

City of Farmington
Application and Checklist
Large Scale Development

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

Applicant: Keith Benish - FBC Day Phone: 479-267-4430
 Address: 49 W Main St, Farmington, AR Fax: _____
 Representative: Geoff Bates Day Phone: 479-442-9350
 Address: 7230 S Pleasant Ridge Dr Fax: 479-521-9350
 Property Owner: Farmington Baptist Church Day Phone: 479-267-4430
 Address: 49 W Main St, Farmington, AR Fax: _____

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

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

For office use only

Fee paid \$ _____ Date _____ Receipt # _____

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

Property Description

Site Address -- NW Corner of S Church & W Vine
 Current Zoning -- R-2
 Attach legal description

Financial Interests

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

Farmington Baptist Church

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

Keith Benish Date 1/19/16
 Applicant Signature

Property Owner/Authorized Agent: *I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)*

 Owner/Agent Signature Date _____

LSD/Subdivision Application Checklist:

Yes No N/A, why?

| | | | |
|--|--|--|--|
| 1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number. | | | |
| 2. Payment of application fee. | | | |
| 3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements. | | | |
| 4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ". | | | |
| 5. List of adjacent property owners and copy of notification letter sent. * | | | |
| 6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting). | | | |
| 7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting). | | | |
| The Following Shall Appear on the Site Plan: | | | |
| 1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat. | | | |
| 2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.* | | | |
| 3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use. | | | |
| 4. Complete and accurate legend. | | | |
| 5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision. | | | |
| 6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress. | | | |
| 7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.) | | | |
| 8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled. | | | |
| 9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study. | | | |
| 10. Status of regulatory permits: | | | |
| a. NPDES Storm water Permit | | | |
| b. 404 Permit | | | |
| c. Other | | | |
| 11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure | | | |

| | | | |
|---|--|--|--|
| abutment, etc. | | | |
| 12. Spot elevations at grade breaks along the flow line of drainage swales. | | | |
| 13. A general vicinity map of the project at a scale of 1" = 2000' | | | |
| 14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines. | | | |
| 15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned. | | | |
| 16. Existing topographic information with source of the information noted. Show: | | | |
| a. Two foot contour for ground slope between level and ten percent. | | | |
| b. Four foot contour interval for ground slope exceeding 10%. | | | |
| 17. Preliminary grading plan. | | | |
| Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington) | | | |
| 1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat. | | | |
| 2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan. | | | |
| Proposed Utilities | | | |
| 1. Regarding all proposed storm sewer structures and drainage structures: | | | |
| a. Provide structure location and types. | | | |
| b. Provide pipe types and sizes. | | | |
| 2. Regarding all proposed sanitary sewer systems | | | |
| a. Provide pipe locations, sizes and types. | | | |
| b. Manhole locations. | | | |
| 3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site | | | |
| 4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests. | | | |
| 5. Regarding all proposed water systems on or near the site: | | | |
| a. Provide pipe locations, sizes and types. | | | |
| b. Note the static pressure and flow of the nearest hydrant. | | | |
| c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances. | | | |
| 6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.) | | | |
| a. Locations of all related structures. | | | |
| b. Locations of all lines above and below ground. | | | |
| c. A note shall be placed where streets will be placed under the existing overhead facilities and the | | | |

| | | | |
|--|--|--|--|
| approximate change in the grade for the proposed street. | | | |
| 7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project. | | | |
| Proposed and Existing Streets, Rights-of –way and Easements | | | |
| 1. The location, widths and names (avoid using first names of people for new streets) of all exiting and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named. | | | |
| 2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan. | | | |
| 3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.) | | | |
| Site Specific Information | | | |
| 1. Provide a note describing any off site improvements. | | | |
| 2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project. | | | |
| 3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.) | | | |
| 4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.) | | | |
| 5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated. | | | |
| 6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms. | | | |
| 7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.) | | | |
| 8. The location and size of existing and proposed signs, if any. | | | |
| 9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections. | | | |
| 10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.) | | | |
| 11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance). | | | |
| 12. Location of existing and purposed sidewalks. | | | |
| 13. Finished floor elevation of existing and purposed structures. | | | |
| 14. Indicate location and type of garbage service (Large Scale | | | |

| | | | |
|--|--|--|--|
| Developments only.) Dimension turnaround area at dumpster location. | | | |
| 15. A description of commonly held areas, if applicable. | | | |
| 16. Draft of covenants, conditions and restrictions, if any. | | | |
| 17. Draft POA agreements, if any. | | | |
| 18. A written description of requested variances and waivers from any city requirements. | | | |
| 19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district. | | | |
| 20. Preliminary drainage plan as required by the consulting engineer. | | | |

**All applicants submitting preliminary plats and Large Scale Developments before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special meeting to the owners of all real property adjacent to the project. The notice shall include the name and address of the applicant, location of the project, and the time and place of the scheduled meeting. Notices shall be sent by certified mail, return receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's Office. (A sample notification and affidavit is attached.) Applicants must submit a verified affidavit attesting to the delivery of the notice to all owners of real property adjacent to the project, a copy of the notice to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to above must be submitted seven (7) days prior to the regular or special meeting of the planning commission.*

RECEIPT

DATE

No. 516372

RECEIVED FROM

\$

DOLLARS

FOR RENT

FOR

ACCOUNT

CASH

PAYMENT

CHECK

BAL. DUE

MONEY ORDER

CREDIT CARD

FROM

TO

BY



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

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

January 19, 2016

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

RE: Farmington Baptist Church

Dear Planning Staff,

Farmington Baptist Church hereby is applying for a Large Scale Development Plan for site amenities. The site is located at 49 West Main Street in Farmington. The proposed development will entail a 150 square foot pavilion, a concrete basketball court, a sand volleyball court and additional asphalt parking along Vine and Church Street.

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

Sincerely

Jason Young
Project Manager
Bates & Associates, Inc.

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

Applicant: Farmington Baptist Church

Date: February 2, 2016

Project Name: Farmington Baptist Church Large Scale Plans for Basketball Court & Pavilion

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Provide a landscape plan that meets all of the requirements from the City's Landscape Ordinance.
3. Vine Street and Church Street must be improved up to the current street standards including curb and gutter and sidewalks or a Variance must be submitted and approved by the Planning Commission.
4. These improvements will increase the runoff from this site so this developer must do one of the following:
 - a. Onsite Storage
 - b. Offsite Storage
 - c. Improve the downstream drainage system
5. Provide a drainage report that meets all of the requirements from the Farmington Drainage Criteria Manual. Since this was not provided with the original submittal, this project cannot go forward to the Planning Commission but will have to be resubmitted for a future technical plat review meeting.



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

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

January 19, 2016

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

RE: Farmington Baptist Church Basketball & Volleyball Courts – Adjoining Property Owners

Dear Planning Staff,

Farmington Baptist Church Basketball & Volleyball Courts.

Parcel 760-01383-000:

A PART OF LOTS NUMBER FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), AND NINE (9) IN BLOCK NUMBERED FIVE IN THE ORIGINAL TOWN OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF LOT NINE (9) AND RUNNING THENCE N00°06'49"W 109.23', THENCE N89°45'58"E 140.39' TO THE WEST RIGHT-OF-WAY OF CHURCH STREET, THENCE ALONG SAID RIGHT-OF-WAY S00°14'31"E 109.22', THENCE LEAVING SAID RIGHT-OF-WAY S89°45'58"W 140.63' TO THE POINT OF BEGINNING. CONTAINING 0.35 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Sincerely,
Bates & Associates, Inc.

Geoffrey H. Bates, P.E.



Bates & Associates, Inc.

Civil Engineering - Land Surveying - Landscape Architecture

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

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

January 19, 2016

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

RE: Farmington Baptist Church Basketball & Volleyball Courts – Adjoining Property Owners

Dear Planning Staff,
Please see below for the Parcel Map and list of Adjacent Property Owners for the Farmington Baptist Church Basketball & Volleyball Courts (Parcel #760-02755-002)

ADJACENT PROPERTY OWNERS:

1) DAUGHERTY, ROBERT R TRUST
2745 N HIDDEN SPRINGS DR
FAYETTEVILLE, AR 72703
PARCEL #760-02755-000
ZONING: C-2

2) FARMINGTON BAPTIST CHURCH
49 W MAIN
FARMINGTON, AR 72730
PARCEL #760-01544-000, 760-01559-000, 760-01564-000
ZONING: R-1

3) WETZEL, SHERMAN LYNN
PO BOX 77
PRAIRIE GROVE, AR 72753
PARCEL #0-00910-000
ZONING: R-2

4) CATTANEO, AUDRA N
59 W VINE ST
FARMINGTON, AR 72730
PARCEL #760-00910-001
ZONING: R-2

5) SHIPP, H M & NORMA LEE
PO BOX 2261
LITTLE ROCK, AR 72203
PARCEL #760-00909-000
ZONING: R-2

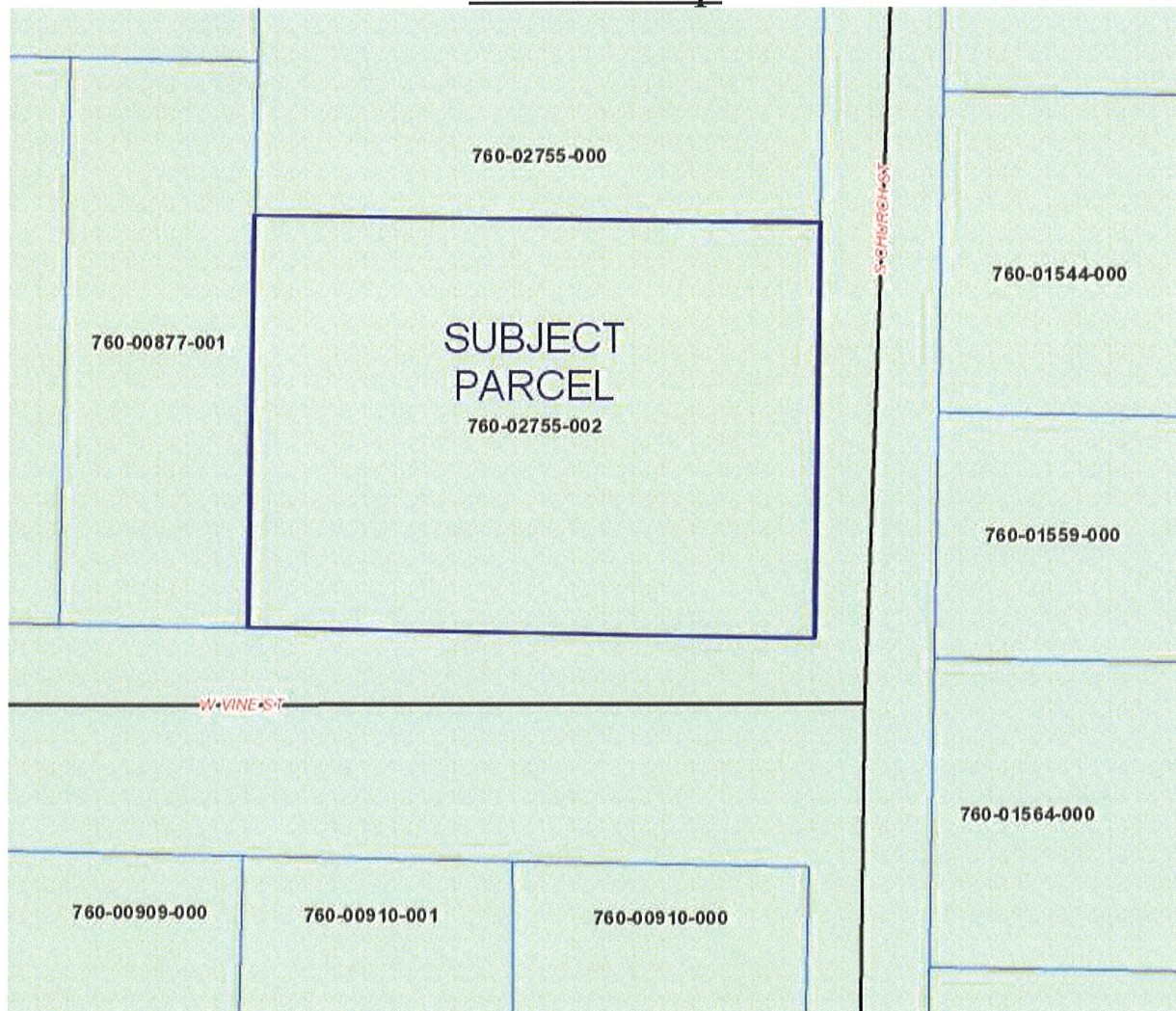
6) STORY, JIMMY
PO BOX 1112
FARMINGTON, AR 72730
PARCEL #760-00877-001
ZONING: R-2

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



Jason Young
Project Manager
Bates & Associates, Inc.

Parcel Map





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

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

January 19, 2016

NOTICE OF PUBLIC HEARING

Dear Adjacent Property Owner,

An Application for a Large Scale Development has been applied for by Farmington Baptist Church at 49 West Main Street. The proposed development entails a basketball court, a volleyball court, a small pavilion, and associated parking. Please see the attached Parcel Map for reference to where this proposed development will be located in relation to your property.

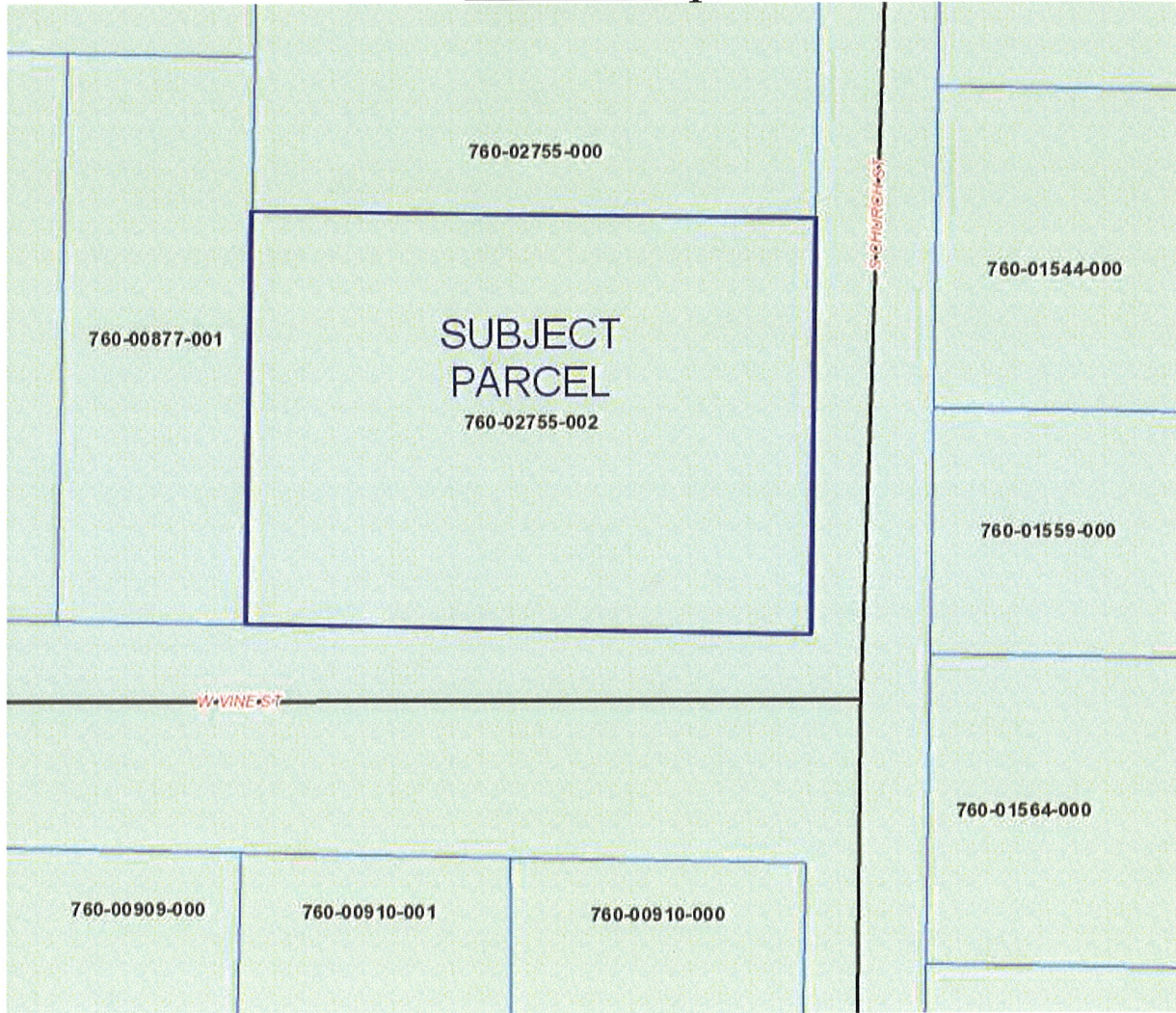
A hearing on this Application will be held by the Farmington Planning Commission on February 22, 2016 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington Arkansas. All interested persons are invited to attend.

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

Sincerely,

Jason Young
Project Manager
Bates & Associates, Inc.

Parcel Map



WARRANTY DEED

(INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

That Robert R. Daugherty, Trustee of the Robert R. Daugherty Trust u/t/d January 25, 1994, hereinafter called GRANTOR for and in consideration of the sum of One Dollar and no/100 (\$1.00) and other good and valuable consideration paid by Farmington Baptist Church, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Farmington Baptist Church, hereafter called GRANTEE, and unto its heirs and assigns forever, the following described property situate in the County of Washington, State of Arkansas, to-wit:

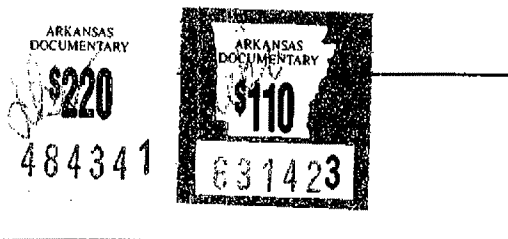
SEE ATTACHED EXHIBIT "A"

Subject to all rights of way, covenants and restrictions, easements, prior mineral reservations, oil and gas leases, and all other reservations of record.

Per Washington County Ordinance No. 2006-13: "You are hereby notified that you have purchased rural property and that there may exist now or in the future agricultural operations in the vicinity."

TO HAVE AND TO HOLD The same unto the GRANTEE and unto its heirs and assigns forever, with all appurtenances thereunto belonging. And I hereby covenant with GRANTEE that I will forever warrant and defend the title to the property against all lawful claims whatever.

WITNESS my hand this 6th day of November, 2009.



Robert R. Daugherty

Robert R. Daugherty, Trustee of the Robert R. Daugherty Trust u/t/d January 25, 1994

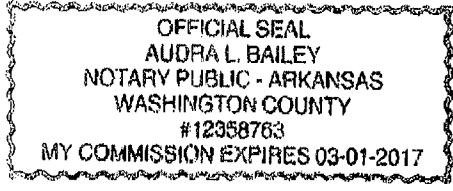
ACKNOWLEDGMENT

State of Arkansas

County of Washington

BE IT REMEMBERED, that on this day came before, the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting Robert R. Daugherty, Trustee of the Robert R. Daugherty Trust u/t/d January 25, 1994 to me well known as the GRANTOR in the foregoing Deed, and stated that he had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and official seal this 6th day of November, 2009.



Audra L. Bailey

Audra L. Bailey

Notary Public

My commission expires 3/1/17

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

49 W Main

Farmington AR 72730

Audra L. Bailey

Grantee or Agent

Send next tax statement to Grantee's Address

Prepared by A. Bailey, Attorneys, PA, PO Box 790, Farmington, AR 72730. Phone #479-267-4476.

File No.: W09-7874

EXHIBIT A

PURCHASE TRACT:

A part of Lots Number Four (4), Five (5), Six (6), Seven (7), Eight (8), and Nine (9) in Block Numbered Five in the original Town of Farmington, Washington County, Arkansas. being more particularly described as follows, to-wit: Beginning at an existing rebar marking the Southwest corner of Lot Nine (9) and running thence N 00°06'49" W 109.23', thence N 89°45'58" E 140.39' to the West right-of-way of Church Street, thence along said right-of-way S 00°14'31" E 109.22', thence leaving said right-of-way S 89°45'58" W 140.63' to the point of beginning, containing 0.35 acres, more or less, subject to all easements and rights-of-way of record.

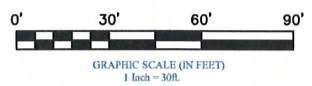
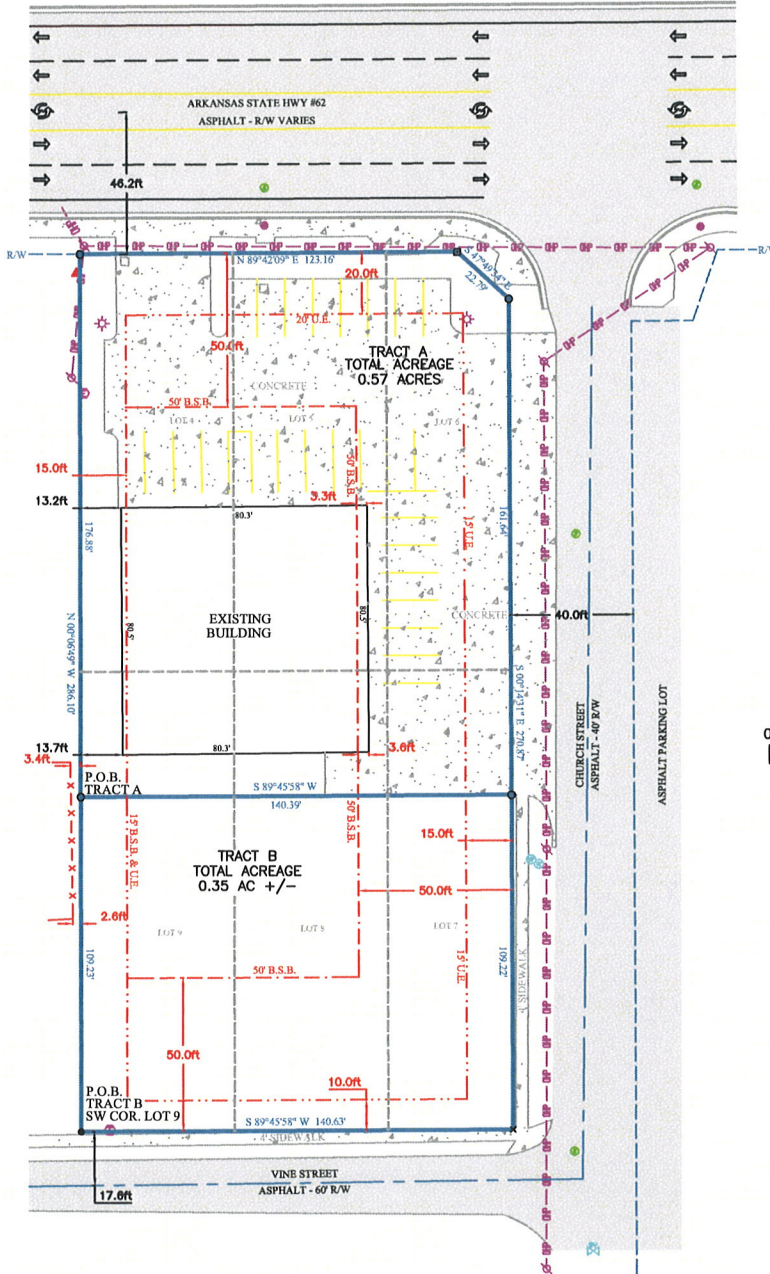
Washington County, AR
I certify this instrument was filed on
11/10/2009 8:54:56 AM
and recorded in REAL ESTATE

File# 2009-00035783
Bette Stamps - Circuit Clerk

by 

LOT SPLIT

PARCEL #760-02755-000
TOTAL ACREAGE
0.92 AC +/-



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 28TH DAY OF JULY, 2009.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BEING IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS SEAL MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

VICINITY MAP



VICINITY MAP NOT TO SCALE

FIELD WORK:
JULY 27-29, 2009

BASIS OF BEARING:
ASSUMED

REFERENCE DOCUMENTS:
1) COMMISSIONER'S DEED FILED IN BOOK 2004 AT PAGE 3060
2) FINAL PLAT OF THE ORIGINAL TOWN OF FARMINGTON FILED IN BOOK 3 AT PAGE 323
3) HIGHWAY RIGHT-OF-WAY MAP, F.A.P. STP-MGS-0072(30) ROUTE 62 - SECTION 1, JOB: R0082
4) PLAT OF SURVEY FILED IN BOOK 0023 AT PAGE 187

PROPERTY ZONED:
C-2

BUILDING SETBACKS:
FRONT 50ft
SIDE 0ft
REAR 20ft
ADJACENT TO RESIDENTIAL 15ft

EXISTING DEED DESCRIPTION: PARCEL #760-00876-000: (BOOK 2004, PAGE 3060)
LOT NUMBER FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), AND NINE (9) IN BLOCK NUMBERED FIVE IN THE ORIGINAL TOWN OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS.

TRACT A:
A PART OF LOTS NUMBER FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), AND NINE (9) IN BLOCK NUMBERED FIVE IN THE ORIGINAL TOWN OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N00°06'49"W 109.23' FROM AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT NINE (9) AND RUNNING THENCE N00°06'49"W 176.88' TO SOUTH RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY #62, THENCE ALONG SAID HIGHWAY RIGHT-OF-WAY THE FOLLOWING: N89°42'09"E 123.16' TO AN EXISTING NAIL, S47°49'34"E 22.79' TO THE WEST RIGHT-OF-WAY OF CHURCH STREET, THENCE LEAVING SAID HIGHWAY RIGHT-OF-WAY AND ALONG THE WEST RIGHT-OF-WAY OF CHURCH STREET S00°14'31"E 161.64', THENCE LEAVING SAID RIGHT-OF-WAY S89°45'58"W 140.39' TO THE POINT OF BEGINNING, CONTAINING 0.57 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

TRACT B:
A PART OF LOTS NUMBER FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), AND NINE (9) IN BLOCK NUMBERED FIVE IN THE ORIGINAL TOWN OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF LOT NINE (9) AND RUNNING THENCE N00°06'49"W 109.23', THENCE N89°45'58"W 140.39' TO THE WEST RIGHT-OF-WAY OF CHURCH STREET, THENCE ALONG SAID RIGHT-OF-WAY S00°14'31"E 169.22', THENCE LEAVING SAID RIGHT-OF-WAY S89°45'58"W 140.63' TO THE POINT OF BEGINNING, CONTAINING 0.35 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD SURVEY RATE MAP FOR WASHINGTON COUNTY, ARKANSAS. (IRM PANEL #05143C0215F, DATED MAY 16, 2008)

FOR USE AND BENEFIT OF:
BOB DAUGHERTY - O'REILLY AUTO PARTS
67 W. MAIN STREET
FARMINGTON, ARKANSAS

DATE: 07/20/09 SCALE: 1" = 60'
SURVEYED: [] DRAFTED: []
BLOCK: 5
FARMINGTON ORIGINAL

Bates & Associates, Inc.
Civil Engineering & Land Surveying
11 W. Coll Square Dr. Fayetteville, Arkansas 72703-4792-8300 Fax 479-251-3300

BATES & ASSOCIATES, INC. Copyright 2009
This survey was conducted for the person or persons whose name(s) appear on this plan. This plan is prepared by copyright. No one including the person(s) named here may reproduce this plan without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for existence of record, encroachments, easements, covenants, restrictive covenants, or any other facts which a competent and accurate title search may disclose. Any third person(s) provided on this plan is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the herein stated maps, statements or other information shown on or contained in the copies of Bates & Associates, Inc. or its subsidiary of Bates & Associates, Inc.

- (R) RECORDED TITLE
- (S) MEASURED
- SET 5/4" REBAR
- SET 5/8" REBAR-CAP
- SET FOUND GOTTON SPINDLE
- FOUND STONE
- SET FOUND ALUM. MONUMENT
- STATE MONUMENT
- FOUND PIPE
- BOLT
- NAIL
- BOLLARD
- SET / FOUND P.K. NAIL
- RAILROAD SPIKE
- BENCHMARK
- TEMP BENCH MARK (ELEV.)
- RIGHT-OF-WAY MARKER
- COMPUTED POINT
- CHEELED "X" IN CONCRETE
- FENCE CORNER POST
- BOUNDARY LINE
- LOT LINES
- FORTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- TELEPHONE PEDESTAL
- WATER FACET
- WATER METER
- SEPTIC LID
- FIRE HYDRANT
- STORM WATER
- STORM DRAIN INLET
- SANITARY SEWER
- MANHOLE
- POWER POLE
- WATER VALVE
- GAS METER
- ELECTRICAL METER
- LIGHT SIGN
- ELECTRICAL BOX
- TREE LINE
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FLOW LINE
- FENCE
- INGRESS & EGRESS EASEMENT
- BUILDING SETBACK
- UTILITY EASEMENT

LEGEND:
NORTH ARKANSAS SURVEYORS SEAL
DERRICK L. THOMAS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 1642



**City of Farmington
Application and Checklist
Large Scale Development**

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

Applicant: Broyles Street Storage, LLC Day Phone: (918) 671-9246

Address: PO Box 790, Farmington, AR 72730 Fax: _____

Representative: Blew & Associates, PA Day Phone: (479) 443-4506

Address: 524 W. Sycamore St., Fayetteville, AR 72703 Fax: (479) 582-1883

Property Owner: _____ Day Phone: _____

Address: _____ Fax: _____

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

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

For office use only

Fee paid \$ _____ Date _____ Receipt # _____

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

Property Description

Site Address -- Broyles St.

Current Zoning -- C-1 General Commercial

Attach legal description

Financial Interests

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

Broyles Street Storage, LLC

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

_____ Date _____

Applicant Signature

Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)

_____ Date _____

Owner/Agent Signature

LSD/Subdivision Application Checklist:

| | Yes | No | N/A, why? |
|--|-----|----|-----------|
| 1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number. | ✓ | | |
| 2. Payment of application fee. | ✓ | | |
| 3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements. | ✓ | | |
| 4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½". | ✓ | | |
| 5. List of adjacent property owners and copy of notification letter sent. * | ✓ | | |
| 6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting). | ✓ | | |
| 7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting). | ✓ | | |
| The Following Shall Appear on the Site Plan: | | | |
| 1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat. | ✓ | | |
| 2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.* | ✓ | | |
| 3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use. | ✓ | | |
| 4. Complete and accurate legend. | ✓ | | |
| 5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision. | ✓ | | |
| 6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress. | | ✓ | |
| 7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.) | ✓ | | |
| 8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled. | ✓ | | |
| 9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study. | ✓ | | |
| 10. Status of regulatory permits: | | | |
| a. NPDES Storm water Permit | | ✓ | |
| b. 404 Permit | | ✓ | |
| c. Other | | ✓ | |
| 11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure | | | |

| | | | |
|---|---|---|---------------------------|
| abutment, etc. | | | |
| 12. Spot elevations at grade breaks along the flow line of drainage swales. | | | |
| 13. A general vicinity map of the project at a scale of 1" = 2000' | ✓ | | |
| 14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines. | ✓ | | |
| 15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned. | ✓ | | |
| 16. Existing topographic information with source of the information noted. Show: | | | |
| a. Two foot contour for ground slope between level and ten percent. | ✓ | | |
| b. Four foot contour interval for ground slope exceeding 10%. | | | |
| 17. Preliminary grading plan. | ✓ | | |
| Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington) | | | |
| 1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat. | ✓ | | |
| 2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan. | ✓ | | |
| Proposed Utilities | | | |
| 1. Regarding all proposed storm sewer structures and drainage structures: | | | |
| a. Provide structure location and types. | ✓ | | |
| b. Provide pipe types and sizes. | ✓ | | |
| 2. Regarding all proposed sanitary sewer systems | | | No SS proposed |
| a. Provide pipe locations, sizes and types. | | | |
| b. Manhole locations. | | | |
| 3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site | | ✓ | |
| 4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests. | | | |
| 5. Regarding all proposed water systems on or near the site: | | | No water systems proposed |
| a. Provide pipe locations, sizes and types. | | | |
| b. Note the static pressure and flow of the nearest hydrant. | | | |
| c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances. | | | |
| 6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.) | | | No new util proposed |
| a. Locations of all related structures. | | | |
| b. Locations of all lines above and below ground. | | | |
| c. A note shall be placed where streets will be placed under the existing overhead facilities and the | | | |

| | | | |
|---|---|---|--------------------------------------|
| approximate change in the grade for the proposed street. | | | |
| 7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project. | | | <i>No easements proposed</i> |
| Proposed and Existing Streets, Rights-of-way and Easements | | | |
| 1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named. | ✓ | | |
| 2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan. | ✓ | | |
| 3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.) | | | |
| Site Specific Information | | | |
| 1. Provide a note describing any off site improvements. | ✓ | | |
| 2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project. | | ✓ | |
| 3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.) | | ✓ | |
| 4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.) | | ✓ | |
| 5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated. | | ✓ | |
| 6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms. | | | <i>Not a residential development</i> |
| 7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.) | | | <i>No buildings proposed</i> |
| 8. The location and size of existing and proposed signs, if any. | | ✓ | |
| 9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections. | ✓ | | |
| 10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.) | ✓ | | |
| 11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance). | ✓ | | |
| 12. Location of existing and purposed sidewalks. | ✓ | | |
| 13. Finished floor elevation of existing and purposed structures. | ✓ | | |
| 14. Indicate location and type of garbage service (Large Scale | | ✓ | |

| | | | |
|--|---|---|--|
| Developments only.) Dimension turnaround area at dumpster location. | | | |
| 15. A description of commonly held areas, if applicable. | | ✓ | |
| 16. Draft of covenants, conditions and restrictions, if any. | | ✓ | |
| 17. Draft POA agreements, if any. | | ✓ | |
| 18. A written description of requested variances and waivers from any city requirements. | ✓ | | |
| 19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district. | ✓ | | |
| 20. Preliminary drainage plan as required by the consulting engineer. | ✓ | | |

**All applicants submitting preliminary plats and Large Scale Developments before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special meeting to the owners of all real property adjacent to the project. The notice shall include the name and address of the applicant, location of the project, and the time and place of the scheduled meeting. Notices shall be sent by certified mail, return receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's Office. (A sample notification and affidavit is attached.) Applicants must submit a verified affidavit attesting to the delivery of the notice to all owners of real property adjacent to the project, a copy of the notice to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to above must be submitted seven (7) days prior to the regular or special meeting of the planning commission.*

RECEIPT

DATE 3-15-16

No. 516386

RECEIVED FROM Palmer Co.

\$ 500.00

Five hundred + no/10 DOLLARS

FOR RENT
 FOR Broyles St. Storage Phase II - large scale development

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

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____

BY B. Coleman

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

March 8, 2016

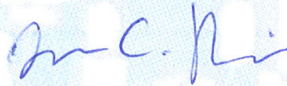
City of Farmington
Planning Department
354 W. Main Street
PO Box 150
Farmington, AR 72730

SUBJECT:

To Whom It May Concern:

Broyles Street Storage is seeking to develop two tracts of land, totaling approximately 4.02 acres, located on Broyles Street in Farmington. The development is intended to be an addition to the existing storage facility. The proposed development will include gravel paving, detention facilities, and other improvements as required by the City of Farmington.

Sincerely,



Jacob Rennick, EI
Blew & Associates, PA

Yates Family Charitable Reminder Trust
PO Box 10558
Fayetteville, AR 72703
Parcel #760-02400-200

Farmington School District #6
42 S Double Springs Road
Farmington, AR 72730
Parcel #760-01433-300

Joey D. Alverson
108 E Pheasant Drive
Farmington, AR 72730
Parcel #760-01708-000

Maria Martha Velasco
107 E Pheasant Drive
Farmington, AR 72730
Parcel #760-01717-000

Broyles Street, LLC
PO Box 790
Farmington, AR 72730
Parcel #760-01365-000

S H Holdings, LLC
1063 N Valley View Drive
Fayetteville, AR 72701
Parcel #765-01353-000

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

Applicant: Broyles Street Storage, LLC
Project Name: Broyles Street Storage Phase 2
Engineer/Architect: Blew and Associates, PA.

Date: April 5, 2016

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Provide a completed Application Checklist. Future submittals that do not include a completed checklist will be incomplete and will be rejected.
3. Gravel parking lots are not allowed by City Ordinance. This area will have to be paved with a dust free surface or a variance will have to be submitted.
4. Provide spot elevations at the corners of the parking area and within the detention pond (Item #12 on the checklist).
5. Drainage Report
 - The drainage report schematic is not shown correctly and the design does not have the necessary hydrographs included. The schematic only shows one pond but the report is set up to two ponds, one draining into the other.
 - The plan and report do not agree on the discharge pipe material for the Pond 2.
 - The tail water elevation of the outlet from Pond 2 is set to 0.00. The WSE from Pond 1 should be used for this value.
 - Provide the composite curve number for Post Area 3. This area will have a different curve number than Post Area 1.
 - It might be beneficial if a meeting was scheduled to discuss the over design.

Received By: _____

| | Shown On Plat | Current Landscaping Ordinance | Proposed Landscaping Ordinance |
|---|--------------------------------|--|--|
| Main Street Front - # of required trees per linear footage segment | 9 | 10 total | 8 |
| Shade Tree height | OK | 8 – 10' | 6 – 8' |
| Ornamental Tree height | OK | 6 – 8' | 5 – 7' |
| Main Street Front - # of shrubs per linear footage segment | 118 total (more than required) | 105 – 3 gal. containers | 45 – 2 gal. containers Strongly encourage clustering or grouping shrubs within each since so few are required |
| North Side of property requires trees because adjacent to residential use zone | 0 | 21 required Ordinance requires a 6' fence (not chain link—VI B. General Provisions (12) and also trees must be planted in front of fence with 60% coverage within 2 years. Suggest planting fast-growing trees, some of which would be evergreen (such as a variety of sturdy pine) | 12 required Same requirements |
| North Side - Shrubs Required | 0 | Approx. 100 shrubs | 45 shrubs |
| West side of property requires trees/shrubs because adjacent to residential zone. | 0 | 0 No new trees or shrubs required because preserved 18 existing large trees and native shrubs. | 0 No new trees or shrubs required because preserved 18 existing large trees and native shrubs. |
| Irrigation System provided for vegetation planted? | ? | Required. | Required. (See V. G.) |
| Performance Bond for Installation, Maintenance, & Replacement for 2 years? (Article XIII) | ? Has it been provided | Required | Required |
| Detention pond(s) - a few plants around ponds | None | Required | Required (Article XIII) |

Date: 04/05/2016

City: Farmington

Name: Broyles Street Storage Phase 2

General Comments:

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Any power line extension that has to be built to this property will be at the owner's expense. The cost will be determined after the owner makes application for electric service and the line has been designed.
3. Please contact Ozarks Electric if you have any questions.
Wes Mahaffey At (479)263-2167 Or wmahaffey@ozarksecc.com

Need 30ft easement on east of property. Along Broyles.

Fayetteville

Farmington

2 3

