



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 24, 2023

**A meeting of the Farmington Planning Commission will be held on
Monday, April 24, 2023, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes – March 27, 2023
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 limited to three minutes per person.

1. **PUBLIC HEARINGS**

A. Proposed ordinance for the Multi-Family Residential Design Standards.

B. Conditional Use – Meramec Specialty Co. dba Fireworks City
Property owned by: Meramec Specialty Co.
Property Location: 380 W. Main Street
Presented by: Meramec Specialty Co.

C. Variance – Signage Variance
Property owned by: Pops Holdings
Property Location: 169 W. Main St.
Presented by: Mike Thompson

D. Preliminary Plat – The Grove at Engles Mill Ph. 4
Property owned by: Riverwood Homes
Property Location: S. Grace Lane
Presented by: Crafton Tull

Planning Commission Minutes March 27, 2023 at 6 PM

1. ROLL CALL – Meeting which was available in person was called to order by Chair Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Gerry Harris, Vice Chair
Bobby Wilson
Chad Ball
Keith Macedo
Norm Toering
Howard Carter
Judy Horne

ABSENT

City Employees Present: Melissa McCarville, City Business Manager; Rick Bramall, City Building Inspector; Mayor Ernie Penn; Jay Moore, City Attorney; Bill Hellard, Fire Chief; Chris Brackett, City Engineer

2. Approval of Minutes: The February 27, 2023 minutes were approved as written after correction of Jill Toering's address from 206 to 306 Claybrook.

3. Comments from Citizens:

Phyllis Young- 546 Goose Creek: She stated that she was asking again for a reversal of approval of Phase 5 of Goose Creek Subdivision until the drainage is corrected. She said her property had not flooded prior to the Goose Creek developments but now it is. She stated that the water is coming in from more places than it had previously. She said the Planning Commission should do more research on water flows and not approve developer's requests until drainage problems are corrected. This should have been done with Phase 5 of Goose Creek Subdivision. The developer should not be allowed to destroy someone's property. She also didn't like the idea of allowing approval on more phases before the other phases are nearly completed. The Planning Commission told her it would be OK; however, it is not OK, and no one in the city has done anything to correct it. She asked the City to protect the citizens by strengthening the rules and regulations regarding water flow in Farmington. At present, there are no incentives for the developers, so they go ahead and destroy adjacent properties. She concluded by asking again that the drainage be corrected.

Public Hearings:

4A. Conditional Use for Freedom Fireworks, LLC; property located at 233 E. Main owned by Freedom Fireworks, LLC as presented by Freedom Fireworks:

Cheslee Mahan, 16092 Malico Mountain Road, West Fork, 72774, was present to discuss the request. Keith Macedo asked if this would be in the same location as last year and Ms. Mahan said yes.

Public comment: None.

Robert Mann called for question to approve the Conditional Use for 233 E. Main and upon roll call vote motion passed unanimously.

4B. Variance to waive the landscape ordinance for property located at 30 W. Main St. owned by Farmington Clinic Properties, LLC as presented by Engineering Services, Inc.:

Brandon Rush, 1207 Old Missouri Road, an engineer with ESI was present to discuss the request. They are seeking a waiver from having to construct a fence along the north property line (White Street). He stated that the existing grade and vegetation already there will be sufficient. Adding a fence would have limited screening benefit. The owner also asked a waiver from adding landscaping in front of proposed dumpster which will not be seen from the street. Judy Horne agreed with the waiver, but wanted to make sure that the trees would not be torn down by an uninformed sub-contractor. Judy Horne also requested they use a different type of landscaping plant than Compact Inkberry Holly because its berries are poisonous to animals and humans.

Keith Macedo noted that the sidewalk on Main Street was not shown as a full sidewalk on the plan. It is only a partial sidewalk. Bobby Wilson said the Highway Department has the final say on sidewalk since it is their right-of-way. Chris Brackett agreed but said that the sidewalk should go from the drive and continue the full width of the property unless Arkansas Department of Transportation decided otherwise because they have ultimate, final authority regarding sidewalks on the Highway.

Public comment: None.

Robert Mann called for question to approve the Variance to waive the landscape ordinance for property located at 30 W. Main St. and upon roll call vote motion passed unanimously.

4C. Variance to waive subdivision regulation and connectivity standards for property located at 30 W. Main St. owned by Farmington Clinic Properties, LLC as presented by Engineering Services, Inc.:

Brandon Rush with ESI was present to discuss. They are seeking a waiver from having to add a connectivity access point on the southeast side of the parking lot due to the steep change in grade, and from having to make improvements to White Street, a dead-end street with very little traffic. The large cost would not be proportional to the street improvement's small impacts.

Melissa McCarville said the City had no issue with this variance request.

Public comment:

Heather Hendrix with Redi Lube Garage located to the east, was concerned about large trucks and other cars driving through their parking lot if connectivity is allowed. City Attorney Jay Moore said because of the steep grade between the properties, the Clinic does not want to build a connector.

It was noted that there will be connectivity with the adjacent property to the west of the Clinic.

Hal Henson 11651 E. Creek Lane: He was concerned that if a drive was constructed on the steep slope, it could create issues regarding water run off flow, speed, and velocity onto the Garage property.

Bobby Wilson asked if the State would be responsible for maintaining the sidewalk. Chris Brackett said yes.

Robert Mann called for question to approve the Variance to waive the subdivision regulations and connectivity requirements for property located at 30 W. Main Street. Upon roll call vote, the motion passed unanimously.

4D. Large Scale Development for Farmington Vet Clinic located at 30 W. Main St. owned by Farmington Clinic Properties, LLC as presented by Engineering Services, Inc.:

Brandon Rush with ESI was present to discuss the request. The new clinic will be 3,300 sq. ft. and will be constructed behind the old building. Chris Brackett read his memo as follows:

“The Large Scale Development for the Thrive Pet Healthcare has been reviewed and it is my opinion that the Planning Commission’s approval should be conditional on the following comments.

1. The fire flow, fire hydrant and fire lane locations must be reviewed and approved by the Farmington Fire Department prior to construction plan approval.
2. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to construction plan approval.
3. Submit two (2) copies of the filed easement plat prior to construction plan approval. A copy of the proposed easement plat shall be submitted to KMS for review and approval prior to signatures.
4. A sign permit will be required for the construction of any signage for this project.
5. A completed Grading Permit Application and fee must be submitted to the City prior to final approval of the construction plans. A preconstruction conference will be required prior to any grading on the site. The owner, their engineering consultant, and the contractor responsible for the best management practices will be required to attend this conference.
6. After a final review set of plans and drainage report have been approved by KMS, the applicant shall submit to the City two (2) sets of the full size plans and two (2) sets of the half size plans, and one (1) copy of the final drainage report that have been sealed by the engineer of record for final approval and distribution.”

Bobby Wilson made the request to let the State know we want a full sidewalk in front of the Clinic.

It was noted that because they have decided to install a sprinkler system in the new building, the fire lane is not needed. In answer to Norm Toering, Mr. Rush said the eventual 2000 square foot addition will also have a sprinkler system.

Public comment: None

Having no further discussion, Robert Mann called the question to approve the Large Scale Development for Farmington Vet Clinic. Upon roll call, the motion passed unanimously.

Judy Horne moved to set a public hearing for the Multi-Family Residential Design Standards to April 24, 2023. Norm Toering seconded the motion. Motion passed unanimously.

Chad Ball moved to ask the City Council to consider extending the multi-family construction moratorium for six more months at the April 10, 2023 meeting. Norm Toering seconded the motion, which passed unanimously.

Adjournment: Having no further business, the in-person Planning Commission meeting was adjourned at 6:35 PM.

SECTION __ DESIGN STANDARDS FOR TWO-FAMILY AND MULTI-FAMILY DEVELOPMENTS

Purpose and intent.

The design standards in this section are intended to implement the City's vision for two-family residential and multi-family residential developments (multifamily is defined as 3-family units and greater). The intent of these standards is to improve the overall quality of two-family and multi-family residential developments with surrounding land uses and enhance pedestrian safety and walkability.

Applicability.

The provisions of this section shall apply to all two-family and multi-family development, when any of the following are met:

- A. New developments that require Large Scale Development review and approval; and/or
- B. All new multifamily construction, including two-family homes, requiring building permits; and/or
- C. Additions or alterations to a building or site, excluding interior-only improvements, which total fifty percent (50%) or more of the gross square footage of the existing building(s) or site.

Review process.

These standards shall be applied in the normal review process for large scale developments and shall be approved by the Planning Commission.

These standards are also applicable for projects exempt from large-scale development standards but requiring review by this section. Individual two-family or multi-family buildings shall be reviewed by the Building Official for zoning and design standards compliance at the time a building permit is submitted. Adequate drawings shall be submitted by the applicant to facilitate review with the provisions of this section.

Examples of Two-Family Residential Structures



Two-Family (Stacked),

Missing Middle Housing.com



Two-Family (Side by Side),

Missing Middle Housing.com



Two-Family (Front loaded with attached garage)

SW Coues Cove Bentonville, AR, google maps image



Two-Family (side by side)

Housing.com

Examples of Three-Family, and Four-Family Residential Structures



Three-Family (Stacked),
Missing Middle Housing.com



Four-Family (Stacked),
Missing Middle Housing.com

Design Standards for Two, Three, and Four Family Residential Structures

A. Building design.

1. For all units with a garage or carport, the garage or carport shall be placed behind the front building façade. Garages and carports may be attached or detached, and may be entered through an alley or back street.
2. Each entry, whether combined or individual unit entries, shall be clearly visible from the public realm on each building.
3. Each building façade shall have articulation; no façades containing only one plane shall be accepted.
4. Each roofline shall include articulation (such as a gable, hips, dormers, etc.); no roof forms with an unbroken roofline shall be accepted. Exceptions for flat roofs may be allowed if the roof design includes architectural elements and is designed to meet structural and environmental code requirements.
5. The front façade shall include windows with a minimum fifteen percent (15%) coverage.
6. Porches with a minimum six (6) foot depth and a minimum of sixty (60) square feet in size, shall be required on the front facade of each building. Porches shall be allowed to encroach the front setback as long as they do not interfere with utility easements. The Building Official shall review all requests for encroachment.
 - a. Only portions of the structure exclusively including an "open porch" section shall be allowed to encroach the setback. The front building face of the structure shall not be allowed to encroach the required setback. "Porch" shall be defined as a covered shelter, integrated with, or in front of, the entrance of

a building. "Open Porch" shall be defined as having no walls on three sides. Railings shall be allowed on open porches.

7. Internal or external gutter and downspout systems shall be required on all two-family and multi-family buildings.
8. Exterior building materials:
 - a. The primary material shall constitute at least 75% of each wall area, excluding glass.
 - b. The primary exterior material shall consist of a combination of brick, textured concrete block, stucco, cement-based board or similar masonry product, wood, synthetic stone, or natural stone.
 - c. Alternative materials may be proposed for approval by Planning Staff or Building Official unless the material is specifically prohibited in this section.
 - i. Material sample board is required to be submitted when proposing any alternative materials.
 - ii. The Planning Staff or Building Official have the authority to deny any alternative materials if they are found to be in conflict with the intent of this code.
 - d. No Masonite, asphaltic exterior wall or roof material, aluminum, or steel siding (other than approved architectural metal or composites), non-textured concrete block (ground-faced is allowed), vinyl, EFIS, pre-engineered metal buildings, or other similar materials shall constitute the primary exterior materials.

Building Design Sketch: Two Family Residential Structures

MULTIFAMILY DESIGN STANDARDS BUILDING DESIGN TWO-FAMILY ATTACHED GARAGES

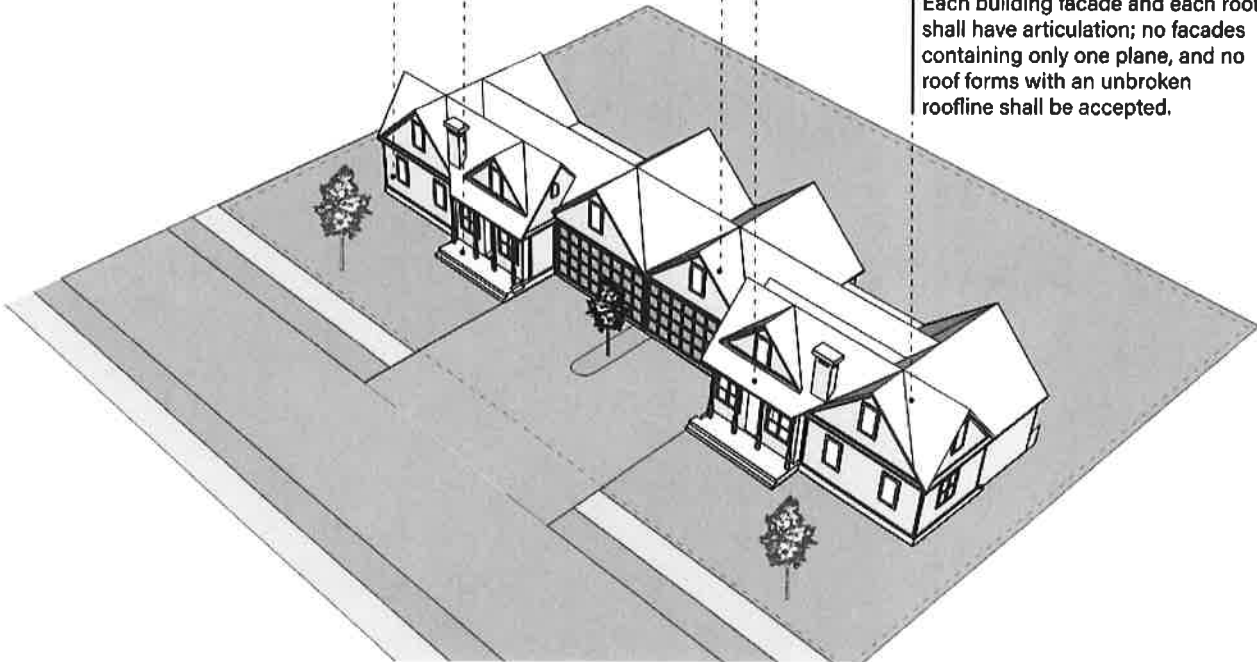
The finished facade of any structure shall be composed of the city's acceptable building facade materials, including a minimum 15% window coverage on the front facade.

Porches with a minimum six (6) foot depth and a minimum of sixty (60) sf in size shall be required on the front facade.

The garage or carport shall be placed behind the front building facade, attached or detached.

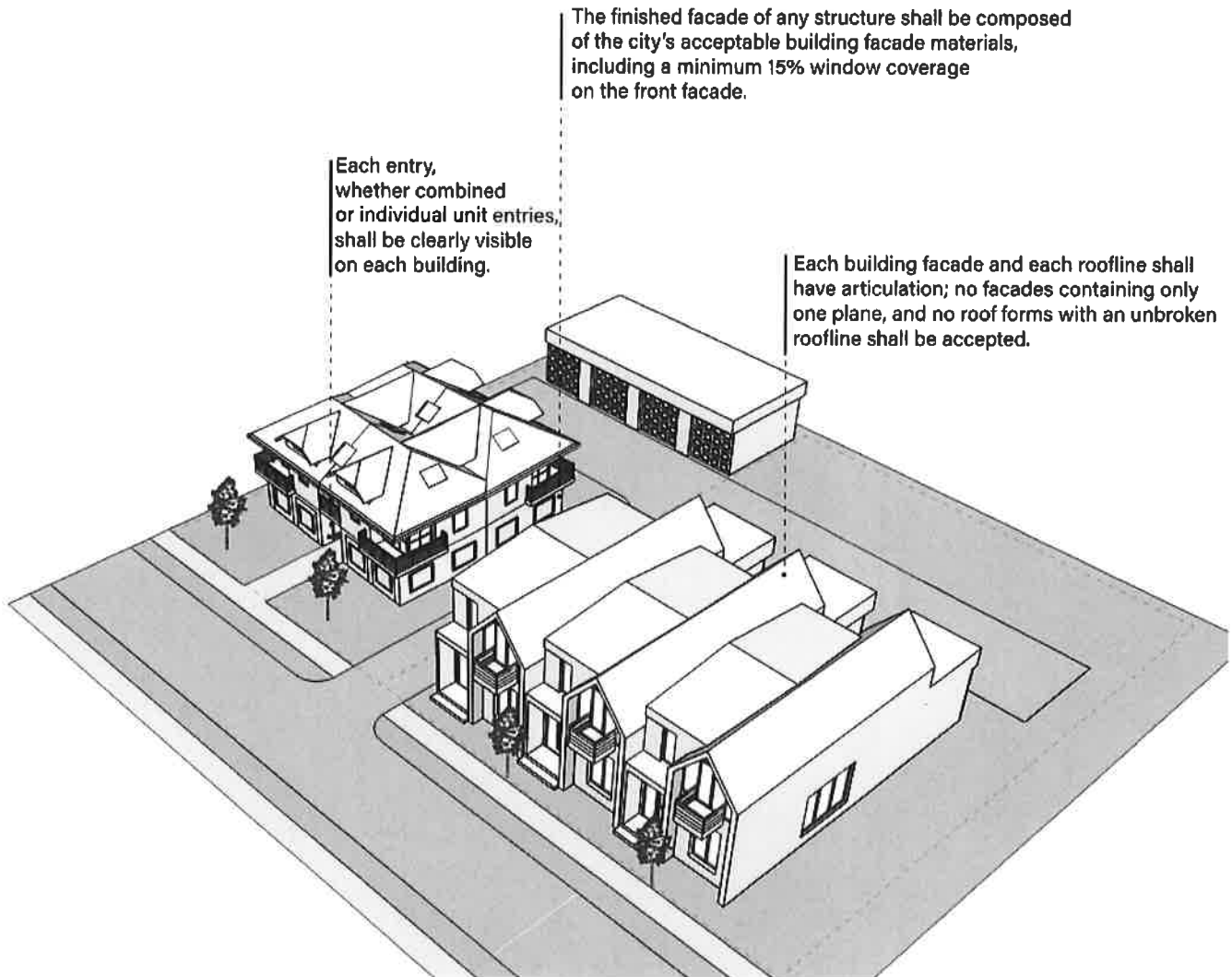
Each entry, whether combined or individual unit entries, shall be clearly visible on each building.

Each building facade and each roofline shall have articulation; no facades containing only one plane, and no roof forms with an unbroken roofline shall be accepted.



Building Design Sketch: Three and Four Family Residential Structures

MULTIFAMILY DESIGN STANDARDS BUILDING DESIGN THREE AND FOUR-FAMILY ATTACHED AND DETACHED GARAGES



B. Site planning.

1. The front of each residential structure shall be oriented towards the street.
2. All trash receptacle storage areas shall be screened. If the units are served by individual trash service, the two-family, three-family, or four-family units shall be designed in a manner that provides access to residents to store trash receptacles out of sight.
3. Two-family, three-family, and four-family building facades shall be varied. There shall be a minimum of three (3) alternative building facades or variation of materials before a repeat design may be utilized. In no case shall two (2) identical building facades be placed adjacent to one another. The level of variation in building façade or materials shall be approved by Planning Staff.
4. If shared driveways or alleys are proposed with any development, they shall comply with the current fire, building, and planning codes. The width of any shared alley or driveway shall be approved by the City Fire Chief, and additional width may be required at the Fire Chief's discretion. Any shared private driveways or alley(s) must be maintained by individual owners or a property owners' association.
5. For rear or alley loaded units.
 - a. Where rear or alley loaded, garage or carport may extend beyond rear façade. Setbacks for ancillary structures shall be five (5) feet from the rear and side property lines. Shared garage or carport structures shall be allowed to have a zero (0) foot setback on the shared side of the structure.
 - b. If the development is designed for rear trash pickup, additional width and structural requirements may be placed on the rear-loaded shared alleys or shared driveways.
6. For two-family buildings with front-loaded driveways, garages, or carports, the driveway shall extend a minimum of twenty-five (25) feet into the property from the Master Street Plan right-of-way to allow parking to occur without encroaching into the right-of-way or obstructing the pedestrian access. For developments with private streets, there shall be a minimum of twenty-five (25) feet clear behind the sidewalk. If there is no sidewalk, there shall be a minimum twenty-five (25) feet clear from the back of curb or ditch.
7. For three and four-family buildings: A maximum of two (2) drives per building is allowable. Sharing drives between buildings is encouraged. All parking shall be to the side or rear of the structure. The minimum parking areas required for residential units may not be located within the public street ROW unless specifically approved by the Planning Commission.
8. Additional paved parking spaces for planned two-family, three-family, and four-family developments (more than sixteen 16 units developed) shall be required. The additional required parking may consist of on-street parking with delineated bump-outs on one side of the street (see special street sections), by adding additional parking within the parking area servicing the development, or may be accomplished with individual off-street parking areas dispersed throughout the development (see special street sections). Additional parking shall be evenly distributed throughout

the development and shall be available within 250 feet of each residence. At least one (1) additional parking space for every four (4) units shall be provided in this manner.

- a. When utilizing the individual off-street parking areas or delineated on-street parking areas, the parking areas shall be constructed to the same standard as the street section, and included in the right-of-way (as per the street section).
 - b. Ninety (90) degree parking spaces are preferred for the individual off-street parking areas, alternatives shall require additional engineering review. At least four (4) parking spaces shall be required per parking area.
 - c. If utilities are to be placed under the off-street parking areas, boxes and meters shall be set in a manner to be accessible and not within the pavement area.
9. Clearly defined pedestrian walkways or paths, a minimum of five (5) feet in width, shall be provided from parking areas that connect to the sidewalk system within the development.

Site Planning Sketch: Two Family Residential Structures

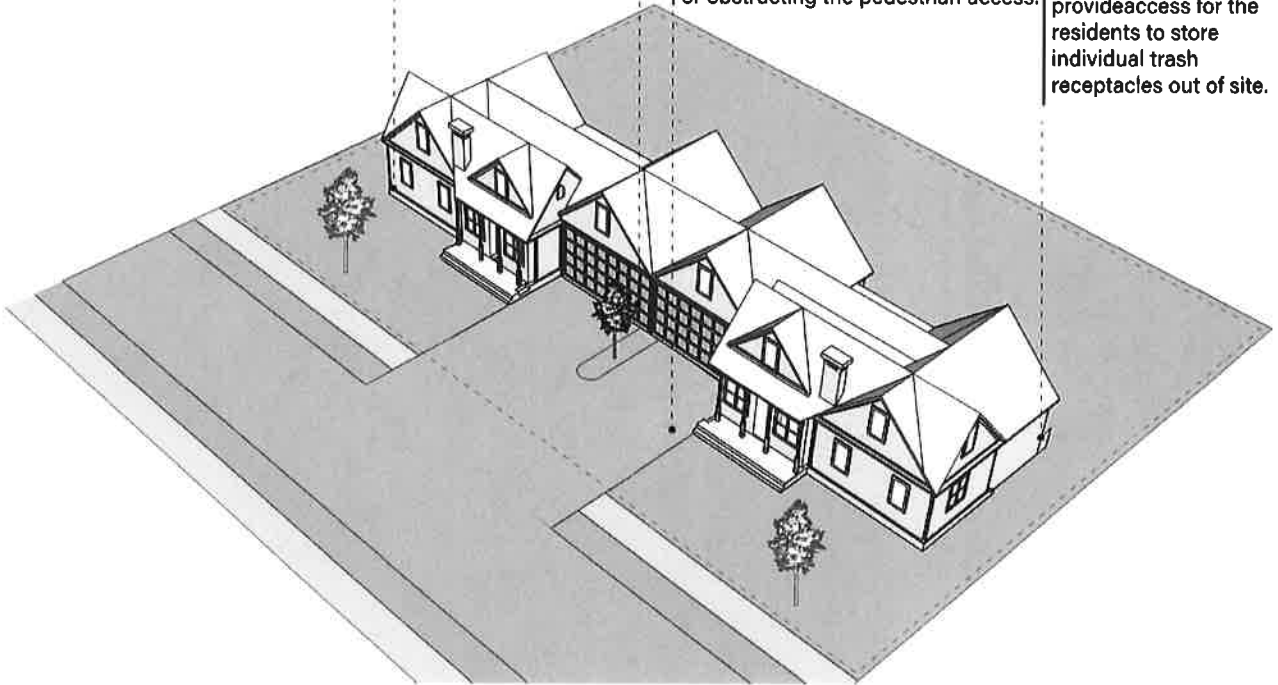
MULTIFAMILY DESIGN STANDARDS SITE PLANNING
TWO-FAMILY ATTACHED GARAGES

Multi-family facades shall be varied. No identical buildings shall be placed adjacent to one another.

Buildings shall be oriented towards the street

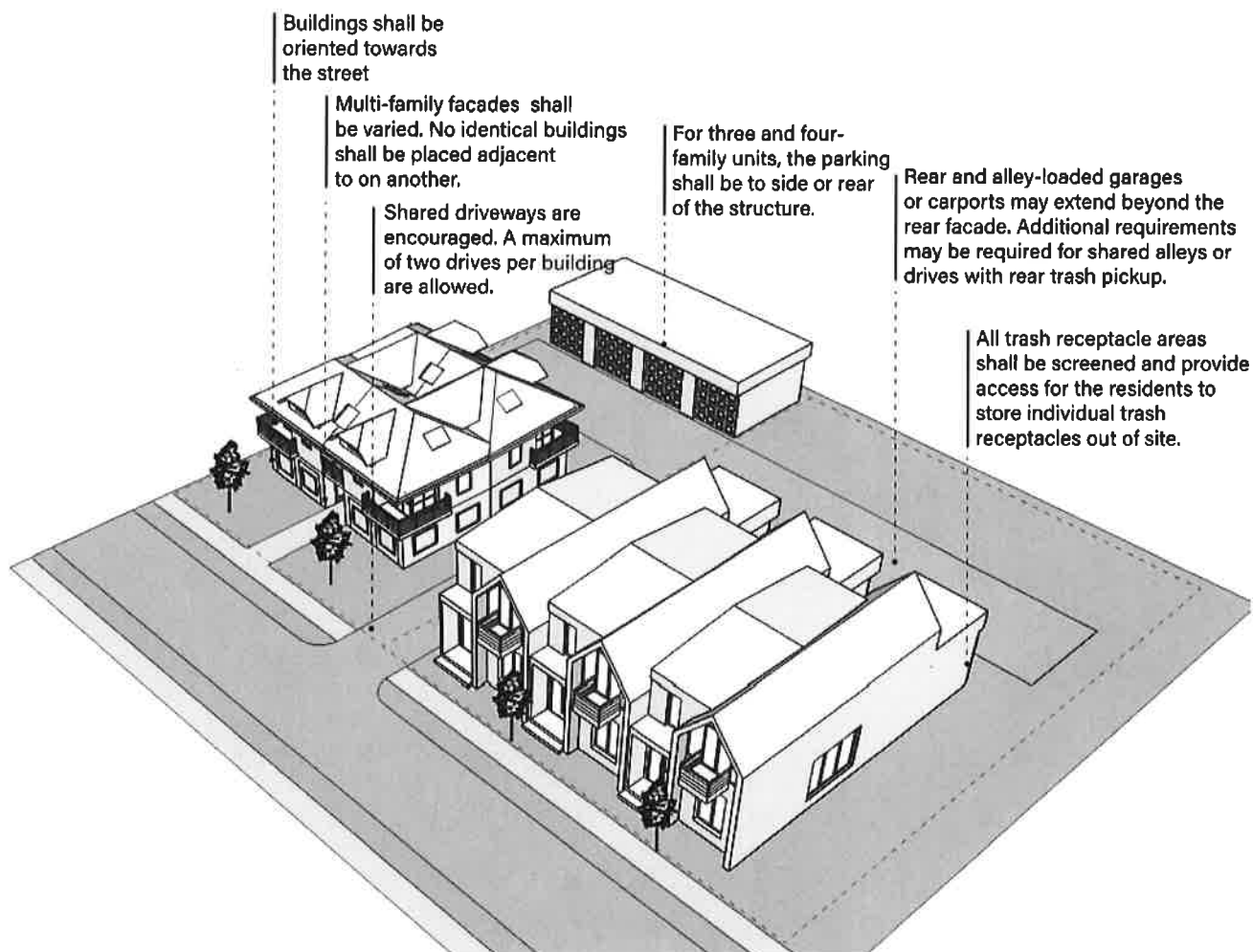
The driveway shall extend a minimum of twenty-five (25) feet into the property from the Master Street Plan right-of-way to allow parking to occur without encroaching into the right-of-way or obstructing the pedestrian access.

All trash receptacle areas shall be screened and provide access for the residents to store individual trash receptacles out of site.



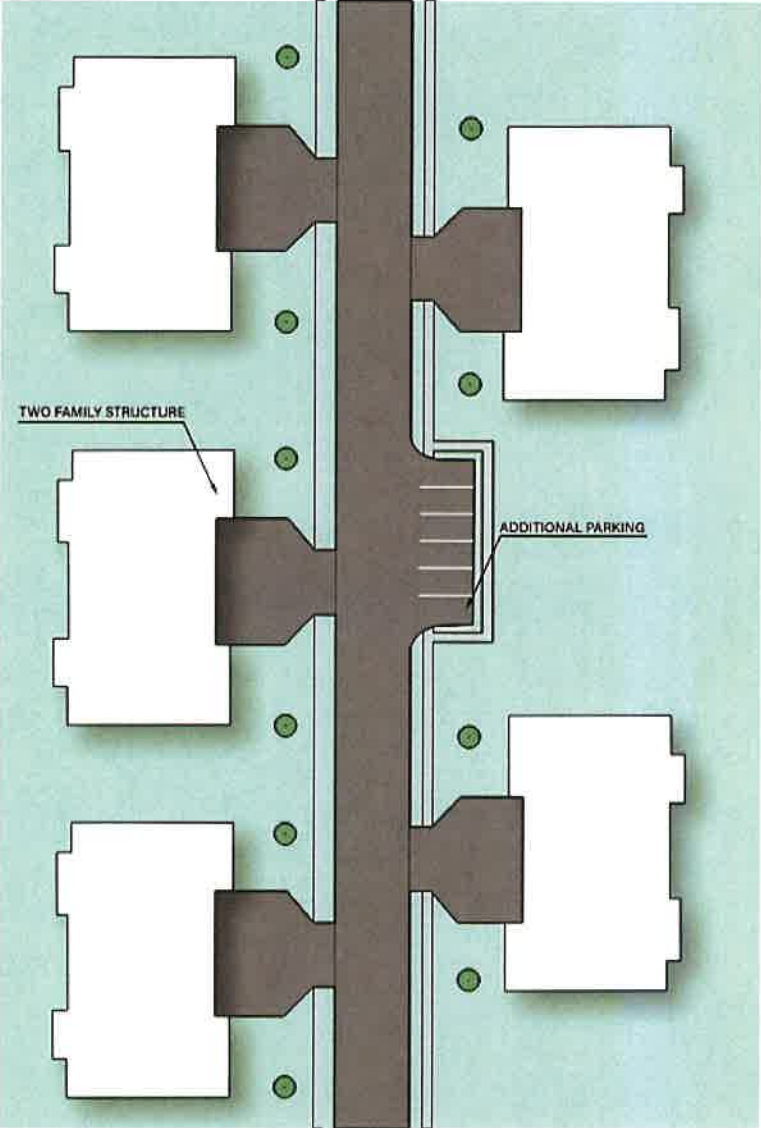
Site Planning Sketch: Three and Four Family Residential Structures

MULTIFAMILY DESIGN STANDARDS SITE PLANNING THREE AND FOUR-FAMILY ATTACHED AND DETACHED GARAGES



Additional Parking Example Sketch: Two, Three and Four Family Developments

**MULTIFAMILY DESIGN STANDARDS SITE PLANNING
ADDITIONAL PARKING**

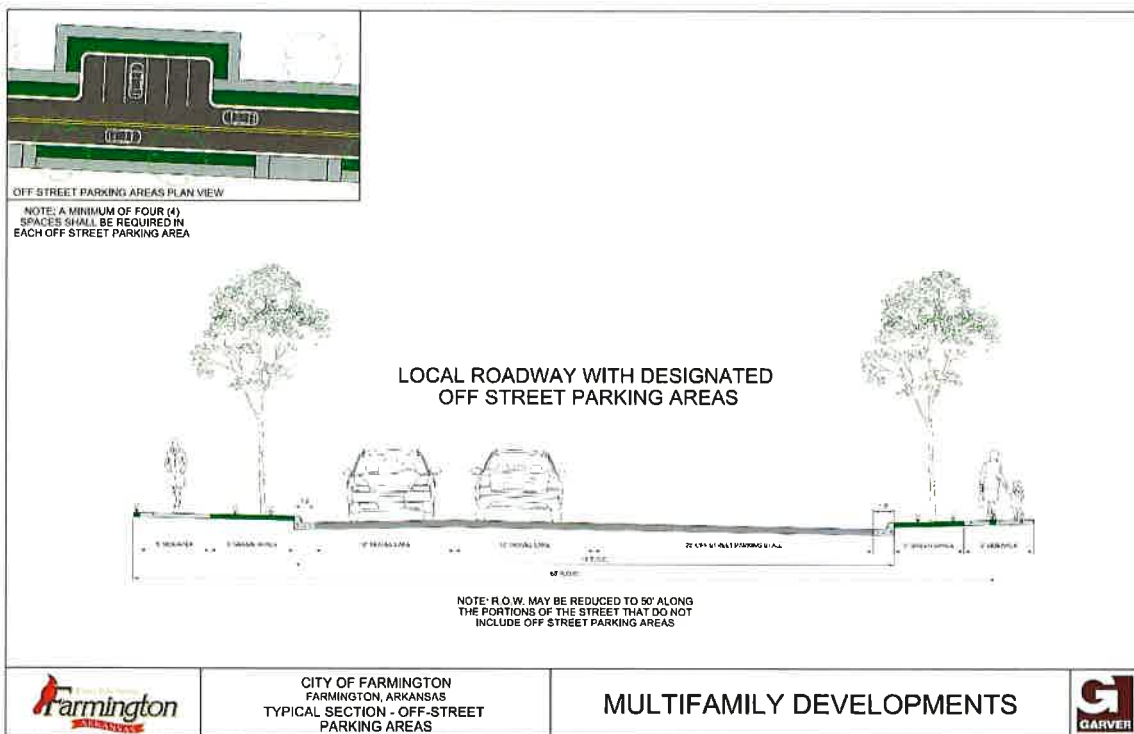
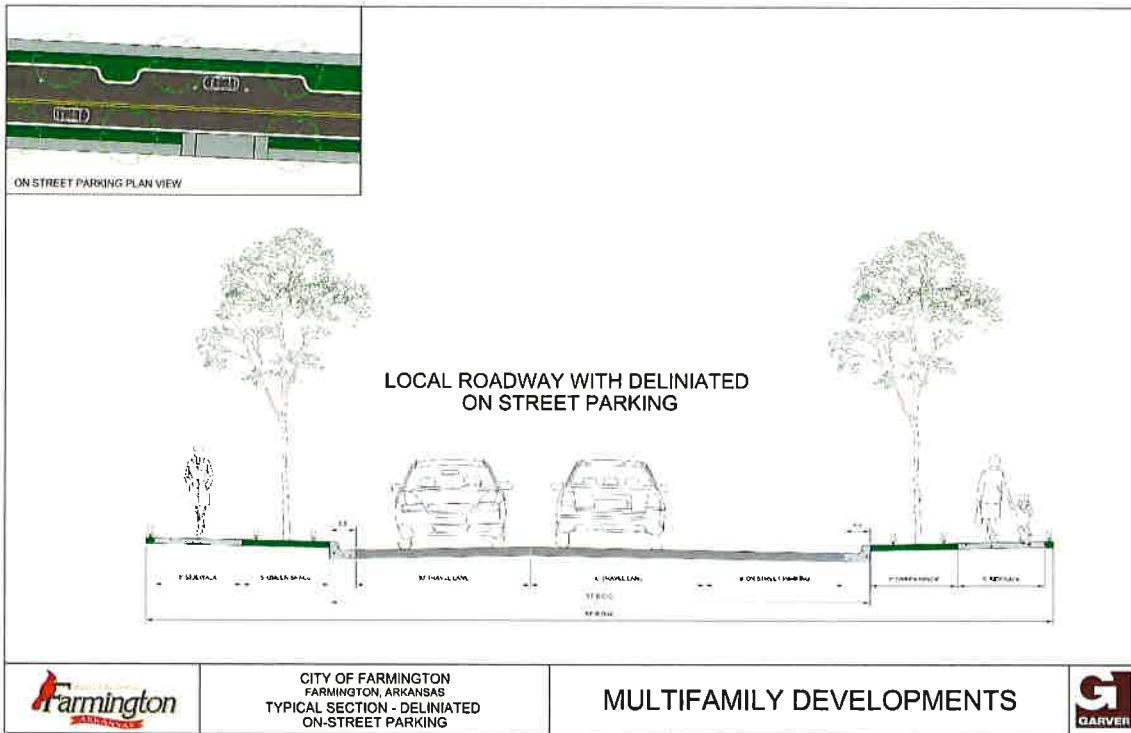


ADDITIONAL PARKING EVENLY DISTRIBUTED THROUGHOUT THE DEVELOPMENT AND AVAILABLE WITHIN 250 FEET OF EACH.

AT LEAST ONE ADDITIONAL PARKING SPACE FOR EACH UNIT SHALL BE PROVIDED IN THIS MANNER.

ON-STREET PARKING WITH DELINEATED BUMP-OUTS ON ONE SIDE OF THE STREET, OR WITH INDIVIDUAL PARKING AREAS THROUGHOUT THE DEVELOPMENT.

Typical Street Sections for Multifamily Developments to accommodate additional parking requirements:



Five-Family and Greater Multi-Family Residential Structures (five or more attached units):



Apartments
Missing Middle Housing.com



Watermark at Steele Crossing
Fayetteville, AR, google maps image



Courtyard Apartments
Missing Middle Housing.com

Design Standards for Five-Family and Greater Residential Structures

A. Building design:

1. Material.

- a. The primary material shall constitute at least 75% of all exterior wall areas, excluding glass.
- b. The primary exterior material shall consist of a combination of brick, textured concrete block, cement-based board, stucco, wood, synthetic stone or natural stone. The remaining exterior material shall be considered building trim.
 - i. Trim is defined as an ornamental design feature, that when removed does not significantly alter the appearance of the building. This commonly consists of moldings, cornices, parapet, frieze, sills, lintels, stringcourse, quoining, and ledgment.
- a. No Masonite, asphaltic exterior wall or roof material, aluminum, or steel siding (other than approved architectural metal or composite), non-textured concrete block (ground-faced is allowed), vinyl, EFIS, pre-engineered metal buildings,

or other similar materials shall constitute a portion of any building except trim.

2. Scale and bulk.

- a. The height and scale of new buildings shall be consistent or compatible with the height and scale of adjacent buildings.
- b. Special care, however, shall be taken to achieve the compatibility of larger buildings next to small scale buildings; techniques shall include:
 - i. Limiting building size.
 - ii. Creating shadow patterns for depth.
 - iii. Using building articulation to:
 - Create a variety of scale relationships.
 - Create the appearance or feeling of a residential scale.
 - Constructing buildings that are sympathetic to a structure on an adjoining property.
 - iv. Using a design technique or element that:
 - Creates a human scale appropriate for a residential use.
 - Prevents the construction of a structure in close proximity to a single-family residence zoning district that is significantly more substantial than a structure in a single-family residence zoning district.
 - Allowing the construction of a structure, including a multi-family structure, that exhibits a human scale and massing that is appropriate for a residential use.
 - v. The scale of the building shall also consider building setback, lot size and relationship to street width.

3. Wall articulation.

- a. Buildings shall avoid long uninterrupted façade planes and/or blank walls.
- b. All non-single-family buildings with facades greater than forty (40) feet in length shall incorporate wall plane projections or recesses that are at least two feet in depth.
- c. At least 25% of the length of the facade must be cumulatively composed of either projections or recesses. No uninterrupted length of a façade may exceed forty (40) feet in length.

4. Facades.
 - a. All multi-family structures shall be architecturally finished on all sides with materials of a similar grade.
 - b. The front façade shall include windows with a minimum fifteen percent (15%) coverage.
5. Roofs.
 - a. Roof lines and/or parapets shall be varied with a change in height every forty (40) linear feet in the building length. Standing seam metal roofing may be permitted. Mansard, mock mansard, or barrel roofs are prohibited.
 - b. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and rooftop equipment from public view.
 - c. Exceptions for flat roofs may be allowed if the roof design includes architectural elements and is designed to meet structural and environmental code requirements.
 - d. Alternative lengths and designs may be acceptable and may be approved by the Planning Commission.
6. Entrances.
 - a. Each primary building on a site, regardless of size, shall have clearly defined, highly visible from the public realm, entrances featuring no less than two of the following:
 - i. Canopies or porticos;
 - ii. Overhangs;
 - iii. Recesses/projections;
 - iv. Arcades;
 - v. Raised corniced parapets over the door;
 - vi. Peaked roof forms;
 - vii. Arches;
 - viii. Architectural detail such as tile work and moldings integrated into the building structure and design;
 - ix. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting; or
 - x. Other architectural features approved by Planning Commission.
7. Architectural details.
 - a. All buildings shall be designed to incorporate no less than three (3) of the architectural elements from the list below, in addition to regulations regarding the design of entrances

above. For every additional floor above the ground floor, one (1) additional architectural element shall be provided.

b. Buildings with a footprint over 5,000 square feet shall include a minimum of five (5) of the referenced architectural elements. Buildings with a footprint over 10,000 square feet shall include a minimum of six (6) of the referenced architectural elements. For every additional floor above the ground floor, one (1) additional architectural element shall be provided.

- i. Canopies, awnings, or porticos;
- ii. Recesses/projections;
- iii. Arcades;
- iv. Peaked roof forms;
- v. Arches;
- vi. Display windows;
- vii. Accent materials (minimum of 15% of exterior façade);
- viii. Architectural details (such as tile work and moldings) integrated into the building façade;
- ix. Articulated cornice line;
- x. Articulated ground floor levels or base;
- xi. Varied roof heights; or
- xii. Other architectural features approved by Planning Commission.

8. Utility and mechanical equipment screening

a. Screening of service yards, banks of utility meters and hardware, mechanical equipment, outdoor storage areas, and/or other potentially unattractive places from public view, shall be accomplished by the use of walls, fencing, planting, or a combination of the measures that follow.

- i. Adjusting the architectural or landscape profile to screen those elements from view.
- ii. Placing those elements on service courts or other locations not generally visible to residents or viewed by the public.
- iii. Integrating those elements into the architecture or landscaping of the site.

b. Screening shall be equally effective in the winter and the summer seasons.

- c. For rooftop equipment, parapet walls or other screening methods approved by Planning Commission, are required along street frontages and bordering residential areas.
 - d. Internal or external gutter and downspout systems shall be required on all multi-family buildings.
9. The degree of visibility and screening of service yards, utility meters and hardware, mechanical equipment, refuse areas, and/or other potentially unattractive places shall be evaluated using the following criteria:
- a. The degree of visibility from the public realm
 - b. The architectural compatibility of the design and color of the yards, meters and equipment of the building.
 - c. Internal overall appearance in relation to the site; and
 - d. If adjacent to and visible from single family residential uses, single family residential zoning categories, or other marginally compatible uses.

B. Site planning

1. Building placement.
- a. Place as much of the building width at the front of the lot as possible to maximize front façade exposure to the public.
 - b. The front façade shall generally be kept parallel with the street.
 - c. On corner lots, place as much building mass near the intersection as possible to help anchor the lot and take advantage of high visibility.
 - d. Courtyard Developments shall be allowed.
 - i. Courtyard Developments shall comply with the Building Design Standards in Section A above, and applicable Site Planning Standards in this section, Section B.
 - ii. Additional regulations are located within Section D for Courtyard Developments.
2. Parking placement.
- a. Five-Family multifamily units and greater
 - i. Parking areas shall generally be kept to the interior of the site or sides of the buildings with the building façade along the street.
 - ii. Parking for Courtyard Developments shall be to the side or rear of the structure. Access drives shall not go through the courtyard area.

- iii. If a private interior street is required for connectivity, parking may be placed along this street, but must be clearly defined by landscaped curb bump outs between buildings, or every ten (10) parking spaces.
- iv. Parking may be covered or uncovered.
- v. The City's connectivity ordinance will apply to all multifamily developments.

3. Pedestrian circulation.

- a. Clearly defined pedestrian walkways or paths shall be provided from parking areas to primary building entrances.
- b. Walkways shall be designed so that pedestrians have to cross parking aisles and landscape islands no more than necessary to reach building entries. Walkways shall be a minimum of five (5) foot wide sidewalks.
- c. All internal walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as colored concrete, pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.
 - i. Painted crosswalks shall not be considered sufficient definition of the pedestrian path from the driving surface.

4. Dumpster Enclosures and Refuse Areas

- a. Any dumpster or refuse areas shall be screened completely from view and consist of a masonry enclosure and access gate made of opaque material. Textured concrete block may be used, but non-textured concrete block is prohibited.
- b. Any dumpster or refuse area shall be located no closer than fifteen (15) feet from the fascia of any adjacent structure. Individual trash cans shall be located at least five (5) feet from adjacent residential structures.

C. Amenities

- 1. All multi-family developments with over thirty (30) proposed or potential units (within the development) shall provide at least one of the following amenities. All amenities proposed shall be sized appropriately to meet the needs of the projected number of residents within the development, reviewed by Planning Staff, and shall be approved by the Planning Commission. It shall be the responsibility of the applicant to provide evidence that the amenity is sized appropriately:
 - a. Swimming Pool;

- b. Club house;
 - c. Private park with at least one substantial piece of children's playground equipment, park benches, water fountains, and landscaping.
 - d. Splash pad park
 - e. Sports facilities. Can included bocce courts, volleyball courts, basketball courts, tennis courts, soccer fields, disk golf course, or other facilities approved by the Planning Commission
 - f. In some cases, the following may be substituted:
 - i. Dog park-sized appropriately- with appropriate facilities (fencing, benches, water fountains).
 - ii. Substantial hiking or biking trails with appropriate facilities (benches, water fountains); and/or
 - iii. An alternative amenity approved by the Planning Commission.
2. All multi-family developments with over 100 units shall provide at least two (2) amenities. All multi-family developments with over 200 units shall provide at least three (3) amenities. For every 150 units over 200, one (1) additional amenity shall be required.
 3. These amenities shall be accessible to all residents, centrally located if possible, and accessible by internal walkways.
 4. All amenities shall be maintained by the apartment complex manager and/or owner.
 5. In phased developments, the amenities shall be constructed with the first phase.

D. Courtyard Development

1. Courtyard designs shall include a clearly defined courtyard area. The structure may be O, L, or U shaped. A distinct outdoor communal area (or series of areas) shall be provided to serve as a focus for the housing units, with individual entries to the living units provided from the courtyard areas.
2. All units shall have direct access from the courtyard area or open to the courtyard when there are multiple stories. Additional access points shall be allowed.
3. The courtyard shall be preserved as a semi-public area which is easily accessed from the street, with a prominent entry. At least a portion of the courtyard should be visible from the street. The courtyard is best located on the level of the street or a few feet above or below the street.
4. The minimum dimensions of any courtyard area shall be fifteen (15) feet by thirty (30) feet. The total courtyard area (or series of areas) shall occupy at least fifty (50) percent of the required open space area for the development. Individual entry areas (a minimum of six (6) feet in depth) into each unit shall be allowed to encroach the courtyard area, as long as

the minimum dimensions of the courtyard area are maintained as community area.

5. A minimum of 25% of the courtyard areas shall be landscaped, and shall include a minimum of one (1) shade tree. Refer to the Landscape Ordinance for additional requirements.

Courtyard Development Example Sketch:

MULTIFAMILY DESIGN STANDARDS SITE PLANNING COURTYARD DEVELOPMENTS DETACHED GARAGES

Shared driveways are encouraged. A maximum of two drives per building are allowed. Parking shall be to the side or rear of the structure. Access drives shall not go through the courtyard space.

All units shall have direct access from the courtyard space or open to the courtyard when there are multiple stories

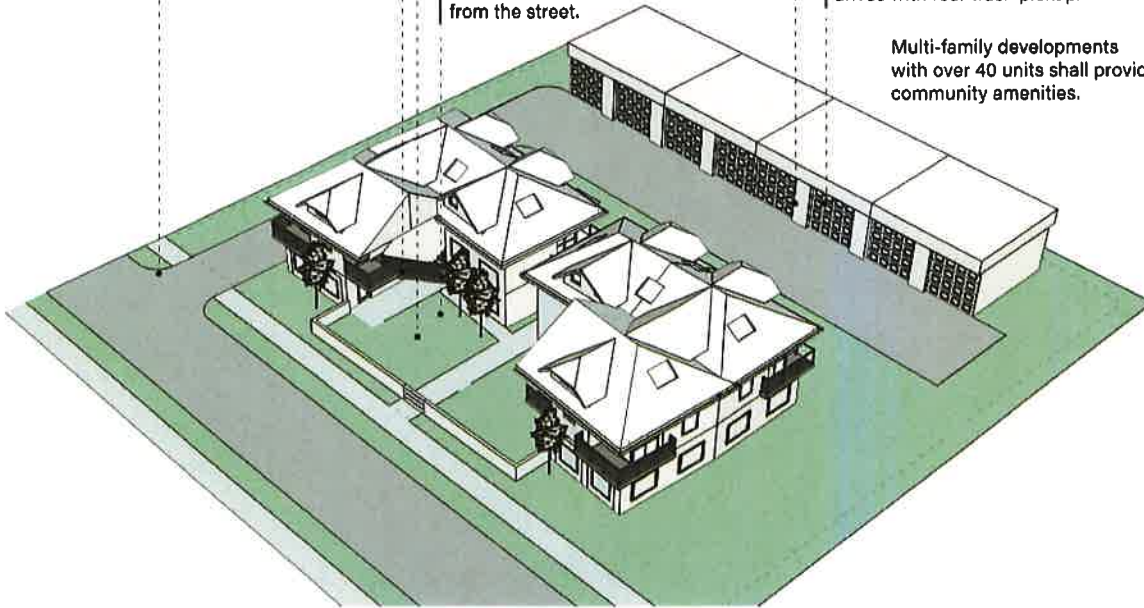
The minimum dimensions of any courtyard space shall be 15 feet by 30 feet.

Courtyard designs shall include a clearly defined courtyard space, that is a semi-public space, easily accessed from the street.

Any dumpster or refuse areas must be screened completely from view and consist of a masonry enclosure and access gate made of opaque material.

Rear and alley-loaded garages or carports may extend beyond the rear façade. Additional requirements may be required for shared alleys or drives with rear trash pickup.

Multi-family developments with over 40 units shall provide community amenities.



CITY OF FARMINGTON

APPLICATION FOR CONDITIONAL USE FOR SALE OF FIREWORKS

Applicant's Name Meramec Specialty Fireworks City Date 3-30-2023

Address 380 W. Main Street, Farmington, AR. 72730

Phone # (901) 409-1884

Zoning C-2

Description of proposed use: Seasonal Use/Sale of Retail Fireworks

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 Gunder Coaty at the City of Fayetteville 575-8380, he will assign an address to the site.
10. Must have a representative present at the Planning Commission Meeting (Public Hearing).

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:

Location 380 W. Main Street, Farmington, AR, 72730

Owned by Farmington Commercial, LLC

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

The purpose of this request is to use this property for:
Retail Fireworks Sales (seasonal)

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on May 22, 2023 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.

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	CERTIFIED MAIL		
<p><input type="checkbox"/> Ensure Items 1, 2, and 3 are completed.</p> <p><input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature: (<input type="checkbox"/> Addressee or <input type="checkbox"/> Agent) <div style="font-size: 2em; font-weight: bold; text-align: center;">X</div> </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">B. Received By: (Printed Name)</td> <td style="width: 50%; padding: 2px;">C. Date of Delivery</td> </tr> </table>	B. Received By: (Printed Name)	C. Date of Delivery	<div style="text-align: right;"> <p>\$8.100 US POSTAGE FIRST-CLASS FROM 72301 03/25/23 James Estelicia</p> </div> <div style="text-align: right; font-size: 0.8em;"> <p>06250001443277</p> </div>
B. Received By: (Printed Name)	C. Date of Delivery			
<p>1. Article Addressed to:</p> <p>JAMES T. & LINDA D. RATHELL 315 KELLI AVE FARMINGTON AR 72730-2603</p>	<p>D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>			
<div style="text-align: center;"> <p>9490 9112 0620 3389 0619 35.</p> </div>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail®</p>			
<p>2. Article Number (Transfer from service label) 9414 7112 0620 3389 0619 86</p>	<div style="text-align: center;"> <p>9414 7112 0620 3389 0619 86</p> <p>JAMES T. & LINDA D. RATHELL 315 KELLI AVE FARMINGTON AR 72730-2603</p> </div>			

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Meramec Specialty Co.
PO Box 1150
West Memphis AR 72303

PS Form 3800 6/02

CERTIFIED MAIL



9414 7112 0620 3389 0406 53

\$8.10⁰
US POSTAGE
FIRST-CLASS
FROM 72301
03/29/2023
stamps
endicia



06250014950422

COMPLETE THIS SECTION ON DELIVERY

A. Signature: (Addressee or Agent)

X
B. Received By: (Please Print Clearly)

C. Date of Delivery

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

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

Delivery Address

RETURN RECEIPT REQUESTED

Article Addressed To:



WALMART REAL ESTATE BUSINESS TRUST
Property Tax Dept. #72
PO BOX 8050
BENTONVILLE AR 72712-8055

WALMART REAL ESTATE BUSINESS TRU
Property Tax Dept. #72
PO BOX 8050
BENTONVILLE AR 72712-8055

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B. Received By: (Printed Name)	C. Date of Delivery					
<p>1. Article Addressed to:</p> <p>OAKLAND FARMS, LLC 12771 TYLER RD FARMINGTON AR 72730-9665</p> <div style="text-align: center; margin-top: 20px;"> <p>9490 9112 0620 3389 0946 36</p> </div>	<p>D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	<p>9414 7112 0620 3389 0946 87</p>				
<p>2. Article Number (Transfer from service label) 9414 7112 0620 3389 0946 87</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail®</p>	<p>OAKLAND FARMS, LLC 12771 TYLER RD FARMINGTON AR 72730-9665</p>				

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<p>1. Article Addressed to:</p> <p style="font-size: 1.2em;">CITY OF FARMINGTON PO BOX 150 FARMINGTON AR 72730-0150</p>	<p>B. Received By: (Printed Name)</p>	<p>C. Date of Delivery</p>
	<p>D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number (Transfer from service label)</p> <p>9414 7112 0620 3389 0235 19</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail®</p>	

CERTIFIED MAIL

\$8.100
US POSTAGE
FIRST-CLASS
FROM 72301
03/29/2023
stamps
endicia

062S0001443196

9414 7112 0620 3389 0235 19

CITY OF FARMINGTON
PO BOX 150
FARMINGTON AR 72730-0150

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

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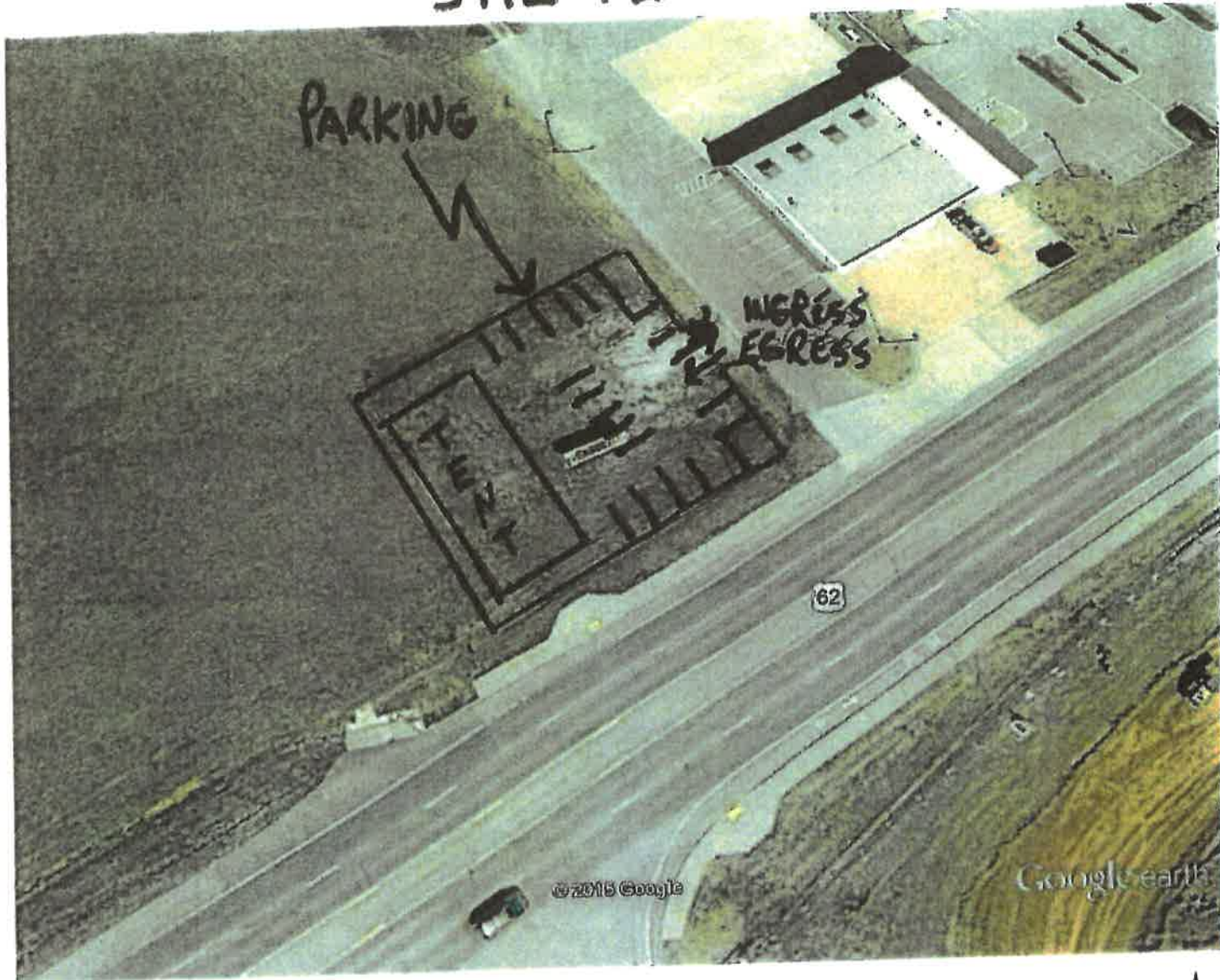
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B. Received By: (Printed Name)	C. Date of Delivery					
<p>1. Article Addressed to:</p> <p style="font-size: 1.2em; margin: 0;">MARGARET L. HARRINGTON 317 KELLI AVE FARMINGTON AR 72730-2603</p>	<p>3. Service Type</p> <p style="text-align: center;"><input checked="" type="checkbox"/> Certified Mail®</p>	<p style="font-weight: bold; margin: 5px 0;">9414 7112 0620 3389 0215 08</p> <p style="font-size: 1.2em; margin: 0;">MARGARET L. HARRINGTON 317 KELLI AVE FARMINGTON AR 72730-260</p>				
<p style="font-weight: bold; margin: 5px 0;">9490 9112 0620 3389 0215 95</p>	<p>2. Article Number (Transfer from service label)</p> <p style="font-weight: bold; margin: 0;">9414 7112 0620 3389 0215 08</p>					

SITE PLAN



Google earth



380 W. MAIN ST.
FARMINGTON, AR

To Our Valued Customer:

We would like to take the opportunity to thank you for your continued business with Republic Services and thank you for choosing us to be your trash provider.

In our continuing efforts to provide the best and most efficient service possible, we are sending this letter to ensure that we will be able to provide service for the Farmington, Ar. area for all Meramec Fireworks locations during the July 4th holiday season.

We sincerely appreciate the opportunity to continue serving your waste disposal needs. If you have any questions, please don't hesitate to contact us.

Sincerely,

Bob Wentworth

Division Sales Manager

36 Bella Vista Way

Bella Vista, Ar. 72714

e rwentworth@republicservices.com

o 620-808-3416

c 620-210-1106

w RepublicServices.com



We'll handle it from here.™



DRAYTON INSURANCE BROKERS, INC.

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

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

CERTIFICATE OF INSURANCE

NO. 340428

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

INSURER	Admiral Insurance Company	POLICY NO. CA000018967-10
NAMED INSURED	Atomic Fireworks Inc. of Arkansas Atomic Fireworks Inc. of Missouri Meramec Specialty Company P.O. Box 305 Arnold, Missouri 63010	T.E.A. Enterprises, Inc. Pacific Specialty Company West Alton Properties, Inc. ATLG, LLC
POLICY TERM	March 1, 2023 to March 1, 2024; Both Days 12:01 A.M. Standard Time	
COVERAGE	Premises-Operations Liability:	<input checked="" type="checkbox"/> Occurrence Basis <input type="checkbox"/> Claims Made Basis
LIMIT OF LIABILITY	\$5,000,000 each occurrence, \$10,000,000 general aggregate The limit of liability shall not be increased by the inclusion of more than one insured or additional insured.	

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

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

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

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

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

PERIOD OF OPERATION March 1, 2023 through February 28, 2024

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

DRAYTON INSURANCE BROKERS, INC.


A.J. STRINGER, PRESIDENT

March 1, 2023
DATE OF ISSUE

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



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

Meramec Speciality Co
Account Number 380 Main W
Statement Date 95432003
02/24/2023

16191 #

TOTAL DUE

\$25.18

PAYMENT DUE
03/14/2023

Billing Summary

Balance From Last Billing	\$25.18
Payments Received - Thank you!	-\$25.18
Balance Forward	\$0.00

Service Summary

Electric Service	\$25.18
Current Charges	\$25.18
Total Due on 03/14/2023	\$25.18
Amount due after March 14, 2023	\$30.11

\$4.93 late charge applies after 5 p.m. on 03/14/2023

PAID

Sending us a check? Did you know we offer a bank draft payment option? Stop worrying about due dates and misplaced bills. Call 800-521-6144 for more information.



ENTERED

KEEP





**City of Farmington
354 West Main St.
Farmington, AR 72730**

2023

Business License Number: 3524

Date Issued: 1/1/2023

Expiration Date: 12/31/2023

**Fireworks City
380 W. Main
Farmington, AR 72730**

**The license named herein is authorized to do business at the above specified
BUSINESS LOCATION as provided for in Ordinance #2007-13.**

**Mayor
Ernie Penn**



**THIS LICENSE MUST BE
POSTED IN A CONSPICUOUS PLACE.
BUSINESS LICENSE NOT TRANSFERABLE**

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

August 9, 2022

City of Farmington Planning Department:

The purpose of this letter is to notify you that Meramec Specialty Company has permission to sell fireworks during the period of June 21, 2023 through July 5, 2023 on property owned by Farmington Commercial, LLC. in Farmington, Arkansas.

Sincerely, 
FARMINGTON COMMERCIAL, LLC.

Paul Phillips

AFFIDAVIT

I hereby certify that I Kevin Bailey
Print name

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

Kevin Bailey
Signature

3,30,2023
Date



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

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

Date Manufactured

02/07/11

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

FOR RIVER CITY TENTS AND AWNING INC

ADDRESS 3008 EVA DRIVE

CITY PINE BLUFF

STATE AR 71602



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

The Flame Retardant Process Used WILL NOT Be Removed By Washing

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

NFPA-701 (Large Scale)

MIL-C-43068

FMVSS-302

CANULC-S109

EPAI-84

A-A-55306

SNYDER MANUFACTURING INC. By

By

Title

Supervisor, Quality Control

STYLE PRV 13100 DARK BLUE 61" HI-GLOSS

CONTROL NO. 18347

CUSTOMER ORDER NO. VBI RAY

SNYDER S-ORDER NO. 215565

DATE PROCESSED 02/07/11

YARDS OR QUANTITY 75

DATE CERTIFIED 02/22/11

4-10-0-907-02



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

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

Date manufactured

01/06/11

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FMVSS-302

CANULC-S109

EPAI-84

A-A-55306

SNYDER MANUFACTURING INC. By

By

Title

Supervisor, Quality Control

STYLE PRV 13100 WHITE 61" HI GLOSS

CONTROL NO. 19254

CUSTOMER ORDER NO. RAY

SNYDER S-ORDER NO. 220003

DATE PROCESSED 01/06/11

YARDS OR QUANTITY 300

DATE CERTIFIED 01/21/11

4-10-0-907-02



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

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

Date manufactured

06/02/10

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

FOR RIVER CITY TENTS AND AWNING INC

ADDRESS 3008 EVA DRIVE

CITY PINE BLUFF

STATE AR 71602



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NFPA-701 (Large Scale)

MIL-C-43008

FMVSS-302

CANULC-S109

CPAL-84

A-A-5530B

SNYDER MANUFACTURING INC. By

Michael G. [Signature]

Title Supervisor, Quality Control

STYLE PRV 1310Q WHITE 61" HI GLOSS

CONTROL NO. 18629

CUSTOMER ORDER NO. RAY

SNYDER S-ORDER NO. 216670

DATE PROCESSED 06/02/10

YARDS OR QUANTITY 375

DATE CERTIFIED 06/04/10

6.10-4-89C-R2



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

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

Date manufactured

06/02/10

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FOR RIVER CITY TENTS AND AWNING INC

ADDRESS 3008 EVA DRIVE

CITY PINE BLUFF

STATE AR 71602



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The Flame Retardant Process Used WILL NOT Be Removed By Washing

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

NFPA-701 (Large Scale)

MIL-C-43008

FMVSS-302

CANULC-S109

CPAL-84

A-A-5530B

SNYDER MANUFACTURING INC. By

Michael G. [Signature]

Title Supervisor, Quality Control

STYLE PRV 1310Q RED 61" HI GLOSS

CONTROL NO. 18564

CUSTOMER ORDER NO. RAY

SNYDER S-ORDER NO. 216670

DATE PROCESSED 06/02/10

YARDS OR QUANTITY 375

DATE CERTIFIED 06/04/10

State of Arkansas
ARKANSAS SALES AND USE TAX PERMIT

MERAMEC SPECIALITY CO

DATE ISSUED:

P.O. BOX 1150

PERMIT NUMBER: 035048-18-001

WEST MEMPHIS AR 72301

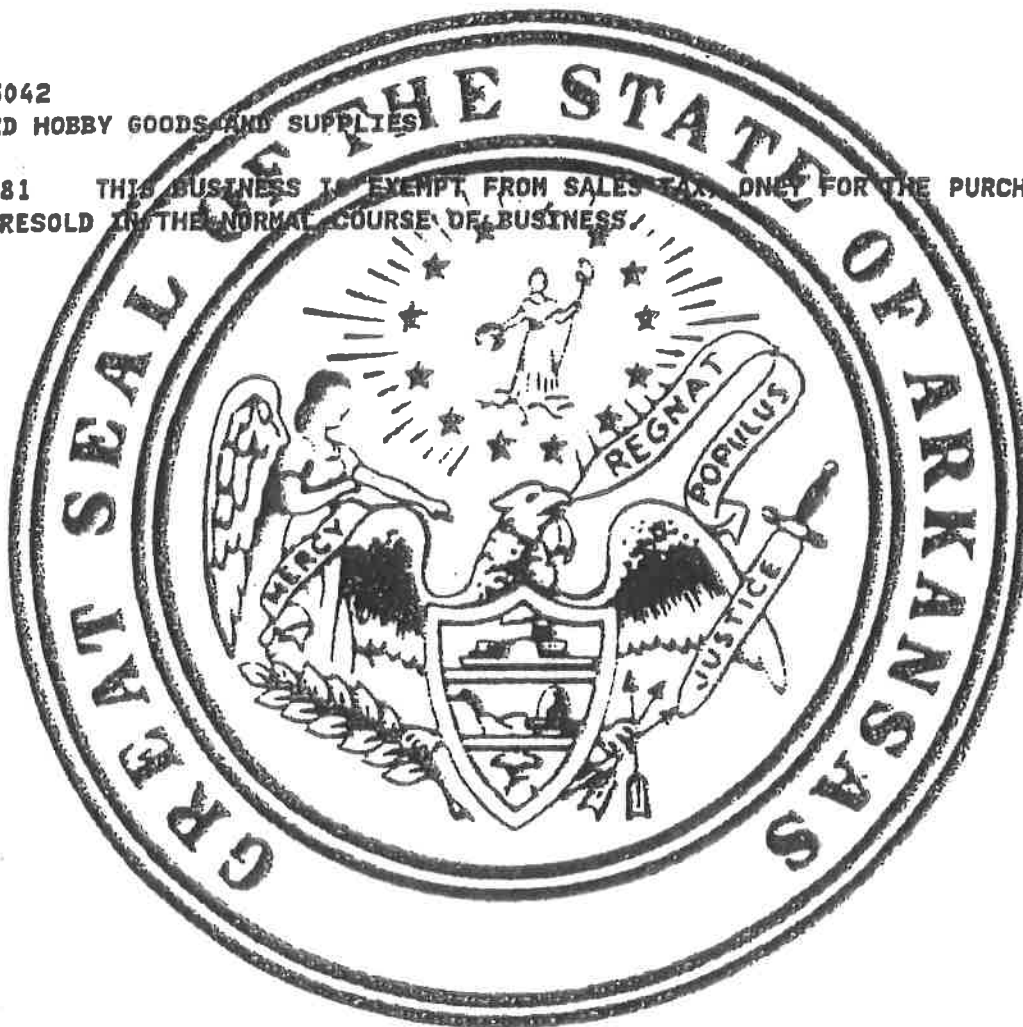
DLN:

DATE OPENED: 01/01/1965

SIC: 5042

TOYS AND HOBBY GOODS AND SUPPLIES

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



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

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

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

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

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.



Farmington Fire Chief

1/23/23
Date



CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10332979-1073
DATE	04/07/2023 8:34 AM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK#026943 DEV FEES MERAMEC SPECIALTY

1 × Development Fee	\$250.00
Subtotal	\$250.00

TOTAL	\$250.00
-------	-----------------

Receipt sent via SwipeSimple, powered by CardFlight

© CardFlight, Inc. 2023

City of Farmington, Arkansas Application for Variance/Waiver



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/Board of Adjustment until all information is furnished.

Applicant: Pops Holdings

Day phone: (479) 407-7499

Address: 169 W Main St, 72730

Fax: N/A

Representative: Mike Thompson

Day phone: (404) 290-1916

Address: 2522 W Vanile Dr, 72704

Fax: Na

Property Owner: Pops Holdings

Day phone: Same

Address: Same

Fax: NA

Indicate where the correspondence shall be sent (circle one): Applicant Representative Owner

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

Property description: Pedal Park; Bldg on corner of Main + Bois d Arc.

Site address: 169 W. Main St

Current zoning: C

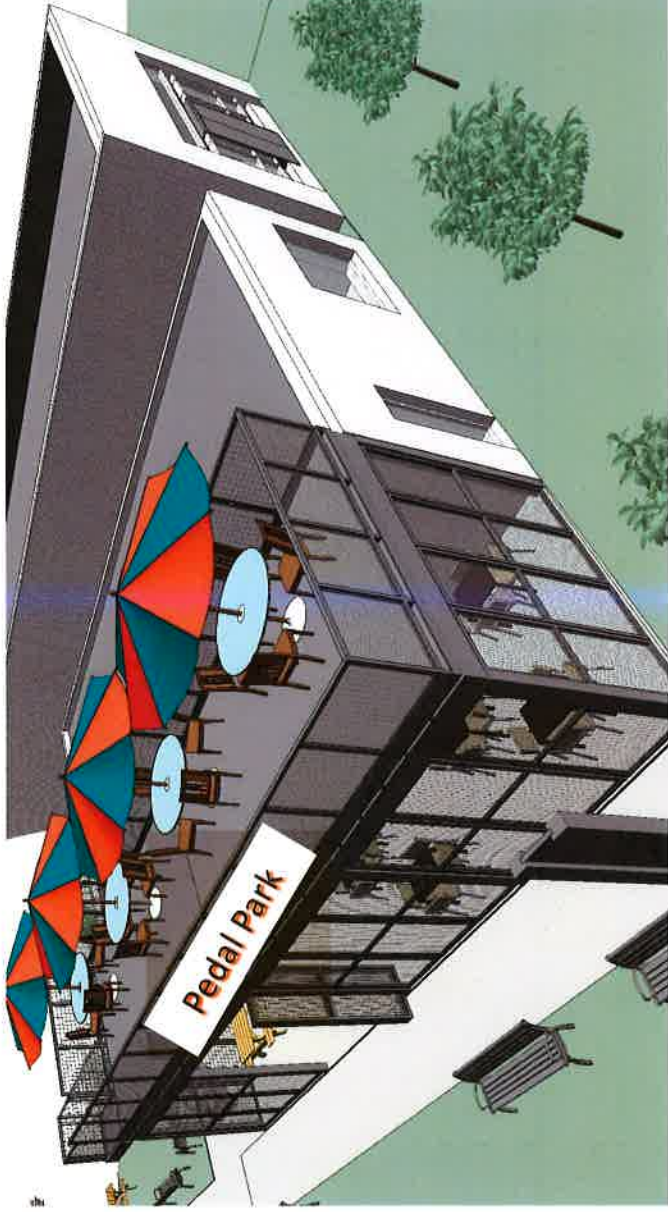
Attach legal description and site plan (a scaled drawing of the property showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.) Attach photos if they are helpful in describing your request.

Type of variance requested and reason for request:

Signage Variance: A second floor was previously approved by the planning commission. We are working to save the funds for this but would like to install a small portion and have signage above our building. This would allow drivers + customers to see the area from hwy 62. It would be lighted during business hours.

Responsibilities of the Applicant:

1. Complete application and pay a \$25.00 application fee.
2. Provide a copy of the deed for the property. If the property is rented, provide written permission from the owner that the variance is allowable.
3. Written authorization from the property owner if someone other than the owners will be representing the request.
4. Publish the following notice in a newspaper of general circulation in the City no later than 15 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 3 days before the meeting:



Signage Variance

S HILL ST

ARKANSAS STATE HIGHWAY COMMISSION

ARKANSAS STATE HIGHWAY COMMISSION

ARKANSAS STATE HIGHWAY COMMISSION

158 MURDOCH, CARAN

FLORAS BRENDA

FDO 81 PROPERTIES LLC

BRADLEY, PAUL K 152

JENKINS, JOSHUA R & KATHERINE E

WHITE, JUSTIN & LINDSEY REVOCABLE TRUST

175

PODS HOLDINGS LLC

169

161

BRICKMAN, PAUL 46

LEGACY PROPERTIES LLC 41

DEMOSS, BROOKE E

S BOIS D'ARC ST

W MAIN ST

ARKANSAS STATE HIGHWAY COMMISSION

ARKANSAS STATE HIGHWAY COMMISSION

38 LEE, LANCE A & LISAB

LEE AUTO & EQUIPMENT SALES

141 LEE, LANCE A & LISAB

40 O'CONNOR, HARRY D

JONES, SUSAN L 44

LEE, LANCE A & LISAB 124

116

THE PHONE CO

Type: REAL ESTATE
Kind: WARRANTY DEED
Recorded: 8/21/2018 2:45:52 PM
Fee Amt: \$25.00 Page 1 of 3
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2018-00025070

After recording please return to:
Waco Title Company
2592 S. 48th St.
Springdale, AR 72762

**WARRANTY DEED
(LLC)**

File #: 1808287-131

KNOW ALL MEN BY THESE PRESENTS:

That, **Eagle Holdings, LLC**, an Arkansas limited liability company, hereinafter called GRANTOR(S), for and in consideration of the sum of ---ONE AND 00/100--- DOLLAR---(\$1.00)---and other good and valuable consideration, in hand paid by **Pops Holdings LLC**, an Arkansas limited liability company, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Pops Holdings LLC**, an Arkansas limited liability company, hereinafter called GRANTEE(S), and unto its successors and assigns forever, the following described lands lying in Washington County, Arkansas to-wit:

The East 41 feet of Lot 5 and all of Lot 6 of Block 8 in the Original Town of Farmington, Arkansas, as per plat filed in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

**Subject to easements, rights-of-way, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases.**

TO HAVE AND TO HOLD the same unto the said Grantee(s) and unto its successors and assigns forever, with all appurtenances thereunto belonging. And the Grantor(s) hereby covenants with said Grantee(s) that it will forever warrant and defend the title to the said lands against all claims whatsoever.

Prepared under the supervision of
Brian Blackman, Attorney
2592 S. 48th St.
Springdale, AR. 72762

Waco 1808287-131

After recording please return to:
Waco Title Company
2592 S. 48th St.
Springdale, AR 72762

**WARRANTY DEED
(LLC)**

File #: 1808287-131

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Prepared under the supervision of
Brian Blackman, Attorney
2592 S. 48th St.
Springdale, AR. 72762

1808287-131

IN TESTIMONY WHEREOF, the name of the grantor and its seal are hereunto affixed by its duly authorized Member, this 20 day of Aug, 2018.

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

GRANTEE OR AGENT: [Signature]

GRANTEE'S ADDRESS: 2522 W. VANIKE (Vanike)
Fayetteville, AR 72704

Eagle Holdings, LLC, an Arkansas limited liability company

By: Robert R. Daugherty Trust dated January 25, 1994, Member

By: [Signature]
Robert R. Daugherty, Trustee

ACKNOWLEDGMENT

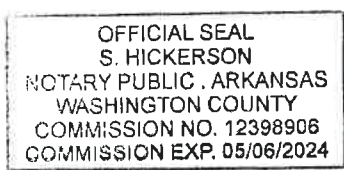
STATE OF AR)
COUNTY OF Washington) SS.

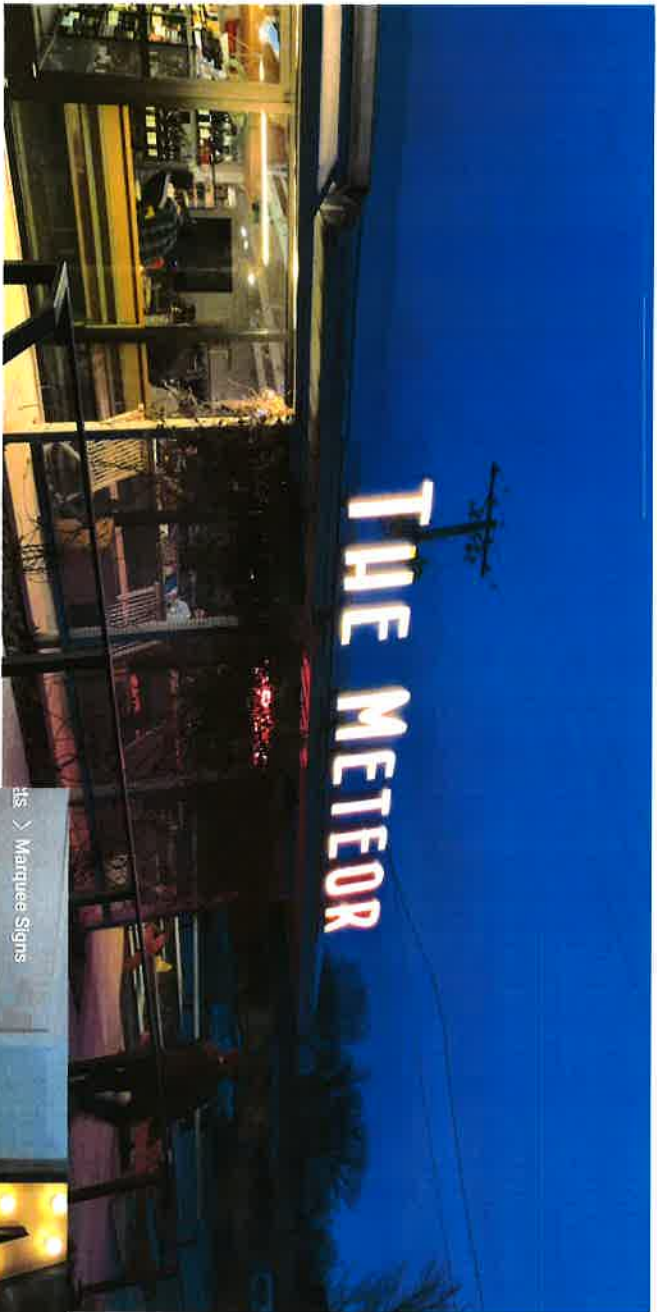
On this day before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Robert R. Daugherty**, to me personally known or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who stated that he/she is the authorized **Trustee of the Robert R. Daugherty Trust dated January 25, 1994, Member of Eagle Holdings, LLC**, an Arkansas limited liability company, and is duly authorized in his/her capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that he/she 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 20 day of Aug, 2018.

[Signature]
Notary Public

My commission expires:
05-06-2024





Property Owner

Name: POPS HOLDINGS LLC

Mailing Address: 2522 W VANIKE
 FAYETTEVILLE, AR 72704

Type: (CI) Comm. Impr.

Tax Dist: (061) FARMINGTON SCH, FARM

Millage Rate: 53.60

Extended Legal: E 41 FT LOT 5 BLOCK 8 LOT 6 BLOCK 8 FMSD2 34

Property Information

Physical Address: 161 W MAIN ST
 169 W MAIN ST
 169 W MAIN ST

Subdivision: FARMINGTON ORIGINAL

Block / Lot: 008 / 006

S-T-R: 26-16-31

Size (Acres): 0.313

Market and Assessed Values

Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$1,304
Land:	\$54,600	\$10,920	\$10,920	Homestead Credit:	\$0 <small>Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.</small>
Building:	67000	13400	13400		
Total:	\$121,600	\$24,320	\$24,320		

Land

Land Use	Size	Units
	13650.000	Sq.Ft
Total	13,650.000	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
8/20/2018		2018	25070	Warr. Deed	379.50	\$115,000	POPS HOLDINGS LLC	Unval.	Improve d
7/31/2009		2009	25308	Warr. Deed			EAGLE HOLDINGS LLC	N/A	N/A
3/31/2008		2008	10999	Warr. Deed	297.00	\$90,000	ROCK SOLID INVESTMENT LLC;	Change After Sale	Improve d
11/30/1994		94	71269	Warr. Deed	0.00	\$0	BAILEY, JOE & JANELL	N/A	N/A
4/1/1993		93	16963	Warr. Deed	0.00	\$0	MCNEAL, CHARLES D TRUST	N/A	N/A
8/9/1985	8/9/1985	1149	584	Warr. Deed	0.00	\$0	MCNEAL, CHARLES D & RUTH O	N/A	Improve d

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$118,650.00	\$23,730.00
2016	\$118,650.00	\$23,730.00
2017	\$118,650.00	\$23,730.00
2018	\$118,650.00	\$23,730.00
2019	\$118,650.00	\$23,730.00
2020	\$121,600.00	\$24,320.00
2021	\$121,600.00	\$24,320.00
2022	\$121,600.00	\$24,320.00

Details for Commercial Card 1

Business Name(s): PEDAL POPS

Number of Units:

Total Floor Area: 1092

Site Work: Excavate; Fill; Prep;

Floor Cover: N/A

Foundation: N/A

Ceilings: 09

Floor Struct: N/A

Interior Finish: N/A

Struct. Frame: Conc.Blk

Insulation: N/A

Exterior Walls: N/A, WdSiding

Appliances: 00

Ext. Wall Load: LoadBear

Plumbing: Lavatory

Roof Struct.: N/A

Electric: Avg.B

Roof Cover: N/A

Misc: 02

Building 1

Age/YC	Condition	Effective Age	Stories	Grade
1950	Average	20	1	C3

Avg. Floor Area: 1092

Common Wall:

Avg. Perimeter: 136

Total Floor Area: 1092

No. Floors: 1

Total Height: 9

Avg. Floor Hgt: 9

Unit Multiplier: 1

Occupancy

Heating/Cooling

Sprinkler

Primary Retail Stores (100%)

WrmCl Air (100%)

N/A

Secondary N/A

N/A

N/A

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Paving	CONC	960			
Paving	ASPH	1620			
Lighting	FLOODS		1		
SIGNWD	NCV				

NORTHWEST ARKANSAS Democrat Gazette

P.O. BOX 1807, FAYETTEVILLE, AR 72702 • 479-442-1700 • FAX: 479-695-1118 • WWW.NWADG.COM


AFFIDAVIT OF PUBLICATION

I, Anna Hernandez, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of: Notice pending in the Court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County; that said newspaper had been regularly printed and published in said County, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

Mike Thompson
Public Meeting Signage Variance

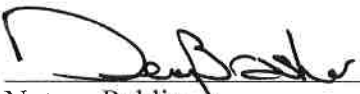
Was inserted in the Regular Edition on:
March 31, 2023

Publication Charges: \$33.80



Anna Hernandez

Subscribed and sworn to before me
This 31st day of March, 2023.



Notary Public
My Commission Expires: 11/22/2032



IN THE CIRCUIT COURT OF
BENTON COUNTY, ARKANSAS
PROBATE DIVISION
IN THE MATTER OF THE ESTATE OF
DOUGLAIS JOHN MARBES,
DECEASED

CASE NO. 04PR-23-261
MELINDA ANNE MARBES,
PERSONAL

REPRESENTATIVE
NOTICE OF PROBATE

Last known address of decedent: 5
Natalie Lane, Bella Vista, Arkansas
72715

Date of Death: February 10, 2023
An instrument dated July 23, 2021 was
admitted to probate on March 16, 2023
as the Last Will of Douglais John
Marbes, deceased, and the undersigned
has been appointed as the personal
representative thereunder. Contest of
the probate of the will can be effected
only by filing a petition within the time
provided by law.

All persons having claims against the
estate must exhibit them, duly verified,
to the undersigned within six (6) months
from the date of the first publication of
this notice, or they shall be forever
barred and precluded from any benefit in
the estate.

The mailing address for the
Administrator (for purposes of estate
administration) is c/o Martin Attorneys,
P.A., 3403 W. Walnut Road, Rogers,
AR 72756.

This notice first published the 24th day
of March, 2023.

/s/ Shea Crosby
Shea Crosby, AR Bar #14050
Martin Attorneys, P.A.
3403 West Walnut Road
Rogers, AR 72756
(479) 872-5540
(479) 756-6784 FAX
75667186 March 24 & 31

****NOTE****

Please do not pay from Affidavit.
Invoice will be sent.

City of Farmington
Application and Checklist
Preliminary Plat

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: Riverwood Homes LLC Day Phone: 479-372-0728
3420 N. Plainview Ave
Address: Fayetteville, AR 72703 Fax: markm@riverwoodhomesnwa.com
Representative: Crafton Tull Day Phone: 479-878-2468
Address: 901 N. 47th St., Suite 400 Fax: ali.karr@craftontull.com
Rogers, AR 72756
Property Owner: Riverwood Homes LLC Day Phone: 479-372-0728
Address: 3420 N. Plainview Ave Fax: markm@riverwoodhomesnwa.com
Fayetteville, AR 72703

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

Fee: A non-refundable review fee of **\$2,000** is required at the time the application is accepted. *In the event engineering review fees and costs exceed \$2,000, 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 subdivision plat and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the plat 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 See attached.

Site Address -- Grace Lane

Current Zoning -- PUD

Attach legal description

Financial Interests

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

Riverwood Homes LLC

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

Ali Karr

Date 03.17.2023

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.)*

Mark Marguess

Date 03.17.2023

Owner/Agent Signature

LSD/Subdivision Application Checklist:

Yes No N/A, why?

1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	x		
2. Payment of application fee.	x		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	x		
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".			
5. List of adjacent property owners and copy of notification letter sent. *			
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).			
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).			
The Following Shall Appear on the Site Plan:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	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.			x
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	x		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	x		
9. 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
10. Status of regulatory permits:			x
a. NPDES Storm water Permit			
b. 404 Permit			
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	x		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:	X		
a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.			
17. Preliminary grading plan.	X		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)	X		
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:	X		
a. Provide structure location and types.			
b. Provide pipe types and sizes.			
2. Regarding all proposed sanitary sewer systems	X		
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			X
4. If a septic system is to be utilized, note 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:	X		
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.)	X		
a. Locations of all related structures.			
b. Locations of all lines above and below ground.			
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	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 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		
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		

**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.*



March 20, 2023

City of Farmington
354 West Main Street
Farmington, AR 72730

RE: The Groves at Engles Mill – Phase 4 Preliminary Plat
CTA Project #22111001

Review Staff,

Please find attached our application for the Grove at Engles Mill Phase 4 Preliminary Plat. This is the next phase in the single family development located off of Grace Lane in Farmington, AR.

Our proposal is the development of 24.32 acres which will total 86 residential lots, 1 lift station lot and 1 retention pond lot. The current zoning of this area is a PUD. Within our proposed development we have two different typical street sections of 50' right of way and 60' right of way dedication. Phase 4 will be required to pay a parkland dedication fee of \$51,600 based on \$600 per lot.

Within the package you will find our application, the plan set, drainage report, and the application fee. Please let us know if you need any additional information. We look forward to the review and response from the City of Farmington.

Sincerely,

Ali Karr, P.E.
Project Manager

PHASE 4 DESCRIPTION:

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27 BEING A FOUND STATE ALUMINUM MONUMENT EMBOSSED PLS 648; THENCE NORTH 87° 54' 22" WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 620.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 87° 54' 22" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 679.48 FEET TO THE HEREIN DESCRIBED WEST BOUNDARY OF THE GROVE AT ENGLS MILL PHASE IV; THENCE ALONG SAID WEST BOUNDARY FOR THE FOLLOWING SEVEN (7) CALLS:

- 1) NORTH 02° 13' 57" EAST A DISTANCE OF 189.79 FEET;
- 2) SOUTH 87° 46' 03" EAST A DISTANCE OF 16.68 FEET;
- 3) NORTH 02° 13' 57" EAST A DISTANCE OF 739.93 FEET;
- 4) NORTH 87° 46' 03" WEST A DISTANCE OF 516.57 FEET;
- 5) NORTH 02° 13' 57" EAST A DISTANCE OF 68.90 FEET;
- 6) NORTH 87° 46' 03" WEST A DISTANCE OF 187.62 FEET;
- 7) NORTH 02° 04' 37" EAST A DISTANCE OF 320.06 FEET TO THE HEREIN DESCRIBED NORTH BOUNDARY OF AFOREMENTIONED PHASE IV;

THENCE ALONG SAID NORTH BOUNDARY FOR THE FOLLOWING TWELVE (12) CALLS:

- 1) SOUTH 87° 45' 02" EAST A DISTANCE OF 138.48 FEET;
- 2) NORTH 02° 15' 19" EAST A DISTANCE OF 74.14 FEET;
- 3) NORTH 64° 36' 19" EAST A DISTANCE OF 44.37 FEET;
- 4) SOUTH 57° 43' 18" EAST A DISTANCE OF 25.00 FEET;
- 5) NORTH 32° 16' 42" EAST A DISTANCE OF 155.00 FEET;
- 6) SOUTH 57° 43' 18" EAST A DISTANCE OF 482.01 FEET TO A CURVE TO THE RIGHT;
- 7) 193.17 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 190.42 FEET SUBTENDED BY A CHORD BEARING SOUTH 24° 41' 29" EAST A DISTANCE OF 185.00 FEET;
- 8) SOUTH 02° 04' 07" WEST A DISTANCE OF 94.26 FEET;
- 9) SOUTH 87° 25' 23" EAST A DISTANCE OF 63.84 FEET TO A CURVE TO THE RIGHT;
- 10) 28.99 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 26.67 FEET SUBTENDED BY A CHORD BEARING NORTH 54° 27' 01" EAST A DISTANCE OF 27.58 FEET;
- 11) NORTH 83° 48' 54" EAST A DISTANCE OF 60.17 FEET;
- 12) SOUTH 87° 46' 03" EAST A DISTANCE OF 473.66 FEET TO THE HEREIN DESCRIBED EAST BOUNDARY OF AFOREMENTIONED PHASE IV;

THENCE ALONG SAID EAST BOUNDARY FOR THE FOLLOWING THREE (3) CALLS:

- 1) SOUTH $02^{\circ} 13' 57''$ WEST A DISTANCE OF 881.50 FEET;
- 2) NORTH $89^{\circ} 43' 17''$ WEST A DISTANCE OF 29.33 FEET;
- 3) SOUTH $02^{\circ} 13' 57''$ WEST A DISTANCE OF 175.65 FEET

TO THE POINT OF BEGINNING CONTAINING 24.32 ACRES MORE OR LESS BEING
SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

NORTHWEST ARKANSAS Democrat Gazette

P.O. BOX 1607, FAYETTEVILLE, AR, 72702 • 479-442-1700 • FAX: 479-490-1114 • WWW.NWGAZETTE.COM

AFFIDAVIT OF PUBLICATION

I, Paola Lopez, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of: Notice pending in the Court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County; that said newspaper had been regularly printed and published in said County, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

Crafton Tull
PH – Petition for Preliminary Plat

Was inserted in the Regular Edition on:
April 9 & 16, 2023

Publication Charges: \$431.68


Paola Lopez

Subscribed and sworn to before me
This 18 day of Apr, 2023.

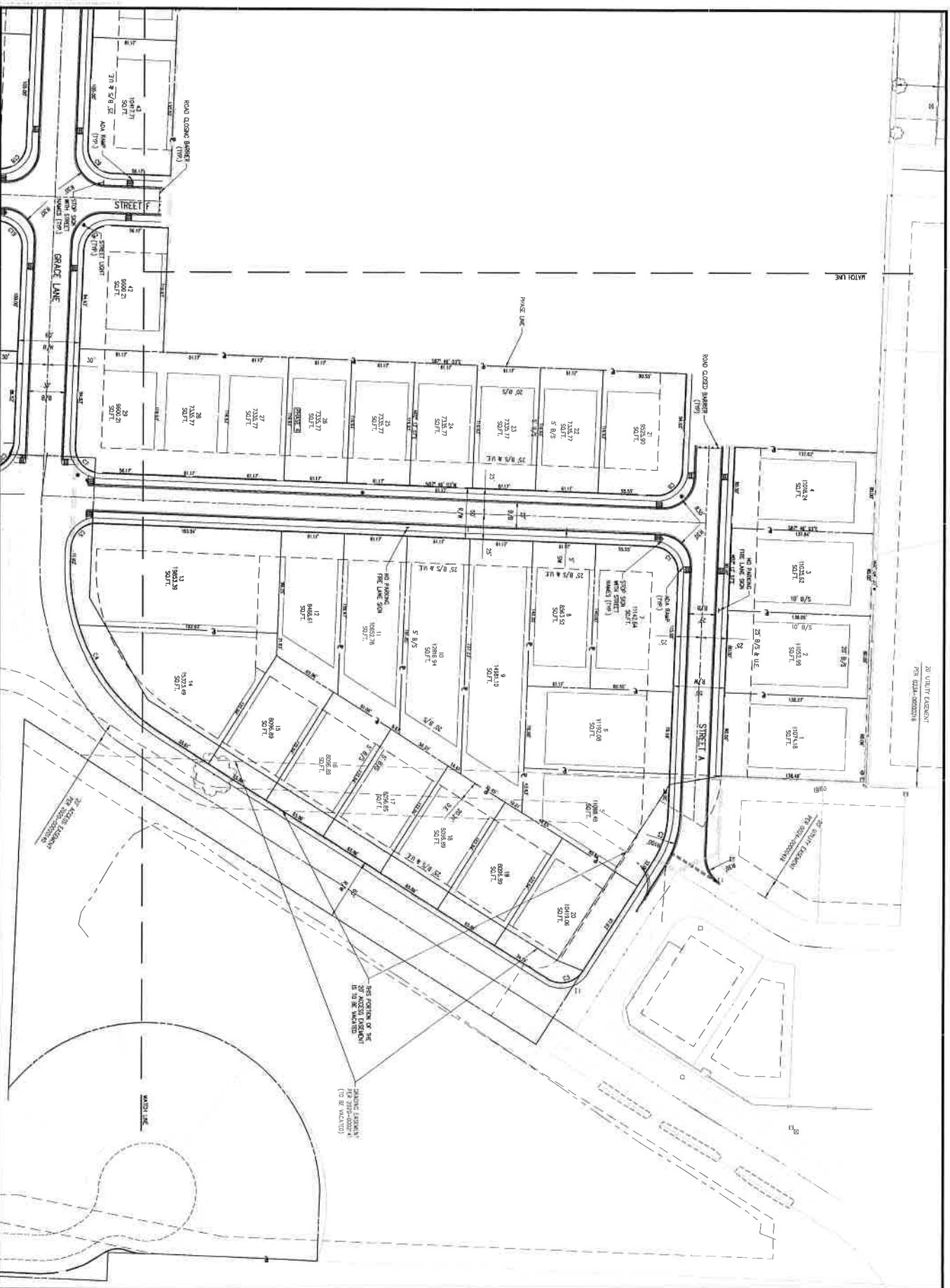

Notary Public
My Commission Expires:



NOTICE OF PUBLIC HEARING
A petition for Preliminary Plat for the property as described below has been filed with the City of Farmington on the 21st day of March, 2023
PHASE 4 DESCRIPTION:
BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:
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2) NORTH 89° 43' 17" WEST A DISTANCE OF 29.33 FEET;
3) SOUTH 02° 13' 57" WEST A DISTANCE OF 175.65 FEET
TO THE POINT OF BEGINNING CONTAINING 24.32 ACRES MORE OR LESS BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT
A public hearing to consider this Preliminary Plat will be held on the 24th day of April, 2023 at six o'clock p.m. at Farmington City Hall, 354 W. Main, Farmington, Arkansas. All interested persons are invited to attend.
75673043 April 9 & 16, 2023

****NOTE****

Please do not pay from Affidavit.
Invoice will be sent.



**THE GROVE AT
ENGLES MILL**
PHASE IV
FARMINGTON, MINNESOTA

REGISTERED PROFESSIONAL ENGINEER
MINNESOTA LICENSE NO. 14433

C-103

PRELIMINARY PLAT A

DATE: 11/11/2024

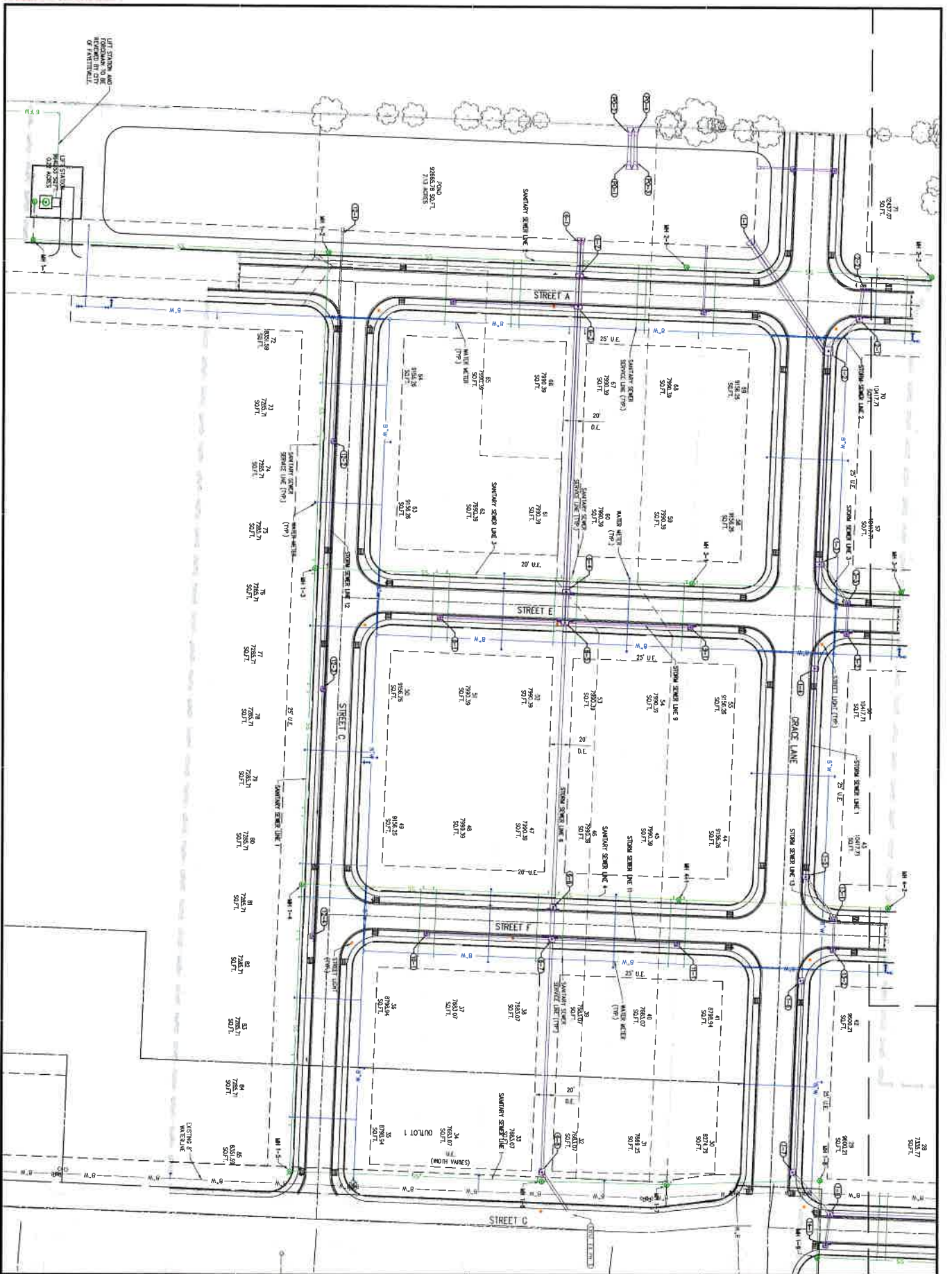
PROJECT: THE GROVE AT ENGLES MILL PHASE IV

PREPARED BY: [Name]

CHECKED BY: [Name]

SCALE: AS SHOWN

SECTION B
MAY BE USED FOR
CONSTRUCTION
OF FINAL RECORD
DOCUMENT



**THE GROVE AT
ENGLES MILL
PHASE IV
FARMINGTON, ARKANSAS**

UNIVERSITY PLAN B (CI)

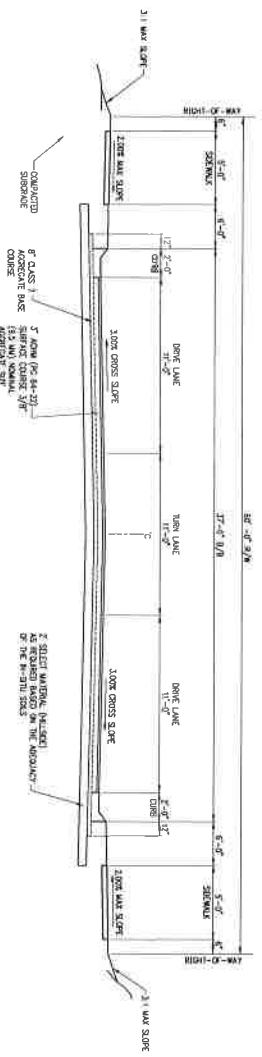
Crafton Tull
GRAPHIC SCALE IN FEET
0 40'

REGISTERED PROFESSIONAL ENGINEER
No. 14171
State of Arkansas
1215 S. Main Street, Suite 200
Farmington, Arkansas 72531
Phone: (501) 725-1111
Fax: (501) 725-1112
www.craftontull.com

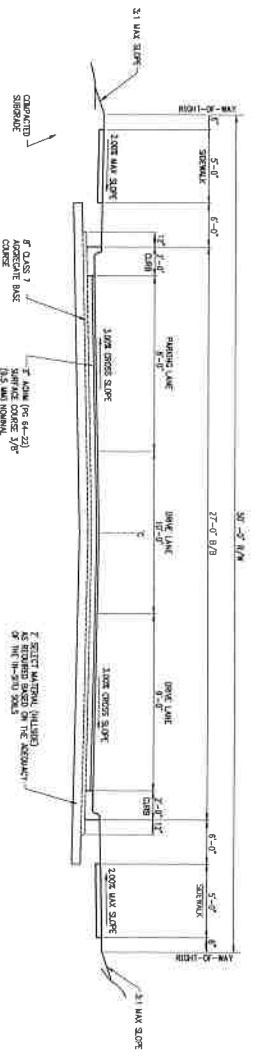
A

B

DATE: 11/11/2011
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
PROJECT: THE GROVE AT ENGLES MILL PHASE IV
SHEET: C-108



TYPICAL 2-LANE ASPHALT STREET SECTION
NTS



TYPICAL 2-LANE ASPHALT STREET SECTION
NTS

THE GROVE AT
 ENGLERS MILL
 PHASE IV
 FARMINGTON, ARKANSAS

A B

PRELIMINARY PLANS

CRAFTON TULL

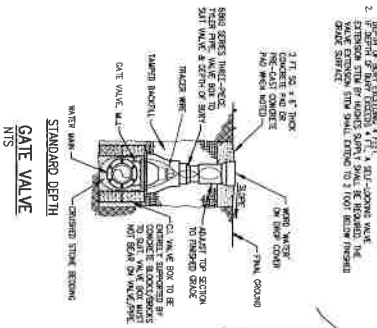
REGISTERED PROFESSIONAL ENGINEER

STATE OF ARKANSAS

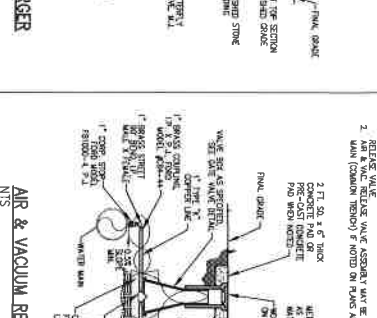
No. 102,997-001 (Rev. 03/2019)

C-501

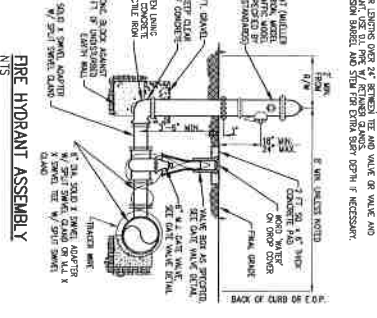
NOTES:
 1. 800 STRESS TIGHT-ROCK TAPER BOX TO SUIT VALVE AT
 2. 1/2" DIA. BRASS VALVE AND 1/2" DIA. BRASS VALVE
 VALVE EXTENSION FROM VALVE TO 1/2" DIA. BRASS
 GROUND SURFACE



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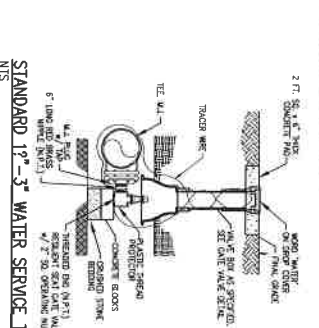


NOTES:
 1. COPPER LINE SHALL BE CONTINUOUS UNLESS OTHERWISE NOTED TO ADJ. & W.C.
 2. 1/2" DIA. BRASS VALVE AND 1/2" DIA. BRASS VALVE
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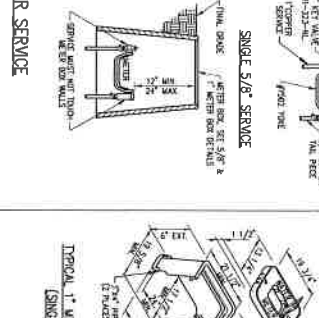


NOTES:
 1. ALL INSTANTS TO BE SET PLUMB & VERTICAL PLUMB SHEET.
 2. 1/2" DIA. BRASS VALVE AND 1/2" DIA. BRASS VALVE
 VALVE EXTENSION FROM VALVE TO 1/2" DIA. BRASS
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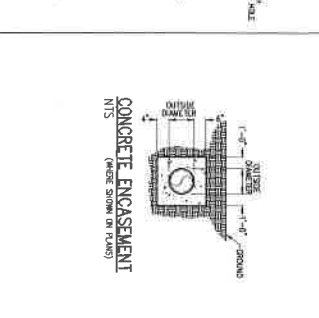
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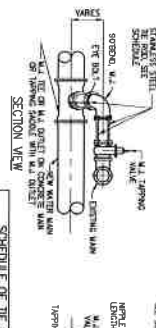


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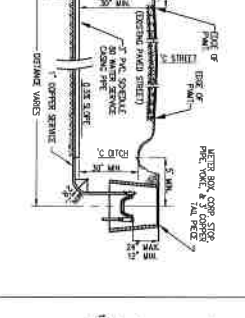


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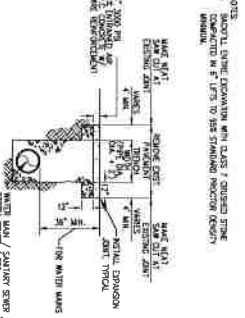
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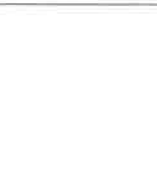
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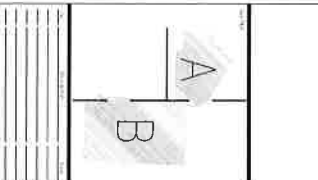
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THE GROVE AT
 ENGLERS MILL
 PHASE IV
 FARMINGTON, KANSAS

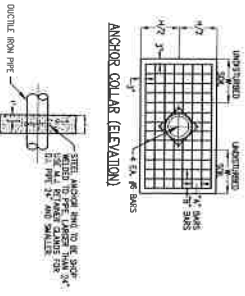


CONCRETE CROSSING REPAIR
 PRELIMINARY PLANS
 STANDARD WATER DETAILS 1 OF 2
 C-504

NOTES:
 1. PREP SURFACE SHALL BE CLEANED OF ALL FOREIGN MATERIAL BEFORE CONCRETE CASTING IS PERMITTED.

ANCHOR COLLAR SCHEDULE

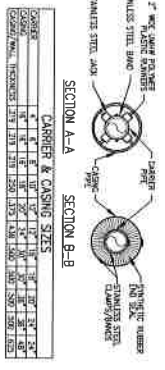
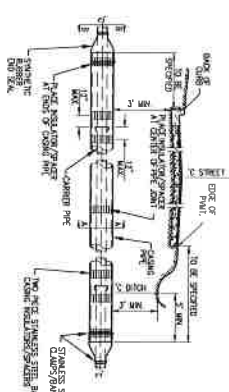
ITEM	DESCRIPTION	QUANTITY	UNIT
1	ANCHOR COLLAR	1	EA
2	ANCHOR BOLT	4	EA
3	WASHER	4	EA
4	NUT	4	EA
5	WASHER	4	EA
6	NUT	4	EA
7	ANCHOR BOLT	4	EA
8	WASHER	4	EA
9	NUT	4	EA
10	ANCHOR BOLT	4	EA
11	WASHER	4	EA
12	NUT	4	EA
13	ANCHOR BOLT	4	EA
14	WASHER	4	EA
15	NUT	4	EA
16	ANCHOR BOLT	4	EA
17	WASHER	4	EA
18	NUT	4	EA
19	ANCHOR BOLT	4	EA
20	WASHER	4	EA
21	NUT	4	EA
22	ANCHOR BOLT	4	EA
23	WASHER	4	EA
24	NUT	4	EA
25	ANCHOR BOLT	4	EA
26	WASHER	4	EA
27	NUT	4	EA
28	ANCHOR BOLT	4	EA
29	WASHER	4	EA
30	NUT	4	EA



ANCHOR COLLAR BLOCK

NOTES:
 1. THIS SHALL BE REINFORCED WITH #4 REINFORCING BARS.
 2. ALL REINFORCING BARS SHALL BE SPOT WELDED TO THE ANCHOR COLLAR.
 3. THE ANCHOR COLLAR SHALL BE SPOT WELDED TO THE REINFORCING BARS.
 4. THE ANCHOR COLLAR SHALL BE SPOT WELDED TO THE REINFORCING BARS.
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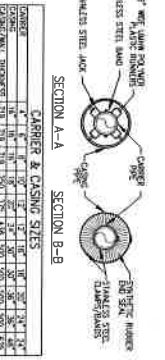
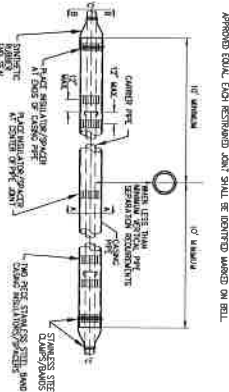
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 1. ALL TIE RODS SHALL BE REINFORCED WITH #4 REINFORCING BARS.
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JACK & BORE UNDER ROADWAY

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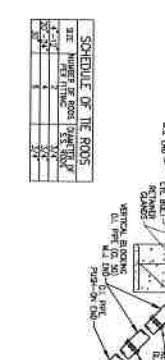
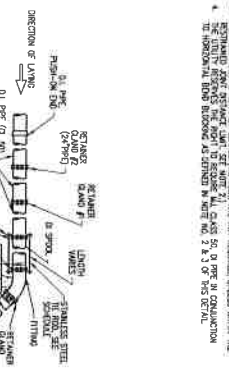
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STEEL PIPE CASING

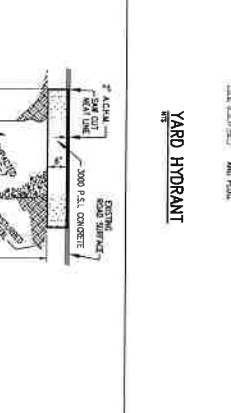
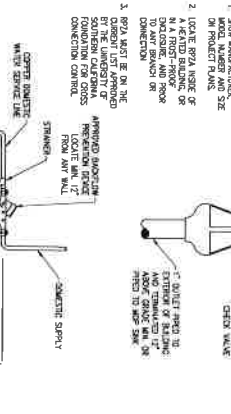
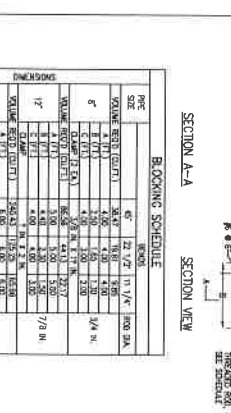
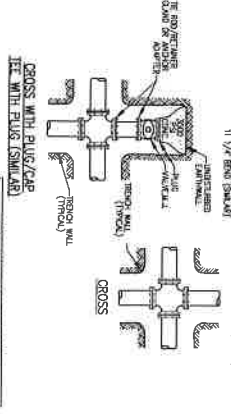
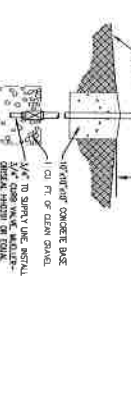
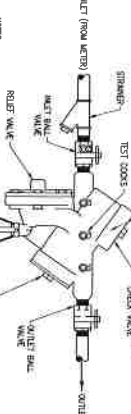
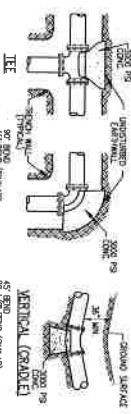
NOTES:
 1. ALL TIE RODS SHALL BE REINFORCED WITH #4 REINFORCING BARS.
 2. ALL TIE RODS SHALL BE REINFORCED WITH #4 REINFORCING BARS.
 3. ALL TIE RODS SHALL BE REINFORCED WITH #4 REINFORCING BARS.
 4. ALL TIE RODS SHALL BE REINFORCED WITH #4 REINFORCING BARS.
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NOTES:
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 5. ALL TIE RODS SHALL BE REINFORCED WITH #4 REINFORCING BARS.



TIE ROD / RETAINER GLAND FOR VERTICAL BENDS

NOTES:
 1. ALL TIE RODS SHALL BE REINFORCED WITH #4 REINFORCING BARS.
 2. ALL TIE RODS SHALL BE REINFORCED WITH #4 REINFORCING BARS.
 3. ALL TIE RODS SHALL BE REINFORCED WITH #4 REINFORCING BARS.
 4. ALL TIE RODS SHALL BE REINFORCED WITH #4 REINFORCING BARS.
 5. ALL TIE RODS SHALL BE REINFORCED WITH #4 REINFORCING BARS.



REACTION BACKING TABLE

SIZE	TYPE OF STEEL	22 1/2"	11 1/4"
3/8"	A36	1	1
1/2"	A36	1	1
3/4"	A36	1	1
1"	A36	1	1
1 1/4"	A36	1	1
1 1/2"	A36	1	1
2"	A36	1	1
2 1/2"	A36	1	1
3"	A36	1	1
3 1/2"	A36	1	1
4"	A36	1	1
4 1/2"	A36	1	1
5"	A36	1	1
5 1/2"	A36	1	1
6"	A36	1	1
6 1/2"	A36	1	1
7"	A36	1	1
7 1/2"	A36	1	1
8"	A36	1	1
8 1/2"	A36	1	1
9"	A36	1	1
9 1/2"	A36	1	1
10"	A36	1	1

BLOCKING SCHEDULE

SIZE	TYPE OF STEEL	22 1/2"	11 1/4"
3/8"	A36	1	1
1/2"	A36	1	1
3/4"	A36	1	1
1"	A36	1	1
1 1/4"	A36	1	1
1 1/2"	A36	1	1
2"	A36	1	1
2 1/2"	A36	1	1
3"	A36	1	1
3 1/2"	A36	1	1
4"	A36	1	1
4 1/2"	A36	1	1
5"	A36	1	1
5 1/2"	A36	1	1
6"	A36	1	1
6 1/2"	A36	1	1
7"	A36	1	1
7 1/2"	A36	1	1
8"	A36	1	1
8 1/2"	A36	1	1
9"	A36	1	1
9 1/2"	A36	1	1
10"	A36	1	1

REDUCED PRESSURE ZONE ASSEMBLY (RPZ)

SIZE	TYPE OF STEEL	22 1/2"	11 1/4"
3/8"	A36	1	1
1/2"	A36	1	1
3/4"	A36	1	1
1"	A36	1	1
1 1/4"	A36	1	1
1 1/2"	A36	1	1
2"	A36	1	1
2 1/2"	A36	1	1
3"	A36	1	1
3 1/2"	A36	1	1
4"	A36	1	1
4 1/2"	A36	1	1
5"	A36	1	1
5 1/2"	A36	1	1
6"	A36	1	1
6 1/2"	A36	1	1
7"	A36	1	1
7 1/2"	A36	1	1
8"	A36	1	1
8 1/2"	A36	1	1
9"	A36	1	1
9 1/2"	A36	1	1
10"	A36	1	1

YARD HYDRANT

SIZE	TYPE OF STEEL	22 1/2"	11 1/4"
3/8"	A36	1	1
1/2"	A36	1	1
3/4"	A36	1	1
1"	A36	1	1
1 1/4"	A36	1	1
1 1/2"	A36	1	1
2"	A36	1	1
2 1/2"	A36	1	1
3"	A36	1	1
3 1/2"	A36	1	1
4"	A36	1	1
4 1/2"	A36	1	1
5"	A36	1	1
5 1/2"	A36	1	1
6"	A36	1	1
6 1/2"	A36	1	1
7"	A36	1	1
7 1/2"	A36	1	1
8"	A36	1	1
8 1/2"	A36	1	1
9"	A36	1	1
9 1/2"	A36	1	1
10"	A36	1	1



CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10633758-2516
DATE	03/21/2023 3:27 PM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK#69472 DEV. FEES GROVE AT ENGLS MILL

1 × Development Fee	\$2,000.00
Subtotal	\$2,000.00

TOTAL	\$2,000.00
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Receipt sent via SwipeSimple, powered by CardFlight

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CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Mark Marquess, Riverwood Homes

Date: April 4, 2023

Project Name: The Grove at Engles Mill Phase 4 – Preliminary Plat

Engineer/Architect: Crafton Tull

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: KMS/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.
- X 2. Lots 30-35 and Lot 86 cannot be plat with Phase 4 unless Street G is included in the phase. Move the phase line to include Street G or remove these lots from Phase 4.
3. Please verify and change the note to show that the Access Easement along with the Grading Easement will also be vacated with this plat.
4. Add a minimum finished floor elevation to Lot 72 that is one foot above the 100-year WSE of the Detention Pond.
5. The label of the detention pond should be shown as a Wet Detention Pond and not a Retention Pond.
6. The Runoff from Grace Lane will have to be collected as close to 100% before it enters the field to the south. Please show this drainage on the preliminary plat.
7. The handicap ramps can not be located within the gutter transition for the inlets in the intersection. The transition for a 4" depression will be 12' upstream and 4' downstream of the inlet so some adjustments will have to be made to the drainage or the ramps. This note can be addressed in the construction plan review.
8. Add sidewalk to the frontage of Lot 71.
9. Drainage Report:
 - a. This review was restricted to the Detention Pond design. Everything else will be reviewed during the construction plan review.
 - b. The outline of Basin A is not clear on the Post Development Drainage Map.
 - c. The maximum sheet flow length allowed for Post Development conditions is 100'. Please revise.
 - d. Please include the curves along with the tables for the Time vs Elevation and the Time vs Volume.
 - e. It appears that you have assumed a free discharge for your outlet culverts. You need to model the pond assuming that the development to the south has extended them so you should have tailwater elevations shown.

f. The Detention Pond will need 1' of freeboard.

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Crafton Tull

Date: 04-04-2023

Project Name: Engles Mill Phase IV

Engineer/Architect: Crafton Tull

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: WWA

Name: Zak Johnston, P.E.

- 1) The following commentary is general in nature and intended to assist the planning process of the City of Farmington. Once approved, please submit construction plans to WWA for detailed review and approval.
- 2) Preliminary Plat: Please show the 25' Front B.S.B. to double as a U/E instead of a dedicating only a 20' U/E. Utility congestion and overlap has been a major problem with prior phases.
- 3) Water main shown to be 5' off ROW in most locations. Please show water main 10' off ROW.
- 4) Water main fittings and valves should be placed outside of Public ROW wherever possible. See comment 3), this should help.
- 5) All crossings of the Public ROW shall be encased ROW to ROW, please show on plans.
- 6) Water mains should be extended to property lines along all stub streets for future connections. Please review and revise.

Received By:



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: The Grove at Engles Mill Ph IV Final Plat
EDA project #: 2487_F
Letter creation: April 3, 2023
Tech Plat Review meeting: April 4, 2023

Mrs. McCarville,

We have reviewed the Preliminary Plat submitted by Crafton Tull for the project known as The Grove at Engles Mill, Ph IV Preliminary Plat received by EDA on March 30, 2023. The date of 3/21/23 is within the title block. Based on our plan review of the City’s landscape code, we offer the following comments:

Generally:

- 1. Dedication and Landscaping of Neighborhood Parks (code Sec. 14.04.25):
 - a. Per 14.04.25 (c), the City is requesting Fee Payment in Lieu of Land Conveyance:

“In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund...\$600.00 for each single-family unit...”

86 single family units (The two “common areas” do not count as single family unit) =	\$600/unit=	\$51,600.00
		\$51,600.00 TOTAL fee payment required

- b. Per 14.04.25 (e), *“Timetable for cash dedication. Intention for cash payment shall be included in the development agreement and paid prior to the City’s signature of, and release of, the final plat.”*

If you have any questions, please do not hesitate to contact EDA.

Please note that this review was for general compliance and does not warrant the work or documents submitted by the applicant and engineer; nor does it relieve the owner from any items discovered during design or construction which are deemed necessary to comply with City ordinances and criteria.

Sincerely,

Sarah Geurtz, PLA

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

Applicant: The Grove at Engles Mill Phase 5

Date: 4/4/2023

Project Name: The Grove at Engles Mill Phase 5, (Preliminary Plat)

Engineer/Architect: Crafton Tull

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: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineering fees monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. **With this in mind, the ad had to be in the paper Sunday, April 9, 2022 to meet the deadline.**
5. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for the planning commission, a site plan and landscape plan would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
7. Planning Commission meeting will be **Monday April 24, 2023 at 6:00 pm.**



Fire Department
City of Farmington, AR
372 W. Main St.
Farmington, AR 72730
479-267-3338



Date: 4/7/23

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

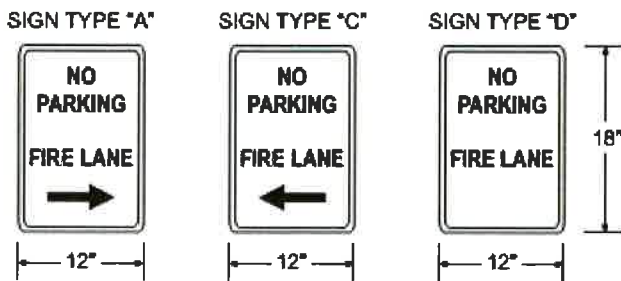
Subject: The Grove at Engles Mill Phase IV

Add additional hydrant on street C.

Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads More Than 26 Feet in Width

Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).





April 11, 2023

City of Farmington
354 West Main Street
Farmington, AR 72730

Re: Technical Plat Review Committee Report – The Grove at Engles Mill Phase 4

The following are responses to comments received on April 4, 2023:

KMS/City of Farmington

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.
[Understood. Please take this letter to be the comment response letter.](#)
2. Lots 30-35 and Lot 86 cannot be platted with Phase 4 unless Street G is included in the phase. Move the phase line to include Street G or remove these lots from Phase 4.
[The street to the north was built in Phase 3. This is currently an existing street with right of way. These lots can remain.](#)
3. Please verify and change the note to show that the access easement along with the grading easement will also be vacated with this plat.
[Noted.](#)
4. Add a minimum finished floor elevation to Lot 72 that is one foot above the 100 year WSE of the detention pond.
[Based on further drainage comments, this lot has been removed and its area added to the detention pond.](#)
5. The label of the detention pond should be shown as a wet detention pond and not a retention pond.
[Label revised.](#)
6. The runoff from Grace Lane will have to collect as close to 100% before it enters the field to the south. Please show this drainage on the preliminary plat.
[Inlets added on Grace Lane to direct this runoff to the pond.](#)
7. The handicap ramps cannot be located within the gutter transition for the inlets in the intersection. The transition for a 4" depression will be 12' upstream and 4' downstream of the inlet so some adjustments will have to be made to the drainage or the ramps. This note can be addressed in the construction plan review.
[We have revised the location of the ramps.](#)
8. Add sidewalk to the frontage of Lot 71.
[Added.](#)
9. Drainage Report:
 - a. This review was restricted to the detention pond design. Everything else will be reviewed during the construction plan review.
[Understood.](#)
 - b. The outline of Basin A is not clear on the Post Development Drainage Map.
[This has been revised for clarity.](#)



- c. The maximum sheet flow length allowed for Post Development conditions is 100'.
Revise.
[This has been revised.](#)
- d. Please include the curves along with the tables for the Time vs Elevation and the Time vs Volume.
[Please see curves provided on pages 175-207 of the PondPack Report.](#)
- e. It appears that you have assumed a free discharge for your outlet culverts. You need to model the pond assuming that the development to the south has extended them so you should have tailwater elevations shown.
[We have assumed a downstream channel of a 36" pipe to collect the pond discharge since the design to the south is unknown at this time. The discharge of our pond will likely be picked up in an area inlet or a junction box drop structure so the tailwater affect will be negligible as the downstream pipes will be 3'+ in the ground. The assumption in the PondPack model is highly conservative.](#)
- f. The detention pond will need 1' of freeboard.
[Revised.](#)

City of Fayetteville

1. A grading permit must be submitted to the City of Fayetteville Engineering Division for comprehensive construction level review of the sanitary sewer system for this development.
[Understood.](#)
2. City of Fayetteville 2022 Water and Sewer Specifications will apply.
[Understood.](#)
Please provide lift station design report as outlined in Section 3500 of the City of Fayetteville 2022 Water and Sewer Specifications with grading permit application.
[Understood. Lift Station design report is being finalized.](#)

Washington Water Authority

1. The following commentary is general in nature and intended to assist the planning process of the City of Farmington. Once approved, please submit construction plans to WWA for detailed review and approval.
[Understood.](#)
2. Preliminary Plat: Please show the 25' front BSB to double as a U/E instead of dedicating only 20' U/E. Utility congestion and overlap has been a major problem with prior phases.
[Utility easement revised to 25'.](#)
3. Water main shown to be 5' off ROW in most locations. Please show water main 10' off ROW.
[Revised.](#)
4. Water main fittings and valves should be placed outside of public ROW wherever possible. See comment 3, this should help.
[Revised.](#)
5. All crossings of the public ROW shall be encased ROW to ROW, please show on plans.
[Casings shown.](#)
6. Water mains should be extended to property lines along all stub streets for future connections. Please review and revise.
[Revised.](#)



Earthplan Design Alternatives, PA

1. Dedication and Landscaping of Neighborhood Parks (code Sec. 14.04.25):
 - a. Per 14.04.25(c), the City is requesting Fee Payment in Lieu of Land Conveyance: "In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund...\$600,00 for each single family unit..."
86 single family units (the two common areas do not count as a single family unit) x \$600/ unit = \$51,600.00 TOTAL fee payment required.
[Understood.](#)
 - b. Per 14.04.25(e), "timetable for cash dedication. Intention for cash payment shall be included in the development agreement and paid prior to the City's signature of, and release of, the final plat".
[Understood.](#)

City of Farmington/Planning

1. Engineering fees will accumulate as the development continues. We will bill the engineering fees monthly.
[Understood.](#)
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
[All adjacent property owners have been notified and receipts provided.](#)
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only published legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. With this in mind, the ad had to be in the paper Sunday, April 9, 2023 to meet the deadline.
[The advertisement ran Sunday, April 9th and again on April 16th. Proof will be provided.](#)
4. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for planning commission, a site plan and landscape plan would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
[Understood. Hard copies will be delivered and a digital set of all items emailed as well.](#)
5. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
[A digital copy will be emailed to Chris Brackett.](#)
6. Planning Commission meeting will be Monday, April 24, 2023 at 6pm.
[Understood, we will have a representative present.](#)

Farmington Fire Department

1. Add additional hydrant on Street C.
[Added.](#)
2. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26' wide (6096 to 7925mm)
[Signs added.](#)
3. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26' wide (7925mm) and less than 32' wide (9754mm).
[Signs added.](#)



Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

Should you have any additional comments or questions, please feel free to reach out to us at your convenience.

Sincerely,

Crafton Tull

Ali Karr, P.E.
Project Manager