



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

**PLANNING COMMISSION AGENDA**  
**June 24, 2013**

**A meeting of the Farmington Planning Commission will be held on  
Monday, June 24, 2013 at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - May 28, 2013
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARING**
  - A. **Renewal of Conditional Use Request (Fireworks sale) –Pettigrew Fireworks**  
Property owned by: Sue Bartholomew  
Property Location: 233 Cimarron  
Presented by: Alonzo Pettigrew
5. **NEW BUSINESS**
  - A. **Large Scale Development – Farmington High School Gym**  
Property owned by: Farmington Public Schools  
Property Location: Hwy. 170  
Presented by: Bates and Associates, Inc.

**PLANNING COMMISSION AGENDA**  
**May 28<sup>th</sup>, 2013**

**1. ROLL CALL:**

**PRESENT:**

**JUDY HORNE  
GERRY HARRIS  
ROBERT MANN  
BOBBY WILSON  
TONI BAHN**

**ABSENT:**

**JOSH CLARY  
SEAN SCHADER  
MATT HUTCHERSON**

- 2. Approval of minutes for March 28<sup>th</sup> approved by all members of the commission.  
Approval of minutes for April 29<sup>th</sup> approved by all members of the commission.**

- 3. Comments from Citizens: NONE**

**4. PUBLIC HEARING:**

**A. Landscape Ordinance:**

**A public hearing was open to the public at the January 2013 meeting. Chairman Mann opened the floor to public comment because Mr. Ashley Phillips (12771 Tyler Road) wanted to address some concerns regarding the Landscape Ordinance. He was concerned about the residential area. It was pointed out by Judy Horne that for residential that it is the developer who chooses to landscape and that the city has some guidelines to go by she also pointed out that park requirements are very loose/flexible. Maintenance is handled by the city. The floor was closed to comments by the Chairman.**

**A motion was made by Horne to pass Landscape Ordinance onto the City Council and it was second by Toni Bahn. The vote was unanimous.**

**B. Conditional Use Sale of Fireworks-Hale Fireworks Central.**

**Property owned by: Rausch Coleman**

**Property location: 120 N. Holland**

**Presented by: Reggie Hale**

**All members voted to approve the Conditional Use Sale of Fireworks.**

- 5. Request extension of preliminary plat approval of Holland Crossing:  
Brett Watts here to speak on behalf of Rausch Coleman. He stated one detention pond would be complete by end of June-East side of Holland.**

**Hoping to have other complete by June/July.  
City concern is the 1<sup>st</sup> pond complete so Gabriela's drains properly.**

**Floor open for public comment: None**

**The Commission approved the extension of preliminary plat for Holland Crossing for 2 yrs. contingent upon the 1<sup>st</sup>/ East detention pond being complete by June 30<sup>th</sup>. All members voted yes.**

**Motion to adjourn: Bobby Wilson and 2<sup>nd</sup> by Gerry Harris. The motion passed.**

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**Secretary, Planning Commission**

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**Chairman, Planning Commission**

CITY OF FARMINGTON

APPLICATION FOR CONDITIONAL USE  
FOR SALE OF FIREWORKS

Applicant's Name ALONZO PETTIZOPEW Date 5-21-13

Address 319 KELLZ AVE FARMINGTON AR 72730

Phone # 479-871-2515

Zoning \_\_\_\_\_

Description of proposed use: FIREWORKS SALE

233 CUMARON

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

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

Pettigrew Fireworks  
**LOCATION APPROVAL  
OF FIREWORKS STAND**

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

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

Mark Cunningham  
Farmington Fire Chief

6-14-13  
Date

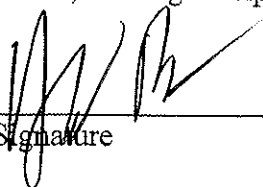
# RECEIPT

|                                       |                    |            |               |
|---------------------------------------|--------------------|------------|---------------|
| DATE                                  | 6-14-13            | No.        | 087443        |
| RECEIVED FROM                         | Charles Littlewood |            | \$ 250.00     |
| I/we have cashed checks # 10110       |                    |            |               |
| FOR RENT                              | FOR                | Land Use - | Weekends Sale |
| ACCOUNT                               |                    |            |               |
| PAYMENT                               | 250.00             |            |               |
| BAL. DUE                              |                    |            |               |
| <input checked="" type="radio"/> CASH |                    |            |               |
| <input type="radio"/> MONEY ORDER     |                    |            |               |
| <input type="radio"/> CHECK           |                    |            |               |
| <input type="radio"/> CREDIT CARD     |                    |            |               |
| FROM                                  | B. C. Leman        |            | TO            |
| BX                                    |                    |            |               |
| 1182                                  |                    |            |               |

# AFFIDAVIT

I hereby certify that I ALONZO PETTIGREW  
Print name

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

  
Signature

6-13-13  
Date

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

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

233 CEMARON  
Location

342 BARBAROLOMEN  
Owned by

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

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

FIREWORKS SALE

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on 6/24/13 at 6:00 p.m.

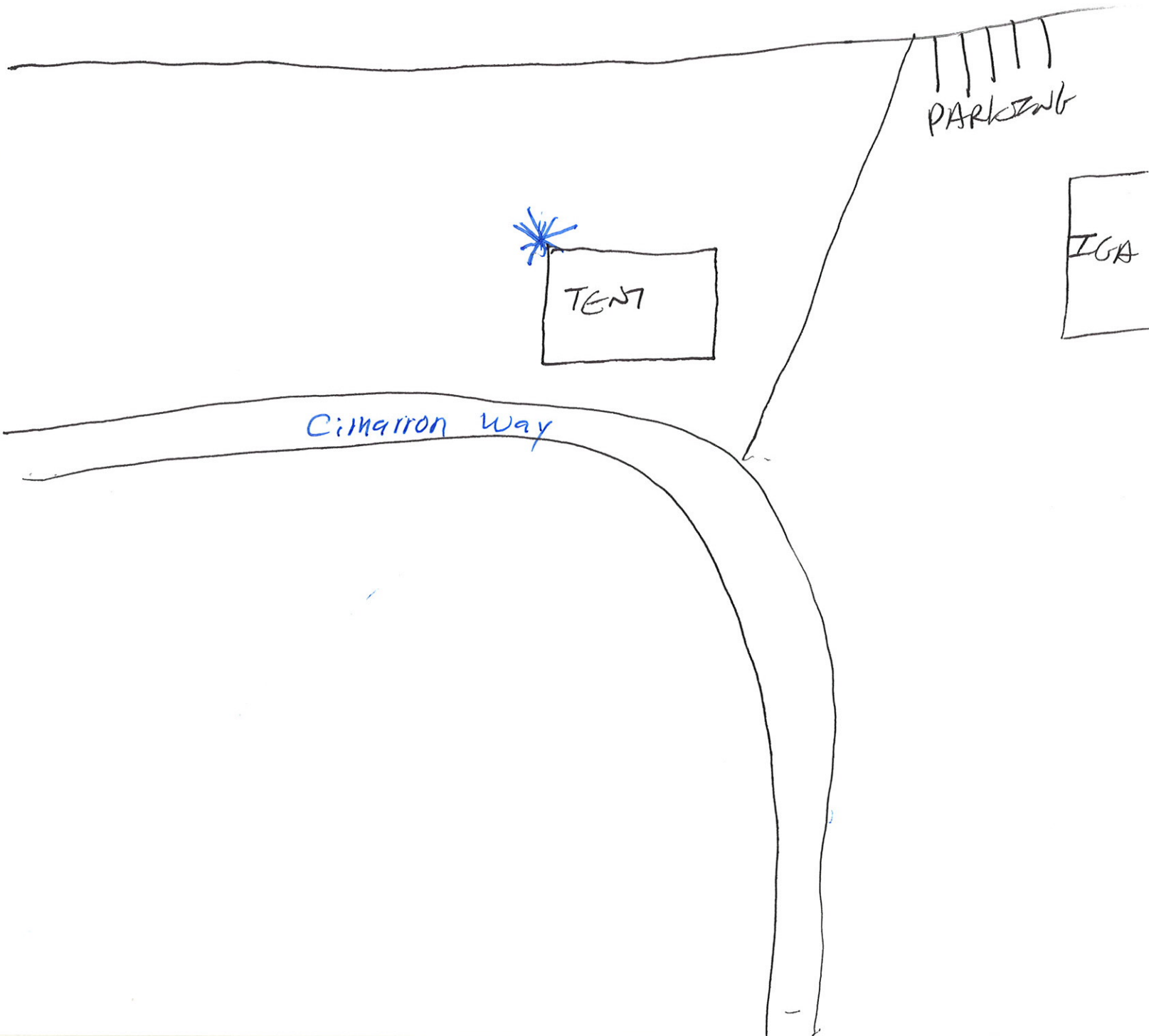
All parties interested in this matter may appear and be heard at said time and place or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the city Business Manager in City Hall, 354 W. Main Street, 267-3865,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

Stephanie Nenna  
Martin Hummel  
Angie Beard  
Lish Mc

246 Pine Meadow Dr. Farmington  
230 Pine Meadow Dr Farmington  
206 Pine Meadow Dr Farmington  
219 W MAIN MARVIN ISA



TRASH WILL BE COLLECTED AND REMOVED BY  
MYSELF TO WASTE MANAGEMENT.





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
6/14/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|   |                                    |              |                             |
|---|------------------------------------|--------------|-----------------------------|
| PRODUCER<br>Britton Gallagher<br>One Cleveland Center, Floor 30<br>1375 East 9th Street<br>Cleveland OH 44114 | CONTACT NAME:                      |              |                             |
|   | PHONE (A/C, No, Ext):              | 216-658-7100 | FAX (A/C, No): 216-658-7101 |
| INSURED<br>Hale Fireworks LLC<br>48 Brokenbow Road<br>Buffalo MO 65622  | E-MAIL ADDRESS:                    |              |                             |
|   | INSURER(S) AFFORDING COVERAGE      |              | NAIC #                      |
|   | INSURER A: Lexington Insurance Co  |              |                             |
|   | INSURER B: Maxum Indemnity Company |              | 26743                       |
|   | INSURER C:                         |              |                             |
|   | INSURER D:                         |              |                             |
| INSURER E:  |                                    |              |                             |
| INSURER F:  |                                    |              |                             |

**COVERAGES**                      **CERTIFICATE NUMBER: 1833559039**                      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE   | ADDL INSR | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS   |
|----------|---|-----------|----------|---------------|-------------------------|-------------------------|--|
| A        | GENERAL LIABILITY<br><input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR   |           |          | 2695671-05    | 3/1/2013                | 3/1/2014                | EACH OCCURRENCE \$1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$50,000<br>MED EXP (Any one person) \$<br>PERSONAL & ADV INJURY \$1,000,000<br>GENERAL AGGREGATE \$2,000,000<br>PRODUCTS - COMP/OP AGG \$2,000,000<br>\$ |
|          | AUTOMOBILE LIABILITY<br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS<br><input type="checkbox"/> HIRED AUTOS<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS |           |          |               |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>\$  |
| B        | UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR<br>EXCESS LIAB <input checked="" type="checkbox"/> CLAIMS-MADE<br>DED <input type="checkbox"/> RETENTION \$   |           |          | EXC6018500-02 | 3/1/2013                | 3/1/2014                | EACH OCCURRENCE \$4,000,000<br>AGGREGATE \$4,000,000<br>\$   |
|          | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N<br>(Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below              |           |          |               |                         |                         | WC STATUTORY LIMITS OTH-ER<br>E.L. EACH ACCIDENT \$<br>E.L. DISEASE - EA EMPLOYEE \$<br>E.L. DISEASE - POLICY LIMIT \$   |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
**\*\*Additional Insured\*\***  
**City of Farmington, AR; Alonzo Pettigrew**  
In respect to the fireworks location at 233 Cimarron, Farmington, AR 72730

|  |  |
|--|--|
| <b>CERTIFICATE HOLDER</b><br><br>Sue Bartholomew<br>95 South Winds Road<br>Farmington AR 72730 | <b>CANCELLATION</b><br><br>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br><br>AUTHORIZED REPRESENTATIVE<br> |
|--|--|

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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: Farmington Public Schools Day Phone: 266-1860  
 Address: 278 W Main Street Fax: \_\_\_\_\_  
 Representative: Bates & Associates, Inc. Day Phone: (479) 442-9350  
 Address: 91 W. Colt Sq Dr. Ste 3, Fayetteville, AR 72703 Fax: (479) 521-9350  
 Property Owner: Same as applicant Day Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Fax: \_\_\_\_\_

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

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

For office use only:

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

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

Property Description  
 Site Address – HWY 170  
 Current Zoning – \_\_\_\_\_  
 Attach legal description


**Financial Interests**

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

Farmington Public Schools

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

 Date 4-23-13

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

\_\_\_\_\_  
 Owner/Agent Signature Date \_\_\_\_\_

# Development Checklist:

|  | Yes | No | N/A, why?             |
|--|-----|----|-----------------------|
| 1. Completed application form.   | ✓   |    |                       |
| 2. Payment of application fee.   | ✓   |    |                       |
| 3. One AutoCAD drawing – 1"=100' or larger, using layer, symbols and line types as required by City Engineer.  |     | ✓  | City doesn't have CAD |
| 4. Fifteen (15) copies of the plat <b>folded</b> to a size of no greater than 10" X 10 ½".   | ✓   |    |                       |
| <b>The Following Shall Appear on the Plat:</b>   |     |    |                       |
| 1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.  | ✓   |    |                       |
| 2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*                              | ✓   |    |                       |
| 3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.   | ✓   |    |                       |
| 4. Complete and accurate legend.   | ✓   |    |                       |
| 5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.  | ✓   |    |                       |
| 6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.  | ✓   |    |                       |
| 7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)   | ✓   |    |                       |
| 8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.   | ✓   |    |                       |
| 9. Curve data for any street which forms a project boundary.   | ✓   |    |                       |
| 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.   | ✓   | ✓  | Not in Flood plain    |
| 11. Status of regulatory permits:  |     |    |                       |
| a. NPDES Storm water Permit  |     | ✓  | N/A                   |
| b. 404 Permit  |     | ✓  | N/A                   |
| c. Other   |     | ✓  |                       |
| 12. Provide a benchmark, clearly defined with a precision of 1/100 <sup>th</sup> 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. | ✓   |    | Required              |
| 13. Spot elevations at grade breaks along the flow line of drainage swales.  | ✓   |    |                       |
| 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').   | ✓   |    |                       |
| 15. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.   | ✓   |    |                       |
| 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.                           | ✓   |    |                       |
| 17. Existing topographic information with source of the information noted. Show:   | ✓   |    |                       |

|   |   |   |                  |
|---|---|---|------------------|
| a. Two foot contour for ground slope between level and ten percent.   | ✓ |   |                  |
| b. Four foot contour interval for ground slope exceeding 10%.   | ✓ |   |                  |
| 18. Preliminary grading plan.   | ✓ |   |                  |
| <b>Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)</b>  |   |   |                  |
| 1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.  | ✓ |   |                  |
| 2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.   | ✓ |   |                  |
| <b>Proposed Utilities</b>   |   |   |                  |
| 1. Regarding all proposed storm sewer structures and drainage structures:   | ✓ |   |                  |
| a. Provide structure location and types.  |   | ✓ | may not have any |
| b. Provide pipe types and sizes.  |   | ✓ |                  |
| 2. Regarding all proposed sanitary sewer systems  | ✓ |   |                  |
| a. Provide pipe locations, sizes and types.   | ✓ |   |                  |
| b. Manhole locations.   | ✓ |   |                  |
| 3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site   |   | ✓ | unknown          |
| 4. If a septic system is to be utilized, not that on the plat. Show the location and test data for all percolation tests.   |   | ✓ | n/a              |
| 5. Regarding all proposed water systems on or near the site:  | ✓ |   |                  |
| a. Provide pipe locations, sizes and types.   | ✓ |   |                  |
| b. Note the static pressure and flow of the nearest hydrant.  | ✓ |   |                  |
| c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.  | ✓ |   |                  |
| 6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)  | ✓ |   |                  |
| a. Locations of all related structures.   | ✓ |   |                  |
| b. Locations of all lines above and below ground.   | ✓ |   |                  |
| c. A note shall be placed where streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street.  |   | ✓ | none             |
| 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.   | ✓ |   |                  |
| <b>Proposed and Existing Streets, Rights-of-way and Easements</b>   |   |   |                  |
| 1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and | ✓ |   |                  |

|  |   |   |                      |
|--|---|---|----------------------|
| all curb return radii. Private streets shall be clearly identified and named.  |   |   |                      |
| 2. A Layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.                    | ✓ |   |                      |
| 3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)   |   | ✓ | Parking lot lighting |
| <b>Easement Plat – LSD Only</b>  |   |   |                      |
| 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.   | ✓ |   |                      |
| <b>Subdivision of Land</b>   |   |   |                      |
| 1. The lot layout, the dimensions of each lot and total area in square footage or acreage to the nearest on-hundredth (1/100 <sup>th</sup> ) acre of each lot. Lots shall be numbered consecutively for all phases. The total number of lots shall be indicated on the plat. |   |   | n/a                  |
| 2. The designation of all "outlots" and anticipated uses, if known.  |   |   | n/a                  |
| 3. For phased development, a plat showing all phases is required.  | ✓ |   | <del>n/a</del>       |
| <b>Site Specific Information</b>   |   |   |                      |
| 1. Provide a note describing any off site improvements.  |   | ✓ | none                 |
| 2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.   | ✓ |   |                      |
| 3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)   |   | ✓ | none                 |
| 4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)                                 |   | ✓ | none                 |
| 5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.   |   | ✓ | none                 |
| 6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.   |   | ✓ | n/a                  |
| 7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)   | ✓ |   |                      |
| 8. The location and size of existing and proposed signs, if any.   | ✓ |   |                      |
| 9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.   | ✓ |   |                      |
| 10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)                            | ✓ |   |                      |
| 11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).  | ✓ |   |                      |
| 12. Location of existing and purposed sidewalks.   | ✓ |   |                      |
| 13. Finished floor elevation of existing and purposed structures.  | ✓ |   |                      |
| 14. Indicate location and type of garbage service (Large Scale   |   | ✓ |                      |

|  |   |   |      |
|--|---|---|------|
| Developments only.) Dimension turnaround area at dumpster location.  | ✓ |   |      |
| 15. A description of commonly held areas, if applicable.   |   | ✓ | none |
| 16. Draft of covenants, conditions and restrictions, if any.   |   | ✓ | none |
| 17. Draft POA agreements, if any.  |   | ✓ | none |
| 18. A written description of requested variances and waivers from any city requirements.   | ✓ |   |      |
| 19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district. | ✓ |   |      |
| 20. Preliminary drainage plan as required by the consulting engineer.  | ✓ |   |      |
| <b>Data on Diskette</b>  |   |   |      |
| 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.  |   | ✓ |      |

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

CITY OF FARMINGTON  
354 WEST MAIN STREET

P.O. BOX 150

**RECEIVED** APR 24 2013

|                                   |                           |  |               |    |
|-----------------------------------|---------------------------|--|---------------|----|
| DATE                              | 4-24-13                   | No.                                    | 087422        |    |
| RECEIVED FROM                     | Bates & Assoc.            |  | \$500.00      |    |
|                                   | Five hundred & no/100     |  | DOLLARS       |    |
| <input type="checkbox"/> FOR RENT | Farmington Public Schools |  |               |    |
| <input type="checkbox"/> FOR      |                           |  |               |    |
| ACCOUNT                           |                           | <input type="radio"/> CASH             | FROM          | TO |
| PAYMENT                           | 500.00                    | <input type="radio"/> MONEY ORDER      | BY B. Coleman |    |
| BAL. DUE                          |                           | <input checked="" type="radio"/> CHECK |               |    |
|                                   |                           | <input type="radio"/> CREDIT CARD      |               |    |

1182



SURVEY DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SAID POINT OF BEGINNING BEING AN EXISTING STATE MONUMENT, THENCE S89°59'54"E 732.87' TO AN EXISTING 5/8" REBAR, THENCE S89°59'50"E 540.34' TO AN EXISTING 5/8" REBAR, THENCE S89°59'50"E 33.96' TO AN EXISTING RAILROAD SPIKE, THENCE S0°02'52"E 1486.32' TO AN EXISTING SURVEY MARKER, THENCE S89°57'26"W 38.91' TO AN EXISTING 5.8" REBAR, THENCE S89°59'09"W 1280.97' TO AN EXISTING 3/8" REBAR, THENCE N0°03'24"E 1486.72' TO THE POINT OF BEGINNING, CONTAINING 45.00 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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

Applicant: Farmington Public School  
Project Name: Farmington High School Gym  
Engineer/Architect: Bates & Associates, Inc.

Date: May 8, 2013

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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.

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Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. The owner needs to sign the LSD application.
3. Provide the recorded warranty deeds for the property.
4. Submit a copy of the AHTD permit.
5. Will there be any freestanding signage? If one is proposed it should be shown on the site plan and a permit will be required.
6. The Fire Chief should determine how the pavement should be painted for the fire lanes and it should be shown on the plan.
7. An easement plat must be submitted and recorded before the issuance of the building permit.
8. Highway 170 Improvements:
  - a. It is the City Staff's recommendation that Highway 170 be widened to allow for a center turn lane along the frontage to the proposed school. The City recognizes that any improvements to Highway 170 will have to be approved and permitted by the Arkansas High and Transportation Department (AHTD).
  - b. A traffic study will be required as per Joe Shipman's email dated May 6, 2013. This study will have to be completed and submitted to the City and AHTD for review. All recommendations that are provided in the study and approved by AHTD will have to be included in the construction plans prior to construction plan approval.
9. Label the distance from the centerline of the road to the right-of-way.
10. Provide a minimum four (4') foot sidewalk 6" from the proposed right-of-way along Highway 170. This sidewalk will be continuous through the driveway with a cold joint or expansion joint at the edge of the sidewalk opposite the street. The sidewalk shall be graded at 2% from the top of the curb.
11. Extend the sidewalk in front of the building to the proposed sidewalk along Highway 170.
12. The handicap parking spaces in the southern parking lot do not have an accessible route to the building in the plan currently. Provide a route that will meet all ADA requirements.
13. The proposed waterline north of the main entrance does not extend to the existing 12" waterline.
14. Provide spot elevations on the grading plan. Provide spot elevations around the building, at the sidewalks, at the entrances and especially in the parking lots. Spot elevations should be

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

Applicant: Farmington Public Schools

Date: 5-8-13

Project Name: Farmington High School Gym

Engineer/Architect: Bates & Associates, Inc.

---

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

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Representing: City of Farmington Name: DAN Ledbetter

1. Drainage ?
2. LSD prior to site work
3. Full length sidewalk
- 4.

Received By: \_\_\_\_\_

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

Applicant: Farmington Public Schools

Date: 5-8-13

Project Name: Farmington High School Gym

Engineer/Architect: Bates & Associates, Inc.

---

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

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Representing: Wash Water Auth. Name: Josh Moore / Andy Feinstein

- make all BSB' as U.E.'s
- indicate<sup>20</sup> U.E.'s on proposed extensions
  - Encase all mains under traffic areas, include detail
  - T.S. d.v. on 170 is on an easement line
  - Place bollards around fire hydrants
  - Utility note #4 - sewer plans to be reviewed by Fayetteville
  - Fire hydrant detail is for Fville, use the one you had on the ballpark plans.
  - Add a note at driveway onto 170 across from Blue Sky that minimum cover over 6" in ditch line must be maintained
  - May want to reroute private lines closer to bldg to avoid repair damage to paved areas
  - A master plan for total buildout would be preferred
- 
- if additional R/W on 170 is to be obtained then the existing main on that franchise will need to be relocated.

Received By: \_\_\_\_\_

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Geoff Bates, P.E.  
Bates & Associates, Inc.  
91 W. Colt Square Dr. Suite 3  
Fayetteville, Arkansas 72703

May 6, 2013

Re: Farmington High School – Hwy 170- Farmington –Sanitary Sewer ONLY  
City of Farmington Technical Plat Review Process

Dear Geoff:

- The Sanitary Sewer design is subject to the City of Fayetteville's latest design criteria. Review for plat approval is not approval of public improvements, and all proposed improvements are subject to further review at the time construction plans are submitted.

**Plan Comments:**

1. Six inch service line should be connected to manhole, not to main.
2. Provide a plan view of all of the sanitary sewer main extension.
3. Minimum drop across the manhole from inlet invert to outlet invert for size on size pipes shall be 0.10' for 0 up to 45 degree change in direction, and 0.20' for 45 to 90 degree change in direction.
4. Update contact information on cover sheet for water and sanitary sewer.

**Special Comments:**

1. 2012 Standard Sanitary Sewer Specifications & Details apply. (Document available at [www.accessfayetteville.org/government/engineering](http://www.accessfayetteville.org/government/engineering) )
2. Manholes shall be located such that they are readily accessible to sewer cleaning equipment.( 15' from the edge of pavement to a manhole. If this cannot be provided, then the immediate downstream manhole must be fully accessible) Access shall be a minimum 10' wide all weather drive surface. 10' wide double gates shall be provided for all fences where manhole access is required. Sewer mains located in easements behind houses without a dedicated, paved alley shall have the manholes located adjacent to the nearest street right-of-way.
3. Easements are required a minimum of 10 feet from each side of water and sewer lines. If the depth is greater than 10' feet the easement will need to increase proportional to the depth of the proposed main.

**Standard Comments:**

1. The review by the Engineering Division was for general compliance and does not warrant your design and does not relieve the owner from any items discovered during construction which are deemed necessary to comply with city ordinances and criteria A preconstruction conference with the City of Fayetteville is required prior to installation.
2. All materials and construction shall comply with the City of Fayetteville's requirements. In the case of conflicts, the City's criteria shall govern.
3. The public works inspector shall be notified no less than 48 hours prior to the installation of public utilities, infrastructure, roadway, etc. Testing shall be coordinated with the PWI by the Engineer of Record.

4. A copy of the approval letter from ADH shall be presented prior to installation of public utilities.
5. **The engineer of record shall provide “Full Time” inspection for utilities on this project. The engineer of record shall also review and approve material submittals (approved submittals shall be submitted to the City for concurrence before material is ordered)– weekly inspection reports should be submitted to the City of Fayetteville’s public works inspector.**
6. Prior to obtaining a Final Acceptance and water service the following items must be performed or provided to the satisfaction of the Engineering Department:
  - a. The work shown on the civil site package must be complete and the items on the final punch list completed.
  - b. One (1) set of as-built drawings of the complete project (excluding details) as a hard copy and in Tiff or PDF format;
    - i. Public infrastructure shall be surveyed after installation in relation to easements and rights-of-way.
    - ii. Professional surveyor shall provide stamp drawings specifically identifying the limits of as-built survey performed.
    - iii. More than 2 ft deviation of design alignment shall require new easement dedication or adjustment of the utility/storm drain.
  - c. Unit price construction costs and a single 2 year maintenance bonds in the amount of 25% of the public improvements have been provided to the city;
  - d. Certification that the sanitary sewer line was installed per approved plans and City of Fayetteville requirements;

Please provide PDF of the final plans for review at Construction Level.

If you have any questions, please email at [gnewman@ci.fayetteville.ar.us](mailto:gnewman@ci.fayetteville.ar.us) or call me at 575-8206.

Sincerely,

Glenn E. Newman, Jr., P.E.,  
Staff Engineer