can't flow over the sidewalk into the street so the curb cut still shown on the plans must be removed and some type of inlet provided. (Need a drainage structure.)
- 3) Parking lot lighting is not permitted in the right-of-way.
- 4) Engineer must provide a detail for the proposed drive entrance on Double Springs Road and referred them to the City's Sidewalk Ordinance for proper grading of sidewalk. They must also provide spot elevations on the grading plan at the entrance.

With regard to the landscaping, Commission was in agreement to allow them to use the new revised landscaping guidelines when/if they are approved. They further agreed that trees on the east side of property by Double Springs Road might be a site hazard for children. Therefore, they were asked to plant the trees that should have been on Double Springs side in other areas of the property.

Chairman Mann called for question and the large scale development for Dairy Queen (with conditions set out by Chris Brackett, City's Engineer, was approved unanimously.

6. Public Hearing for Revised Landscaping Ordinance:

Commissioners had been provided with a copy of proposed revised landscaping ordinance. Gerry Harris moved that a public hearing be set for Monday, April 25 (next meeting) for the revised landscaping ordinance. Approved by Jay Moore and passed unanimously.

7. Adjournment: Having no further business, Bobby Wilson moved to adjourn, seconded by Gerry Harris and passed unanimously.

Judy Horne
Secretary, Planning Commission

Robert Mann
Chair, Planning Commission

Proposed Changes in Landscaping Ordinance

Ordinance Requirement or Clarification	Current Ordinance	Proposed Revised Ordinance
Site Plan Requirement <i>IV.(7) – p. 2 & throughout ordinance</i>	botanical name, --- and include distinctive features such as flower color),	Require only common name, variety & size of container or tree trunk diameter
Preserving large trees – <i>throughout ord.</i>	Ratio 1 tree to 2 new trees	Ratio 1 tree to 3 new trees
Tree size to preserve for new tree substitution <i>IV. (5) & throughout ord.</i>	6” diameter or larger	8” diameter
Irrigation system <i>IV (12) – p. 2 and V. G. – p. 3</i>	Required	Required for new plantings; no irrigation required for undisturbed natural areas & existing trees
Sight-Triangle at entryway <i>V. E. – p. 3</i>	Assumes entryways will be landscaped	Entryway landscaping is optional, but if built, landscaping requirements apply
Sight-Triangle size <i>V. E. & through ord.</i>	15’ x 15’	10’ x 10’
Tree protection barriers during construction <i>V. I. (3) – p. 4</i>	Chain-link fencing protection	“installation of protection barriers”
Shrubs minimum size <i>V. K. p. 4-5</i>	3 Gallon container	2 Gallon container
Shade tree height <i>V. K. p. 4-5</i>	8’ – 10’	6’ – 8’
Ornamental tree height <i>V. K. p. 4-5</i>	6’ – 8’	5’ – 7’
Evergreen tree height <i>V. K. p. 4-5</i>	6’ minimum	4’ minimum
Mulch - <i>V. M.</i>	Artificially colored can’t be used	No limitation on mulch color Grass and/or evergreen groundcover may be used in combination with mulch
Street Front (MAIN) requirements – Size <i>VI. B. (2) - p. 6</i>	15’ Depth X 25’ Linear	15’ Depth X 30’ Linear
Street Front (MAIN) plants required <i>VI. D. (1) & (2) - p. 7</i>	1 tree, 10 shrubs – 3 gal. size	1 tree, 5 shrubs – 2 gal. size
Street Front (SIDE) requirements – Size <i>VI. D. – p. 7</i>	Perimeter Buffer was used. 10’ Depth X 25’ Linear –	New category (Side Street) 10’ Depth X 35’ Linear -
Street Front (SIDE) plants required <i>VI. D. (1) and (2) - p. 7 & 8</i>	1 tree, 6 shrubs – 3 gal. size	1 tree, 3 shrubs – 2 gal. size

Perimeter Buffer if next to Residential <i>VII. B. (6) and (2) - p. 9</i>	6' fence, Trees planted in front with 60% coverage within 2 years; same required if on sides or back	Remains the same in revised ordinance for protection of residences
Perimeter Buffer Length from street <i>VII. B. (1) - p. 9</i>	From street to front edge of building	Remains same. Does not have to extend to back of property unless adjacent to residential
Landscaping adjacent to building front <i>VIII. - p. 10</i>	Landscape 1/3 in front of building	Landscape 1/4 in front of building
Parking islands if 60+ spaces <i>IX. C. (1) - p. 10</i>	1 tree, or shrubs	Same
Landscaped entryway for residential development <i>XI. p. 13</i>	Does not clearly state this is optional	Clearly states entryway landscaping is optional
List of Trees, Shrubs & Evergreens <i>XV. p. 21-23</i>	Very long list	Deleted very tall trees; and more fragile shrubs and evergreens. Ordinance encourages using hardy, drought-tolerant native vegetation
Grouping or clustering of vegetation <i>Mentioned throughout ordinance</i>	Not encouraged or emphasized	Very much encouraged and emphasized due to small amount of vegetation required to be planted.

ORDINANCE NO. 2013-03

AN ORDINANCE PRESCRIBING AND REGULATING LANDSCAPING AND NATURAL VEGETATION PRESERVATION FOR CERTAIN ZONES IN THE CITY OF FARMINGTON, ARKANSAS FOR THE PURPOSE OF ENHANCING THE CITY'S APPEARANCE, ENSURING CITIZENS' PROTECTION, AND QUALITY OF LIFE; PRESERVING EXISTING NATIVE VEGETATION AND GREENSPACE; IMPROVING ENVIRONMENTAL QUALITY; AND PRESCRIBING REMEDIES FOR NON-COMPLIANCE.

ARTICLE I STATEMENT OF PURPOSE

The requirements set forth herein are enacted to: promote the health and safety of the citizens of Farmington; make the City more attractive by establishing standards for landscaping of new developments or additions in certain zones; prevent unnecessary removal and damage of native and specimen trees during construction; prevent unnecessary grading of land during construction; provide for tree, plant, and other natural vegetation material replacement; provide visual screening and sound buffers; screen incompatible land uses; improve air quality; slow or prevent storm water runoff; enhance appearance of parking lots; provide enhanced habitat for wildlife; provide option of establishing parks within developments; and ensure compliance with these standards in new developments and renovations.

ARTICLE II JURISDICTION

The jurisdiction of this ordinance shall include all land within the city limits of Farmington, Arkansas, any land added to the city limits, and/or planning district, for whatever reason, after the adoption of this ordinance.

ARTICLE III APPLICABILITY

The requirements of this ordinance shall apply in full, after the date that this ordinance is adopted, to:

- (1) Zoning Districts for which a building permit is required by the City of Farmington for new construction or addition to existing structure: General Commercial (C-1), Highway Commercial (C-2), Multi-Family Residential (MF-1), Multi-Family Residential (MF-2), Residential Office (R-O), Mobile Home Park (MHP), and Industrial (I).
- (2) New parking lots or expansion of existing parking lots in any zone which increases parking spaces to sixty (60) or more spaces, or to parking lots with fewer than sixty (60) spaces, when Planning Commission deems necessary for improved control and safety of pedestrians and motorists.
- (3) Landscaped entryway or other individual lot landscaping for residential developments is OPTIONAL. However, if used, the requirements of this ordinance shall be adhered to.
- (4) Exemption from this Ordinance: Any individual who purchases, builds, or remodels a single-family home located in any zoning district is exempted from all requirements of this ordinance.

ARTICLE IV LANDSCAPE SITE PLAN REQUIREMENTS

A scaled Landscape Plan prepared by a landscape company or a licensed landscape architect shall include:

- (1) Nine copies of the Landscape Plan in a 24" x 36" format to the City of Farmington Planning Commission for review and plan approval.
- (2) Development project title with names and contact information of project planner, developer, owner, landscape architect or landscaper; scale, date, legend, North Arrow, and general vicinity map indicating existing land uses abutting all boundaries of the proposed development.
- (3) Street Frontage Buffer and Perimeter Side and Back Buffer and any required Parking Lot Buffer, with landscaping area marked with legend symbols for proposed landscaping, right of way, and easements. See ARTICLE VI, ARTICLE VII, and ARTICLE IX for specific requirements.
- (4) Landscaped areas immediately adjacent to front side of building(s). See ARTICLE VIII -LANDSCAPING REQUIREMENTS IMMEDIATELY ADJACENT TO BUILDING(S).
- (5) Location of existing larger trees with a DBH (diameter at breast height) of eight (8") inches or greater located within required street buffer planting area(s), required side and rear buffers, parking lot, and other open areas. Trees preserved and trees requested to be removed shall be clearly indicated. **(Saving one existing tree with DBH 8" or greater, results in three fewer new trees being required.)**
- (6) Description of barrier protection that shall be used around preserved vegetation during construction.
- (7) List of proposed vegetation with common name, variety and size of container or tree trunk diameter. See Article XV for suggested hardy landscape materials suitable for Northwest Arkansas Planting Zone 6b.
- (8) Planting and installation details for shrubs and trees to ensure conformance with required standards of this ordinance.
- (9) Location and description of other proposed or existing landscape improvements such as sidewalks, walls, fences, screens, earth berms; storm water collection facilities (such as rain gardens and detention ponds); sculptures, statues, fountains, street furniture, outdoor lighting, courtyards, or other paved areas.
- (10) Location of existing and proposed physical features such as easements, streets, utilities, buildings, signs, and waterways.
- (11) Location of trash/refuse bin(s), service bays, loading areas or docks, outdoor storage areas, mechanical equipment, walk-in coolers, and description of proposed required screening. See Article X.
- (12) Type of irrigation system(s). Include details such as spray, drip, or other type of irrigation (such as manual irrigation using a frost-proof hydrant). Irrigation systems shall have a backflow preventer installed per the current Arkansas Plumbing Code and shall be installed by a licensed plumber. **(No irrigation shall be required for undisturbed natural areas and existing trees.)**
- (13) Developer's performance bond that shall guarantee all plant material shall be planted in accordance with this ordinance and that survival shall be warranted for 24 months from date of installation; and if

any plant materials fail to survive during that 24 month period, they shall be replaced within the time period required in this ordinance. See ARTICLE XIII.

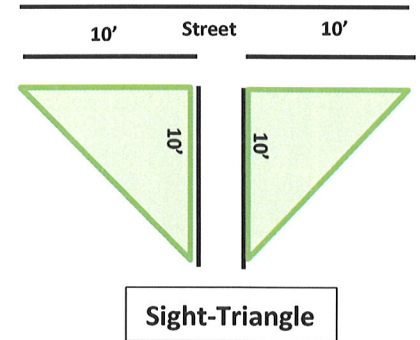
- (14) Parking and/or storage location of any service vehicles, portable machinery and equipment, large tools, construction equipment, food cooking devices, or other business-related equipment, and type of required screening that will shield them from public view.

ARTICLE V GENERAL PROVISIONS

- A. Permits for building, paving, utilities, or construction shall not be issued until a Landscape Site Plan including all required information is approved by the Planning Commission. The Landscape Site Plan must be submitted with the Site Plan.
- B. Because a very minimal number of trees, shrubs, and other vegetation are required by this ordinance, massing, clustering, or grouping of required number of trees, shrubs, and/or grasses adds visual interest and is encouraged. Groupings shall be integrated into a planting bed or in a curbed area for easier maintenance and neater appearance.
- C. All landscaping design plans shall be designed with public safety in mind. Landscaping shall not interfere with motorist or pedestrian visibility and safety.
- D. Landscaping shall not interfere with the general function, safety, or accessibility of any gas, electric, water, sewer, telephone, television cable, or other utility easement; fire hydrant, traffic sign, or traffic signal.

- E. Sight-Triangle requirements for commercial entryway, (if utilized.)
Sight-Triangle shall measure ten (10) feet along the entryway and ten (10) feet along the Public Street or Highway.

Vegetation planted within sight-triangle shall be a maximum 30” height at maturity. Trees may be planted if limbs are pruned up to provide clear view of traffic for pedestrians and motorists.



- F. Street and highway rights-of-way shall be restored and maintained with turf grass or other vegetative ground cover such as low-growing juniper.
- G. Landscaped areas shall be equipped with an automatic sprinkler system or must be provided with a means to manually irrigate newly planted shrubs and trees using a frost proof yard hydrant. Irrigation systems shall have a backflow preventer installed per the current Arkansas Plumbing Code and shall be installed by a licensed plumber. No irrigation shall be required for undisturbed natural areas and existing trees.
- H. Required landscape areas shall not include artificial trees, shrubs, plants, synthetic mulch, or any synthetic carpeting designed to mimic grass unless specifically approved by the Planning Commission.
- I. Preservation of existing vegetation:

- (1) As is practical, do not remove healthy, disease-free vegetation and environmentally sensitive or significant natural areas such as woodlands, prairie, and wetlands located on the development site.
- (2) By preserving healthy existing trees with an eight inch (8") diameter or larger, the number of required new trees and/or shrubs shall be reduced by a ratio of 1:3 after review and approval of developer's tree preservation proposal by Planning Commission.
- (3) Before construction work begins, preserved trees shall be protected by installation of protection barriers at drip-line of tree to prevent tree root compaction and destruction during building construction. The barriers may be removed as necessary for final job completion. Other preserved vegetation shall be clearly marked with colored tape and flags.
- (4) Grading and removal of soil shall not occur within the drip line of preserved tree(s).
- (5) Any type of construction debris or chemicals shall not be placed within twenty-five feet (25') of preserved trees.

J. Trees, Shrubs, and Plants Size Requirements and Planting Requirements

Trees, shrubs, and plants shall be:

- (1) Appropriate for the soil, sunlight, and soil-moisture conditions in which they are planted thus resulting in low maintenance, high-quality design, with limited water requirements. Vegetation native to the area is encouraged.
- (2) High-quality, nursery-grown stock of healthy condition that meets the American Association of Nurserymen standards as specified by the American National Standards Institute in ANSI Z60.1-1986, or as may be amended in the future.
- (3) Planted in sufficient nutrient-rich soil and covered with weed barrier cloth (not plastic sheeting).
- (4) Planted in protected areas where vehicular traffic shall not compact the soil in trees' root-spread area. A minimum of 25 square feet of permeable ground surface area per tree is recommended.

K. **Minimum size for trees, shrubs and other vegetation at planting**

Vegetation Type	Minimum Diameter (when measured at height of 4.5 feet above ground level)	Minimum Height at Planting
Shade trees	2.5"	Variable Approx. (6' – 8')
Ornamental trees	1.5"	Variable Approx. (5' – 7')
Evergreen trees (if used)	---	4'

Shrubs	2 gallon container	Variable
Ornamental grasses (perennial)	1 gallon container	Variable

L. Recommended that this hazardous and/or invasive vegetation not be planted.

INVASIVE TREES	BOTANICAL NAME	NEGATIVE QUALITIES
Amur Maple	Acer ginnala	Winged seeds; are crowding out native vegetation
Black Locust	Robinia pseudoacacia	Has thorns - use improved cultivar or Honey Locust
Bradford Pear	Pyrus calleryana 'Bradford'	Easily storm damaged
Gingko (female only)	Gingko biloba	Small fruits have foul odor – (male Gingko is acceptable)
Mimosa	Albizia julibrissin	Highly invasive
Mulberry, White & Red	Morus alba, Morus rubra	Messy berries; extremely invasive
Paper Birch	Betula papyrifera	Not Hardy
Pin Oak	Quercus palustris	Weeping limbs pose sight hazard (other Oak species OK)
Silver Maple	Acer saccharinum	Spreads rapidly by roots; (Other Maples are acceptable)
Sweetgum	Liquidambar styraciflua	Numerous thorny fruit pods - use only a fruitless type
Tree of Heaven	Ailanthus altissima	Highly Invasive – quickly crowds out other trees
Walnut	Juglans nigra	Poisons other plants grown near its roots
Willow species	Salix spp.	Easily storm damaged; obstructs view from ground up

INVASIVE SHRUBS:	BOTANICAL NAME	NEGATIVE QUALITIES
Autumn Olive	Eleagnus umbellate	Invasive
Cherry Laurel	Prunus laurocerasus	Invasive, leaves poisonous if eaten
Chinaberry	Melia azedarach	Invasive/Poisonous berries
Chinese Holly	Ilex cornuta	Thorns -use thornless cultivar
Chinese Privet	Ligustrum sinense	Invasive
Chinese Tallow Tree	Sapium sebiferum	Invasive - Poisonous
Photinia	Photinia serratifolia	Very susceptible to Fungus; if used, plant only in full sun
Privet Hedge	All varieties	Highly invasive – chokes out other trees and shrubs

M. Mulch and/or Groundcover Requirements and Prohibitions:

- (1) Planting beds shall be mulched with hardwood mulch to 3 inch depth in all areas where there is no grass or evergreen groundcover.
- (2) Grass and/or evergreen groundcover may be used and in combination with mulch.
- (3) Owner shall supplement mulch annually to maintain a 3” depth.
- (4) **Prohibited** Mulch:
Rocks, pebbles, white chat, gravel base material, lava rock, shredded rubber, asphalt, concrete, brick pavers, cement pavers.

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

(5) **Recommended that this hazardous and/or invasive groundcover not be planted.**

Highly Invasive Plants/ Groundcover		
Bamboo	Bambuseae	(Invasive)
Castorbean	Ricinus communis	(Highly Poisonous)
Honeysuckle, Amur	Lonicera maackii	(Invasive)
Continued on next page		
Honeysuckle, Japanese	Lonicera japonica	(Invasive)
English Ivy	Hedera helix	(Highly Invasive)
Lespedeza	Imperatica cylindrical	(Invasive)
Moonflower	Datura inoxia	(Seeds are highly toxic)
Morning Glory	Ipomoea	(Highly invasive)
Multiflora Rose	Rosa multiflora	(Invasive, has thorns - use Shrub or Carpet Rose)
Scottish Thistle	Onopordum acanthium	(Invasive/Thorns)

ARTICLE VI STREET FRONTAGE BUFFER LANDSCAPING IN COMMERCIAL (C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL-OFFICE (R-O), MOBILE HOME PARK (MHP), AND INDUSTRIAL (I) ZONING DISTRICTS

A. Purpose. Enhance the overall appearance of the City of Farmington; Provide a landscaped transition from the public right-of-way to private property buildings and parking lots; Provide a visual buffer from projecting headlights that might interfere with the vision of passing motorists and pedestrians; Improve the appearance of parking lots located adjacent to a public right-of-way; Encourage preservation of existing trees and other existing vegetation.

B. General Provisions.

- (1) Several Street Frontage Buffer options may be combined to meet the particular site constraints of the development.
- (2) Within each fifteen feet (15') depth and thirty (30) linear feet of highway or street frontage, the required minimum number of trees and shrubs may be spaced separately, or may be grouped for most attractive appearance. **Due to minimal number of trees and shrubs required, grouping them within each 30 foot area is strongly encouraged instead of spacing equally.**
- (3) For a corner lot with two street/highway rights-of-way, the main street frontage shall be planted using Street Frontage Buffer - Main Street requirements. (See VI. C, E & F)

The lesser, side-street shall use Street Frontage Buffer – Side Street which has fewer requirements. (See VI. D)
- (4) Remaining side and rear shall use Landscaped Perimeter Buffer requirements.
- (5) For visual interest developer may plant a variety of shade trees, ornamental trees, and/or conifer trees. (See suggested lists at XV).

- (6) Every effort shall be made to preserve existing healthy native trees of eight (8) inch or larger diameter within the street frontage buffer area unless preservation creates traffic hazards.
- (7) Preserved existing trees of eight (8) inch diameter or larger may be substituted for three (3) new trees that may be required anywhere in the landscape plan.
- (8) Developer may choose from any combination/ type/ variety of shrubs. (See lists at XV).
- (9) Curbs shall be used around planting beds for easy maintenance and must utilize fabric weed barrier and wood mulch and/ or vegetative groundcover applied according to the standards in ARTICLE V. M.
- (10) Commercial entryway(s) vegetation planted within three feet (3') of the right-of-way shall have maximum 30" height at maturity. Trees may be included if limbs are pruned up to provide clear view of traffic for pedestrians and motorists. At landscaped entryways all Sight-Triangle Requirements shall apply. See ARTICLE V. General Provisions, E. Sight-Triangle Requirements.
- (11) Designated parking and loading areas shall be used exclusively for the parking and loading of vehicles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, earth-moving equipment, farm equipment, cooking equipment, or other business-related items.
- (12) Chain link fencing and any other type of wire fencing shall not be allowed.

C. STREET BUFFER – MAIN STREET REQUIREMENTS:

Fifteen foot (15') depth by each thirty linear feet (30'):

- (1) One shade tree with 2.5" diameter at 4.5 feet above the ground, OR one ornamental tree with 1.5" diameter at 4.5 feet above ground, OR one conifer (evergreen) tree a minimum of four (4) feet tall at planting.
- (2) Five (5) shrubs (2 gallon size, minimum).
- (3) Perennial ornamental grasses, perennial plants, flowering plants, and other vegetation may be added at landscaper's discretion.
- (4) Mulch and/or groundcover shall be used.

D. STREET BUFFER - SIDE STREET REQUIREMENTS: (Required if property is a corner lot)

Ten foot (10') depth by each thirty-five linear feet (35'):

- (1) One shade tree with 2.5" diameter at 4.5 feet above the ground, or one ornamental tree with 1.5" diameter at 4.5 feet above ground, or one conifer (evergreen) tree a minimum of four (4) feet tall at planting.

- (2) Three (3) shrubs (2 gallon size minimum).
- (3) Perennial ornamental grasses, perennial plants, flowering plants, and other vegetation may be added at landscaper's discretion.
- (4) Mulch and/or groundcover shall be used.

E. STREET BUFFER OPTION 2 - Wall Buffer

- (1) Minimum three foot (3') high reinforced wall composed of brick, stone, stucco, or other finished concrete treatment. Walls taller than three feet shall be designed by a structural engineer to ensure safety. Wrought iron fencing may also be used.
- (2) Minimum wall setback. Setback from city, county, or state right-of-way shall be determined by regulations of City, County or Arkansas State Highway Department to assure clear visibility.

F. STREET BUFFER OPTION 3 - Landscaped Earth Berm

- (1) May be used if it does not create flooded roadways and walkways, and does not impede view of pedestrian and vehicular traffic.
- (2) Required number of trees, shrubs, perennial ornamental grasses, and other vegetation shall be placed in the landscaping design as best provides attractive street buffer while maintaining a clear view for motorists and pedestrians.
- (3) Maximum vegetation height shall be 30" in height at maturity anywhere within berm where pedestrian or motorist view might be blocked.
- (4) If landscaped entryway is used, sight-triangle requirements at entryways shall be followed. See ARTICLE V. General Provisions, E. Sight-Triangle Requirements.
- (5) To prevent erosion, at least fifty percent (50%) of groundcover on berm shall be turf grass and/or evergreen groundcover with any remaining bare ground covered with mulch.

ARTICLE VII LANDSCAPED SIDE AND BACK PERIMETER BUFFER REQUIREMENTS IN COMMERCIAL (C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL OFFICE (R-O), MOBILE HOME PARK (MHP), AND INDUSTRIAL (I) ZONING DISTRICTS

- A. Purpose.** Perimeter landscaping, a landscaped strip along side and rear lot lines that separates land uses /or properties; prevents two adjacent commercial lots from becoming one large expanse of pavement; provides visually attractive separation between properties in densely developed areas; protects residential zones by providing noise abatement, prevents glare from headlights and property lighting, and provides privacy.

B. General Requirements.

- (1) When adjacent to non-residential-zoned property, side buffer shall extend from street frontage to front edge of building, but may be farther back at builder's discretion.
- (2) Landscaped side perimeter buffer is required to extend entire length of side property line(s) when property is adjacent to residential zone. (See (B. 6.) below)
- (3) If land behind a commercial property is adjacent to another commercial use zone, no fencing or landscaping is required.
- (4) If land behind a commercial property is adjacent to any residential zone, a six (6) foot privacy fence shall be required.
- (5) The Landscaping Plan for all proposed development shall show side and back perimeter landscaping in addition to landscaped street frontage buffer and interior parking lot landscaping.
- (6) **Special Side and Rear Perimeter Screening Requirements When Residential Use Is Adjacent To Commercial Use:**
 - (a.) Developer shall provide complete screening by means of a privacy barrier (wall or wood privacy fence) a minimum of six feet (6') in height and landscaping in front of fence to provide noise abatement.
 - (b.) Landscaping in front of the barrier shall consist of as many trees and shrubs as necessary, and of suitable size and density to provide 60% coverage of the physical barrier within two years of planting.
 - (c.) Tree preservation. Existing shade trees with diameter of eight inches (8") or greater may be included as part of the vegetative screening requirement in a ratio of one (1) preserved tree to three (3) new trees.

C. Landscaped Perimeter Buffer Minimum Requirements - per thirty-five (35') linear feet (grouping of vegetation within each 35' increment is strongly suggested)

- (1) One (1) shade tree – 2.5" diameter (minimum) @ 4.5 feet above the ground **OR** One (1) ornamental tree – 1.5" diameter (minimum) @ 4.5 feet above the ground **OR** one conifer (evergreen) tree a minimum of four (4) feet tall at planting.
- (2) Three (3) shrubs – 2 gallon size.
- (3) Curbing of landscaped areas is **not** required in Side or Back Perimeter Buffer areas.
- (4) Mulch/Groundcover. New plantings in perimeter landscaped areas shall be mulched. Preserved existing vegetation does **not** require mulch. (See V. M. Mulch and/or Groundcover Requirements and Prohibitions)

- (5) Massing/ Grouping/ Clustering of all required vegetation, trees, grasses and/other plantings is encouraged, for most increased visual impact.

D. Vehicular access. The perimeter landscaping requirement does not preclude the need for vehicular access to be provided between adjacent lots and allowance may be made as necessary, with approval of Planning Commission.

ARTICLE VIII LANDSCAPING REQUIREMENTS IMMEDIATELY ADJACENT TO BUILDING(S) FRONT

Plant shrubs, perennial ornamental grasses, perennial plants, or other vegetation in curbed planting beds immediately adjacent to building, spanning a minimum of one-fourth (1/4) of total building frontage. Plantings may be arranged in any configuration to best suit the building's operation. Additional plantings at sides of building(s) are at discretion of builder or owner.

ARTICLE IX PARKING LOT LANDSCAPING IN COMMERCIAL C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL OFFICE (R-O), MOBILE HOME PARK (MHP), INDUSTRIAL (I) ZONING DISTRICTS, AND RESIDENTIAL (IF APPLICABLE)

A. Purpose. To improve appearance of parking lot; to create a safe parking area for pedestrians and motorists; where feasible, to preserve existing trees, or plant new trees to provide shade; to provide buffer from headlight glare and noise between adjacent properties, and to ensure privacy of residents living adjacent to parking areas.

B. Applicability. Zones include: COMMERCIAL (C-1) , COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL OFFICE (R-O), MOBILE HOME PARK (MHP), and INDUSTRIAL (I). Parking lot islands and landscaping requirements shall apply to any new development or addition for which a parking lot is required with sixty (60) spaces or greater and which requires a building permit from the City of Farmington.

C. General Provisions.

- (1) Each island shall be landscaped with a minimum of one hardy shade tree OR ornamental tree, OR low-maintenance shrubs unless waived by Planning Commission due to safety purposes.
- (2) Landscaping shall not block motorist or pedestrian view.
- (3) Landscape design of parking island areas may vary based on layout restrictions of the property.
- (4) Preservation of large, healthy existing trees eight inch (8") diameter or larger is encouraged and will be applied toward required tree substitution of one existing tree for three (3) new trees.
- (5) Minimum size of shade trees and ornamental trees at planting shall be:
Shade tree: 2.5" diameter @ 4.5 feet above ground
Ornamental tree: 1.5" diameter @ 4.5 feet above ground
- (6) Hardwood mulch, turf grass and/or evergreen groundcover shall be used in each island.

- (7) When Planning Commission waives tree/shrub requirement due to safety considerations, parking island shall be landscaped with turf grass, low ornamental grass, groundcover, mulch, or a combination of these.

D. Special Screening Standards for Parking Lot Adjacent To Residential Uses

Commercial development adjacent to a residential use, shall meet increased landscaping standards to minimize noise and light glare and to ensure residents' privacy

- (1) Physical barrier to provide full screening shall be a minimum of six feet (6') in height and may consist of wood or masonry fencing, rock or brick walls, berms, or a combination of these methods. Berm construction shall not be used if it will cause flooding.
- (2) Trees and/ or shrubs shall be placed in front of the barrier (on commercial development side) to reduce parking lot noise.
- (3) Trees and/or shrubs planted shall provide 60% coverage of the physical barrier within two (2) years.
- (4) At least one-fourth of the trees and shrubs shall be of an evergreen type that maintain leaves year round.
- (5) Tree preservation. Existing healthy shade or specimen trees with diameter of eight inches (8") or greater and existing large shrubs may be included as a portion of the landscape screening, reducing required new trees in ratio of 1 existing tree for 3 new trees.

ARTICLE X. AUXILIARY LANDSCAPING/ SHIELDING/ SCREENING REQUIREMENTS

A. Detention Pond and Water Quality Pond Landscaping:

- (1) Several areas around detention pond shall be provided with low shrubs or grass plants for better appearance.
- (2) Pond landscaping plants or shrubs shall be of a type and variety that prevents clogged drains.

B. Trash/Refuse/Garbage Storage Areas Screening

- (1) Shall be located behind the building unless Planning Commission approves another location.
- (2) Shall be located a minimum of fifty (50) feet from any Residential or Multi-Family zoned property.
- (3) Shall be screened a minimum of five feet (5') high on all sides by walls constructed of materials matching the primary building, masonry or by wood fencing, and shall have a secure access gate.

- (4) PROHIBITED: All types of chain-link fence screening and plain, unembellished concrete block walls.
- (5) Shall be located on a reinforced concrete slab a minimum of six inches thick and sloped to drain.
- (6) Shall be landscaped with some type of vegetation planted in front of sides seen from street, highway, or adjacent residential dwellings. Vegetative screening shall be equally effective in all seasons of the year.

C. Mechanical Equipment Screening

- (1) All roof, ground, and wall-mounted mechanical equipment such as air handling equipment, compressors, ductwork, transformers and elevator equipment located within 150 feet of a street or highway right-of-way, residential housing, or public park areas, shall be screened from view or positioned so that they are not highly visible.
- (2) Wall- or ground-mounted equipment shall be screened by any combination of: vegetative screening, brick, stone, reinforced concrete, stucco, or other similar masonry materials; or other materials that match the primary building, and allow proper ventilation and service access.

D. Loading dock screening when located adjacent to all Residential, MF-1, MF-2, R-O, or MHP zoning districts, or can be viewed from a street or highway:

- (1) Shall be located at the side (toward the back of structure) or rear of building.
- (2) Shall not be located closer than 50 feet to any residential zone, unless loading dock area is wholly enclosed within a building.
- (3) Shall be screened on all visible sides by a wall with exterior finish similar to primary structure, and with vegetative screening that will be a minimum of seven feet (7') **at maturity**.

E. Walk-in Cooler Screening:

- (1) Shall be structurally integrated into the primary structure by screening walls with exterior finish similar to primary structure.
- (2) Vegetative screening with minimum height **at maturity** of seven feet (7') shall be planted in front of any screening walls that are visible from residential areas and roadways.
- (3) Alternative, innovative screening combinations shall be considered by Planning Commission.

F. Merchandise Displayed for Sale:

In C-1 and C-2 zoning districts, merchandise displayed for sale must be located behind the fifteen foot (15') depth Street Frontage Buffer. This provision shall apply to new and existing commercial properties.

G. Protection of Public Safety and Welfare

Whenever deemed necessary to protect the aesthetic value of property being developed, or adjoining or nearby properties, and to otherwise promote public health, safety or welfare, the Planning Commission shall specify additional conditions.

ARTICLE XI LANDSCAPING OF RESIDENTIAL DEVELOPMENT ENTRYWAY(S)

(NOTE: THESE REQUIREMENTS APPLY ONLY WHEN DEVELOPER *CHOOSSES TO INCORPORATE AN ENTRYWAY INTO THE RESIDENTIAL PLAN.*)

- A. Purpose.** Landscaping is an integral, planned component of residential subdivisions that promotes the development, increases property values, defines major entryways, defines vehicular and pedestrian roadways, and enhances the overall aesthetic qualities. Landscaping in a residential development provides landscaped buffer screening from adjacent, more intensive or incompatible land use areas or vehicular traffic.
- B. Landscaping Requirements.** The Landscaping Plan for a residential development shall show landscaping of entryway(s), neighborhood park(s), Street Frontage Buffer, and/or designated interior public parking lots.
- (1) A landscaped Street Frontage Buffer, if included, shall meet these landscaping guidelines:
 - (a) Minimum depth of fifteen (15) feet from street right-of-way.
 - (b) Trees – minimum of one shade tree with a two-and-one-half inch (2.5”) diameter minimum, OR one ornamental tree with a one-and-one-half inch (1.5”) diameter minimum) OR one conifer of four foot (4’) minimum height, per thirty (30) linear feet.
 - (c) Shrubs, perennial ornamental grasses, and perennial flowering plants are optional but are encouraged.
 - (d) Groundcover may be turf grass or other allowed groundcover listed in Article V. M.
 - (e) Vegetative materials may be grouped together for optimal aesthetic impact.
 - (2) Residential Development landscaped entryway(s) may be provided at some, or all, entryways in a development. The main goal shall be to provide a safe, aesthetically pleasing, low-maintenance, and drought-resistant entryway.
 - (3) Sight-Triangle size. Sight-Triangle distances at the intersection of a public street and a residential development entryway shall be of a size distance that ensures safety of pedestrians, bicyclists, and motorists.
 - (4) Public interior parking lots, if created, shall meet the requirements set forth in ARTICLE IX - PARKING LOT LANDSCAPING requirements.
- C. Fences, Walls, and Hedges.** Notwithstanding other provisions of this ordinance, fences, walls or hedges may be located at residential development entryways and/or along property lines. Unless otherwise specifically provided for, fences must be constructed and maintained in accordance with the following regulations:

- (1) Fencing may consist of materials such as masonry, brick, rock, stucco, wrought iron, or wood, or any combination of these materials. Fencing shall be utilized or installed in a manner that shall not cause injury to the general public.
- (2) Barbed wire and other wire fencing is absolutely prohibited in residential developments unless the barbed wire or other wire fencing is utilized by adjoining property owner(s) to contain livestock.
- (3) Residential fencing adjacent to street frontage must meet City Building Setback Requirements.

ARTICLE XII. DEDICATION AND LANDSCAPING OF NEIGHBORHOOD PARKS

- A. **Purpose.** Parks provide health and wellness through recreational opportunities, social engagement, neighborhood community building, nature education; parks increase neighborhood and city property values and contribute to overall quality of life.
- B. **Ratios for Dedication.** Developers of residential developments shall dedicate, in perpetuity, to the City of Farmington land area, exclusive of streets, for a park and/or trails within the development. Land shall be dedicated at a ratio of .02 acre (870 sq. ft.) of land for each single-family dwelling unit and .01 acre (435 sq. ft.) of land for each multi-family dwelling unit.
- C. **Fee Payment In Lieu of Land Conveyance.** In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund \$600.00 for each single-family unit and \$300.00 for each multi-family unit. The City shall review the designated fees every two (2) years and make adjustment suggestions to the City Council.
- D. **Timetable for Land Dedication.** Dedication of land must be made before the city signs the final plat or building permit is issued for the development. Deeded land is dedicated park land and is not subject to any right of reversion or refund.
- E. **Timetable for cash dedication.** Intention for cash payment shall be included in the development agreement and paid prior to the City's signature of, and release of, the final plat. For subdivisions that do not require a development agreement, the cash dedication shall be paid before the City releases the signed approval of the subdivision for recording.
- F. **Location of Park.** The most suitable location for park may be determined by developer but dedicated park land shall be contiguous and shall be dedicated in perpetuity. Land, when dedicated, shall be shown on preliminary and final plats and on Site Plan and Landscaping Plan.
- G. **Small Land Area.** When a proposed park dedication calculation is too small in area to provide an open space of suitable size and character, the Planning Commission may require dedicated land to be located next to open spaces or dedicated park land in adjacent development areas, so the combined land areas create park area of adequate size.
- I. **Unacceptable Park Land.** Street front landscape buffers or parking lot landscape buffers and islands; major utility easements over 30 feet wide; storm water detention ponds; irrigation ditches, swales, and storm water channels, land with steep grade, land with immovable trash, junk, and/or pollutants, or any other land deemed unsuitable by the Planning Commission, shall not be dedicated as park land.

- J. Use of Fees.** Cash contributions for parks shall be deposited in the Farmington City Parks and Trails Development Fund and shall only be used for park or trail acquisition, development, or maintenance, as determined by the City based on the City of Farmington Master Trail and Park Plan. The Financial Officer of the City of Farmington shall maintain financial records of fees received and expenditures made.
- K. Park Naming Rights.** Developer shall have naming rights for the park, subject to the approval of the Planning Commission.
- L. Appropriate landscaping materials.** Developer shall make every effort to preserve existing healthy native trees eight inch (8") diameter or larger; Unique Specimen Trees; and native shrubs and other vegetation located in the proposed park area. Additional landscaping materials especially suited to Zone 6A are listed in ARTICLE XV. HARDY, DROUGHT-TOLERANT SHRUBS, GRASSES, TREES, AND EVERGREEN. In addition, perennial flowers, perennial ornamental grasses, and bulb-flowers may be planted.
- M. Required Essential Landscaping and Infrastructure.**
- (1) Community green space with bench seating (Minimum of two benches)
 - (2) Open turf grass area
 - (3) ADA accessible walking trail or path into park area
 - (4) Trash receptacle (City will be responsible for trash disposal)
 - (5) Vegetation planting requirements are listed below; however, substitutions may be approved by Planning Commission when native trees, shrubs, grasses, and other vegetation are preserved.
 - (a) Five (5) shade trees.
 - (b) Three (3) ornamental trees.
 - (c) Perennial ornamental grasses
 - (6) A minimum of **one** active-use enhancement per acre of dedicated park land shall be incorporated into the park, with developer choosing amenity/amenities that best suit the specific demographic and recreational needs of future homeowners. Placement and spacing of all elements shall be done in a layout that provides maximum safety during park use and shall meet all safety standards. Choose from this list:
 - (a) Children's playground equipment
 - (b) Tennis court(s)
 - (c) Grass area for lawn sports
 - (d) Sand volleyball court
 - (e) Basketball goal
 - (f) Outdoor water features/ spray-grounds
 - (g) Hiking and/or biking trail
 - (h) Boulder play area or climbing structure
 - (i) Frisbee/disk golf area
 - (j) Open turf sculpted as a play berm, mound or hill with a maximum three-foot height
 - (k) Other play features such as swings, spring toys, sand play, dramatic play, tetherball.
 - (l) Shuffleboard
 - (m) Bocce court
 - (n) Other developer-suggested active-use amenities deemed appropriate for demographic population of the development.

N. Ideal Park Additions (Optional – Not Required).

- (a) Lighting
- (b) Picnic table
- (c) Barbeque grill
- (d) Restroom facilities
- (e) Gazebo or other roofed recreational facility
- (f) Display garden
- (g) Drinking fountain

O. Ownership and Maintenance/Replacement. Dedicated parks shall be maintained by City of Farmington.

P. Park Design and Construction Standards. Developer shall design and construct neighborhood park in compliance with all City design standards for public improvements.

ARTICLE XIII PERFORMANCE BOND, LANDSCAPING INSTALLATION, MAINTENANCE, AND REPLACEMENT OF LANDSCAPING MATERIALS

Standards have been established for installation of all plant materials within the city. These requirements must be followed in order to receive approval of the site work and final occupancy or approval of the development. The Planning Commission or a representative of the City has the authority to deny the issuance of a final occupancy permit until landscaping is installed according to the requirements of this ordinance and satisfaction of the site inspector.

A. Performance Bond Requirement. At the time of presentation of final Landscape Site Plan, developer shall be required to provide the City with a performance bond, certificate of deposit, or letter of credit, to ensure full compliance with landscape installation and the two-year replacement/maintenance requirements.

Should the City have to complete the approved Landscaping Site Plan and/or replace dead landscaping material within two years of planting, developer shall forfeit the performance bond.

The performance bond amount shall be calculated in accordance with the rates set forth below which include purchase of landscaping materials and labor costs that City shall incur to complete the project.

- (a) First-time installation: \$2,000/ 1,000 square feet.
- (b) Replacement costs: \$500/ 1,000 square feet.

B. Installation. All landscaping shall be installed in accordance with standards and requirements of this ordinance. Permits for building, paving, utilities or construction shall not be issued until a Landscape Site Plan including all required information is submitted and approved by the Planning Commission. The Landscape Site Plan must be submitted with the Site Plan.

C. Delays in planting. When construction has been completed but it would be impractical to plant trees, shrubs, or turf grass or other landscaping material due to weather conditions, upon approval of the City, developer shall be given additional time to complete all required landscaping; further, a temporary occupancy permit may be issued by the building inspector. The developer or builder must make every effort to finish the project within the time frame for completion that both parties have agreed to.

- D. Enforcement.** Final occupancy permits and/or final plats will be held for those who fail to complete landscaping requirements that City and developer have agreed to.
- E. Guarantee.** Once approved, the applicant is required to guarantee the plants for 24 months or they must be replaced by developer in Residential developments, and by owner in C-1, C-2, MF-1, MF-2, R-O, MHP, and I (Industrial) zoned developments. Replacement trees or other vegetation shall comply with same size and quality requirements as set forth in this ordinance.

Should the City have to complete the approved Landscaping Site Plan and/or replace dead landscaping material within two years of planting, developer shall forfeit the performance bond.

- F. Maintenance of Landscaped Areas by Commercial Property Owners.** Commercial property owner shall maintain landscaping as set forth in this ordinance.
- (1) Landscaped areas shall be mulched to prevent weed growth and maintain soil moisture.
 - (2) All roadways, curbs and sidewalks shall be edged on a routine schedule in order to prevent encroachment from the adjacent grassed areas.
 - (3) The owner of the property shall be responsible for the provision of adequate water and nutrients to the required plant materials.

G. Maintenance of Subdivision Entryways by Homeowners Association

(1) For subdivisions developed within the City of Farmington, the property purchase agreement between subdivision Developer and Buyer shall be required to include a Homeowner's Association Agreement for the purpose of landscaping maintenance in any entryway, street frontage buffer, landscaped parking lot or other landscaped public area within the subdivision. Per-lot homeowner's dues may be set by the Association with dues accrued shall be used for any maintenance and re-planting of landscaping materials.

(2) **Definition of Maintenance:** Maintenance shall include pruning, trimming, watering, mulch replacement, removal and replacement of dead plant material, debris removal, or other required improvements.

(3) **Replacement of Vegetative Materials.**

Replacement trees or other plant material shall be of similar size and appearance to removed dead vegetation.

(4) **Failure to Maintain Entryway, Street Frontage Buffer, Landscaped Parking Lot or Other Landscaped Public Area Landscaping.**

a. Upon notification of a complaint of violation of the landscaping maintenance standards, the City of Farmington shall review the original approved landscape plans for the development, inspect the area, and determine whether a violation exists.

b. When a violation exists, a notice shall be sent to the Homeowners Association outlining the violation. Notice shall be deemed given when done so in writing and mailed to the Homeowners Association address on file with the Washington County Assessor's Office.

c. Notice shall require the Association to bring the landscaping into compliance within two (2) months from the date of the notice. The City of Farmington may extend the compliance period for an additional

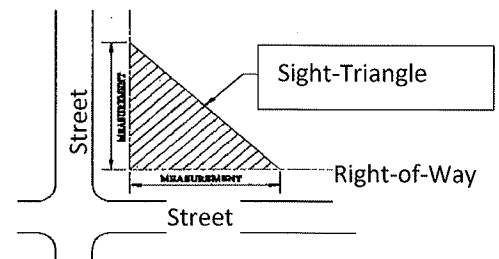
30 days if it is found that the Homeowners Association is making reasonable efforts to bring the area into compliance within weather and planting constraints.

d. After the two (2) months due warning from City of Farmington, any needed clean-up and re-planting will be done by the City and full cost of vegetation replacement and/or labor shall be borne by Homeowners Association.

ARTICLE XIV DEFINITIONS

1. *Berm* - earthen mound designed to provide visual interest, screen undesirable views, and decrease noise.
2. *Buffer, perimeter landscape* - continuous area of land set aside along the perimeter of a lot in which existing and planted landscaping is used to provide visual and sound screening to reduce the impacts of one type of land use upon another, or street right-of-way from the developed portion of a lot or parcel of land. A combination of harmonious elements, such as plants, trees, shrubs, berms, fences, and walls may be utilized to reduce impact of noise and unsightly visual intrusions.
3. *Conifer tree* - Evergreen tree that produces some type of cones and remains green year round.
4. *Critical root zone* - minimum ground area under the canopy (*leaf spread*) of a tree that is considered essential to support the viability of a tree and which should not be compacted during construction.
5. *DBH. (Diameter-at-breast height)* In the US, tree diameter is usually measured at 4.5 feet above ground level. For multi-trunk trees, diameter is measured at the narrowest point beneath the point of attachment of the multiple trunks. DBH can be measured with a specially calibrated tape measure called a diameter tape (d-tape) available from arborist or forestry supply dealers.
6. *Damaged Tree* - a tree with damage to any of its parts including, roots, root buttress, trunk, or branches.
7. *Deciduous* - any tree or shrub that drops leaves or needles at the end of a growing season.
8. *Evergreen* - shrub or tree with foliage remaining green year-round. Includes spruce, pine, arborvitae, fir, and cedar trees or some shrubs, but also a variety of shrub or tree that does not drop its leaves seasonally.
9. *Greenspace* - any area retained as permeable unpaved ground and dedicated on the site plan to supporting vegetation.
10. *Ground cover* – living landscape materials or low-growing plants, other than turf grass, planted to provide continuous cover of ground surface, with average maximum height of 24 inches, or less, at maturity.
11. *Hazardous Tree* - a tree where the tree is at risk for failure because it is dead or structurally defective, and where that failure could result in personal injury or property damage.
12. *Invasives* - plants species that are detrimental to native plants, native wildlife, ecosystems, or human health, safety and welfare.
13. *Irrigation system* – permanent watering system designed to transport and distribute water to plants.

14. *Landscape architect* - as defined by the American Society of Landscape Architects, whose primary business is that of designing, overseeing, installing and maintaining landscapes.
15. *Landscape Materials* – Living plants such as trees, shrubs, groundcover, perennial and annual flowers, perennial ornamental grasses, and lawn (turf) grass; mulch which is non-living material.
16. *Landscape designer* – Landscape designer, nurseryman, horticulturist or other landscape professional whose primary business is that of installing and maintaining landscapes.
17. *Mulch* - non-living organic material customarily used in landscaping design to retard erosion and retain moisture, insulate soil against temperature extremes, suppress weeds, prevent soil compaction, and provide visual interest.
18. *Native Plant or Tree*- a plant or tree that lives or grows naturally without direct or indirect human intervention (USDA and US National Arboretum definition: remaining genetically unaltered by humans.)
19. *Open Space* - all areas of natural plant communities or area replanted with vegetation after construction, such as re-vegetated natural areas; tree, shrub, hedge, or ground cover planting areas; and lawns.
20. *Ornamental Tree* - a deciduous tree planted primarily for its ornamental value, high visual impact, flowers or buds, or for screening purposes; tends to be smaller at maturity than a canopy (shade) tree.
21. *Park* – dedicated land often located in residential developments, but may also be included within other zones, whose main purpose is recreational and/or ecological preservation.
22. *Parking Space* - an area set aside for the accommodation of parking a vehicle.
23. *Perimeter Buffer* - green space buffer surrounding entire length of sides and/or rear of a property.
24. *Screen* - a way to reduce impact of noise and unsightly visual intrusions with more harmonious elements, such as plants, trees, shrubs, berms, fences, walls, or any appropriate combination thereof.
25. *Shade Tree* - a deciduous tree planted primarily for its high crown of foliage or overhead canopy.
26. *Shrub* - self-supporting, deciduous or evergreen, woody perennial plant of low to medium height with multiple stems and branches continuous from base, usually not more than six feet in height at maturity.
27. *Sight-Triangle* - the landscaped area at a street or driveway intersection. The triangle is formed by measuring from the point of intersection of the street front and entryway.
29. *Specimen Tree* – large, healthy tree that qualifies for special consideration for preservation due to size, species, or meets other qualifications such as: DBH of 24" or greater for large hardwoods such as oaks, hickories, maples; DBH of 4" or greater for small ornamental trees such as dogwoods, redbuds, etc. Very large size for the species; a rare variety; exceptional beauty; specifically used by developer or design professional as a focal point in a landscape project.
30. *Street Frontage Buffer* - the length of the property abutting one side of a main street or highway thoroughfare or the main street and side street exposure of a corner lot.



31. *Tree* - any self-supporting woody perennial plant which has a DBH* of two inches or more; normally attains overall height of 15+ feet at maturity; usually one main trunk and many branches. It may appear to have several stems or trunks as in several varieties of oak.
*In the US, tree diameter is usually measured at 4.5 ft above ground level (referred to as diameter at breast height or DBH.) DBH can be measured with a specially calibrated tape measure called a diameter tape (d-tape) available from arborist or forestry supply dealers.
32. *Xeriscape* - landscape methods conserving water through use of drought-tolerant plants and planting techniques.

XV. HARDY, DROUGHT-TOLERANT SHRUBS, GRASSES, TREES, AND EVERGREEN

PLANT:	BOTANICAL NAME:	SIZE:	ADDITIONAL INFORMATION
Small Evergreen Shrubs – tend to retain leaves in winter			
Abelia	Abelia	5'H X 6'W	Many varieties
Azalea	Azalea japonica	4'H X 5'W	Many colors; plant in part-shade
Boxwood	All varieties	Variety of sizes	Very hardy
Creeping Juniper	All varieties	1'H X 6'W	Yellow-green evergreen; low growing
Gold Pfitzer Juniper	Juniperus chinensis 'Pfitzeriana aurea'	4'H X 6'W	
Holly	Ilex cornuta, Ilex crenata	Variety of sizes	Red Berry
Holly, Sky Pencil	Ilex crenata 'Sky Pencil'	10'H X 3'W	Tall, narrow, evergreen holly
Holly, Yaupon, Dwarf	Ilex vomitoria	2'H X 5'W	Small smooth-leaf; keeps rounded shape
Loropetalum	Loropetalum chinense - All varieties	4'H X 5'W	Fuschia flowers; drought tolerant
Mugo Pine	Pinus mugo 'Compacta'	3'H X 4'W	
Nandina (Compact)	Nandina domestica 'Compacta'	5'H X 3'W	Red Berry; hardy
Nandina (Dwarf)	Nandina domestica 'Firepower'	2'H X 3'W	Dark red leaves even in winter; hardy
Leatherleaf Viburnum	Viburnum rhytidophyllum	10'H X 10'W	semi-evergreen
Winterberry Holly	Ilex verticillata 'Red Sprite'	5'H X 5'W	Red Berries on bare twigs in winter
Yucca	All varieties	6'H X 4'W	Spiky, evergreen, very hardy
PLANT:	BOTANICAL NAME:	SIZE:	ADDITIONAL INFORMATION
Deciduous Shrubs – tend to lose leaves in winter			
Burning Bush, Dwarf	Euonymus alatus compactus	8'H X 10'W	Hardy, leaves bright red in fall, winter
American Cranberry	Viburnum trilobum	6'H X 6'W	White
Cranberry Cotoneaster	Cotoneaster apiculatus	3'H X 7'W	White flowers, red berries
Crapemyrtle	All varieties	All heights	Drought tolerant; summer flowering
Dogwood	Cornus sericia 'Kelseyi'	2.5'H X 2.5'W	Red Stems in winter; needs part shade
Forsythia	Forsythia	Variety of H	Yellow flowers in spring; hardy
Oakleaf Hydrangea	Hydrangea quercifolia numerous varieties	4'H X 4'W	Very drought tolerant
Dwarf Lilac	Syringa meyeri	5'H X 7'W	Purple blossom in spring; hardy
Ninebark	Physocarpus opulifolius'Monlo'	10'H X 10'W	Dark purple; white flower; hardy

Flowering Quince	Chaenomeles japonica	4'H X 5'W	Drought tolerant
Carpet Rose or Shrub Rose	Rosa X	2.5'H X 2.5'W	Red
Rose of Sharon	Hibiscus syriacus	8'H X 6'W	Numerous flower colors; very hardy
Anthony Waterer Spirea	Spiraea X bumalda 'Anthony Waterer'	5'H X 5'W	Small pink flower in summer; hardy
Vanhoutte's Spirea	Spiraea X vanhouttei	8'H X 12'W	White flower; hardy
Viburnum	Viburnum plicatum tomen	12'H X 15'W	White flowers; dark green leaf, hardy
Winter Jasmine	Jasminum nudiflorum	4'H X 7'W	Small yellow flowers in winter; drought hardy after established

Perennial Grasses:	BOTANICAL NAME:	SIZE:	ADDITIONAL INFORMATION
Blue Dune Lyme Grass	Elymus arenarius 'Blue Dune'	3'H	Blue
Fountain Grass	Pennisetum alopecuroides		White; drought tolerant after established
Mexican Feather Grass	Nassella tenuissima	2'H X 2.5'W	Yellowish grasses
Feather Reed Grass	Calamagrostis X acutiflora 'Karl Foerster'	6'H X 2'W	Yellowish grasses
Liriope	Many varieties	Many sizes	Many colors
Maiden Grass	Miscanthus sinensis all varieties	Height varies	White
Mondo Grass	Ophiopogon japonicus 'Nanus'	.5'H	Black
Monkey Grass	Liriope muscari 'Big Blue'	"15""H X 15""W"	Purple
Muhley Grass	Muhlenbergia	4' HX 3' W	Extremely hardy, pinkish grasses

REMEMBER TO CONSIDER POWER LINE LOCATION WHEN CHOOSING TREES

PLANT:	BOTANICAL NAME:	SIZE:	ADDITIONAL INFORMATION
Evergreen Trees:			
Altas Blue Cedar	Cedrus atlantica	60'H X 25'W	Grows very, very tall
American Holly	Ilex opaca		Red Berry; very hardy & drought tolerant
Foster Holly	Ilex X attenuata 'Fosteri #2'	25'H X 12'W	Red Berry
Juniper	Juniperus scopulorum, Juniperus chinensis	20'H X 8'W	
Austrian Pine	Pinus nigra	60'H X 25'W	
Loblolly Pine	Pinus taeda	90'H X 50'w	
Colorado Blue Spruce	Picea pungens	65'H X 25'W	
Norway Spruce	Picea abies 'Cupressina'	30'H X 6'W	

REMEMBER TO CONSIDER POWER LINE LOCATION WHEN CHOOSING TREES

DECIDUOUS TREES:	BOTANICAL NAME:	SIZE:	ADDITIONAL INFORMATION
River Birch	Betula nigra	20'H X 20'W	White bark that sheds; visual interest
Dwarf Bald Cypress	Taxodium distichum	20'H X 6'W	
Elm, Allee or Lacebark	Ulmus parvifolia	50'H X 30'W	Hardy street trees
Ginkgo (male only)	Ginkgo biloba	50'H X 30'W	Does not produce burrs
Honeylocust, Thornless	Gleditsia triacanthos inermis	35'H X 30'W	Hardy, very small leaves; roots near surface
Hornbeam	Carpinus betulus 'Fastigiata'	45'H X 35'W	Good buffer screening tree
Red Maple	Acer rubrum	50'H X 40'W	Needs part shade & longer time to establish
Sugar Maple	Acer saccharum	40'H X 25'W	
Red Oak	Quercus rubra	80'H X 65'W	Hardy, adaptable; very tall at maturity
Sawtooth Oak	Quercus acutissima	45'H X 40'W	Produces large quantity of acorns
Scarlet Oak	Quercus coccinea	75'H X 50'W	Grows very large – needs lots of space
Shumard Oak	Quercus shumardii	70'H X 50'W	Hardy, adaptable; very tall at maturity
Swamp White Oak	Quercus bicolor	50' – 60' H	Fast growing
White Oak	Quercus alba	90'H X 80'W	Hardy, pest-free, grows to huge size
Willow Oak	Quercus phellos	60'H X 40'W	Fast grower;
Tulip Tree	Liriodendron tulipifera	70' H X 40' W	Fast grower; pest-free
Golden Raintree	Koelreuteria paniculata	30'H X 35'W	Yellow flower;

Ornamental Deciduous Trees:	BOTANICAL NAME:	SIZE:	ADDITIONAL INFORMATION
Dogwood	Cornus kousa	20'H X 20'W	White flowers in spring
Japanese Maple	Acer palmatum 'Bloodgood'	20'H X 15'W	
Pear	Pyrus calleryana 'Cleveland Select'	35'H X 15'W	Spring flowers; sturdier than Bradford Pear
Purple Leaf Plum	Prunus cerasifera 'Thundercloud'	20'H X 20'W	Pink spring flower; drought tolerant
Redbud	Cercis canadensis	30'H X 35'W	Purple-pink flowers in early spring; hardy
Redbud	Cercis reniformis 'Oklahoma'	30'H X 20' W	Deep purple-pink; rapid growth
Smoke Tree	Cotinus coggyria 'Royal Purple'	15'H X 12'W	Pink "smoke-like" appearance; hardy

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CITY OF FARMINGTON

APPLICATION FOR CONDITIONAL USE
FOR SALE OF FIREWORKS

Applicant's Name MeRAMEC Specialty Company Date 3-16-16
Address P.O. Box 1150 West Memphis, Ar. 72303
Phone # 901-409-1884 (cell) Kevin Bailey 870-935-1953 (office)
Zoning C-2
Description of proposed use: Retail Fireworks Sales

The following information must be provided before you will be placed on the Farmington Planning Commission agenda.

1. Location approval by fire department. (form must be completed and signed by Farmington Fire Chief)
2. Payment of \$250.00 fee.
3. The applicant has provided proof that each adjacent property owner has been notified by return receipt mail or personal contact. If personal contact is used, a signed affidavit by the owner must be submitted. The affidavit must contain information notifying of the proposed intent and the date of the public hearing, at a minimum.
4. The applicant has provided a site plan showing adequate ingress, egress and parking. (No on street parking will be allowed.)
5. The applicant has provided proof that arrangements for waste collection services have been made.
6. The applicant has provided proof of premises liability insurance that covers the insured (Fireworks Manufacturer and/or Wholesaler), the Farmington property owner where the stand is located, the Fireworks Stand Owner and Operator; Sub-Operator, if applicable, and the City of Farmington, Arkansas for bodily injury and/or property damage arising out of the ownership, operation, use and maintenance of the insured retail premises, with a minimum coverage of \$1,000,000 for each occurrence and a minimum of \$3,000,000 in general aggregate coverage.
7. Must place signs in compliance with the City's sign ordinance.
8. If electricity is needed, an electrical permit must be obtained from City Building Inspector.
9. If site is not addressed contact Susan at the City of Fayetteville 575-8380, she will assign an address to the site.
10. Must have a representative present at the Planning Commission Meeting (Public Hearing).

After conditional use approval the following are required:

1. Business license. (\$50.00 for new one and \$25.00 for a renewal)
2. Site inspection prior to opening must be completed by Fire Chief.

RECEIPT

DATE 3-18-16

No. 515393

RECEIVED FROM Moramee Specialty Co. \$ 250.00

Two hundred fifty DOLLARS

FOR RENT
 FOR Fireworks - Card use

ACCOUNT	
PAYMENT	<u>250.00</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____
BY B. Coleman

AFFIDAVIT

I hereby certify that I Kevin Bailey
Print name

Acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copies of the notice, mailing receipts, return cards and any notices that were undeliverable.

Kevin Bailey
Signature

3-16-16
Date

**PAUL PHILLIPS
FARMINGTON COMMERCIAL, LLC
12771 TYLER RD.
FARMINGTON, AR 72730**

March 1, 2016

City of Farmington Planning Department:

The purpose of this letter is to notify you that Meramec Specialty Company has permission to sell fireworks during the period of June 10, 2016 through July 10, 2016 on property owned by Farmington Commercial, LLC. in Farmington, Arkansas.

Sincerely,

FARMINGTON COMMERCIAL, LLC.

A handwritten signature in cursive script that reads "Paul Phillips".

Paul Phillips

MERAMEC SPECIALTY COMPANY

March 2, 2016

City of Farmington Planning Commission:

As per the requirement on the application for conditional use for the sale of fireworks in Farmington, Ar., Meramec Specialty Company will be using Waste Management for its waste collection services for its location at 380 W. Main St. during the upcoming July 4 Fireworks season.

Best regards,

Meramec Specialty Company

A handwritten signature in black ink, appearing to read "Kevin A. Bailey". The signature is fluid and cursive, with the first name being the most prominent.

Kevin A. Bailey

NOTICE OF A PUBLIC HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION FOR CONDITIONAL USE

To all Owners of land lying adjacent to the property at:

380 W. Main St. FARMington, AR 72730
Location

FARMington Commercial, LLC
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

The purpose of this request is to use this property for:

Retail Fireworks Sales

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on April 25th at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the city Business Manager in City Hall, 354 W. Main Street, 267-3865, and to review the application and discuss the same with the staff.

LOCATION APPROVAL OF FIREWORKS STAND

The Farmington Fire Department must approve the location of the fireworks stand in accordance with the following requirements:

- 1. The fireworks are not being stored or sold in a permanent structure in the city.
- 2. The fireworks stand is in compliance with Arkansas and federal law and the 2000 International Fire code, and approved by the Farmington Fire Department.
- 3. Fireworks stand is not located within 250 feet of a fuel dispensing facility and fireworks stand has a setback of a minimum of 50 feet from the nearest street or highway and 200 feet from school grounds.

Mark Cunningham
 Farmington Fire Chief

2/3/16
 Date

Our physical address is 380 W. Main St.

DRAYTON INSURANCE BROKERS, INC.

2500 CENTER POINT ROAD, SUITE 301
BIRMINGHAM, ALABAMA 35215
PHONE: (205) 854-5806
FAX: (205) 854-5899

POST OFFICE BOX 94067
BIRMINGHAM, ALABAMA 35220
EMAIL: dib@draytonins.com

CERTIFICATE OF INSURANCE

NO. 630815

We certify that insurance is afforded as stated below. This Certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by the insurance policy and the insurance afforded is subject to all the terms, exclusions and conditions of the policy.

INSURER	Admiral Insurance Company	POLICY NO. CA000018967-03
NAMED INSURED	Atomic Fireworks Inc. of Arkansas Atomic Fireworks Inc. of Missouri P.O. Box 305 Arnold, Missouri 63010	Meramec Specialty Company T.E.A. Enterprises, Inc. Pacific Specialty Company West Alton Properties, Inc
POLICY TERM	March 1, 2016 to March 1, 2017; Both Days 12:01 A.M. Standard Time	
COVERAGE	Premises-Operations Liability:	<input checked="" type="checkbox"/> Occurrence Basis <input type="checkbox"/> Claims Made Basis
LIMIT OF LIABILITY	\$1,000,000 each occurrence, \$10,000,000 general aggregate The limit of liability shall not be increased by the inclusion of more than one insured or additional insured.	

INSURED OPERATIONS The sale of consumer fireworks (1.4G) and related products at the **Insured location**, during the **period of operation**.

It is certified that, for the period of operation stated below and when named below as such, this policy includes as **Additional Insureds** 1) the operator(s), sponsor(s), promoter(s), organizer(s), of the **Insured Premises** used principally for the retail sale of consumer fireworks supplied by the Named Insureds and/or 2) the owner(s), manager(s), tenant(s), mortgagee(s) (including other entities having similar interests), of the property on which the **Insured Premises** is located and/or 3) the licensing authority issuing a permit or license for the operation of the **Insured Premises** and/or 4) any entity for which the Named Insured is required, by written contract, to provide insurance such as is afforded by the terms of this policy.

**NAME(S) OF
ADDITIONAL INSURED(S)**

Farmington Commercial LLC-Property Owner
Meramec Specialty Company Stan Owner and Operator
Stand Manager and Sub-Operator
Licensing Authorities-State of Arkansas, City of Farmington

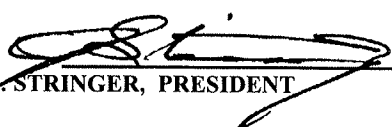
**ADDRESS OF
INSURED PREMISES** An area measuring approximately 150' x 150' fronting on the north side of Hwy 62 approximately 1000' west of Kelli Avenue/Hwy 62 Intersection in the Farmington, Arkansas #191.

PERIOD OF OPERATION 06/10/16 to 07/10/16

It is certified that this policy requires a 30 day mutual notice of cancellation between the Insurer and the Named Insured. In the event of such cancellation we will endeavor to mail 10 days written notice to the Additional Insured(s), whose name and address is shown hereon, but failure to mail such notice shall impose no obligation or liability of any kind upon the insurer and/or the undersigned.

DRAYTON INSURANCE BROKERS, INC.

March 1, 2016
DATE OF ISSUE


A.J. STRINGER, PRESIDENT

SITE PLAN



Google earth



380 W. MAIN ST.
FARMINGTON, AR

Washington County, Arkansas

Public Records



Real Property	Personal Property	Commercial Personal	Collector Tax Roll	Information	Pro Search
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Professional Results

Results sorted by: Parcel #

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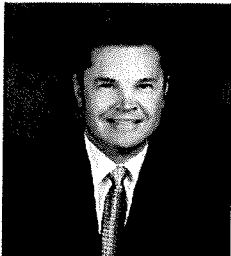
New Search

Number of Results 1

Washington County Assessor's Office

Last Update: 3/1/2016

[More Info](#) [Map It](#) Parcel: 760-01916-800 RPID: 111643 Prev. Parcel: 001-12255-000 Type: (AI) - Agri Improved
Owner: DARNELL, JAMES ALBERT JR **S-T-R:** 27-16-31 **Sub:** 27-16-31 FARMINGTON OUTLOTS 2008 ANNEX **Assessed Value:** \$30,810
Address: 700 W MAIN ST **Acres:** 7.960 **City:** Farmington
Mail: 700 W MAIN ST
Address: FARMINGTON, AR 72730-2624
Legal: ANNEXED INTO CITY OF FARMINGTON FOR 2008 & FOLLOWING YEARS PER 2008-8 PT SE NW 7.96A



Russell Hill
Assessor, Washington County

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479-444-1520 (Pers. Prop.)

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U.S. Postal Service
Certified Mail Receipt

ARTICLE NUMBER
9414 7118 9956 3183 7562 16

ARTICLE ADDRESS TO:
James Albert Darnell Jr.
700 W Main Street
Farmington AR 72730-2624

Postmark Here

FEES

Postage per piece	\$0.49
Certified Fee	3.45
Return Receipt Fee	2.80
Total Postage & Fees:	\$6.74

Washington County, Arkansas

Public Records



Real Property	Personal Property	Commercial Personal	Collector Tax Roll	Information		Pro Search
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Washington County Assessor's Office

Last Update: 3/1/2016

More Info

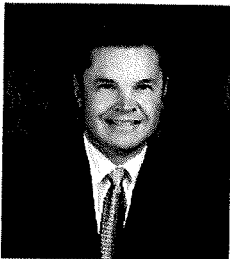
Map It

Parcel: 760-01911-200 RPID: 106156 Prev. Parcel: 001-12234-000 Type: (RI) - Res. Improv.

Owner: BENNETT, DAVID W & DEBRA A S-T-R: 27-16-31 Sub: 27-16-31 FARMINGTON OUTLOTS Assessed Value: \$22,930
Address: 450 W MAIN ST Acres: 0.000 City: Farmington

Mail 450 W MAIN ST
Address: FARMINGTON, AR 72730-2613

Legal: ANNEXED TO CITY OF FARMINGTON FOR 2007 & FOLLOWING YEARS PER ANNEXATION OR. 2007-03 PT SW NE 0.32A ALSO EASEMENT



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ARTICLE NUMBER
9414 7118 9956 3183 7624 22

ARTICLE ADDRESS TO:
David W. & Debra A. Bennett
450 W Main Street
Farmington AR 72730-2613

FEES

Postage per piece	\$0.49
Certified Fee	3.45
Return Receipt Fee	2.80
Total Postage & Fees:	\$6.74

Postmark Here

Washington County, Arkansas

Public Records



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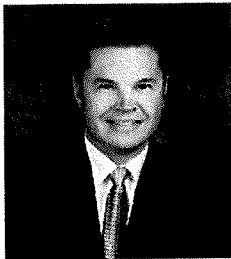
Number of Results 1

Washington County Assessor's Office

Last Update: 3/1/2016

Results sorted by: Parcel #

[More Info](#) [Map It](#) Parcel: 760-01240-000 RPID: 34510 Prev. Parcel: 121866-000-00 Type: (RI) - Res. Improv.
Owner: HARRINGTON, MARGARET L **S-T-R:** 27-16-31 **Sub:** RED BIRD ESTATES **Assessed Value:** \$17,340
Address: 317 W KELLI AVE **Acres:** **City:** Farmington
Mail Address: 317 W KELLI AVE
 FARMINGTON, AR 72730
Legal: LOT 42



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Assessor, Washington County

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ARTICLE NUMBER
9414 7118 9956 3183 7613 57

ARTICLE ADDRESS TO:
Margaret L. Harrington
317 Kelli Ave.
Farmington AR 72730-2603

FEES

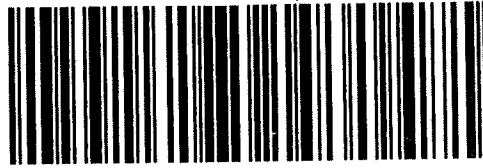
Postage per piece	\$0.49
Certified Fee	3.45
Return Receipt Fee	2.80
Total Postage & Fees:	\$6.74

Postmark Here

PAM BETTS
P.O. Box 1150
West Memphis, AR 72303

PS Form 3800 6/02

CERTIFIED MAIL



9414 7118 9956 3183 7856 81

COMPLETE THIS SECTION ON DELIVERY

A. Signature: (Addressee or Agent)

Paul Phillips

B. Received By: (Please Print Clearly)

Paul Phillips

C. Date of Delivery

3-12-2016

D. Addressee's Address (If Different From Address Used by Sender.)

Secondary Address / Suite / Apt. / Floor (Please Print Clearly)

Delivery Address

City State ZIP + 4 Code

RETURN RECEIPT REQUESTED

Article Addressed To:



Oakland Farms LLC
12771 Tyler Road
Farmington AR 72730-9665

Washington County, Arkansas

Public Records



Real Property	Personal Property	Commercial Personal	Collector Tax Roll	Information		Pro Search
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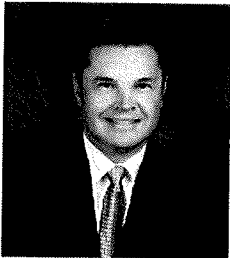
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Need Help

More Info **Map It** Parcel: 760-01626-000 RPID: 34988 Prev. Parcel: 122203-000-00 Type: (AV) - Agri Use/Vacant

Owner: OAKLAND FARMS LLC **S-T-R:** 27-16-31 **Sub:** 27-16-31 FARMINGTON OUTLOTS **Assessed Value:** \$330

Address: W MAIN ST, 367 W MAIN ST **Acres:** 7.820 **City:** Farmington

Mail: 12771 TYLER ROAD
Address: FARMINGTON, AR 72730

Legal: PT SW NE 7.82 AC FURTHER DESCRIBED FROM 2013-7913 AS; A part of the SE 1/4 of the NW 1/4 and a part of the SW 1/4 of the NE 1/4 of Section 27, T-16-N, R-31-W, Washington County, Arkansas, more particularly described as follows: Beginning at the southeast corner of said SE 1/4, NW 1/4; thence N 87°04'20" W, along the south line of said SE/4,NW/4, 375.96 feet to the southeasterly right-of-way line of Arkansas State Highway 62 the next (5) courses: N 51°03'05" E 255.80'; N 57°06'06" E 224.02'; N 58°27'49" E 421.30'; N 51°36'48" E 201.44'; N 58°32'02" E, 822.46'; thence S02°02'02" W 461.68' To the northeast corner of Lot 2, Calvin Phillips Subdivision; thence N87°14'35" W along the north line of Lots 1 and 2, Calvin Phillips Subdivision, 300.00' to the northwest corner of said Lot 1; thence S 02°02'02" W along the West line of said Calvin Phillips Subdivision, 500.00' to the northwest corner of Lot 14, Calvin Phillips Subdivision; thence N 87°43'58" W 12

U.S. Postal Service Certified Mail Receipt

ARTICLE NUMBER
9414 7118 9956 3183 7856 81

ARTICLE ADDRESS TO:
Oakland Farms LLC
12771 Tyler Road
Farmington AR 72730-9665

FEES

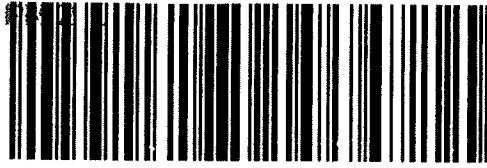
Postage per piece	\$0.49
Certified Fee	3.45
Return Receipt Fee	2.80
Total Postage & Fees:	\$6.74

Postmark Here

PAM BETTS
P.O. Box 1150
West Memphis, AR 72303

PS Form 3800 6/02

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9414 7118 9956 3183 7092 05

COMPLETE THIS SECTION ON DELIVERY	
A. Signature: (<input type="checkbox"/> Addressee or <input type="checkbox"/> Agent)	X <i>Barbara Thurston</i>
B. Received By: (Please Print Clearly)	<i>Barbara Thurston</i>
C. Date of Delivery	MAR 11 2018
D. Addressee's Address (If Different From Address Used by Sender)	
Secondary Address / Suite / Apt. / Floor (Please Print Clearly)	
Delivery Address	
City	State ZIP + 4 Code

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Article Addressed To:



Walmart Real Estate Buisness Trust
Property Tax Dept # 72
P.O. Box 8050
Bentonville AR 72712-8055

Washington County, Arkansas

Public Records



Real Property	Personal Property	Commercial Personal	Collector Tax Roll	Information	Pro Search
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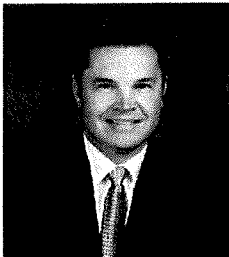
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Results sorted by: Parcel #

More Info | **Map It** | Parcel: 760-01626-002 | RPID: 118052 | Prev. Parcel: 760-01626-000 | Type: (CI) - Comm. Impr.

Owner: WALMART REAL ESTATE BUSINESS TRUST | **S-T-R:** 27-16-31 | **Sub:** 27-16-31 FARMINGTON OUTLOTS | **Assessed Value:** \$495,090

Address: 333 W MAIN ST, 367 W MAIN ST | **Acres:** 6.160 | **City:** Farmington

Mail: PO BOX 8050 PROPERTY TAX DPT #72
Address: BENTONVILLE, AR 72716

Legal: PT SW NE 6.16 AC FURTHER DESCRIBED FROM 2014-3166 AS; 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 Southwest 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: North 02°15'08" East, a distance of 5.71 feet to a found mag nail with washer (LS 1759) Thence 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 175)

U.S. Postal Service
Certified Mail Receipt

ARTICLE NUMBER
9414 7118 9956 3183 7092 05

FEES

Postage per piece	\$0.49
Certified Fee	3.45
Return Receipt Fee	2.80
Total Postage & Fees:	\$6.74

ARTICLE ADDRESS TO:
Walmart Real Estate Buisness Trust
Property Tax Dept # 72
P.O. Box 8050
Bentonville AR 72712-8055

Postmark
Here

user name or email

Log in Register
Forgot your password?

Washington County, Arkansas

Public Records



Real Property	Personal Property	Commercial Personal	Collector Tax Roll	Information		Pro Search
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Professional Results

Results sorted by: Parcel #

Return to Search Page

Batch Print

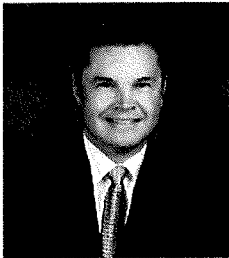
New Search

Number of Results 1

Washington County Assessor's Office

Last Update: 3/1/2016

[More Info](#) [Map It](#) Parcel: 760-02403-000 RPID: 35751 Prev. Parcel: 001-12232-001 Type: (EG)
 Owner: CITY OF FARMINGTON S-T-R: 27-16-31 Sub: 28-16-31 FARMINGTON OUTLOTS Assessed Value:
 Address: 340 W MAIN ST, 354 W MAIN ST, 372 W MAIN ST Acres: 0.000 City: Farmington
 Mail PO BOX 150
 Address: FARMINGTON, AR 72730
 Legal: PT SW NE 3.46 A.



Russell Hill
Assessor, Washington County

Welcome to the Washington County Assessor's Office real property records online. Please use the Search feature to find your property of interest. If you have questions or comments, please call our office.

479-444-1500 (Real Prop.)
479-444-1520 (Pers. Prop.)

Email Us

Millage Rates

Need Help

U.S. Postal Service
Certified Mail Receipt

ARTICLE NUMBER
9414 7118 9956 3183 7006 53

ARTICLE ADDRESS TO:
City of Farmington
P.O. Box 150
Farmington AR 72730-0150

FEES

Postage per piece	\$0.49
Certified Fee	3.45
Return Receipt Fee	2.80
Total Postage & Fees:	\$6.74

Postmark
Here

PAM BETTS
P.O. Box 1150
West Memphis, AR 72303

PS Form 3800 6/02

CERTIFIED MAIL



9414 7118 9956 3183 1308 70

COMPLETE THIS SECTION ON DELIVERY

A. Signature: (Addressee or Agent)
X *[Handwritten Signature]*

B. Received By: (Please Print Clearly)
JAMES T. RATHELL

C. Date of Delivery
3-12-10

D. Addressee's Address (If Different From Address Used by Sender.)

Secondary Address / Suite / Apt. / Floor (Please Print Clearly)

Delivery Address

City State ZIP + 4 Code

RETURN RECEIPT REQUESTED

Article Addressed To:



James T. & Linda D. Rathell
16781 Harmon Rd.
Fayetteville AR 72704-8640

user name or email

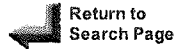
Log in Register
Forgot your password?

Washington County, Arkansas

Public Records



Real Property	Personal Property	Commercial Personal	Collector Tax Roll	Information		Pro Search
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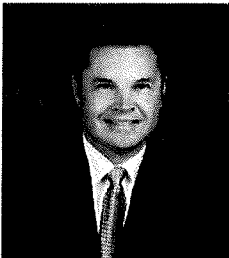
Batch Print

New Search

Number of Results 1

Washington County Assessor's Office

Last Update: 3/1/2016



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Assessor, Washington County

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479-444-1500 (Real Prop.)
479-444-1520 (Pers. Prop.)

Email Us

Millage Rates

Need Help

Professional Results

Results sorted by: Parcel #

[More Info](#) [Map It](#) Parcel: 760-01241-000 RPID: 34511 Prev. Parcel: 121867-000-00 Type: (RI) - Res. Improv.
Owner: RATHELL, JAMES T & LINDA D **S-T-R:** 27-16-31 **Sub:** RED BIRD ESTATES **Assessed Value:** \$17,010
Address: 315 W KELLI AVE **Acres:** **City:** Farmington
Mail Address: 16781 HARMON RD
 FAYETTEVILLE, AR 72704
Legal: LOT 43 FMUSD2 563-QQ

U.S. Postal Service
Certified Mail Receipt

ARTICLE NUMBER
9414 7118 9956 3183 1308 70

ARTICLE ADDRESS TO:
James T. & Linda D. Rathell
16781 Harmon Rd.
Fayetteville AR 72704-8640

FEES

Postage per piece	\$0.49
Certified Fee	3.45
Return Receipt Fee	2.80
Total Postage & Fees:	\$6.74

Postmark
Here



Ozarks Electric Cooperative

A Touchstone Energy® Cooperative

PO Box 848 Fayetteville, AR 72702
800.521.6144 www.ozarksecc.com

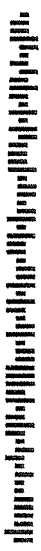


Reduce the clutter with paperless billing. Visit ozarksecc.com/bpaperless for more.

Statement Date	01/28/2016
Account Number	95432003
Payment Due	02/15/2016

Service Summary	
Previous Balance	25.18
Payment(s) Received	-25.18
Penalty/Adjustments	4.93
Balance Forward	4.93
Current Charges	25.18
Total Amount Due	\$30.11

2083 I MB 0.436 5 2083
MERAMEC SPECIALTY CO C-9 P-16
191
PO BOX 1150
WEST MEMPHIS AR 72303-1150

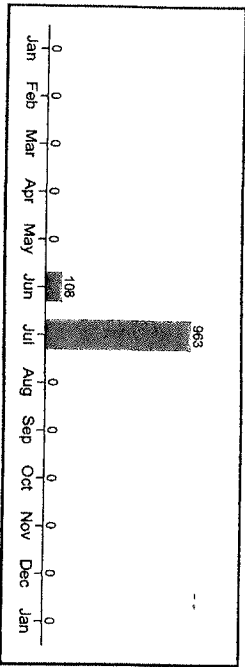


Account Number: 95432003

Phone Number: (479) 521-4597

Meter Number	Services From	To	Days	Readings Previous	Present	Usage	Rate	Service Address Location Number
11811654	12/21/2015	01/22/2016	32	1071	1071	0	5A1	OTHE 28273634

kWh Usage History



PERIOD ENDING 01/27/2015 01/22/2016
Avg Daily Temp 37° 38°
Avg Daily kWh 0 0
Avg Daily Cost \$0.00 \$0.69

Current Service Detail	
Balance Forward	4.93
Customer Charge	18.00
Minimum Charge	4.00
Farmington Franchise Tax	0.94
Farmington City Tax	0.46
Washington County Tax	0.29
Arkansas State Tax	1.49
Total Electric Charges	25.18
Total Amount Due 02/15/2016	\$30.11

\$4.93 late charge applies after 5 p.m. on 02/15/2016

ACCOUNT: MSLO

CHECK AMOUNT: 54.97

CHECK NUMBER: 35617

DATE PAID: 2-2-16





Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured

06/02/10

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

CITY PINE BLUFF

ADDRESS 3008 EVA DRIVE

STATE AR 71602



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

MIL-C-43006

FMVSS-302

CANULC-S108

CPAI-84

A-A-55308

SNYDER MANUFACTURING INC. BY

Michael D. Gutz

TITLE Supervisor, Quality Control

STYLE PRV 1310Q WHITE 61" HI GLOSS

CONTROL NO. 18629

CUSTOMER ORDER NO. RAY

SNYDER S-ORDER NO. 216670

DATE PROCESSED 06/02/10

YARDS OR QUANTITY 375

DATE CERTIFIED 06/04/10

4-10-4-89F-R2



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FMVSS-302

CANULC-S108

CPAI-84

A-A-55308

SNYDER MANUFACTURING INC. BY

Michael D. Gutz

TITLE Supervisor, Quality Control

STYLE PRV 1310Q RED 61" HI GLOSS

CONTROL NO. 18564

CUSTOMER ORDER NO. RAY

SNYDER S-ORDER NO. 216670

DATE PROCESSED 06/02/10

YARDS OR QUANTITY 375

DATE CERTIFIED 06/04/10

State of Arkansas
ARKANSAS SALES AND USE TAX PERMIT

MERAMEC SPECIALITY CO

DATE ISSUED:

P.O. BOX 1150

PERMIT NUMBER: 035048-18-001

WEST MEMPHIS AR 72301

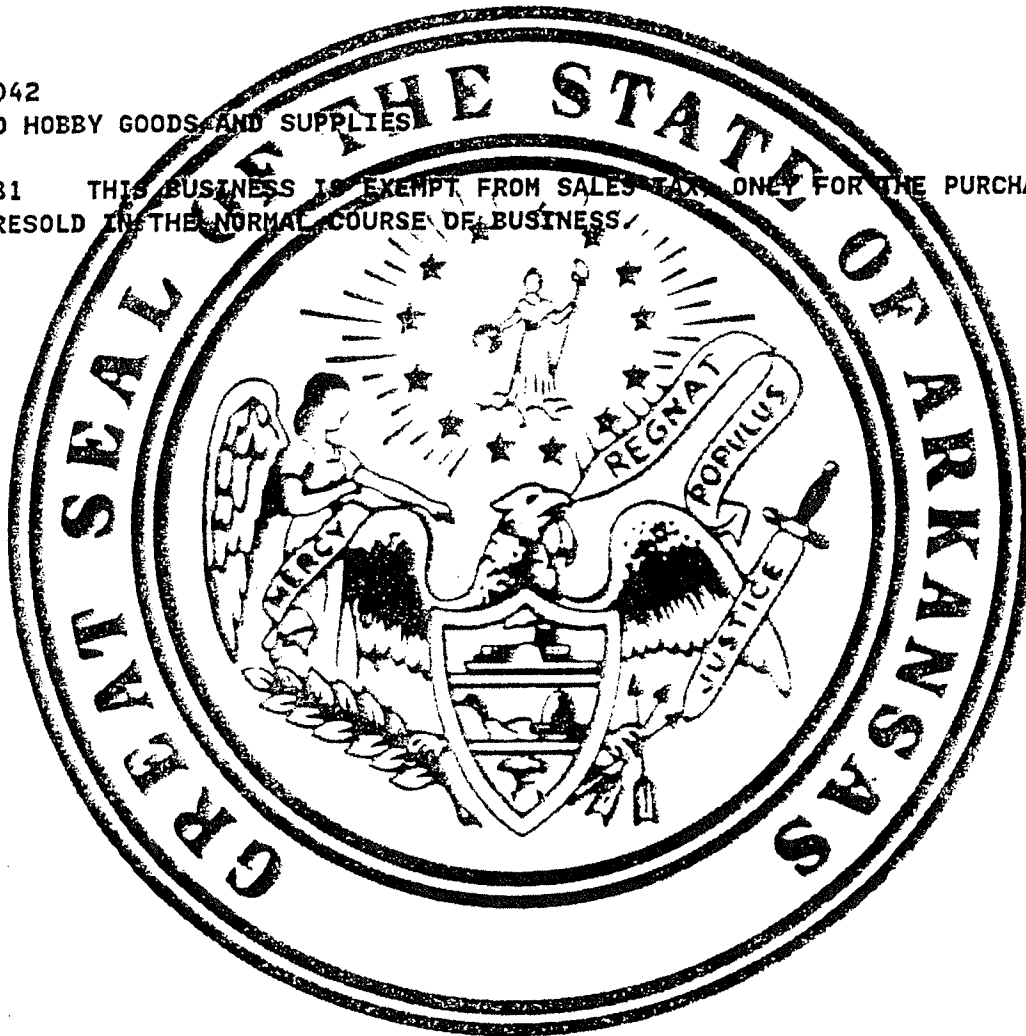
DLN:

DATE OPENED: 01/01/1965

SIC: 5042

TOYS AND HOBBY GOODS AND SUPPLIES

EXEMPTION: 81 THIS BUSINESS IS EXEMPT FROM SALES TAX ONLY FOR THE PURCHASES OF
GOODS TO BE RESOLD IN THE NORMAL COURSE OF BUSINESS.



THIS PERMIT IS VALID UNTIL IT IS CANCELED AND SURRENDERED BY THE PERMIT HOLDER OR REVOKED BY THE COMMISSIONER OF REVENUES.

THIS PERMIT MUST BE SURRENDERED IF BUSINESS IS SOLD, DISCONTINUED OR LOCATION CHANGED.

WHEN THIS PERMIT IS SURRENDERED FOR ANY OF THE ABOVE REASONS, YOU MUST REPORT AND PAY ANY SALES OR USE TAX PLUS ANY PENALTIES OR INTEREST THAT IS OWED BY THIS BUSINESS. FAILURE TO PAY THESE TAXES WILL RESULT IN A LIEN BEING PLACED AGAINST THE STOCK AND FIXTURES OF THIS BUSINESS AND THE SAME IS ENFORCEABLE AGAINST PURCHASERS AND THIRD PARTIES.

*** PERMIT MUST BE DISPLAYED IN A PROMINENT PLACE IN YOUR BUSINESS ***

NOTICE OF A PUBLIC HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION FOR CONDITIONAL USE

To all Owners of land lying adjacent to the property at:

380 W. Main St. Farmington, AR 72730
Location

Farmington Commercial, LLC
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

The purpose of this request is to use this property for:

Retail Fireworks Sales

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on April 25th at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the city Business Manager in City Hall, 354 W. Main Street, 267-3865, and to review the application and discuss the same with the staff.



ARKANSAS STATE POLICE No 0400
 REGULATORY and BUILDING OPERATIONS DIVISION
FIRE MARSHAL'S OFFICE

RETAIL FIREWORKS LICENSE - FEE \$25.00

LICENSE EXPIRES APRIL 30, 2017

This is to certify that the person named below is licensed to act as a RETAILER of FIREWORKS under the provision of Act 224 of 1961, as amended, State of Arkansas.

Name of Person Applying Beverly McEady Telephone # 870-735-1953
 Address of Person Applying 381 Front St. West Memphis 72301
Street City Zip
 Name of Organization : Meramec Specialty Co.
 Address of the Stand Location 380 W. Main St. Farrington 72730
Street City Zip

This license is issued to the person named above for use in making retail sales of PERMISSIBLE FIREWORKS from June 20 through July 10 and December 10 through January 5

This license is not transferable and must be DISPLAYED AT ALL TIMES.

Vendor Atomic of Arkansas Date Issued 4-6-16
 License # 801
 Telephone # 870, 735-1953

Major Lindsey Williams
 Major Lindsey Williams
 State Fire Marshal
 Telephone (501) 618-8624

NOTICE: This license may be revoked by the State Fire Marshal or his deputies for violation of any of the provisions of the above referred to law.