



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

PLANNING COMMISSION AGENDA
April 28, 2014

**A meeting of the Farmington Planning Commission will be held on
Monday, April 28, 2014 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - March 24, 2014
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **NEW BUSINESS**
 - A. **Large Scale Development – KUM & GO**
Property owned by: Petromark Inc., City of Farmington and Woodruff
Property Location: 90 E. Main
Presented by: CEI Engineering
 - B. **Variance Request – Landscape variance**
Property owned by: Petromark Inc., City of Farmington and Woodruff
Property Location: 90 E. Main
Presented by: CEI Engineering
 - C. **Variance Request – Increase maximum canopy sign size**
Property owned by: Petromark Inc., City of Farmington and Woodruff
Property Location: 90 E. Main
Presented by: CEI Engineering
5. Consideration of Rezoning adjacent to Farmington and within Fayetteville.
6. Discussion of work session and review of bylaws.

PLANNING COMMISSION MINUTES

For the March 24th, 2014 meeting.

1. Roll Call

PRESENT:

Sean Schader
Josh Clary
Judy Horne
Gerry Harris
Robert Mann

ABSENT:

Matt Hutcherson
Toni Bahn
Bobbie Wilson

2. Approval of minutes – February 24th, 2014.
The minutes for February 24th, 2014 were unanimously approved.
3. Comments from Citizens: None.
4. A Public Hearing was held regarding Storm Water Pollution Prevention, Grading and Erosion Control ordinance.
The Commission voted unanimously to forward the ordinance to the City Council.
5. They also discussed the pawn shop clutter and red dirt mining.

Sean Schader made a Motion to Adjourn and Josh Clary seconded.

Secretary, Planning Commission

Chairman, Planning Commission

City of Farmington
Application and Checklist
Large Scale Development

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

Applicant: Kum & Go, LC Day Phone: 515-457-6232
6400 Westown Parkway
 Address: West Des Moines, IA 50266 Fax: 515-226-1595

Representative: CEI, Nathan Streett Day Phone: 479-273-9472
3108 SW Regency Pkwy, Suite 2
 Address: Bentonville, AR 72712 Fax: 479-273-0844

Property Owner: Petromark, Inc., Day Phone: _____
City of Farmington, and
 Address: Woodruff 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 E. Main St. & Broyles Ave.
 Current Zoning -- C-2, R-1, & RE-2 (proposed rezoning to C-2)
 Attach legal description (see attached)

Financial Interests

The following entities or people have a financial interest in this project:
The City of Farmington, Petromark, Inc, Woodruff, and Kum & Go, LC.

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.

NStutt Date 3-25-14
 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.)

Nobran Harman Date 3/25/2014
 Owner/Agent Signature
Kum & Go, LC

Development Checklist:

| | Yes | No | N/A, why? |
|--|-----|----|-----------|
| 1. Completed application form. | x | | |
| 2. Payment of application fee. | x | | |
| 3. One AutoCAD drawing – 1"=100' or larger, using layer, symbols and line types as required by City Engineer. | | | |
| 4. Fifteen (15) copies of the plat folded to a size of no greater than 10" X 10 ½". | x | | |
| The Following Shall Appear on the Plat: | | | |
| 1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat. | x | | |
| 2. Names, 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.* | x | | |
| 3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use. | x | | |
| 4. Complete and accurate legend. | x | | |
| 5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision. | x | | |
| 6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress. | | | |
| 7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.) | x | | |
| 8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled. | x | | |
| 9. Curve data for any street which forms a project boundary. | x | | |
| 10. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study. | x | | |
| 11. Status of regulatory permits: | | | |
| a. NPDES Storm water Permit | x | | |
| b. 404 Permit | | | x |
| c. Other | | | x |
| 12. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure abutment, etc. | x | | |
| 13. Spot elevations at grade breaks along the flow line of drainage swales. | x | | |
| 14. A general vicinity map of the project at a scale of 1" = 2000' taken from the City of Farmington Street Base Map (1" = 2000'). | x | | |
| 15. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines. | x | | |
| 16. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned. | x | | |
| 17. Existing topographic information with source of the information noted. Show: | | | |

| | | | |
|--|---|--|---|
| a. Two foot contour for ground slope between level and ten percent. | x | | |
| b. Four foot contour interval for ground slope exceeding 10%. | x | | |
| 18. Preliminary grading plan. | x | | |
| Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington) | | | |
| 1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat. | x | | |
| 2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan. | x | | |
| Proposed Utilities | | | |
| 1. Regarding all proposed storm sewer structures and drainage structures: | | | |
| a. Provide structure location and types. | x | | |
| b. Provide pipe types and sizes. | x | | |
| 2. Regarding all proposed sanitary sewer systems | | | |
| a. Provide pipe locations, sizes and types. | x | | |
| b. Manhole locations. | x | | |
| 3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site | | | x |
| 4. If a septic system is to be utilized, not that on the plat. Show the location and test data for all percolation tests. | | | x |
| 5. Regarding all proposed water systems on or near the site: | | | |
| a. Provide pipe locations, sizes and types. | x | | |
| b. Note the static pressure and flow of the nearest hydrant. | x | | |
| c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances. | x | | |
| 6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.) | | | |
| a. Locations of all related structures. | x | | |
| b. Locations of all lines above and below ground. | x | | |
| c. A note shall be placed where streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street. | x | | |
| 7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project. | x | | |
| Proposed and Existing Streets, Rights-of-way and Easements | | | |
| 1. The location, widths and names (avoid using first names of people for new streets) of all exiting and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and | x | | |

| | | | |
|--|---|---|---|
| all curb return radii. Private streets shall be clearly identified and named. | x | | |
| 2. A Layout of adjoining property sufficient detail to show the affect of proposed and existing streets (Including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan. | x | | |
| 3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.) | | x | |
| Easement Plat – LSD Only | | | |
| 1. A final easement plat (in the same form as a final plat) must be submitted and recorded before the issuance of a building permit. | | x | |
| Subdivision of Land | | | |
| 1. The lot layout, the dimensions of each lot and total area in square footage or acreage to the nearest on-hundredth (1/100 th) acre of each lot. Lots shall be numbered consecutively for all phases. The total number of lots shall be indicated on the plat. | | | x |
| 2. The designation of all "outlots" and anticipated uses, if known. | | | x |
| 3. For phased development, a plat showing all phases is required. | | | x |
| Site Specific Information | | | |
| 1. Provide a note describing any off site improvements. | x | | |
| 2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project. | | | x |
| 3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.) | x | | |
| 4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.) | x | | |
| 5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated. | | | x |
| 6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms. | | | x |
| 7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.) | x | | |
| 8. The location and size of existing and proposed signs, if any. | x | | |
| 9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections. | x | | |
| 10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.) | x | | |
| 11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance). | x | | |
| 12. Location of existing and purposed sidewalks. | x | | |
| 13. Finished floor elevation of existing and purposed structures. | x | | |
| 14. Indicate location and type of garbage service (Large Scale | x | | |

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

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

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Kum & Go
Project Name: Kum & Go Store #423
Engineer/Architect: CEI Engineering Associates, Inc.

Date: April 8, 2014 (2:00 p.m.)

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

Cover

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

Site Plan

6. The approval of the LSD will be contingent on all the easements shown to be vacated by separate document being completed.
7. Show a 20'-wide drainage easement within the detention pond, connecting the tributary pipes and the discharge system along the most passable routing of the pipe system. See Drainage Criteria Manual (DCM) 5.4.10.
8. Label the adjacent properties including name, address and zoning. Properties across public right-of-way are considered adjacent.
9. Label all of the proposed sidewalk and green space on the plan.
10. Revise the proposed sidewalk on Broyles Street to be continuous through the drives with a cold joint or expansion joint at the edge of the sidewalk opposite of the street. The sidewalk shall be graded at 2% from the top of the curb elevation. Please see the attached Sidewalk Ordinance No. 8.1 (C).
11. The proposed sidewalk along Main Street will need to connect to the existing handicap ramp at the Main Street/Broyles Street intersection.
12. What is the screening shown for the dumpster enclosure?



Prairie Grove Telephone Company

139 N. Mock Street, P.O. Box 1010

Prairie Grove, AR 72753

Phone: (479) 846-7200 Fax: (479) 267-1112

Internet: www.pgtc.com

FARMINGTON TECHNICAL PLAT REVIEW COMMENTS

PROJECT NAME: Kum and Go Store #423

ENGINEER/ARCHITECT: CEI Engineering Associates, Inc.

DATE: April 8, 2014 (2:00 PM)

PGTelco plans to remove an existing pedestal that is located approximately 80' East of the SW property corner along Hwy 62. We plan to expose our cable and place a new service pedestal in the SW property corner to serve the Kum & Go store. Please bring a 4" conduit from the building to the SW property corner as the Utility plans currently indicate. I have attached a commented detail of the area for your reference.

For any questions or coordination efforts on the project, please call Shane Bell at 479-846-7255 or sbell@pgtc.com.

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

Applicant: Kum & Go

Date: April 8, 2014 (2:00 p.m.)

Project Name: Kum & Go Store #423

Engineer/Architect: CEI Engineering Associates, Inc.

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

Representing: City of Farmington Name: Rick Bramall

Need to submit sign plan
Building Dept needs 2 sets of plans
Need State plumbing approval from Health Dept
Need Energy Codes & HVAC codes.

Received By: _____

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

Applicant: Kum & Go

Date: April 8, 2014 (2:00 p.m.)

Project Name: Kum & Go Store #423

Engineer/Architect: CEI Engineering Associates, Inc.

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

Representing: Fire Dept Name: Mark Cunningham

1. Add Fire Hydrant or Brayles at north End of property
2. paint Fire Lane on described areas.
3. Knox box added to front of building
4. Bring Hydrant at main & Brayles to grade

Received By: _____

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

Applicant: Kum & Go

Date: April 8, 2014 (2:00 p.m.)

Project Name: Kum & Go Store #423

Engineer/Architect: CEI Engineering Associates, Inc.

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

Representing: Cox Name: Chad Hodge

Any damage to or relocation of existing facilities
will be at the owners/developers expense.

If service will be needed from Cox, request a
4" conduit from Broyles into building comm room.

Received By: _____

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

Applicant: Kum & Go

Date: April 8, 2014 (2:00 p.m.)

Project Name: Kum & Go Store #423

Engineer/Architect: CEI Engineering Associates, Inc.

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

Representing: AEP SWERCO Name: John Lee

- ~~10' x 15'~~ along west side of property is requested.
10' x 15' U.E. for pedestal.

- Any relocation @ owners expense.

Received By: _____



CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

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

April 15, 2014

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

Re: Technical Review Committee Report – Kum & Go #423 - CEI Response

Dear Ms. McCarville,

In response to the Tech Plat comments received April 8th, 2014, CEI offers the following in response.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
 - **Noted and provided.**
2. Provide the recorded warranty deed for the property.
 - **Warranty deeds have been provided.**
3. Submit a copy of the AHTD permit.
 - **A copy of the AHTD permit will be provided upon receipt. At this time AHTD is in the process of reviewing the permit application.**
4. A permit will be required for the free standing signs shown in the submittal.
 - **Noted.**

Cover

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

Site Plan

6. The approval of the LSD will be contingent on all the easements shown to be vacated by separate document being completed.

- **An easement plat will be created to dedicate the new easements, and vacate the existing easements as required.**

7. Show a 20' -wide drainage easement within the detention pond, connecting the tributary pipes and the discharge system along the most passable routing of the pipe system. See Drainage Criteria Manual (DCM) 5.4.10.

- **A 20' wide drainage easement has been added to the plans. The easement will be shown on the easement plat as well.**

8. Label the adjacent properties including name, address and zoning. Properties across public right-of-way are considered adjacent.

- **Adjacent properties have been labeled.**

9. Label all of the proposed sidewalk and green space on the plan.

- **Sidewalks and green space have been labeled.**

10. Revise the proposed sidewalk on Broyles Street to be continuous through the drives with a cold joint or expansion joint at the edge of the sidewalk opposite of the street. The sidewalk shall be graded at 2% from the top of the curb elevation. Please see the attached Sidewalk Ordinance No. 8.1 (C).

- **The sidewalk has been revised to be continuous through the drive.**

11. The proposed sidewalk along Main Street will need to connect to the existing handicap ramp at the Main Street/Broyles Street intersection.

- **The sidewalk has been connected as requested.**

12. What is the screening shown for the dumpster enclosure?

- **The dumpster enclosure is constructed of brick painted to match the building, and has a Trex and steel gate. Please reference the color architectural elevations included with this resubmittal.**

Grading Plan

13. Show the 100-year WSE in the detention pond.

- **The 100 year WSE has been added to the plans.**

14. Provide a minimum four (4') foot trickle channel in the bottom of the detention pond connecting the tributary inlets and the outlet. Indicate the grade of the trickle channel (minimum 0.4%). See DCM 5.3.

- **A trickle channel has been added.**

15. It appears that runoff from the west currently sheet flows unto this site then travels to the north. The proposed grading will push that runoff back unto the property to the west. Please provide written approval from the property owner to the west to change the drainage pattern or revise the grading.

- **The grading at the western property line has been revised so that the drainage pattern will be contained within the Kum & Go property.**

16. Is the high point at the entrance off of Main Street high enough to keep the flow from the street from entering the site? There is currently only 2" before it brakes over into the site. Provide calculations indicating that the 100-year flow in the curb is not 2" deep or move the high point to the north and raise it six inches or high enough to keep the flow in the street.

- **The grades at the Main Street entrance have been revised to contain the 100-yr flow.**

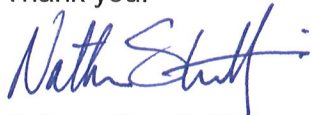
Drainage Report

17. Include a completed checklist from the DCM in the report.

- **A completed checklist has been included with this resubmittal.**

Should there be any questions to the responses provided, please do not hesitate to contact me.

Thank you!



Nathan Streett, RLA
CEI Engineering Associates, Inc.
479-273-9472
nstreett@ceieng.com

DRAINAGE REPORT CHECKLIST
CITY OF FARMINGTON, ARKANSAS

REVISION NO. 0

DATE 4/11/14

1. PROJECT TITLE & DATE
2. PROJECT LOCATION - Include street address and Vicinity Map.
3. PROJECT DESCRIPTION - Brief description of the proposed project.
4. PROJECT OWNER, ADDRESS, AND TELEPHONE NUMBER of the owner and developer, and proof of ownership for the property to be permitted.
5. SITE AREA TOPOGRAPHIC MAP - To the nearest 0.1 acre, showing the location and elevation of benchmarks, including at least one benchmark for each control structure.
6. DRAINAGE AREA MAP of the project vicinity, covering the project area and the total lands that contributes runoff. An aerial photograph, if available, is preferred.
7. LAND USE MAP showing both current and proposed conditions for the drainage area that contributes runoff.
8. SOILS AND VEGETATION MAP displaying the most recent U.S. Soil Conversation Service information and encompassing both the project area and the drainage area that contributes runoff.
9. UPSTREAM AND DOWNSTREAM DRAINAGE - Brief description of the drainage path from the proposed site shown on a 1" = 200' minimum scale, 2-foot contour topographic map.
10. AREA DRAINAGE PROBLEMS - Description of any known onsite or downstream drainage/flooding problems
11. SITE DRAINAGE - Description of site drainage for proposed project - include exhibit depicting different drainage areas and flow patterns (existing and proposed)
12. SUMMARY OF RUNOFF - A table with the 2, 10, 25, 50, and 100-year storm flow comparisons for existing and proposed conditions and detention volumes required if applicable - also describe method used for determining stormwater runoff flows. The summary must include (a) the flows entering the site, (b) the

pre-development flows on the site, (c) the post-development flows generated on the site, and (d) the total flows leaving the site.

- ✓ 13. DESIGN STORM DESIGNATED BY Q 2-, 10-, 25-, 50-, and/or 100-year and design flow rate for each culvert, inlet design, open channel, or other drainage structures. Design storm designations shall be summarized by tables.
- ~~NA~~ 14. OPEN CHANNEL FLOW DESIGN - Include computations for normal depth and velocity (Use Figure 9.2 or equal).
- ✓ 15. PAVEMENT DRAINAGE DESIGN - Include width of spread for design flow (Use Figures 6.1 through 6.5, and Figure 7.12 or equal).
- ✓ 16. CULVERT DESIGN - Include all computations and check for inlet/outlet control (Use Table 4.3 or equal).
- ✓ 17. RUNOFF COMPUTATION (use AHTD Table 5-6).
- ✓ 18. STORM SEWER INLET DESIGN - Include all computations (Use Figure 7.12 or equal) and a drainage map showing the area contributing runoff to each inlet.
- ✓ 19. STORM SEWER DESIGN - Include all computations (Use Table 8.1 and 8.2 or equal).
- ✓ 20. 100-YR WATER SURFACE ELEVATION (WSE) COMPUTATION. The water surface elevation (WSE) resulting from the 100-yr storm for all overland flow, including flow in the streets, parking lots, swales and between lots shall be calculated and shown on the construction drawings. Minimum floor elevation shall be shown a minimum of 2 ft. above the 100-year floor elevation on each lot when located in a designated floodplain and in areas where flooding is known to occur. Minimum floor elevations for other areas shall be a minimum of 1 foot above the calculated 100-year WSE of open channels, swales or overland flow.
- ✓ 21. STORMWATER DETENTION DESIGN - Include the following computations and backup/support data:

SUMMARY OF RUNOFF - A table with 2-, 10-, 25-, 50-, and 100-year storm flow comparisons for existing and proposed conditions and detention volumes required if applicable - also describe method used for determining stormwater runoff flows. The summary must include (a) the flows entering the site, (b) the pre-development flows on the site, (c) the post-development flows generated on the site, and (d) the total flows leaving the site.
- ✓ 22. RECOMMENDATIONS/SUMMARY - Description of any drainage improvements to be made to the site - also, the following backup/support data:

- a. Runoff coefficient/CN computations (existing and proposed conditions)
 - b. Complete runoff computations for the 2, 10, 25, 50, and 100-year storms (existing and proposed conditions)
 - c. Detention required based on runoff computations
 - 1. Detention basin size requirement computations (using an approved method)
 - 2. Release structure design computations (include release rate computations for the 2-, 10-, 25-, 50-, and 100-year storms)
 - 3. Stage-Storage and Stage-Discharge curves for the detention facility
23. ARKANSAS REGISTERED ENGINEER SEAL – Name, address, and telephone number on letter certifying drainage improvements are constructed to the City of Farmington Standards and Ordinances.
24. WRITTEN SUMMARY OF THE IMPROVEMENTS including a summary of the off-site areas, onsite areas, condition of the downstream receiving areas, existing problems, increase flows, proposed improvements, detention or lack of detention and final conclusions.
25. ADD THE FOLLOWING PARAGRAPH TO THE DRAINAGE LETTER:
- "I, _____, Registered Professional Engineer No. _____ in the State of Arkansas, hereby certify that the drainage studies, reports, calculations, designs, and specifications contained in this report have been prepared in accordance with the requirements of the City of Farmington. Further, I hereby acknowledge that the review of the drainage studies, reports, calculations, designs, and specifications by the City of Farmington, its consultants, or its representatives cannot and does not relieve me from any professional responsibility or liability."

Signed & Sealed by Professional Engineer



ENGINEERS ■ SURVEYORS ■ PLANNERS
LANDSCAPE ARCHITECTS ■ ENVIRONMENTAL SCIENTISTS

3108 S.W. Regency Parkway, Suite 2
Bentonville, AR 72712
479.273.9472 Fax 479.273.0844

PUBLIC NOTIFICATION

Project Description:

The Applicant, Kum & Go, L.C., proposes a Large Scale Development located on the northwest corner of W. Main St. and N. Broyles St. for construction of a Kum & Go Fueling Station that will consist of a 4,991.65 square foot Convenience Store building, a 6,027 square foot fuel canopy and 8 fueling positions.

The Applicant has also applied for rezoning of the property from C-2, R-1, and RE-2 to C-2.

Building/Land Use:

Gasoline service station

Requested Zoning:

C-2 – Highway Commercial

Size of Property:

79,279.20 square feet
1.82 acres

Density/Intensity:

4,991.65 square feet of non-residential space, 6,027 square foot canopy, and 8 fueling positions

Public Hearings:

Planning Commission; 6:00 PM; Monday, April 28th, 2014; City Hall 354 W. Main, Farmington, AR 72730

City Council; 6:00 PM; Monday, May 12th, 2014; City Hall 354 W. Main, Farmington, AR 72730

Developer:

Kum & Go, L.C.
Attn: Siobhan Harman
6400 Westown Parkway
West Des Moines, IA 50266
(515) 457-6345

Kindest regards,

Nathan Streett, RLA
Project Manager
CEI Engineering Associates, Inc.
3108 SW Regency Pkwy, Suite 2
Bentonville, AR 72712

Providing Consolidated Land Development Services

CALIFORNIA ■ ARIZONA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ GEORGIA ■ PENNSYLVANIA

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| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ 6.48 |

Sent To **760-01472-000**
Fayetteville McCauley LLC
 Street, Apt. No., or PO Box No. **1623 Hot Springs Hwy**
 City, State, ZIP+4 **Benton, AR 72019**

PS Form 3800, August 2006 See Reverse for Instructions



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| Certified Fee | 3.30 |
| Return Receipt Fee (Endorsement Required) | 2.70 |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ 6.48 |

Sent To **760-01117-000 & 760-01378-001**
Arvest Bank
 Street, Apt. No., or PO Box No. **1183 E. Joyce Blvd Ste 2**
 City, State, ZIP+4 **Fayetteville, AR 72703**

PS Form 3800, August 2006 See Reverse for Instructions



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| Certified Fee | 3.30 |
| Return Receipt Fee (Endorsement Required) | 2.70 |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ 6.48 |

Sent To **760-1496-000**
Flora June Lyon
 Street, Apt. No., or PO Box No. **PO Box 928**
 City, State, ZIP+4 **Farmington AR, 72730**

PS Form 3800, August 2006 See Reverse for Instructions



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| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ 6.48 |

Sent To **760-01493-000**
Chick Properties
 Street, Apt. No., or PO Box No. **PO Box 258**
 City, State, ZIP+4 **Farmington, AR 72730**

PS Form 3800, August 2006 See Reverse for Instructions



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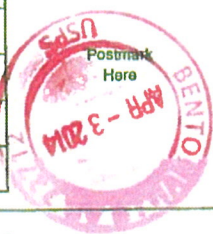
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| Certified Fee | 3.30 |
| Return Receipt Fee (Endorsement Required) | 2.70 |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ 6.48 |

Sent To **760-01506-000**
MSSI Properties LLC
 Street, Apt. No., or PO Box No. **PO Box 975**
 City, State, ZIP+4 **Prairie Grove, AR 72753**

PS Form 3800, August 2006 See Reverse for Instructions



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| Postage | \$.48 |
| Certified Fee | 3.30 |
| Return Receipt Fee (Endorsement Required) | 2.70 |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ 6.48 |

Sent To **760-01378-003**
City of Farmington
 Street, Apt. No., or PO Box No. **PO Box 150**
 City, State, ZIP+4 **Farmington, AR 72730**

PS Form 3800, August 2006 See Reverse for Instructions



7013 1090 0000 6448 9967

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| Postage | \$.48 |
| Certified Fee | 3.30 |
| Return Receipt Fee (Endorsement Required) | 2.70 |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ 6.48 |




| | |
|------------------------------------|--|
| Sent To | 760-01381-000 |
| Street, Apt. No., or PO Box No. | Yellow Store Holdings II, LLC 400 W. Capitol Ave Ste 1200 |
| City, State, ZIP+4 | Little Rock, AR 72201 |

RE-SENT APRIL 7, 2014 - FORWARDING
ADDRESS HAD EXPIRED

7103 1090 0000 6452 1841
760-01381-000

| U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided) | |
|---|-------------------------------|
| For delivery information visit our website at www.usps.com | |
| OFFICIAL USE | |
| Postage | \$.48 |
| Certified Fee | 3.30 |
| Return Receipt Fee (Endorsement Required) | 2.70 |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ 6.48 |
| 760-01381-000 | |
| Sent To | Yellow Stone Holdings II, LLC |
| Street, Apt. No., or PO Box No. | P.O. Box 3546 |
| City, State, ZIP+4 | Little Rock, AR 72203-3546 |
| PS Form 3800, August 2006 See Reverse for Instructions | |



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

760-01117-000 & 760-01378-001

**Arvest Bank
1103 E. Joyce Blvd Ste 2
Fayetteville, AR 72703**

2. Article Number
(Transfer from service label)

7013 1090 0000 6448 9929

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 John B. Mauldin Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**760-01493-000
Chick Properties
PO Box 258
Farmington, AR 72730**

2. Article Number
(Transfer from service label)

7013 1090 0000 6448 9998

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 W. Chick Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
W. CHICK *4/9/2014*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**760-01378-003
City of Farmington
PO Box 150
Farmington, AR 72730**

2. Article Number
(Transfer from service label)

7013 1090 0000 6448 9950

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Melissa A McAuliffe Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
Melissa A McAuliffe *4/7/14*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

760-1496-000
Flora June Lyon
PO Box 928
Farmington AR, 72730

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
X Flora June Lyon

B. Received by (Printed Name) Date of Delivery
Junc Lyon *4/9/14*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

7013 1090 0000 6448 9981

PS Form 3811, July 2013

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

760-01506-000
MSS I-Properties LLC
PO Box 975
Prairie Grove, AR 72753

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
X Lynn Hall

B. Received by (Printed Name) Date of Delivery
Lynn Hall *4.9.14*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

7013 1090 0000 6448 9974

PS Form 3811, July 2013

Domestic Return Receipt

Doc ID: 009150440003 Type: REL
Recorded: 09/27/2005 at 09:11:00 AM
Fee Amt: \$14.00 Page 1 of 3
Washington County, AR
Bette Stamps Circuit Clerk
File **2005-00042953**

**WARRANTY DEED
CORPORATION**

KNOW ALL MEN BY THESE PRESENTS:

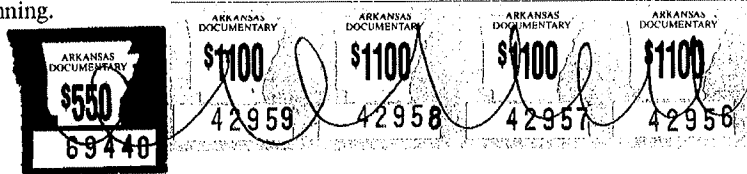
That Mitchell Oil Company, Inc., a corporation organized under and by virtue of the laws of the State of Arkansas, by Conway Massey, its President and Kathy Massey, Secretary, duly authorized by proper resolution of its Board of Directors, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid by Petromark, Inc., hereinafter called Grantee, does hereby grant, bargain and sell unto the said Grantee and Grantee's successors and assigns, the following described land situate in Washington County, State of Arkansas, to-wit:

Tract I, known as 103 Pleasant St. Springdale, AR:

Part of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Two (2), Township Seventeen (17) North, Range Thirty (30) West, being more particularly described as follows: Commencing at the Northwest corner of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Two (2); thence S87°14'00"E 175.10 feet; thence S02°26'00" W 38.00 feet to found iron on the South right of way line of Arkansas State Highway #68 for a point of beginning; thence along said South right-of-way line N87°14'00"W 128.10 feet to an existing right of way monument; thence S54°49'00"W 19.60 feet to the east right-of-way line of Pleasant Street; thence S03°16'00"W along said East right-of-way line 152.50 feet; thence N87°29'00"W along said East right-of-way line 6.40 feet; thence S02°10'00"W along said East right-of-way line 26.10 feet; thence leaving said East right-of-way line S87°14'00"E 152.10 feet to an existing iron; thence N02°26'00"E 191.00 feet to the point of beginning, containing 0.64 acres, more or less, Washington County, Arkansas.

Tract II, known as 103 N. Pittman, Prairie Grove, AR:

Part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Eighteen (18), Township Fifteen (15) North, Range Thirty-one (31) West, and being more particularly described as follows, to-wit: Beginning at the intersection of the East Line of Pittman Street with the North line of Buchanan Street in the Town (Now City) of Prairie Grove, Arkansas, and running thence North along the East line of Pittman Street 151 feet; thence East 233.5 feet; thence South 151 feet to the North line of Buchanan Street; thence West along the North line of Buchanan Street 233.5 feet to the point of beginning.



TRACT III, known as 90 E. Main, Farmington, AR:

A part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Twenty-three (23), Township Sixteen (16) North, Range Thirty-one (31) West, in Washington County, Arkansas, and-being more particularly described as follows, to-wit: From the Southwest (SW) corner of the said 40 acre tract, run South 89 degrees 00 minutes 10 seconds East along the 40 acre line for 1173.00 feet to the POINT OF BEGINNING; thence run North 0 degrees 59 minutes 13 seconds East 250.00 feet; thence run South 89 degrees 00 minutes 10 seconds East 150.00 feet, thence run South 0 degrees 59 minutes 13 seconds West 250.00 feet, thence run North 89 degrees 00 minutes 10 seconds West 150.00 feet to the POINT OF BEGINNING, and containing 0.86 acres, more or less, subject to easements of record, if any, and subject to the right-of-way of U.S. Highway 62 centered along the South line. LESS AND EXCEPT: Starting at the Northwest corner of Lot One (D), Green Subdivision to the City of Farmington, thence South 02 degrees, 03 minutes West along the West line of said lot a distance of 150.00 feet to a point on the existing Northerly right of way of U.S. Highway 62 for true point of beginning, thence continue South 02 degrees 03 minutes West along said existing right of way line a distance of 5.0 feet to a point, thence North 87 degrees 57 minutes West along said existing right of way line a distance of 74.00 feet to a point, thence North 01 degrees 56 minutes 04 seconds East a distance of 5.0 feet to a point on the proposed Northerly right of way line of said U.S. Highway, thence South 87 degrees 57 minutes East along said proposed right of way line a distance of 74.41 feet to the point of beginning and containing 0.01 acre, more or less.

TRACT IV, known as 2229 E. Huntsville, Fayetteville, AR:

Part of the NW ¼ of the NE ¼, Section 23, in Township 16 North, of Range 30 West, being more particularly described as follows, to-wit: Beginning at the Northeast corner of said forty acre tract, thence South 521.5 feet, thence South 84 degrees West 886.5 feet to a point in the middle of State Highway No. 16 for a point of beginning, thence South 4 degrees East 210 feet, thence South 83 degrees West 145 feet, thence North 4 degrees West 210 feet to the center line of State Highway No. 16, thence North 83 degrees East 145 feet to the point of beginning and containing 0.7 of an acre, more or less.

TO HAVE AND TO HOLD the said lands and appurtenances belonging unto the said Grantee and Grantee's successors and assigns, forever. And said corporation hereby covenants with the said Grantee that it is lawfully seized of said land and premises, that the same is unencumbered, and that it will forever warrant and defend the title to the said lands against all legal claims whatever.

IN TESTIMONY WHEREOF, the name of the Grantor is hereunto affixed by its President this 26 day of SEPTEMBER, 2005²⁰

By Conway Massey President
Conway Massey, President

Mitchell Oil Company, Inc.

By Kathy Massey, Secy
Kathy Massey, Secretary

THIS INSTRUMENT PREPARED BY:
Richard L. Miller, Attorney at Law
P.O. Box 3354
Fayetteville, AR 72702

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

Grantee (or Agent) Richard Miller
Signature for Petromark Inc.
Address 308 Industrial Park Rd.
Harrison, AR 72601

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF WASHINGTON

On this the 26 day of September, 2005, before me, a notary public, personally appeared qualified and acting, within and for the said County and State, appeared in person the within named Conway Massey, its President and Kathy Massey, Secretary, to me personally known, who stated that they are the President and Secretary of the Mitchell Oil Company, Inc., a corporation, and were duly authorized in their respective capacity to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 26 day of September, 2005.

Richard P. Osborne
Notary Public

My Commission Expires:

RICHARD P. OSBORNE, NOTARY PUBLIC
WASHINGTON COUNTY, ARKANSAS
MY COMMISSION EXPIRES 03-05-13



COPY

Doc ID: 011344100003 Type: REL
Recorded: 07/11/2007 at 01:44:04 PM
Fee Amt: \$14.00 Page 1 of 3
Washington County, AR
Bette Stamps Circuit Clerk
File 2007-00026569

WARRANTY DEED

(INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

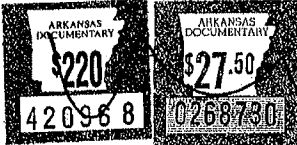
That Tracy Carter-Lamar, Trustee of the Tracy Carter-Lamar Revocable Trust u/t/d May 25, 2005, hereinafter called GRANTOR for and in consideration of the sum of One Dollar and no/100 (\$1.00) and other good and valuable consideration paid by Marsha C. Woodruff and Ronald G. Woodruff, wife and husband, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Marsha C. Woodruff and Ronald G. Woodruff, wife and husband, hereafter called GRANTEEES, and unto their 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 and all other reservations of record.

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

WITNESS our hands this 10th day of July, 2007.



Tracy Carter-Lamar
Tracy Carter-Lamar, Trustee of the Tracy Carter-Lamar Revocable Trust u/t/d May 25, 2005

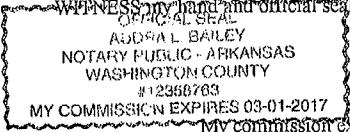
ACKNOWLEDGMENT

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 Tracy Carter-Lamar, Trustee of the Tracy Carter-Lamar Revocable Trust u/t/d May 25, 2005 to me well known as the GRANTOR in the foregoing Deed, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and official seal this 10th day of July, 2007.



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.

R. K. Vinson
Grantee or Agent

P.O. Box 1866
Fayetteville, AR 72702
Send next tax statement to Grantee's Address

Prepared by Audra L. Bailey, Attorney at Law, PA, PO Box 626, Fayetteville, AR 72702. Phone #479-267-4476.

EXHIBIT "A"

A part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 23, Township 16 North, Range 31 West of the Fifth Principal Meridian, City of Farmington, Washington County, Arkansas, and being more particularly described as follows: Commencing at the SW corner of said 40 acre tract and run thence S 89°00'10" E, 1173.00 feet and thence N 00°59'13" E, 30.00 feet to the true Point of Beginning, being a point on the North right-of-way line of Highway 62 (E. Main) in the City of Farmington, Arkansas, thence with said right-of-way N 89°00'10" W, 80.00 feet; thence leaving said right-of-way N 00°59'13" E, 220.00 feet; thence S 89°00'10" E, 80.00 feet to a found iron pin; thence S 00°59'13" W, 220.00 feet to the Point of Beginning, containing 0.404 acres, more or less, and subject to any and all utility easements and/or rights-of-way of record.

Prepared By:
OVERBEY, GRAHAM, STRIGEL & WESTBROOK, PLC
Attorneys at Law
211 North Block Avenue, Suite 102
Fayetteville, Arkansas 72701-5268
479-442-3554

File# 2012-00026634

CORRECTION DEED

I, **ANNE WHITFIELD JONES**, a married woman, Grantor, for \$10.00 and other valuable consideration to me in hand paid by the **CITY OF FARMINGTON**, hereafter called Grantee, the receipt of which is hereby acknowledged, and for the purpose of correcting certain errors in the description contained in a certain deed dated December 16, 2011, which now appears of record in the office of the Circuit Clerk and Recorder of Washington County, Arkansas, as Instrument No. 2011-00034738, does hereby grant, bargain, sell and convey unto Grantee, and unto its successors and assigns forever, an undivided one-third interest in and to the following lands in Washington County, Arkansas:

A part of the SE1/4 of the SE1/4 of Section 23, T16N, R31W in Washington County, Arkansas and being described as follows: Commencing at the SW Corner of said SE1/4, SE1/4 thence S88°25'00"E 60.00 feet, thence N01°39'23"E 339.08 feet, thence S88°18'21"E 12.22 feet to the P.O.B., thence N18°59'05"E 11.76 feet, thence N06°44'41"E 50.25 feet, thence N13°22'18"W 100.32 feet, thence N53°15'53"E 42.46 feet, thence S36°44'07"E 190.00 feet, thence N53°15'53"E 80.00 feet, thence S36°44'07"E 282.51 feet, thence S42°58'01"W 18.79 feet, thence N88°18'21"W 121.19 feet, thence N01°39'23"E 150.00 feet, thence N88°18'21"W 237.78 feet to the P.O.B.; Containing 0.81 acres more or less subject to easements and right of way of record.

AND

A part of the SW1/4 of the SE1/4 of Section 23, T16N, R31W in Washington County, Arkansas and being described as follows: Commencing at the SW Corner of said SW1/4, SE1/4 thence S88°28'00"E 1093.02 feet, thence N0°39'23 "E 250.00 feet to the P.O.B., thence N01 °39'23"E 393.74 feet, thence N71°00'23"E 199.62 feet, thence S01°02'20"W 314.48 feet, thence S10°16'35"E 50.99 feet, thence S29°03'02"E 57.33 feet, thence S01°39'23"W 50.00 feet, thence N88°28'00"W 230.00 feet to the P.O.B.; Containing 1.94 acres more or less subject to easements and right of way of record.

AND

A part of the NW1/4 of the SW1/4 of Section 24, T16N, R31W and a part of the NE1/4 of the SE1/4 of Section 23, T16N, R31W and a part of the SE1/4 of the SE1/4 of Section 23, T16N, R31W all in Washington County, Arkansas and being described as follows: Commencing at the NE Corner of said NE1/4, SE1/4 of Section 23, thence S02°15'41"W 731.39 feet to the P.O.B., thence N82°07'01"E 188.04 feet, thence S02°11'07"W 62.33 feet to the north boundary of Brookside Subdivision as per plat of said subdivision, thence along said north boundary N87°48'53"W 435.53 feet, thence S02°11'07"W 601.02 feet to the north side of a trailer park, thence along said north line N87°45'04"W 93.35 feet, thence along the north side of Green Subdivision Phase 2 as per plat of said subdivision N36°19'06"W 95.91 feet, thence S53°40'54"W 1025.30 feet to the east right of way of Broyles Street, thence along said right of way N02°04'54"E 106.33 feet, thence N36°22'20"E 9.86 feet, thence N39°33'52"E 120.75 feet, thence N30°48'16"E 55.62 feet,

thence N21°33'26"E 53.37 feet, thence N15°44'53"E 53.91 feet, thence N00°30'58"E 53.06 feet, thence N03°09'11"W 36.03 feet, thence N09°57'48"W 31.98 feet, thence N18°03'55"W 48.09 feet, thence N26°14'15"W 45.77 feet, thence N04°17'38"E 45.96 feet, thence along a curve to the left 28.86 feet, said curve having a radius of 43.56 feet and a chord bearing and distance of N14°41'11"W 28.34 feet, thence leaving said right of way N63°27'35"E 130.00 feet, thence N54°42'35"E 337.37 feet, thence N36°18'44"E 210.11 feet, thence N79°55'17"E 385.56 feet, thence N85°28'32"E 252.12 feet to the P.O.B.; Containing 11.45 acres more or less subject to easements and right of way of record.

TO HAVE AND TO HOLD the same unto Grantee and unto its successors and assigns forever, with all appurtenances thereunto belonging.

And I hereby covenant with Grantee that I will forever warrant and defend the title to said lands against all claims done or suffered by me but none other.

And, I, **GERALD JONES**, husband of **ANNE WHITFIELD JONES**, for the consideration recited herein, do hereby release and relinquish unto Grantee, and unto its successors and assigns, all of my right and possibility of dower, curtesy and homestead in and to said lands.

SIGNED this 9/5, 2012.

Anne Whitfield Jones

ANNE WHITFIELD JONES

Gerald Jones

GERALD JONES

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF WASHINGTON

On this 9/5, 2012, before me, the undersigned, a Notary Public, within and for the county aforesaid, duly commissioned and acting, came **ANNE WHITFIELD JONES**, to me well known as the Grantor in the foregoing deed, and stated that she had executed the same for the consideration, uses and purposes therein mentioned and set forth.

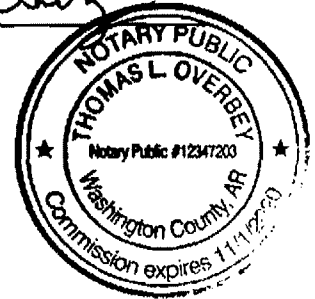
Given under my hand and official seal.

Thomas L. Overbey

Notary Public

My Commission Expires:

11/1/2020



ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF WASHINGTON

On this 9/5, 2012, before me, the undersigned, a Notary Public, within and for the county aforesaid, duly commissioned and acting, came **GERALD JONES**, to me well known, and stated that he had executed the same for the consideration, uses and purposes therein mentioned and set forth.

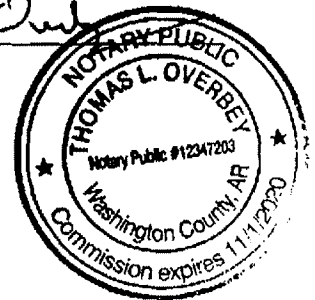
Given under my hand and official seal.

Thomas L. Overbey

Notary Public

My Commission Expires:

11/1/2020

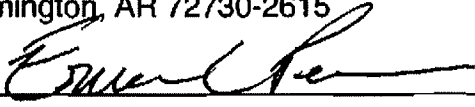


I certify under penalty of false swearing that the legally correct amount of documentary stamps has been placed on this instrument. Exempt or no consideration paid if none shown.

GRANTEE: **CITY OF FARMINGTON**

Address: 354 W Main St
Farmington, AR 72730-2615

Signature: _____



MAYOR
TITLE

Washington County, AR
I certify this instrument was filed on
9/6/2012 10:20:09 AM
and recorded in REAL ESTATE

File# 2012-00026634
Bette Stamps - Circuit Clerk

by  _____

Prepared By:
OVERBEY, GRAHAM, STRIGEL & WESTBROOK, PLC
Attorneys at Law
211 North Block Avenue, Suite 102
Fayetteville, Arkansas 72701-5268
479-442-3554

File# 2012-00026635

CORRECTION DEED

I, **WILLIAM C. WHITFIELD, III**, a married man, Grantor, for \$10.00 and other valuable consideration to me in hand paid by the **CITY OF FARMINGTON**, hereafter called Grantee, the receipt of which is hereby acknowledged, and for the purpose of correcting certain errors in the description contained in a certain deed dated December 16, 2011, which now appears of record in the office of the Circuit Clerk and Recorder of Washington County, Arkansas, as Instrument No. 2011-00034739, does hereby grant, bargain, sell and convey unto Grantee, and unto its successors and assigns forever, an undivided one-third interest in and to the following lands in Washington County, Arkansas:

A part of the SE1/4 of the SE1/4 of Section 23, T16N, R31W in Washington County, Arkansas and being described as follows: Commencing at the SW Corner of said SE1/4, SE1/4 thence S88°25'00"E 60.00 feet, thence N01°39'23"E 339.08 feet, thence S88°18'21"E 12.22 feet to the P.O.B., thence N18°59'05"E 11.76 feet, thence N06°44'41"E 50.25 feet, thence N13°22'18"W 100.32 feet, thence N53°15'53"E 42.46 feet, thence S36°44'07"E 190.00 feet, thence N53°15'53"E 80.00 feet, thence S36°44'07"E 282.51 feet, thence S42°58'01"W 18.79 feet, thence N88°18'21"W 121.19 feet, thence N01°39'23"E 150.00 feet, thence N88°18'21"W 237.78 feet to the P.O.B.; Containing 0.81 acres more or less subject to easements and right of way of record.

AND

A part of the SW1/4 of the SE1/4 of Section 23, T16N, R31W in Washington County, Arkansas and being described as follows: Commencing at the SW Corner of said SW1/4, SE1/4 thence S88°28'00"E 1093.02 feet, thence N0°39'23"E 250.00 feet to the P.O.B., thence N01°39'23"E 393.74 feet, thence N71°00'23"E 199.62 feet, thence S01°02'20"W 314.48 feet, thence S10°16'35"E 50.99 feet, thence S29°03'02"E 57.33 feet, thence S01°39'23"W 50.00 feet, thence N88°28'00"W 230.00 feet to the P.O.B.; Containing 1.94 acres more or less subject to easements and right of way of record.

AND

A part of the NW1/4 of the SW1/4 of Section 24, T16N, R31W and a part of the NE1/4 of the SE1/4 of Section 23, T16N, R31W and a part of the SE1/4 of the SE1/4 of Section 23, T16N, R31W all in Washington County, Arkansas and being described as follows: Commencing at the NE Corner of said NE1/4, SE1/4 of Section 23, thence S02°15'41"W 731.39 feet to the P.O.B., thence N82°07'01"E 188.04 feet, thence S02°11'07"W 62.33 feet to the north boundary of Brookside Subdivision as per plat of said subdivision, thence along said north boundary N87°48'53"W 435.53 feet, thence S02°11'07"W 601.02 feet to the north side of a trailer park, thence along said north line N87°45'04"W 93.35 feet, thence along the north side of Green Subdivision Phase 2 as per plat of said subdivision N36°19'06"W 95.91 feet, thence S53°40'54"W 1025.30 feet to the east right of way of Broyles Street, thence along said right of way N02°04'54"E 106.33 feet, thence N36°22'20"E 9.86 feet, thence N39°33'52"E 120.75 feet, thence N30°48'16"E 55.62 feet,

thence N21°33'26"E 53.37 feet, thence N15°44'53"E 53.91 feet, thence N00°30'58"E 53.06 feet, thence N03°09'11"W 36.03 feet, thence N09°57'48"W 31.98 feet, thence N18°03'55"W 48.09 feet, thence N26°14'15"W 45.77 feet, thence N04°17'38"E 45.96 feet, thence along a curve to the left 28.86 feet, said curve having a radius of 43.56 feet and a chord bearing and distance of N14°41'11"W 28.34 feet, thence leaving said right of way N63°27'35"E 130.00 feet, thence N54°42'35"E 337.37 feet, thence N36°18'44"E 210.11 feet, thence N79°55'17"E 385.56 feet, thence N85°28'32"E 252.12 feet to the P.O.B.; Containing 11.45 acres more or less subject to easements and right of way of record.

TO HAVE AND TO HOLD the same unto Grantee and unto its successors and assigns forever, with all appurtenances thereunto belonging.

And I hereby covenant with Grantee that I will forever warrant and defend the title to said lands against all claims done or suffered by me but none other.

And, I, **RUTH WHITFIELD**, wife of **WILLIAM C. WHITFIELD, III**, for the consideration recited herein, do hereby release and relinquish unto Grantee, and unto its successors and assigns, all of my right and possibility of dower, curtesy and homestead in and to said lands.

SIGNED this 9/5, 2012.


WILLIAM C. WHITFIELD, III


RUTH WHITFIELD

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF WASHINGTON

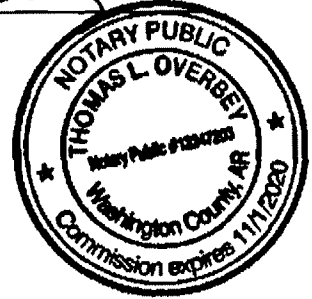
On this 9/5, 2012, before me, the undersigned, a Notary Public, within and for the county aforesaid, duly commissioned and acting, came **WILLIAM C. WHITFIELD, III**, to me well known as the Grantor in the foregoing deed, and stated that he had executed the same for the consideration, uses and purposes therein mentioned and set forth.

Given under my hand and official seal.

Thomas L. Overbey
Notary Public

My Commission Expires:

11/1/2020



ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF WASHINGTON

On this 9/5, 2012, before me, the undersigned, a Notary Public, within and for the county aforesaid, duly commissioned and acting, came **RUTH WHITFIELD**, to me well known, and stated that she had executed the same for the consideration, uses and purposes therein mentioned and set forth.

Given under my hand and official seal.

Thomas L. Overbey
Notary Public

My Commission Expires:

11/1/2020



I certify under penalty of false swearing that the legally correct amount of documentary stamps has been placed on this instrument. Exempt or no consideration paid if none shown.

GRANTEE: CITY OF FARMINGTON

Address: 354 W Main St
Farmington, AR 72730-2615

Signature:

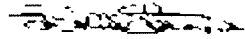




TITLE

Washington County, AR
I certify this instrument was filed on
9/6/2012 10:20:53 AM
and recorded in REAL ESTATE

File# 2012-00026635
Bette Stamps - Circuit Clerk

by 

Prepared By:
OVERBEY, GRAHAM, STRIGEL & WESTBROOK, PLC
Attorneys at Law
211 North Block Avenue, Suite 102
Fayetteville, Arkansas 72701-5268
479-442-3554

File# 2012-00026636

CORRECTION DEED

I, **ROBERT GREEN WHITFIELD**, an unmarried man, Grantor, for \$10.00 and other valuable consideration to me in hand paid by the **CITY OF FARMINGTON**, hereafter called Grantee, the receipt of which is hereby acknowledged, and for the purpose of correcting certain errors in the description contained in a certain deed dated December 16, 2011, which now appears of record in the office of the Circuit Clerk and Recorder of Washington County, Arkansas, as Instrument No. 2011-00034740, does hereby grant, bargain, sell and convey unto Grantee, and unto its successors and assigns forever, an undivided one-third interest in and to the following lands in Washington County, Arkansas:

A part of the SE1/4 of the SE1/4 of Section 23, T16N, R31W in Washington County, Arkansas and being described as follows: Commencing at the SW Corner of said SE1/4, SE1/4 thence S88°25'00"E 60.00 feet, thence N01°39'23"E 339.08 feet, thence S88°18'21"E 12.22 feet to the P.O.B., thence N18°59'05"E 11.76 feet, thence N06°44'41"E 50.25 feet, thence N13°22'18"W 100.32 feet, thence N53°15'53"E 42.46 feet, thence S36°44'07"E 190.00 feet, thence N53°15'53"E 80.00 feet, thence S36°44'07"E 282.51 feet, thence S42°58'01"W 18.79 feet, thence N88°18'21"W 121.19 feet, thence N01°39'23"E 150.00 feet, thence N88°18'21"W 237.78 feet to the P.O.B.; Containing 0.81 acres more or less subject to easements and right of way of record.

AND

A part of the SW1/4 of the SE1/4 of Section 23, T16N, R31W in Washington County, Arkansas and being described as follows: Commencing at the SW Corner of said SW1/4, SE1/4 thence S88°28'00"E 1093.02 feet, thence N0°39'23 "E 250.00 feet to the P.O.B., thence N01 °39'23"E 393.74 feet, thence N71°00'23"E 199.62 feet, thence S01°02'20"W 314.48 feet, thence S10°16'35"E 50.99 feet, thence S29°03'02"E 57.33 feet, thence S01°39'23"W 50.00 feet, thence N88°28'00"W 230.00 feet to the P.O.B.; Containing 1.94 acres more or less subject to easements and right of way of record.

AND

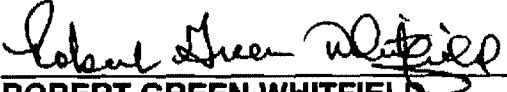
A part of the NW1/4 of the SW1/4 of Section 24, T16N, R31W and a part of the NE1/4 of the SE1/4 of Section 23, T16N, R31W and a part of the SE1/4 of the SE1/4 of Section 23, T16N, R31W all in Washington County, Arkansas and being described as follows: Commencing at the NE Corner of said NE1/4, SE1/4 of Section 23, thence S02°15'41"W 731.39 feet to the P.O.B., thence N82°07'01"E 188.04 feet, thence S02°11'07"W 62.33 feet to the north boundary of Brookside Subdivision as per plat of said subdivision, thence along said north boundary N87°48'53"W 435.53 feet, thence S02°11'07"W 601.02 feet to the north side of a trailer park, thence along said north line N87°45'04"W 93.35 feet, thence along the north side of Green Subdivision Phase 2 as per plat of said subdivision N36°19'06"W 95.91 feet, thence S53°40'54"W 1025.30 feet to the east right of way of Broyles Street, thence along said right of way N02°04'54"E 106.33 feet, thence N36°22'20"E 9.86 feet, thence N39°33'52"E 120.75 feet, thence N30°48'16"E 55.62 feet,

thence N21°33'26"E 53.37 feet, thence N15°44'53"E 53.91 feet, thence N00°30'58"E 53.06 feet, thence N03°09'11"W 36.03 feet, thence N09°57'48"W 31.98 feet, thence N18°03'55"W 48.09 feet, thence N26°14'15"W 45.77 feet, thence N04°17'38"E 45.96 feet, thence along a curve to the left 28.86 feet, said curve having a radius of 43.56 feet and a chord bearing and distance of N14°41'11"W 28.34 feet, thence leaving said right of way N63°27'35"E 130.00 feet, thence N54°42'35"E 337.37 feet, thence N36°18'44"E 210.11 feet, thence N79°55'17"E 385.56 feet, thence N85°28'32"E 252.12 feet to the P.O.B.; Containing 11.45 acres more or less subject to easements and right of way of record.

TO HAVE AND TO HOLD the same unto Grantee and unto its successors and assigns forever, with all appurtenances thereunto belonging.

And I hereby covenant with Grantee that I will forever warrant and defend the title to said lands against all claims done or suffered by me but none other.

SIGNED this 9/5, 2012.


ROBERT GREEN WHITFIELD

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF WASHINGTON

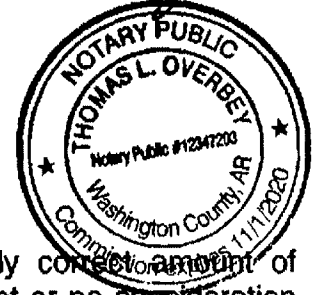
On this 9/5, 2012, before me, the undersigned, a Notary Public, within and for the county aforesaid, duly commissioned and acting, came **ROBERT GREEN WHITFIELD**, to me well known as the Grantor in the foregoing deed, and stated that he had executed the same for the consideration, uses and purposes therein mentioned and set forth.

Given under my hand and official seal.

Thomas L. Overbey
Notary Public

My Commission Expires:

11/1/2020



I certify under penalty of false swearing that the legally correct amount of documentary stamps has been placed on this instrument. Exempt or no consideration paid if none shown.

GRANTEE: **CITY OF FARMINGTON**

Address: 354 W Main St
Farmington, AR 72730-2615

Signature: Ernie Be...

MAYOR
TITLE

Washington County, AR
I certify this instrument was filed on
9/6/2012 10:21:15 AM
and recorded in REAL ESTATE

File# 2012-00026636
Bette Stamps - Circuit Clerk

by [Signature]

Kum & Go #423 – NW Corner of East Main St & Broyles Ave

Legal Description

PARENT TRACT SURVEY DESCRIPTION

A TRACT OF LAND BEING CONVEYED TO CITY OF FARMINGTON ACCORDING TO FILE No. 2012-00026634, FILE No. 2012-00026635 AND FILE No. 2012-00026636 OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS, AND BEING A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 3" ALUMINUM MONUMENT AT THE SOUTH QUARTER CORNER OF SAID SECTION, ACCORDING TO CERTIFIED LAND CORNER RESTORATION-PERPETUATION AND FILING RECORD No. 15510, RECORDED IN BOOK G, PAGE 575 AND DATED FEBRUARY 9TH. 1978;

THENCE ALONG THE SOUTH LINE OF SAID SECTION, SOUTH 87°47'50" EAST, A DISTANCE OF 1093.57 FEET; THENCE DEPARTING SAID LINE, NORTH 02°09'32" EAST, CROSSING A FOUND 1/2" REBAR AT THE INTERSECTION THE NORTH RIGHT-OF-WAY OF E. MAIN ST. (HWY 62) AND THE EAST BOUNDARY OF DEED BOOK 749, PAGE 500 AT A DISTANCE OF 38.85 FEET, AND CONTINUING ALONG SAID BOUNDARY, FOR A TOTAL DISTANCE OF 258.68 FEET TO A FOUND 5/8" REBAR WITH CAP (LS 1759) FOR THE POINT OF BEGINNING;

THENCE NORTH 02°09'32" EAST, A DISTANCE OF 393.74 FEET TO A FOUND REBAR WITH CAP (LS 1759) AT THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT; THENCE NORTH 71°32'25" EAST, A DISTANCE OF 200.20 FEET TO A FOUND MAG NAIL WITH WASHER (LS 1759) AT THE WEST RIGHT-OF-WAY OF N. BROYLES ST. ACCORDING TO DEED No. 2001170884. THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1.)

SOUTH 01°34'12" WEST, A DISTANCE OF 325.58 FEET TO A FOUND 5/8" REBAR WITH CAP (LS 1759);

2.)

SOUTH 09°44'43" EAST, A DISTANCE OF 50.99 FEET TO A FOUND 5/8" REBAR WITH CAP (LS 1759);

3.)

SOUTH 28°24'56" EAST, A DISTANCE OF 51.35 FEET TO A FOUND 5/8" REBAR WITH CAP (LS 1759) AT SAID RIGHT-OF-WAY ACCORDING TO DEED 99072638;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 01°39'47" WEST, A DISTANCE OF 42.62 FEET TO A FOUND 3/8" REBAR ACCORDING TO PLAT 1-601; THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 88°20'04" WEST, A DISTANCE OF 227.74 FEET TO THE POINT OF BEGINNING, CONTAINING 84,115 SQUARE FEET OR 1.93 ACRES, MORE OR LESS SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

TRACT "A" SURVEY DESCRIPTION

A TRACT OF LAND BEING A PORTION OF CERTAIN REAL PROPERTY CONVEYED TO CITY OF FARMINGTON ACCORDING TO FILE No. 2012-00026634, FILE No. 2012-00026635 AND FILE No. 2012-00026636 OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS, AND BEING A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 3" ALUMINUM MONUMENT AT THE SOUTH QUARTER CORNER OF SAID SECTION, ACCORDING TO CERTIFIED LAND CORNER RESTORATION-PERPETUATION AND FILING RECORD No. 15510, RECORDED IN BOOK G, PAGE 575 AND DATED FEBRUARY 9TH. 1978;

THENCE ALONG THE SOUTH LINE OF SAID SECTION, SOUTH 87°47'50" EAST, A DISTANCE OF 1093.57 FEET; THENCE DEPARTING SAID LINE, NORTH 02°09'32" EAST, CROSSING A FOUND 1/2" REBAR AT THE INTERSECTION THE NORTH RIGHT-OF-WAY OF E. MAIN ST. (HWY 62) AND THE EAST BOUNDARY OF DEED BOOK 749, PAGE 500 AT A DISTANCE OF 38.85 FEET, CROSSING A FOUND 5/8" REBAR WITH CAP (LS 1759) AT THE SOUTHWEST CORNER OF SAID PROPERTY AT A DISTANCE OF 258.68 FEET, AND CONTINUING ALONG SAID BOUNDARY, FOR A TOTAL DISTANCE OF 395.86 FEET TO A SET 5/8" REBAR WITH CAP (LS 1759) FOR THE POINT OF BEGINNING;

THENCE NORTH 02°09'32" EAST, A DISTANCE OF 256.56 FEET TO A FOUND REBAR WITH CAP (LS 1759) AT THE NORTHWEST CORNER OF SAID PROPERTY; THENCE NORTH 71°32'25" EAST, A DISTANCE OF 200.20 FEET TO A FOUND MAG NAIL WITH WASHER (LS 1759) AT THE WEST RIGHT-OF-WAY OF N. BROYLES ST. ACCORDING TO DEED No. 2001170884. THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 01°34'12" WEST, A DISTANCE OF 325.58 FEET TO A FOUND 5/8" REBAR WITH CAP (LS 1759); THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 88°17'30" WEST, A DISTANCE OF 190.73 FEET TO THE POINT OF BEGINNING, CONTAINING 55,086 SQUARE FEET OR 1.26 ACRES, MORE OR LESS SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

TRACT "B" SURVEY DESCRIPTION

A TRACT OF LAND BEING A PORTION OF A CERTAIN REAL PROPERTY CONVEYED TO CITY OF FARMINGTON ACCORDING TO FILE No. 2012-00026634, FILE No. 2012-00026635 AND FILE No. 2012-00026636 OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS, AND BEING A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 3" ALUMINUM MONUMENT AT THE SOUTH QUARTER CORNER OF SAID SECTION, ACCORDING TO CERTIFIED LAND CORNER RESTORATION-PERPETUATION AND FILING RECORD No. 15510, RECORDED IN BOOK G, PAGE 575 AND DATED FEBRUARY 9TH. 1978;

THENCE ALONG THE SOUTH LINE OF SAID SECTION, SOUTH 87°47'50" EAST, A DISTANCE OF 1093.57 FEET; THENCE DEPARTING SAID LINE, NORTH 02°09'32" EAST, CROSSING A FOUND 1/2" REBAR AT THE INTERSECTION THE NORTH RIGHT-OF-WAY OF E. MAIN ST. (HWY 62) AND THE EAST BOUNDARY OF DEED BOOK 749, PAGE 500 AT A DISTANCE OF 38.85 FEET, AND CONTINUING ALONG SAID BOUNDARY, FOR A TOTAL DISTANCE OF 258.68 FEET TO A FOUND 5/8" REBAR WITH CAP (LS 1759) FOR THE POINT OF BEGINNING;

THENCE NORTH 02°09'32" EAST, A DISTANCE OF 137.18 FEET TO A SET REBAR WITH CAP (LS 1759) FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 88°17'30" EAST, A DISTANCE OF 190.73 FEET TO A FOUND 5/8" REBAR WITH CAP (LS 1759) AT THE WEST RIGHT-OF-WAY OF N. BROYLES ST. ACCORDING TO DEED No. 2001170884. THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1.)

SOUTH 09°44'43" EAST, A DISTANCE OF 50.99 FEET TO A FOUND 5/8" REBAR WITH CAP (LS 1759);

2.)

SOUTH 28°24'56" EAST, A DISTANCE OF 51.35 FEET TO A FOUND 5/8" REBAR WITH CAP (LS 1759) AT SAID RIGHT-OF-WAY ACCORDING TO DEED 99072638;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 01°39'47" WEST, A DISTANCE OF 42.62 FEET TO A FOUND 3/8" REBAR ACCORDING TO PLAT 1-601; THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 88°20'04" WEST, A DISTANCE OF 227.74 FEET TO THE POINT OF BEGINNING, CONTAINING 29,030 SQUARE FEET OR 0.67 ACRES, MORE OR LESS SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

City of Farmington
Application for Variance

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

Applicant: Kum & Go, LC Day Phone: 515-457-6345
6400 Westown Pkwy
Address: West Des Moines, IA 50266 Fax: _____
Representative: Nathan Streett, CEI Day Phone: 479-273-9472
3108 SW Regency Pkwy
Address: Bentonville, AR 72712 Fax: _____
Property Owner: Petromark, Inc., Day Phone: _____
Address: City of Farmington, and Fax: _____
Woodruff

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

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

Property Description

Site Address -- NW Corner of Main & Broyles

Current Zoning -- C-2, R-1, and RE-2 (proposed rezoning to C-2)

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

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

Landscape Variance request to allow a total of 14 trees and 218 shrubs to be planted where 46 trees and 370 shrubs are required at the project frontages. The total variance requested for the frontage landscape requirements is for 24 trees and 152 shrubs. 23 of the 24 required trees have been planted elsewhere on site. The existing overhead electric line located on the west side of Broyles Ave. will not allow for full compliance of the trees required on the frontage.

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.*

NSH
Applicant Signature

Date 3-25-14

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.)*

Robhan Haman
Owner/Agent Signature
Kum ; Go, LC

Date 3/25/2014

City of Farmington
Application for Variance

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

Applicant: Siobhan Harmon Day Phone: 515-457-6232
6400 Westown Parkway
Address: West Des Moines, IA 50266 Fax: 515-226-1595
CBI Engineering
Representative: (Nathan Streett) Day Phone: 479-273-9472
3108 SW Regency Pkwy, Suite 2
Address: Bentonville, AR 72712 Fax: 479-273-0844
Property Owner: Petromark, Inc. Day Phone: _____
Address: City of Farmington, and Fax: _____
Woodruff.

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

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

Property Description 4,991 SF fuel station and convenience store with associated parking on approximately 1.8 acres

Site Address -- Northwest corner of E Main St. & N Broyles St.

Current Zoning -- C-2, R-1, and RE-2 (proposed rezoning to C-2)

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

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

Respectfully request a variance to increase the maximum canopy sign size from 12 SF per canopy face to allow for Kum & Go's standard fuel canopy sign size is 4'x8' oval (25.12 SF). With the speed of E Main St. being 45 mph and curves on each side of the store; the increased sign size will allow for better visibility and give people time to safely merge and signal their intent to turn into the business.

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.*

NSH

Date 3-25-14

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.)*

Siobhan Harmon
Owner/Agent Signature

Date 3/25/2014

Kum & Go, LLC



PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Jesse Fulcher, Senior Planner

MEETING DATE: ~~March 24, 2014~~ Updated March 27, 2014

SUBJECT: **RZN 14-4645: Rezone (NORTH OF ALBERTA ST. AND WEST OF THE COVES/THE COVES, 555):** Submitted by KIM HESSE for property located at NORTH OF ALBERTA ST. AND WEST OF THE COVES. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 10.22 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE.

RECOMMENDATION:
 Staff recommends forwarding **RZN 14-4645** to the City Council with a recommendation for approval.

BACKGROUND:

The subject property is located north of Alberta Street and contains approximately 10.22 acres within an expired R-PZD (08-3170) The Coves. The property has some partial development improvements, including grading and gravel base for the planned Springfield Drive. The property is adjacent to the Fayetteville/Farmington City Limit on its west and south boundaries.

Because the property is adjacent and contiguous with the City of Farmington, the proposed rezone will not be in force until it is approved by both municipalities, under Arkansas Statute (ACA 14-56-306). Surrounding land use and zoning is depicted on Table 1.

**Table 1
 Surrounding Land Use and Zoning**

| Direction from Site | Land Use | Zoning |
|---------------------|---|--------------------------|
| North | Undeveloped | R-PZD |
| South | Undeveloped | N/A (City of Farmington) |
| East | Single-Family Residential | R-PZD |
| West | Single-Family Residential/Elementary School | N/A (City of Farmington) |

DISCUSSION:

Request: The request is to rezone the property from R-PZD, the Coves to RSF-8, Residential Single-Family, 8 units per acre.

Public Comment: Staff has not received public comment.

| | | | |
|---|-----------------------------------|---|---------------------------------|
| PLANNING COMMISSION ACTION: Required | | | |
| Date: <u>March 24, 2014</u> | <input type="checkbox"/> Tabled | <input checked="" type="checkbox"/> Forwarded | <input type="checkbox"/> Denied |
| Motion: | Second: | Vote: | |
| CITY COUNCIL ACTION: Required | | | |
| Date: April 15, 2014 | <input type="checkbox"/> Approved | <input type="checkbox"/> Denied | |

INFRASTRUCTURE:

Streets: The site has access to Alberta Street and Springfield Drive. Alberta Street is a two lane road with curb and gutter slated as a collector. Improvements to this road would be determined at the time of development. Springfield Drive is a public road internal to an adjacent subdivision and is fully improved.

Water: Public water is accessible to the site. An 8" water main has already been constructed through the site under the previously proposed road.

Sewer: Sanitary sewer is not available to the site. An extension from the north or east will be required for this parcel to be developed.

Drainage: Any additional improvements or requirements for drainage will be determined at time of development. This property is not affected by the 100-year floodplain or the Streamside Protection Ordinance.

Fire: This development will be protected by Engine 7 located at 835 Ruppel Rd. It is 3 miles from the station with an anticipated response time of 4 minutes to the beginning of the development. The Fayetteville Fire Department does not feel this development will affect our calls for service or our response times.

Police: The Police Department did not express any concerns with this request.

CITY PLAN 2030 FUTURE LAND USE PLAN: City Plan 2030 Future Land Use Map (FLUM) does not include the property included in this request. This property was part of a recent exchange of land between Farmington and Fayetteville, and the FLUM has not been updated to reflect the exchange. However, the surrounding areas are designated as **Residential Neighborhood Area**.

Residential Neighborhood Areas are primarily residential in nature and support a variety of housing types of appropriate scale and context, including single-family, multi-family and row houses. Residential Neighborhood Areas encourage highly connected, compact blocks with gridded street patterns and reduced setbacks. It also encourages traditional neighborhood development that incorporate low-intensity non-residential uses intended to serve the surrounding neighborhood, such as retail and offices on corners and along connecting corridors. This designation recognizes conventional setbacks and development patterns that respond to features in the natural environment.

FINDINGS OF THE STAFF

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding: The property has no designation under the 2030 Plan Future Land Use Map, but the proposed zone is entirely consistent with the designation of surrounding properties, which are designated as Residential Neighborhood Area. The RSF-8 district will allow a density similar to the PZD zoning, allowing an efficient use of the existing planned infrastructure. The zoning would be compatible with the existing medium-density single family development to the east and west.

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: The proposed zoning is justified, considering that the existing R-PZD zoning district has expired, and the property currently has no zoning overlay at all.

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: Overall the change in zoning should result in approximately the same density as was allowed under the PZD designation. Therefore, the zoning change should not appreciably increase traffic danger or congestion. Alberta Street can adequately handle projected traffic from this site with the proposed rezoning.

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

Finding: As already noted rezoning the property from the PZD designation to RSF-8 should not result in any appreciable change in density and therefore there should not any undesirable increase on public services. Comments from utility and emergency service providers are provided herein.

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:

- a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;
- b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: N/A

BUDGET/STAFF IMPACT:

None

Attachments:

- Proposed zoning criteria
- Applicant's letter
- Rezoning exhibit/survey
- Maps

161.09 District RSF-8, Residential Single-Family – 8 Units Per Acre

(A) *Purpose.* The RSF-8 Residential District is designed to bring historic platted development into conformity and to allow for the development of new single family residential areas with similar lot size, density, and land use as the historical neighborhoods in the downtown area.

(B) *Uses.*

(1) *Permitted uses.*

| | |
|---------|-------------------------|
| Unit 1 | City-wide uses by right |
| Unit 8 | Single-family dwellings |
| Unit 41 | Accessory dwellings |

(2) *Conditional uses.*

| | |
|---------|--|
| Unit 2 | City-wide uses by conditional use permit |
| Unit 3 | Public protection and utility facilities |
| Unit 4 | Cultural and recreational facilities |
| Unit 5 | Government facilities |
| Unit 9 | Two-family dwellings |
| Unit 12 | Limited business |
| Unit 24 | Home occupations |
| Unit 36 | Wireless communications facilities |
| Unit 44 | Cottage Housing Development |

(C) *Density.*

| | |
|---------------------------------------|-----------|
| | By Right |
| Single-family dwelling units per acre | 8 or less |

(D) *Bulk and area regulations.*

(1) *Lot width minimum.*

| | |
|--------------------------------------|--------|
| Single-family | 50 ft. |
| Two-family | 50 ft. |
| Townhouse, no more than two attached | 25 ft. |

(2) *Lot area minimum.*

| | |
|---------------|---------------|
| Single-family | 5,000 sq. ft. |
| Two-family | 5,000 sq. ft. |

(3) *Land area per dwelling unit.*

| | |
|---------------|---------------|
| Single-family | 5,000 sq. ft. |
| Two-family | 5,000 sq. ft. |

| | |
|--------------------------------------|---------------|
| Townhouse, no more than two attached | 2,500 sq. ft. |
|--------------------------------------|---------------|

(E) *Setback requirements.*

| | | |
|--------|-------|-------|
| Front | Side | Rear |
| 15 ft. | 5 ft. | 5 ft. |

(F) *Height regulations.*

| | | |
|---------------------|--------|--------|
| Building Maximum | Height | 45 ft. |
|---------------------|--------|--------|

(G) *Building area.* The area occupied by all buildings shall not exceed 50% of the total lot area, except when a detached garage exists or is proposed; then the area occupied by all buildings shall not exceed 60% of the total lot area.

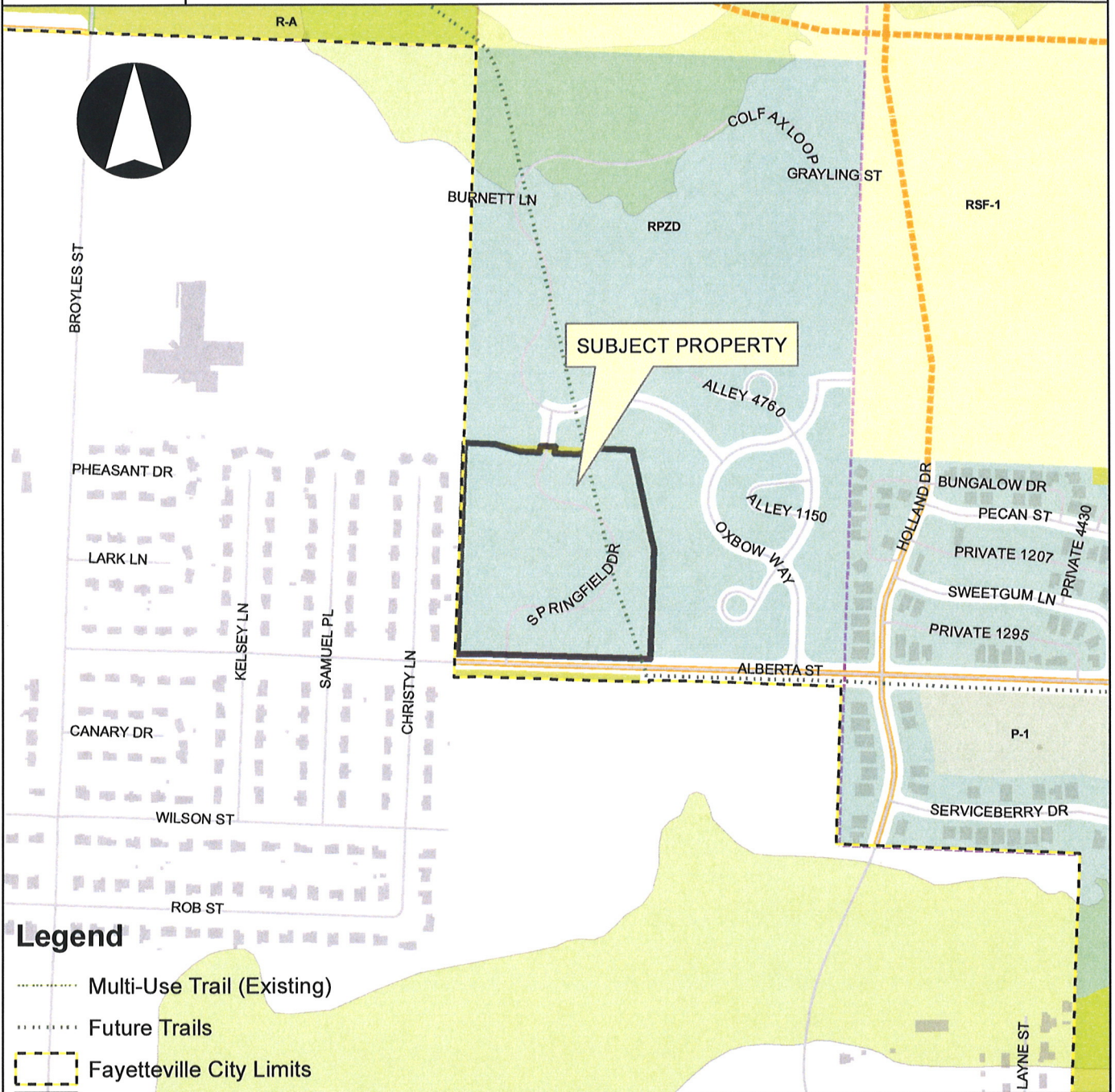
(Ord. 4783, 10-18-05; Ord. 5028, 6-19-07; Ord. 5128, 4-15-08; Ord. 5224, 3-3-09; Ord. 5312, 4-20-10; Ord. 5462, 12-6-11)

EXHIBIT "A"

RZN14-4645

THE COVES

Close Up View

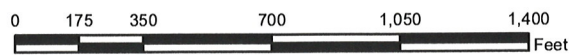


Legend

- Multi-Use Trail (Existing)
- Future Trails
- Fayetteville City Limits

Overview

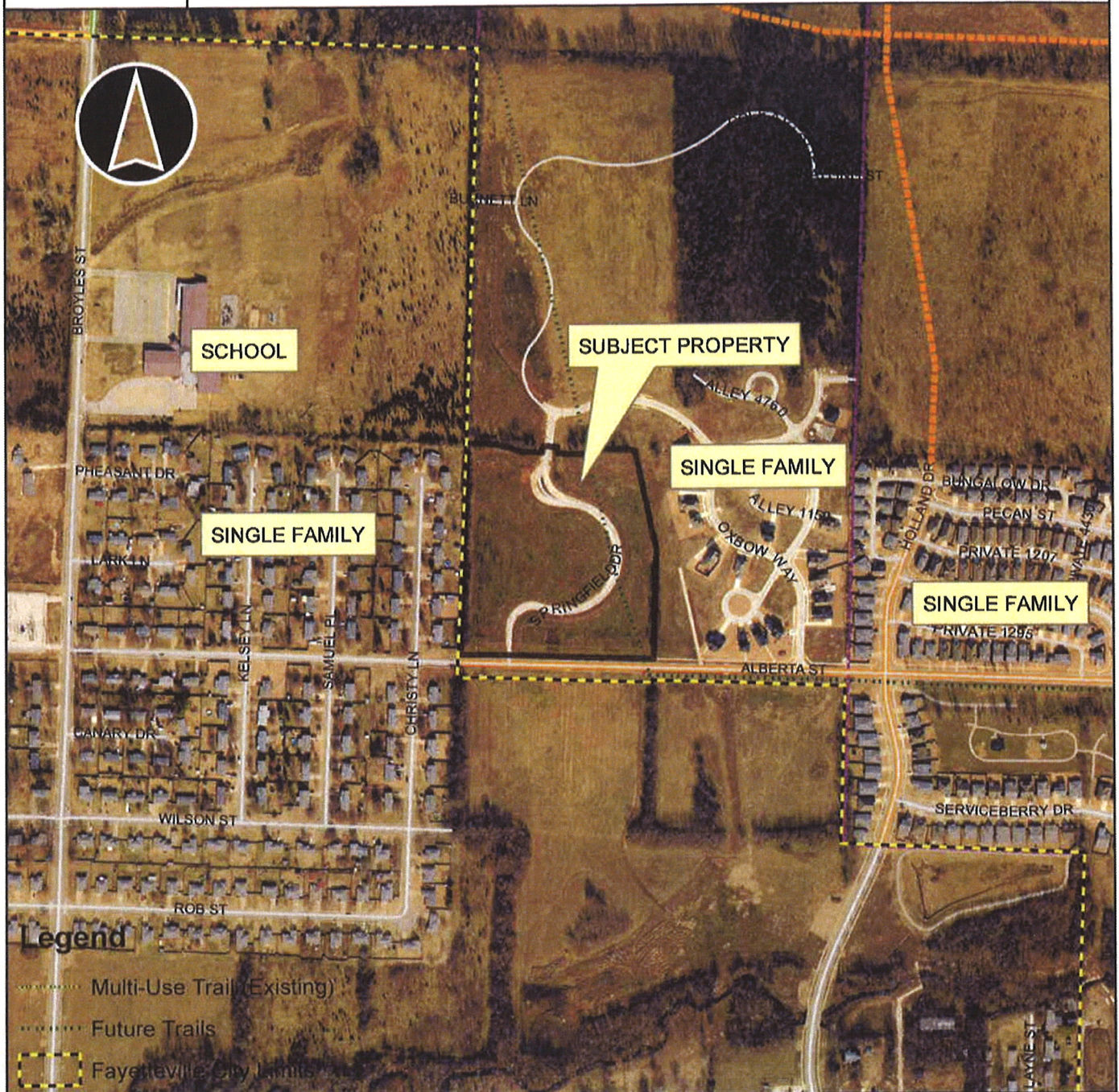
- RZN14-4645
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Design Overlay District
- Planning Area



RZN14-4645

THE COVES

Close Up View



Overview RZN14-4645

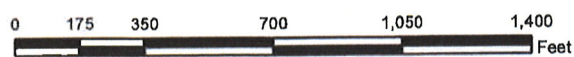
Footprints 2010

Hillside-Hilltop Overlay District

Design Overlay District

Design Overlay District

Planning Area





Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

Rezone Request

Parcel: 765-16274-500

Owner: Rausch Coleman Homes, LLC
P.O. Box 10560
Fayetteville, AR 72703-0044
479-455-2025

Current Zone R-PZD 08-3170

Zone Requested RSF-8

Reason for Rezone Request:

Rausch Coleman Homes wishes to develop the property as a single family residential subdivision similar to the R-PZD 08-3170 approval that was granted for the property in 2008 and has since expired. The RSF-8 zoning designation is similar to the zoning criteria previously approved for the property.

Relationship to surrounding properties:

- **Land Use:** The RSF-8 zoning designation will enable Rausch Coleman Homes to develop the property in the Coving concept that was utilized during the development of the first phase of The Coves, the residential subdivision directly to the east of the subject property. RSF-8 allows for similar lot sizes and widths, as well as setback dimensions that are a vital part of the coving design concept. Property to the north is owned by RCH and is planned for future phases of The Coves. There is a residential subdivision directly to the west within Farmington and a planned mixed use subdivision across Alberta Drive to the south.
- **Traffic – Alberta Street** provides access to the property and is designated as a collector street connecting to Broyles Drive to the west and stubbed out to the east for future connection to Ruppel Road.
- **Development Characteristics –** The property is planned to be an extension of The Coves development with similar curvilinear streets and housing options. As mentioned above, further expansion of The Coves is planned directly to the north which will complete The Coves Master Plan that was proposed to the City of Fayetteville in 2008.

Availability to Public Utilities:

- Water – An 8" waterline was constructed through the property with the development of the first phase of The Coves. That waterline provides a loop from the first phase to an existing 8" line running along Alberta Street.
- Sewer – The development will propose a gravity sewer to connect to the sewer line flowing from The Coves Phase One toward a 12" line running along Farmington Branch.

Consistencies with future land use planning objectives, principles and policies:

Development of the property for single family residential meets the proposed land use plan for the area. Utilizing the coving design concept should reduce the linear footage of streets, utilities and drainage infrastructure needed for each home.

Justification for the Zone:

Since the land's previous zoning of R-PZD has expired, this rezone request will allow for the future development of the property for single family residential use.

Traffic Impacts:

The property will have direct access to Alberta Drive which was designed and constructed to meet Collector street status and design to handle the additional traffic of a residential development.

Impact on public services:

The existing public roads serving this property were designed with the development of this land, as a medium density development, in consideration.

Feasibility of development under current zoning designation.

The property had recently been designed and approved as R-PZD 08-3170 and that entitlement has since expired requiring a rezoning of the property prior to development.