



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

PLANNING COMMISSION AGENDA

September 25, 2023

**A meeting of the Farmington Planning Commission will be held on
Monday September 25, 2023, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –August 28, 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. **Rezoning** –From A1 to R-1 & C-1
Property owned by: McDonald Building Group, LLC
Property Location: 229 N. Broyles St.
Presented by: Engineering Services, Inc.
- B. **Preliminary Plat –Wagon Wheel Ph. II**
Property owned by: DR Horton – NW Arkansas, LLC
Property Location: Grace Lane & Utah Ave.
Presented by: Half Associates
- C. **Large Scale Development – Rainsong Townhomes**
Property owned by: Srinivasa Bandaru & Pavathi Neeramachaneni
Property Location: W. Rainsong Street
Presented by: Bates & Associates
- D. **Final Plat – Summerfield Subdivision Ph. II**
Property owned by: Craig Young DRP Holdings
Property Location: West end of Wilson Street. West of Summerfield Ph.1
Presented by: Jorgensen & Associates
- E. **Final Plat – Farmington Heights Ph. II**
Property owned by: Ben Young, Lots 102 Holdings, LLC
Property Location: 15 W. Chickasaw Rd.
Presented by: Engineering Services, Inc.
- F. **Public Hearing for Ordinance for Parkland Dedication.**
- G. **Public Hearing for Park Plan.**

Planning Commission Minutes August 28, 2023 - 6 PM

- 1. ROLL CALL** – The meeting was called to order by Chair Robert Mann.
A quorum was present.

PRESENT

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

ABSENT

City Employees Present: Melissa McCarville, City
Business Manager; Rick Bramall, City Building Inspector

- 2. Approval of Minutes:** The July 24, 2023 minutes were approved as written.

- 3. Comments from Citizens:** City Business Manager, Melissa McCarville stated that the City of Farmington has been dropped from the Goose Creek lawsuit. Chad Ball asked who was still listed in the law suit; Jorgenson Engineers, City Engineer Chris Brackett and his company, Olsson, and developers DR Horton and Riggins.

Public Hearings:

4A. Set Public Hearing to adopt Park Plan:

Commissioners briefly discussed the proposed Park Plan because a few minor changes had been made since the work session. Melissa McCarville and Jay Moore had looked at items in question and made several minor changes. Sarah Geurtz said her changes included some clearer visuals, and the objectives and the matrix were reorganized as had been requested.

Keith Macedo was concerned that he was being asked to vote on something he had not seen until the meeting and there were a few citizens present, so it was decided to have Ms. Guertz briefly go over the highlighted changes and also give a brief summary of the Park Plan even though the public hearing will be set for the next Commission meeting.

Keith Macedo said he had encouraged having the school playgrounds open for general city use, but he has had second thoughts and is now opposed to it and thinks it needs to be removed from the Plan. Bobby Wilson agreed, for liability reasons.

Keith Macedo moved to remove under objectives 2.1 “public school playground for after hours” as an objective. Bobby Wilson seconded the motion which was approved 6 - 1 with Norm Toering voting “No”.

Chad Ball asked if the park total acreage would be adjusted before the next meeting. It will be.

Regarding maps of future parks driveshed and walkshed, Keith Macedo thought the two maps should be combined. The other commissioners disagreed and felt it should be left as it is now.

Chad Ball had hoped the Parks Plan would mirror the Master Transportation Plan and give a more specific map of where parks might be placed. There is general direction which is a starting point where a Parks Committee and others could use for parks placement. Sarah recommended that the various city entities get together and look at the Master Transportation Plan and this Park Plan soon to start identification of possible locations.

Gerry Harris asked how many people were on the Parks Committee and Melissa said Council member Sherry Mathews is chair but she doesn't think it is very active. Judy Horne felt the Parks Committee should have Planning Commission representation on it as well as other citizens and that it needs to be formed and begin to be active immediately. The other commissioners agreed with this recommendation.

Judy Horne moved to set a public hearing for the next meeting on September 25 at 6 PM, to allow the public to make comments about the proposed Parks Plan for the City of Farmington with the change to remove the recommendation that all schools be included as part of the plan. Bobby Wilson seconded the motion and it passed unanimously 7-0.

4B. Set Public Hearing to amend ordinance requiring park dedication or payment in lieu of.

Keith Macedo asked if a section of the amendment that refers to the City Board of Adjustment could be changed to City Council. The answer is no, because the Zoning code says "Board of Adjustment." Robert Mann suggested just striking "Board of Adjustment" from this ordinance amendment.

In section 2) Fee In-Lieu of Parkland Dedication, b) (iii) the word "impossible" was recommended to be changed to "unreasonable" and that had been done.

Norm Toering was concerned about the city use of these "in-lieu" fees. He wants to be sure that moneys collected but not used, be rolled over to the next year's budget, staying in that same fund. He noted that the City has collected a ton of money over the last five years in lieu of parkland. He wanted to make sure that the money we are collecting stays in the correct fund for parkland and not in the General Fund and to be able to see exactly how it is being used.

Judy Horne said she wants to make sure that the money is going to the park fund and not to the ball park. She expressed concern about the large amount of money that has been spent on that park. Bobby Wilson said the ball park is part of the park system, and it gets used a lot. Chad Ball said it is the biggest money generating park that we have in the city. Judy Horne did not agree that it was a money maker for the city.

Keith Macedo asked if a separate Farmington Parkland Dedication fund could be in the budget. Then, it would make it easy to track and keep record of exactly where the In-lieu-of-park-land money was going.

Melissa McCarville said it would be a lot of work to change, but that this recommendation could be included in this amendment. Then when sent to the City Council, if they don't want to add it, they can strike it.

Most commissioners agreed that the suggestion for a separate Farmington Parkland Dedication Fund to be included in this proposed amendment. Motion was made by Judy Horne and seconded by Norm

Toering for the words Farmington Parkland Dedication Fund be included in this proposed amendment. Motion passed 6-1 with Bobby Wilson voting “No.” Several commissioners will also try to attend the Council meeting when this is presented to them.

Chad Ball moved to set Public Hearing subject to the changes and additions that were made. Gerry Harris seconded the motion which passed 6 – 1, with Bobby Wilson voting “No.”

4C. Discuss Regional Planning’s Open Space Plan.

Sarah Geurtz said a number of years ago Northwest Arkansas Regional Planning worked to find special open pasture and tree land and historical properties in the Northwest Arkansas area. Then they put a lot of information in the GIS program, the Open Space Plan. Now, the NWARPC is asking cities to approve the completed plan. Also, in the future, they may ask cities for funding commitments to purchase open land for conservation purposes.

Melissa McCarville said the city is looking for recommendation from the Planning Commission to send the resolution to the City Council. However, although it appears favorable at first look, the Planning Commissioners all wanted to read the resolution and information first before making the recommendation to send it to the City Council.

Chairman Robert Mann made the recommendation to bring it back to the next meeting.

Adjournment: Having no further business, Bobby Wilson moved to adjourn, seconded Norm Toering; motion was approved, and meeting was adjourned.

Judy Horne, Secretary

Robert Mann, Chairman

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

Applicant: Bates & Associates

Date: 9/5/2023

Project Name: Rainsong Townhomes

Engineer/Architect: Bates & Associates

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 Fayetteville Name: Josh Boccaccio

1. This project must be submitted to the City of Fayetteville for the proposed utility extension.
2. Project must meet the 2022 edition of the City of Fayetteville's Standard Specifications for Design and Construction of Water Lines and Sewer Lines.
3. 6" trunk lines must be used if multiple services are combined prior to entering the public sewer main.

Received By: _____

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

Applicant: Jorgensen & Associates

Date: 9/5/2023

Project Name: Summerfield Subdivision Ph. II

Engineer/Architect: Jorgensen & Associates

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 Fayetteville Name: Josh Boccaccio

1. The grading permit from the City of Fayetteville must be closed out prior to the city accepting the installed water and sewer lines.
2. If a final inspection has not occurred, please schedule one through the City of Fayetteville Engineering office.

Received By: _____

City of Farmington Application for Rezoning

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

Applicant: McDonald Building Group, LLC Day Phone: (479) 530-8521

Address: 671 Oxford Bend Rd, Fay AR 72703 Fax: _____

Representative: Engineering Services, Inc. Day Phone: (479) 751-8733

Address: P.O. Box 282, Springdale, AR 72765 Fax: (479) 751-8746

Property Owner: McDonald Building Group, LLC Day Phone: (479) 530-8521

Address: 671 Oxford Bend Rd, Fay AR 72703 Fax: _____

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

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

Property Description

Site Address -- 229 N Broyles Street

Current Zoning -- A-1 Proposed Zoning -- R-1 and C-1

Attach legal description and site plan (a scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.)

Type of zoning requested and reason for request:

Goal is to split the existing house from the remainder of the property. House is to remain. We are asking to rezone that lot to R-1 because it will be too small to meet A-1 minimum dimension requirements. We are asking the remainder of the property be rezoned to C-1 to allow for commercial development of the site.

Responsibilities of the Applicant:

1. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit (see attached), that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the City of Farmington has accepted the application and the date of the public hearing has been confirmed. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy

of notice) shall be filed with the City of Farmington no later than seven (7) days prior to the meeting date. A sample notice is attached.

2. Pay a \$25.00 application fee
3. Provide a copy of the deed of the property.
4. Written authorization from the property owner if someone other than the owner will be representing the request.
5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the _____ day of _____, 2023 _____.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from _____ to _____ will be held on the _____ day of _____, 2023 _____, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

The City will post a sign on the property at a location visible to the public, notifying the public of the intent to rezone the property.

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.

Damon McDonald Date 8/14/2023
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.)

Damon McDonald Date 8/14/2023
Owner/Agent Signature

AGENT AUTHORIZATION

I (We), McDonald Building Group, LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Engineering Services, Inc., to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.


Property Owner – Signature

Damon McDonald
Property Owner - Print

Property Owner – Signature

Property Owner - Print

SURVEY DESCRIPTION – PARENT TRACT (PARCEL NO. 760-01354-001):

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 23, SAID POINT BEING IN NORTH BROYLES STREET; THENCE ALONG SAID NORTH BROYLES STREET, N02°19'10"E A DISTANCE OF 378.00 FEET TO THE **POINT OF BEGINNING**; THENCE LEAVING SAID NORTH BROYLES STREET, N87°47'43"W A DISTANCE OF 189.56 FEET TO A FOUND 1/2 INCH REBAR; THENCE S02°10'54"W A DISTANCE OF 149.81 FEET TO A FOUND 3/8 INCH REBAR; THENCE N87°43'47"W A DISTANCE OF 290.00 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N02°20'13"E A DISTANCE OF 72.00 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N87°43'47"W A DISTANCE OF 88.92 FEET TO A FOUND 1/2 INCH REBAR; THENCE N02°14'21"E A DISTANCE OF 227.85 FEET TO A FOUND IRON PIN WITH CAP "PS 1532"; THENCE S87°44'50"E A DISTANCE OF 568.42 FEET TO A POINT IN SAID NORTH BROYLES STREET; THENCE ALONG SAID NORTH BROYLES STREET, S02°19'10"W A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 3.11 ACRES (135,638 SQUARE FEET), MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF NORTH BROYLES STREET ON THE EAST SIDE THEREOF AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

File# 2021-00048482

This Instrument prepared by:
D. Joel Kurtz
Attorney at Law
Williams Law Firm
100 W Main, Gentry, AR 72734
(479) 736-8800

TRUSTEE'S LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Bank of America, N.A.**, as Trustee of the **Walter V. Grimes Testamentary Trust** ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration, paid by **McDonald Building Group, LLC**, an Arkansas Limited Liability Company ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee the following described lands situated in the County of Washington, State of Arkansas:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Subject to any restrictions, conditions, covenants, rights of way, and easements now of record.

To have and to hold the same unto the said Grantee and unto its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And Grantor hereby covenants with said Grantee that Grantor will forever warrant and defend the title to the said lands against all claims and encumbrances done or suffered by or through it during the time it held title, but against none other.

And Grantor does hereby release and relinquish unto the said Grantee all rights of dower, curtesy, and homestead in and to said lands for and in consideration of the sum of money.

IN WITNESS WHEREOF, the name of Grantor is hereunto affixed as of this 16 day of DECEMBER, 2021.

Walter V. Grimes Testamentary Trust

By: Bank of America, N.A., Trustee

By: 
Robert Resfeder, Vice President

Trustee Limited Warranty Deed

21-702147
Page 1 of 3

Please see the attached Real Property Transfer Tax Affidavit of Compliance for proof of tax paid and the required documentary stamps or documentary symbol.

ACKNOWLEDGMENT

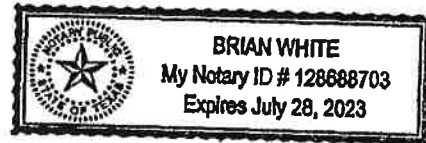
STATE OF Texas)
) ss.
COUNTY OF Dallas)

On this day personally before me, a Notary Public, duly commissioned, qualified and acting, within and for this County and State, appeared the within named Robert Resneder, Vice President of Bank of America, N.A., Trustee of the Walter V. Grimes Testamentary Trust, to me personally well known (or satisfactorily proven to be such person), who stated and acknowledged that he, being duly authorized to act on behalf of Bank of America N.A., had so signed, executed and delivered the foregoing Deed in the capacity and for the consideration, uses, and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 16th day of December, 2021.

Notary Public

My commission expires: 07/28/2023



Mail Tax Statement to:

671 Oxford Bend
Rd Fayetteville
AR 72703

RTC 21-70214T

EXHIBIT "A"

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N00°04'E 378 FEET FROM THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT AND RUNNING THENCE N00°04'E 150 FEET; THENCE WEST 568.42 FEET; THENCE S00°04'W 228 FEET; THENCE EAST 88.92 FEET; THENCE S00°04'W 72 FEET; THENCE EAST 290 FEET; THENCE N00°04'E 150 FEET; THENCE EAST 189.5 FEET TO THE POINT OF BEGINNING.

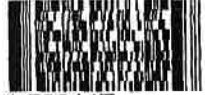
[Legal description provided by Realty Title & Closing Services, LLC.]



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 21-70214T

Grantee: MCDONALD BUILDING GROUP, LLC
Mailing Address: 671 OXFORD BEND RD,
FAYETTEVILLE AR 727030000

Grantor: WALTER V. GRIMES TESTAMENTARY TRUST DATED DECEMBER 12,
1986
Mailing Address: PO BOX 460329, DEPT 909
HOUSTON TX 770560000

Property Purchase Price: \$298,900.00
Tax Amount: \$986.70

County: WASHINGTON
Date Issued: 12/20/2021
Stamp ID: 174188544

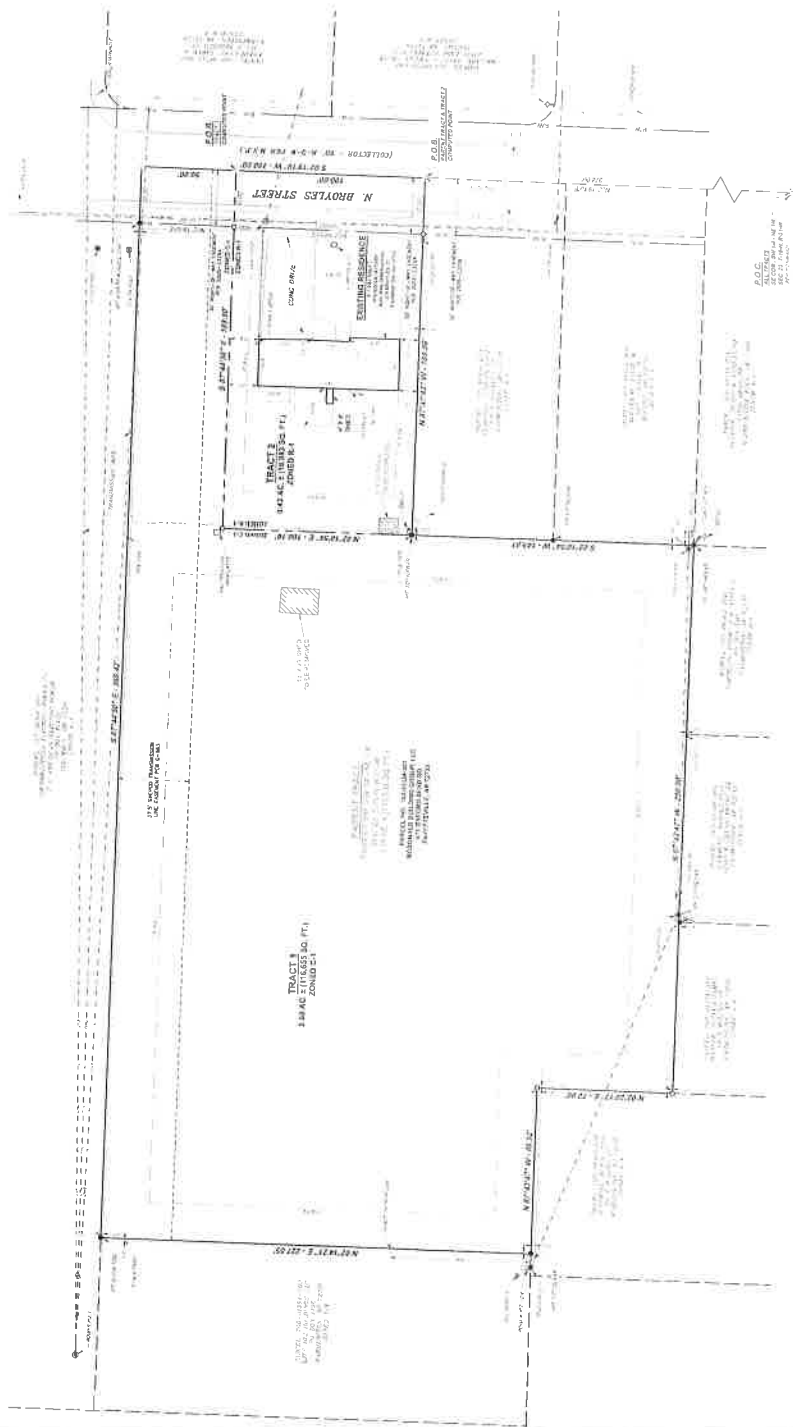
Washington County, AR
I certify this instrument was filed on
12/20/2021 3:19:57 PM
and recorded in REAL ESTATE

File# 2021-00048482
Kvle Svlvester - Circuit Clerk

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 Name (printed): Realty Title & Closing Services LLC
Grantee or Agent Name (Signature): [Signature] Date: 12/20/21
Address: 3711 W. Walnut • Rogers, AR 72756
City/State/Zip: 479-636-7766

Ivonne Torres



PROJECT INFORMATION

PROJECT NO. 2024-001

DATE: 08/15/2024

SCALE: AS SHOWN

PROJECT LOCATION: 1100 N WEST E STREET, FAYETTEVILLE, ARKANSAS

CLIENT INFORMATION

FOR MCCONALD BUILDING GROUP, LLC

1100 N WEST E STREET, FAYETTEVILLE, ARKANSAS 72701

ENGINEER INFORMATION

ES&S ENGINEERING, INC.

1100 N WEST E STREET, FAYETTEVILLE, ARKANSAS 72701

PH: 479-781-1100

WWW.ESANDSENGINEERING.COM

PROJECT DESCRIPTION

LOT SPLIT

THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED LOT SPLIT OF THE ABOVE DESCRIBED PROPERTY INTO TWO (2) LOTS, TRACT 1 AND TRACT 2, AS SHOWN ON THIS PLAN.

NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.

2. THE PROPOSED LOT SPLIT IS SUBJECT TO THE APPROVAL OF THE CITY OF FAYETTEVILLE AND THE ARKANSAS DEPARTMENT OF REVENUE.

3. THE PROPOSED LOT SPLIT IS SUBJECT TO THE APPROVAL OF THE ARKANSAS DEPARTMENT OF REVENUE.

4. THE PROPOSED LOT SPLIT IS SUBJECT TO THE APPROVAL OF THE ARKANSAS DEPARTMENT OF REVENUE.

LEGEND

○	PROPOSED LOT SPLIT
●	EXISTING LOT SPLIT
○	PROPOSED EASEMENT
○	EXISTING EASEMENT
○	PROPOSED UTILITY LINE
○	EXISTING UTILITY LINE
○	PROPOSED DRIVEWAY
○	EXISTING DRIVEWAY
○	PROPOSED WALKWAY
○	EXISTING WALKWAY
○	PROPOSED FENCE
○	EXISTING FENCE
○	PROPOSED CURB
○	EXISTING CURB
○	PROPOSED SIDEWALK
○	EXISTING SIDEWALK
○	PROPOSED DRIVEWAY
○	EXISTING DRIVEWAY
○	PROPOSED WALKWAY
○	EXISTING WALKWAY
○	PROPOSED FENCE
○	EXISTING FENCE
○	PROPOSED CURB
○	EXISTING CURB
○	PROPOSED SIDEWALK
○	EXISTING SIDEWALK

FOR MCCONALD BUILDING GROUP, LLC

FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS

SCALE: AS SHOWN

DATE: 08/15/2024

PROJECT NO. 2024-001

ES&S ENGINEERING, INC.

1100 N WEST E STREET, FAYETTEVILLE, ARKANSAS 72701

PH: 479-781-1100

WWW.ESANDSENGINEERING.COM

LEGEND

○	PROPOSED LOT SPLIT
●	EXISTING LOT SPLIT
○	PROPOSED EASEMENT
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1. ALL DIMENSIONS ARE IN FEET AND INCHES.

2. THE PROPOSED LOT SPLIT IS SUBJECT TO THE APPROVAL OF THE CITY OF FAYETTEVILLE AND THE ARKANSAS DEPARTMENT OF REVENUE.

3. THE PROPOSED LOT SPLIT IS SUBJECT TO THE APPROVAL OF THE ARKANSAS DEPARTMENT OF REVENUE.

4. THE PROPOSED LOT SPLIT IS SUBJECT TO THE APPROVAL OF THE ARKANSAS DEPARTMENT OF REVENUE.

LEGEND

○	PROPOSED LOT SPLIT
●	EXISTING LOT SPLIT
○	PROPOSED EASEMENT
○	EXISTING EASEMENT
○	PROPOSED UTILITY LINE
○	EXISTING UTILITY LINE
○	PROPOSED DRIVEWAY
○	EXISTING DRIVEWAY
○	PROPOSED WALKWAY
○	EXISTING WALKWAY
○	PROPOSED FENCE
○	EXISTING FENCE
○	PROPOSED CURB
○	EXISTING CURB
○	PROPOSED SIDEWALK
○	EXISTING SIDEWALK





CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10877718-1893
DATE	08/22/2023 10:24 AM
RESULT	APPROVED
AUTH CODE	000248
TRANSACTION METHOD	KEYED
TRANSACTION TYPE	SALE
CARDHOLDER NAME	DANIEL LAZENBY
CARD	XXXX-XXXX-XXXX-7803
CARD TYPE	VISA
REFERENCE NUMBER	REZONING APPLICATION MCDONALD GROUP 229 N BROYLES

1 × Development Fee with Processing Fee	\$25.75
Subtotal	\$25.75

TOTAL	\$25.75
-------	----------------

METHOD	KEY ENTERED
MID	XXXXXXXX2407
TID	001

Receipt sent via SwipeSimple, powered by CardFlight



A WEHCO MEDIA COMPANY

Account #: NWC1414291
 Company: ENGINEERING SERVICES INC
 Ad number #: 323630
 PO #:
 Matter of: PH Farmington A-1 to R-1 and C-1

AFFIDAVIT • STATE OF ARKANSAS

I, Carla Gardner, do solemnly swear that I am the Finance Director of the **Democrat Gazette**, a daily newspaper printed and published in WASHINGTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of:

PH Farmington A-1 to R-1 and C-1

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.

And that there is due or has been paid the **Democrat Gazette** for publication the sum of \$122.20. (Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 09/08/23; NWA nwaonline.com 09/08/23

Finance Director

State of ARKANSAS, County of WASHINGTON, Subscribed and sworn to before me on this 8th day of September, 2023

NOTARY PUBLIC



NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 17th day of August, 2023.

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 23, SAID POINT BEING IN NORTH BROYLES STREET; THENCE ALONG SAID NORTH BROYLES STREET, N02°19'10"E A DISTANCE OF 378.00 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH BROYLES STREET, N87°47'43"W A DISTANCE OF 189.56 FEET TO A FOUND 1/2 INCH REBAR; THENCE S02°10'54"W A DISTANCE OF 149.81 FEET TO A FOUND 3/8 INCH REBAR; THENCE N87°43'47"W A DISTANCE OF 290.00 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N02°20'13"E A DISTANCE OF 72.00 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N87°43'47"W A DISTANCE OF 88.92 FEET TO A FOUND 1/2 INCH REBAR; THENCE N02°14'21"E A DISTANCE OF 227.85 FEET TO A FOUND IRON PIN WITH CAP "PS 1532"; THENCE S87°44'50"E A DISTANCE OF 568.42 FEET TO A POINT IN SAID NORTH BROYLES STREET; THENCE ALONG SAID NORTH BROYLES STREET, S02°19'10"W A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.11 ACRES (135,638 SQUARE FEET), MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF NORTH BROYLES STREET ON THE EAST SIDE THEREOF AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

A public hearing to consider this request to rezone the above described property from A-1 to R-1 and C-1 will be held on the 25th day of September, 2023, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

September 8, 2023 323630



CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10877718-1893
DATE	08/22/2023 10:24 AM
RESULT	APPROVED
AUTH CODE	000248
TRANSACTION METHOD	KEYED
TRANSACTION TYPE	SALE
CARDHOLDER NAME	DANIEL LAZENBY
CARD	XXXX-XXXX-XXXX-7803
CARD TYPE	VISA
REFERENCE NUMBER	REZONING APPLICATION MCDONALD GROUP 229 N BROYLES

1 × Development Fee with Processing Fee	\$25.75
---	---------

Subtotal	\$25.75
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TOTAL	\$25.75
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METHOD	KEY ENTERED
MID	XXXXXXXX2407
TID	001

**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION TO REZONE PROPERTY**

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

229 N Broyles Street, Farmington, AR 72730

Location

McDonald Building Group, LLC

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from A-1 to R-1 and C-1.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on September 25, 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 at City Hall, 354 W. Main, 479-267-3865.

7022 3330 0000 8109 9467

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Postmark Here

PARCEL 760 01733-000
FREDERICKS, JARED A
103 E ALBERTA ST
FARMINGTON, AR 72730
ZONED R-1

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0000 8109 9436

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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

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PARCEL 760-01358-000
BARKER, JOSHUA JAMES
58 E WILSON ST
FARMINGTON, AR 72730
ZONED A-1

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0000 8109 9467

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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

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PARCEL 760-01354-002
ALVARADO, DAVID M
5215 S 65TH PL
ROGERS, AR 72758
ZONED A-1

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0000 8109 9445

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Postmark Here

PARCEL 760-01354-000
LOTS 102 HOLDINGS, LLC
PO BOX 1496
FARMINGTON, AR 72730
ZONED A-1

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0000 8109 9382

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Postmark Here

PARCEL 760-01359-000
HAMMONS, HAROLD CLAY
12313 W ERVAN BEERS RD
FARMINGTON, AR 72730
ZONED A-1

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0000 8109 9375

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Postmark Here

PARCEL 760-01354-003
CLAYPOOL, STEVEN LANE
221 N BROYLES ST
FARMINGTON, AR 72730
ZONED A-1

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0000 8109 9368

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Postmark Here

PARCEL 760-01738-000
MILLARD, JANET C FAMILY TRUST
20156 LAKE ESTATES CIR
ROGERS AR 72766
ZONED R-1

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0000 8109 7968

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Postmark Here

PARCEL 760-01365-000
PEISHALL, ROBIN LYNN
60 E WILSON ST
FARMINGTON, AR 72730
ZONED A-1

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0000 8109 9412

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Postmark Here

PARCEL 760-01353-001
RUSHING, JERRY & JACQUELINE
13808 DEAN DR
NORTH LITTLE ROCK, AR 72118
ZONED A-1

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0000 8109 7951

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Postmark Here

PARCEL 760-01360-000
JAMERSON, BOBBY N & ANITA G
PO BOX 540
FARMINGTON, AR 72730
ZONED A-1

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0000 8109 9450

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Postmark Here

PARCEL 760-01361-000
SOUTHWESTERN ELECTRIC POWER CO
C/O AMERICAN ELECTRIC POWERS
PO BOX 16428
COLUMBUS, OH 43216
ZONED A-1

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**ADJACENT PROPERTY OWNER LIST
229 N BROYLES STREET
REZONING PETITION**

I, Rodney Woods, PLS, hereby certify that, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the subject property.

Signature: Rodney Woods
Date: 9-6-2023

PARCEL: 760-01361-000
SOUTHWESTERN ELECTRIC POWER CO
C/O AMERICAN ELECTRIC POWER
PO BOX 16428
COLUMBUS, OH 43216

PARCEL: 760-01354-003
CLAYPOOL, STEVEN LANE
221 N BROYLES ST
FARMINGTON, AR 72730

PARCEL: 760-01354-002
ALVARADO, DAVID M
5215 S 65TH PL
ROGERS, AR 72758

PARCEL: 760-01360-000
JAMERSON, BOBBY N & ANITA G
PO BOX 540
FARMINGTON, AR 72730

PARCEL: 760-01359-000
HAMMONS, HAROLD CLAY
12313 W ERVAN BEEKS RD
FARMINGTON, AR 72730

PARCEL: 760-01358-000
BARKER, JOSHUA JAMES
68 E WILSON ST
FARMINGTON, AR 72730

PARCEL: 760-01355-000
PERSHALL, ROBIN LYNN
60 E WILSON ST
FARMINGTON, AR 72730
ZONED A-1

PARCEL: 760-01354-000
LOTS 102 HOLDINGS LLC
PO BOX 1496
FARMINGTON, AR 72730
ZONED A-1

PARCEL: 760-01733-000
FREDERICKS, JARED A
103 E ALBERTA ST
FARMINGTON, AR 72730
ZONED R-1

PARCEL: 760-01738-000
MILLARD, JANET C FAMILY TRUST
20158 LAKE ESTATES CIR
ROGERS AR 72756
ZONED R-1

PARCEL: 760-01353-001
RUSHING, JERRY & JACQUELINE
13808 DEAN DR
NORTH LITTLE ROCK, AR 72118
ZONED A-1

AFFIDAVIT

I hereby certify that I Daniel Lazenby
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: copy of the notice, mailing receipts, list of property owners of record, return cards, and any notices that were undeliverable.

Signature: 

Date: Sept. 7, 2023

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 17th day of August, 2023.

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 23, SAID POINT BEING IN NORTH BROYLES STREET; THENCE ALONG SAID NORTH BROYLES STREET, N02°19'10"E A DISTANCE OF 378.00 FEET TO THE **POINT OF BEGINNING**; THENCE LEAVING SAID NORTH BROYLES STREET, N87°47'43"W A DISTANCE OF 189.56 FEET TO A FOUND 1/2 INCH REBAR; THENCE S02°10'54"W A DISTANCE OF 149.81 FEET TO A FOUND 3/8 INCH REBAR; THENCE N87°43'47"W A DISTANCE OF 290.00 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N02°20'13"E A DISTANCE OF 72.00 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N87°43'47"W A DISTANCE OF 88.92 FEET TO A FOUND 1/2 INCH REBAR; THENCE N02°14'21"E A DISTANCE OF 227.85 FEET TO A FOUND IRON PIN WITH CAP "PS 1532"; THENCE S87°44'50"E A DISTANCE OF 568.42 FEET TO A POINT IN SAID NORTH BROYLES STREET; THENCE ALONG SAID NORTH BROYLES STREET, S02°19'10"W A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 3.11 ACRES (135,638 SQUARE FEET), MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF NORTH BROYLES STREET ON THE EAST SIDE THEREOF AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

A public hearing to consider this request to rezone the above described property from A-1 to R-1 and C-1 will be held on the 25th day of September, 2023, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

PARCEL 760-01351-000
 SOUTH WINDSOR FARM TRACT
 C/O NATIONAL ELECTRIC POWER
 PO BOX 16428
 COLUMBIAS, OH 43216
 ZONED A-1

PARCEL 760-01733-000
 FREDRICKS JARD A
 105 S ALBERTA ST
 FARMINGTON, AR 72730
 ZONED R-1

PARCEL 760-01739-000
 HILLARD, JANET C FAMILY TRUST
 20158 LAKE ESTATES CIR
 ROGERS, AR 72756
 ZONED R-1

0.43 ACRES (TRACT 2)
 CURRENT ZONING: A-1
 PROPOSED ZONING: R-1

PARCEL 760-01354-003
 CLYPOOL, STEVEN LANE
 1000 S WILSON ST
 FARMINGTON, AR 72730
 ZONED A-1

PARCEL 760-01354-002
 JAMES, JERRY & JACQUELINE
 6215 S 65TH PL W
 ROGERS, AR 72758
 ZONED A-1

PARCEL 760-01353-001
 MUSJING, JERRY & JACQUELINE
 1000 S WILSON ST
 NORTH LITTLE ROCK, AR 72118
 ZONED A-1

PARCEL 760-01352-000
 JAMERSON, BOBBY W & ANITA G
 PO BOX 540 72730
 FARMINGTON, AR 72730
 ZONED A-1

PARCEL 760-01355-000
 HAWKINS, HAROLD CLAY
 12313 W ERVAY BEARS RD
 FARMINGTON, AR 72730
 ZONED A-1

PARCEL 760-01358-000
 BAKER, FRED & WILSON ST
 FARMINGTON, AR 72730
 ZONED A-1

2.68 ACRES (TRACT 1)
 CURRENT ZONING: A-1
 PROPOSED ZONING: C-1

PARCEL 760-01354-000
 LOTS 102 HOLDINGS LLC
 PO BOX 1496
 FARMINGTON, AR 72730
 ZONED A-1

PARCEL 760-01355-000
 HAWKINS, HAROLD CLAY
 12313 W ERVAY BEARS RD
 FARMINGTON, AR 72730
 ZONED A-1



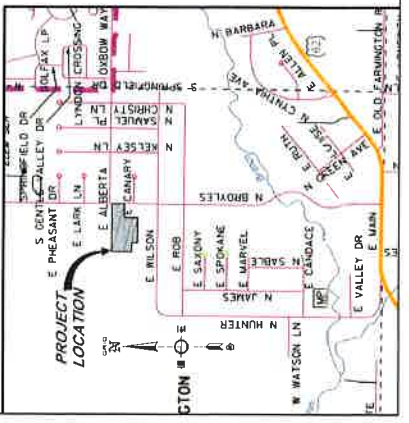
SCALE: 1"=50'

REZONING EXHIBIT

Carolyn S. Trogue Trust - S. Parcels
 4258 South 46th Street
 Springdale, Washington County, Arkansas
 DWG: Z:\Engineers\00-Engineer Projects\23934-Broyles
 DATE: September 8, 2023
 ENGINEERING SERVICES, INC.
 1207 S. OLD MISSOURI ROAD
 SPRINGDALE, ARKANSAS



VICINITY MAP



**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: DR Horton - NW Arkansas LLC Day Phone: (479) 957-1524
 Address: 1204 E Joyce Blvd. Fayetteville, AR 72703 Fax: _____
 Representative: Half Associates, Inc Day Phone: (479) 579-3963
 Address: 2407 SE Cottonwood St. Bentonville, AR 72712 Fax: _____
 Property Owner: DR Horton - NW Arkansas LLC Day Phone: (479) 957-1524
 Address: 1204 E Joyce Blvd. Fayetteville, AR 72703 Fax: _____

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

Site Address -- Grave Lane & Utah Ave. Wagon Wheel Ph 2

Current Zoning -- R-1

Attach legal description

Financial Interests

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

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.

Scott Partlow Date 08/21/2023
Scott Partlow (Aug 21, 2023 11:16 CDT)
 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.)

Scott Partlow Date 08/21/2023
Scott Partlow (Aug 21, 2023 11:16 CDT)
 Owner/Agent Signature



Bentonville
2407 SE Cottonwood St
Suite 1
Bentonville, AR 72712

LETTER OF TRANSMITTAL

To: City of Farmington

Date: 8/22/23

From: Halff Associates

AVO: 052872.001

Email: dhiggins@Halff.com

Wagon Wheel
Crossing PH 2

WE ARE SENDING YOU

Attached Under separate cover via ___ the following:

- Shop Drawings Specifications Prints Plans Drawings
- Copy of letter Report(s) CD/DVD Other: _____

VIA: Hand Delivery US Postal Service Courier Overnight Express

THESE ARE TRANSMITTED as checked below:

- For approval Approval as submitted Resubmit ___ copies for approval
- For your use Approved as noted Submit ___ copies for distribution
- As requested Returned for corrections Return ___ corrected prints
- For review/comment Other: _____

ITEMS SENT:

- 15 Copies of Preliminary Plats
- 1 Copy of Application & Checklist
-
-
-
-

COMMENTS:

SIGNED: _____

Tamara Losh

LSD/Subdivision Application Checklist:

Yes No N/A, why?

	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.			
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 1/2".	X		
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:			
a. NPDES Storm water Permit		X	
b. 404 Permit		X	
c. Other		X	
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%.	X		
17. Preliminary grading plan.	X		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:	X		
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems	X		
a. Provide pipe locations, sizes and types.	X		
b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site		X	
4. If a septic system is to be utilized, 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.	X		
b. Note the static pressure and flow of the nearest hydrant.		X	
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)		X	
a. Locations of all related structures.		X	
b. Locations of all lines above and below ground.		X	
c. A note shall be placed where streets will be placed under the existing overhead facilities and the		X	

approximate change in the grade for the proposed street.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
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.	<input checked="" type="checkbox"/>		
Proposed and Existing Streets, Rights-of-way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	<input checked="" type="checkbox"/>		
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.	<input checked="" type="checkbox"/>		
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.)	<input checked="" type="checkbox"/>		
Site Specific Information			
1. Provide a note describing any off site improvements.		<input checked="" type="checkbox"/>	
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		<input checked="" type="checkbox"/>	
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.)		<input checked="" type="checkbox"/>	
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.)		<input checked="" type="checkbox"/>	
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.		<input checked="" type="checkbox"/>	
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.		<input checked="" type="checkbox"/>	
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.)		<input checked="" type="checkbox"/>	
8. The location and size of existing and proposed signs, if any.		<input checked="" type="checkbox"/>	
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.		<input checked="" type="checkbox"/>	
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.)		<input checked="" type="checkbox"/>	
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).		<input checked="" type="checkbox"/>	
12. Location of existing and purposed sidewalks.	<input checked="" type="checkbox"/>		
13. Finished floor elevation of existing and purposed structures.		<input checked="" type="checkbox"/>	
14. Indicate location and type of garbage service (Large Scale		<input checked="" type="checkbox"/>	

Survey Description Wagon Wheel Crossing, Phase II

A part of the Northeast Quarter of the Northeast Quarter and part of the Southeast Quarter of the Northeast Quarter, all in Section 34, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows:

COMMENCING at the computed Northeast Corner of said Section 34;
THENCE along the north line of said Section 34, North $87^{\circ}56'38''$ West, 340.83 feet to a 5/8-inch rebar with cap stamped PS #1642 marking the **POINT OF BEGINNING**;
THENCE leaving said north line, South $02^{\circ}15'12''$ West, 636.36 feet to a 5/8-inch rebar with cap stamped PS #1642;
THENCE South $87^{\circ}52'00''$ East, 341.97 feet to a 5/8-inch rebar capped PS #1642;
THENCE South $02^{\circ}09'03''$ West, 1021.52 feet to a 1/2-inch rebar with cap stamped PS #1156;
THENCE North $87^{\circ}53'56''$ West, 1322.46 feet to a 5/8-inch rebar with cap stamped PS #1642;
THENCE North $02^{\circ}08'56''$ East, 1657.30 feet to a 2-inch aluminum monument with cap stamped RLS #905 marking the Northwest Corner of the aforementioned Northeast Quarter of the Northeast Quarter;
THENCE South $87^{\circ}56'38''$ East, 981.69 feet to the **POINT OF BEGINNING**.



A WEHCO MEDIA COMPANY

Account #: STHA3
 Company: HALFF ASSOCIATES
 Ad number #: 323724
 PO #:
 Matter of: PH Farmington Planning Commission

AFFIDAVIT • STATE OF ARKANSAS

I, Carla Gardner, do solemnly swear that I am the Finance Director of the **Democrat Gazette**, a daily newspaper printed and published in WASHINGTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

PH Farmington Planning Commission

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.

And that there is due or has been paid the **Democrat Gazette** for publication the sum of \$197.60. (Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 09/08/23, 09/09/23; NWA nwaonline.com 09/08/23, 09/09/23

Carla Gardner

Finance Director

State of ARKANSAS, County of WASHINGTON , Subscribed and sworn to before me on this 11th day of September, 2023

Catherine Staggs

NOTARY PUBLIC



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 22nd day of August, 2023.

Survey Description Wagon Wheel Crossing, Phase II

A part of the Northeast Quarter of the Northeast Quarter and part of the Southeast Quarter of the Northeast Quarter, all in Section 34, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows:

COMMENCING at the computed Northeast Corner of said Section 34;

THENCE along the north line of said Section 34, North 87°56'38" West, 340.83 feet to a 5/8-inch rebar with cap stamped PS #1642 marking the POINT OF BEGINNING;

THENCE leaving said north line, South 02°15'12" West, 636.36 feet to a 5/8-inch rebar with cap stamped PS #1642;

THENCE South 87°52'00" East, 341.97 feet to a 5/8-inch rebar capped PS #1642;

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THENCE North 87°53'56" West, 1322.46 feet to a 5/8-inch rebar with cap stamped PS #1642;

THENCE North 02°08'56" East, 1657.30 feet to a 2-inch aluminum monument with cap stamped RLS #905 marking the Northwest Corner of the aforementioned Northeast Quarter of the Northeast Quarter;

THENCE South 87°56'38" East, 981.69 feet to the POINT OF BEGINNING.

A public hearing to consider this Preliminary Plat will be held on the 25th day of September, 2023, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Sept. 8 & 9, 2023 323724

TYPE OF CONSTRUCTION PLANS

FOR

WAGON WHEEL CROSSING, PHASE II

TYPE OF IMPROVEMENTS

PRELIMINARY PLAT SUBMITTAL

GRACE LANE & UTAH AVENUE
FARMINGTON, WASHINGTON COUNTY, ARKANSAS
SEPTEMBER 2023

PRELIMINARY

THIS DRAWING IS THE PROPERTY OF
HALFF ASSOCIATES, INC. AND IS NOT TO BE
REPRODUCED OR TRANSMITTED IN ANY
FORM OR BY ANY MEANS, ELECTRONIC OR
MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION
SYSTEM, WITHOUT PERMISSION IN WRITING
FROM HALFF ASSOCIATES, INC.
DATE: 09/20/23
DRAWN BY: J. W. BROWN
CHECKED BY: J. W. BROWN
SCALE: AS SHOWN
SHEET NO.: 0000

ENGINEER
HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD STREET
BENTONVILLE, ARKANSAS 72712
CONTACT: JOHN R. WARD
TELEPHONE: (479) 273-2299
FIRM BUSINESS NO.: 479-273-2299

LANDSCAPE ARCHITECT
2407 SE COTTONWOOD STREET
BENTONVILLE, ARKANSAS 72712
CONTACT: DR. TIBBOLD
EMAIL: tthibold@halff.com
TELEPHONE: (479) 273-2299

SURVEYOR
HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD STREET
BENTONVILLE, ARKANSAS 72712
CONTACT: JAMES A. HARRISON
TELEPHONE: (479) 273-2299

GOVERNING AGENCIES
CITY OF FARMINGTON
PLANNING & DEVELOPMENT
CONTACT: MELISSA MCCORVILLE, CITY SERVICES MANAGER
FARMINGTON, ARKANSAS 72701
TELEPHONE: (479) 267-2863
<http://www.farmingtonar.gov>
PUBLIC WORKS DEPARTMENT
CONTACT: JAMES W. SHELLEY, PUBLIC WORKS MANAGER
314 W. MAIN ST.
FARMINGTON, ARKANSAS 72701
TELEPHONE: (479) 267-2863
JamesWS Shelley@farmingtonar.gov
CITY CONTRACT ENGINEER
CONTACT: CHRISTOPHER BRACKETT, CITY ENGINEER
FARMINGTON, ARKANSAS 72701
TELEPHONE: (479) 267-2863
<http://www.farmingtonar.gov>
BUILDING DEPARTMENT
CONTACT: JENNIFER BRUNAL, BUILDING OFFICIAL
314 W. MAIN ST.
FARMINGTON, ARKANSAS 72701
TELEPHONE: (479) 267-2863
<http://www.farmingtonar.gov>
FARMINGTON FIRE DEPARTMENT
CONTACT: BILL HELLARD, FIRE CHIEF
FARMINGTON, ARKANSAS 72701
TELEPHONE: (479) 267-2336
billhellard@farmingtonar.gov

WATERS & SEWER
WASHINGTON COUNTY WATER AUTHORITY
CONTACT: RICK BERTMAN, PLANT SUPERVISOR
FARMINGTON, ARKANSAS 72701
TELEPHONE: (479) 267-2111
ELECTRIC
CONTACT: JIMMY WATSON, JR.
414 WESTBANK DR.
ROGERS, ARKANSAS 72767
TELEPHONE: (479) 267-2111
CONTACT: RON R. BERTRAM, PLANT SUPERVISOR
LITTLE ROCK, ARKANSAS 72205
TELEPHONE: (501) 656-3333
DUNN'S ELECTRIC CORPORATION
CONTACT: JIMMY WATSON, JR.
3041 HENNINGTON DRIVE
FAVETTEVILLE, ARKANSAS 72704
TELEPHONE: (479) 273-7006
BENTONVILLE WATER & SEWER DEPARTMENT
CONTACT: JAMES W. SHELLEY, PUBLIC WORKS MANAGER
LITTLE ROCK, ARKANSAS 72205
TELEPHONE: (501) 656-3333



PROJECT SITE

NOT TO SCALE

PREPARED BY:
halff
2407 SE Cottonwood St., Ste. 1
Bentonville, AR 72712
TEL: (479) 273-2299
WWW.HALFF.COM

OWNER
O.R. HOBSTON, MGR. FRANKMANS LLC
5522 W. WALSH AVE.
ROGERS, AR 72758

CITY OF FARMINGTON APPROVAL: PLANNING COMMISSION APPROVAL DATE: _____
BY: _____ AND ASSIGNED TO REPORT IS LIMITED TO GENERAL COMPLIANCE WITH APPLICABLE
REGULATIONS AND STANDARDS. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES
WITHOUT THE WRITTEN CONSENT OF HALFF ASSOCIATES, INC. OMISSIONS OR INADEQUACIES
DISCOVERED AFTER PLAN APPROVAL, THE APPLICABLE REGULATIONS SHALL GOVERN OVER ANY CONTRACTS WITH
OTHER CONTRACTORS. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE
WRITTEN CONSENT OF HALFF ASSOCIATES, INC. THIS DRAWING IS SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

CITY ENGINEER	DATE
PLANNING DEPARTMENT DIRECTOR	DATE
STREET DEPARTMENT	DATE
WATER & SEWER DEPARTMENT	DATE
FIRE DEPARTMENT	DATE



THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF
UNDERGROUND SURFACE AND UTILITY LINES IS NOT GUARANTEED TO BE EXACT OR
COMPLETE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES
SYSTEM AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR
PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL
BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND PROPERTY
DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION
OF ALL EXISTING UTILITIES AND PROPERTY DURING CONSTRUCTION. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND
PROPERTY DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE
PROTECTION OF ALL EXISTING UTILITIES AND PROPERTY DURING CONSTRUCTION.

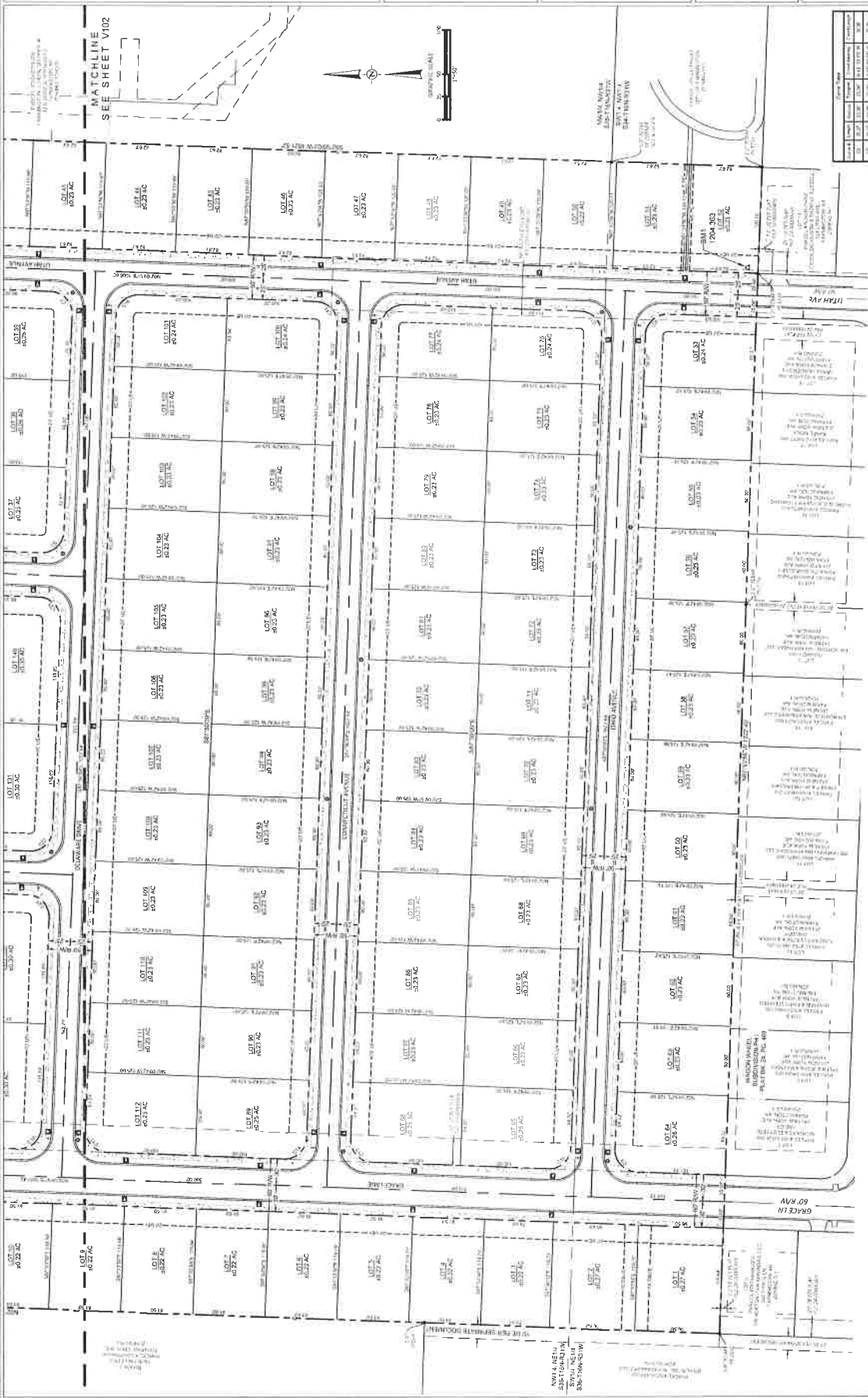
AVO: 52872 DATE: SEPTEMBER 2023

G000

NO. DATE	REVISIONS



PROJECT NO. 2022.001
 ISSUED 06.11.2022
 DRAWN BY: JAC
 CHECKED BY: JAC
 SCALE: 1" = 100'



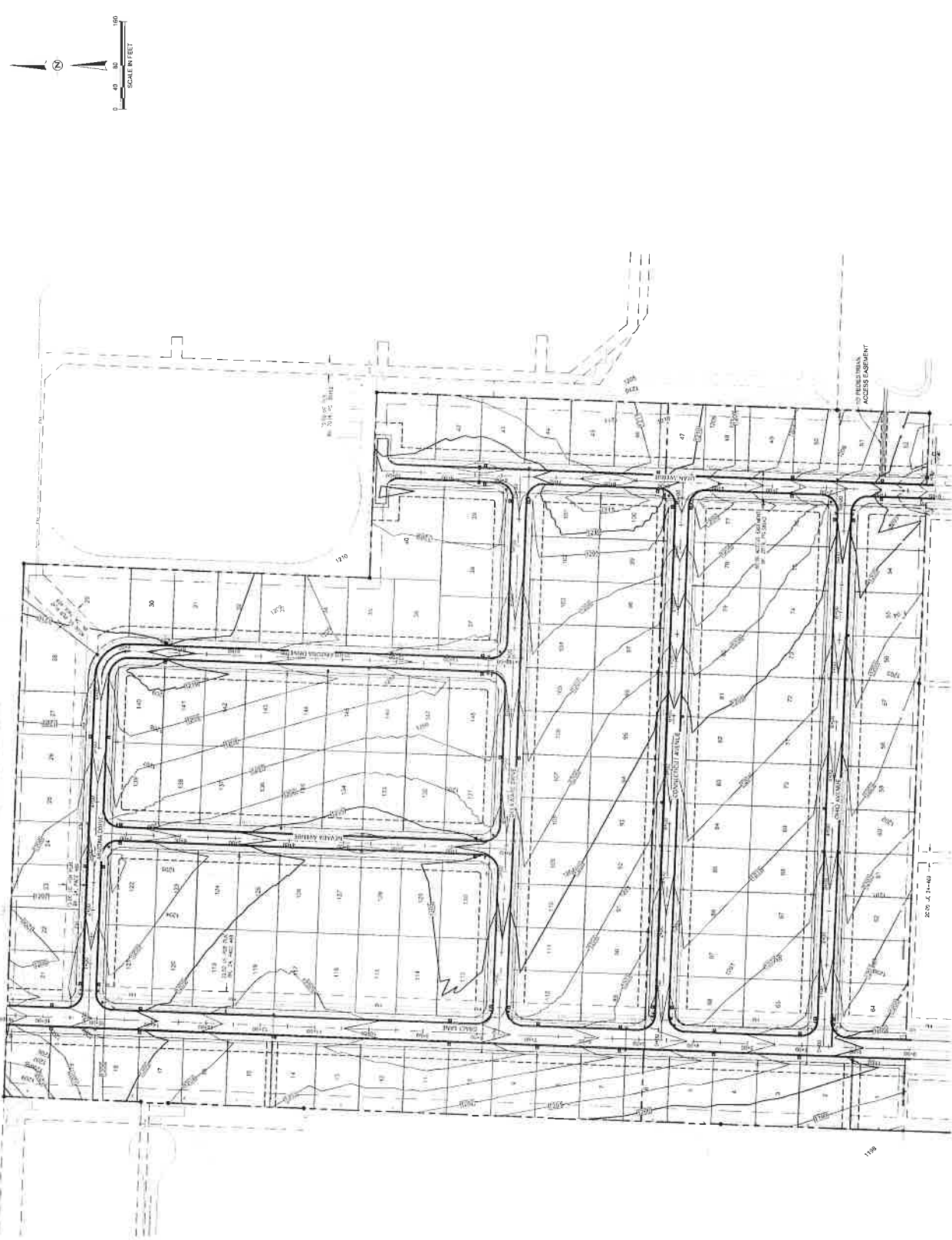
Lot	Area	Setback	Easement	Remarks
1	0.28 AC	5'	None	Standard Residential
2	0.28 AC	5'	None	Standard Residential
3	0.28 AC	5'	None	Standard Residential
4	0.28 AC	5'	None	Standard Residential
5	0.28 AC	5'	None	Standard Residential
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98	0.28 AC	5'	None	Standard Residential
99	0.28 AC	5'	None	Standard Residential
100	0.28 AC	5'	None	Standard Residential



PROJECT NO. 2023-022
 SHEET NO. 10
 DATE: 07/27/2023
 DRAWN BY: JLM
 CHECKED BY: JLM
 SCALE: 1"=40'

PRELIMINARY
 FOR INFORMATION ONLY

OVERALL GRADING PLAN
 C200



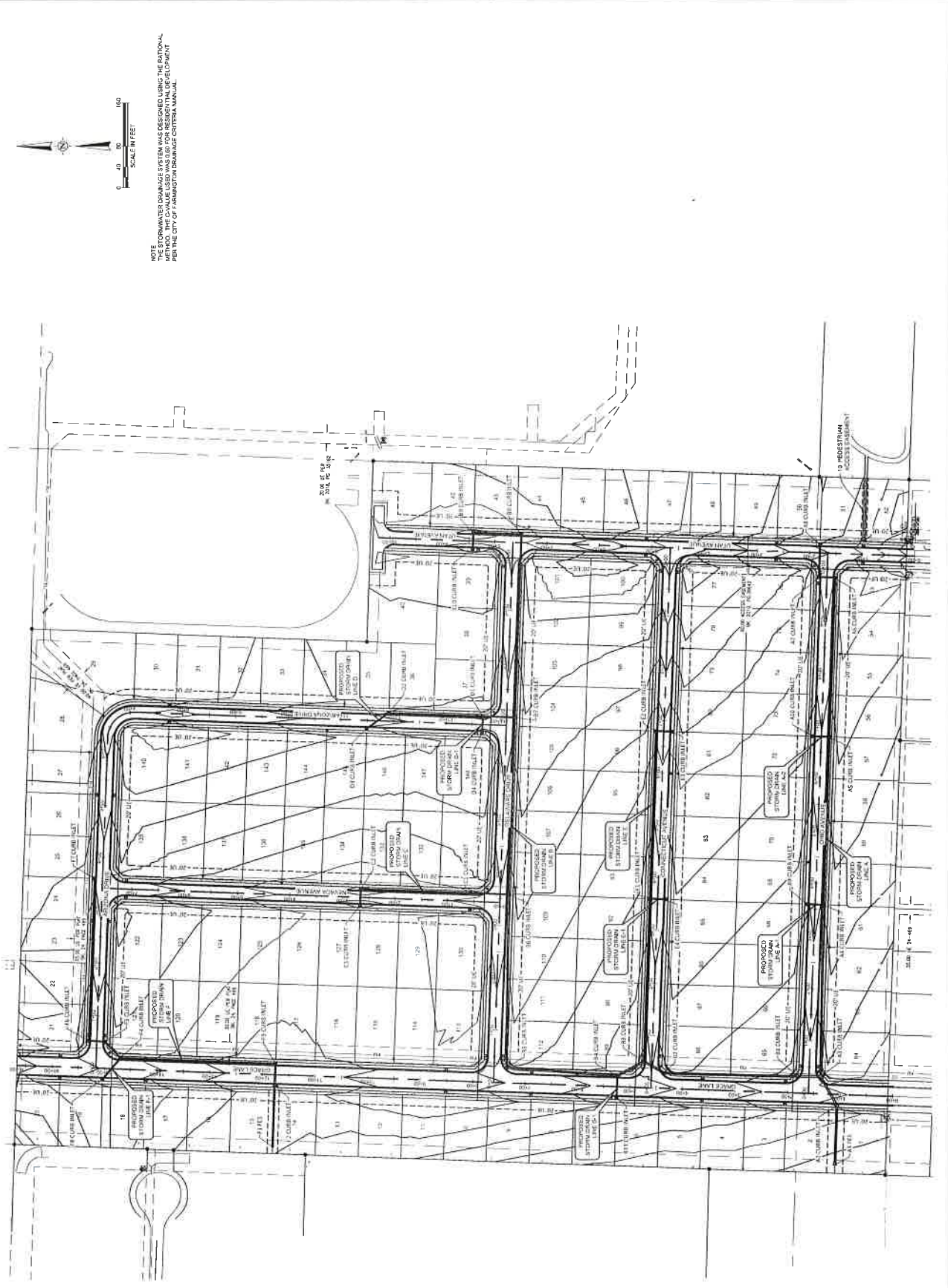
WAGON WHEEL CROSSING
 PHASE II
 FARMINGTON, AR



PRELIMINARY
 FOR INTERIM REVIEW ONLY

PROJECT NO.	10723001
ISSUED	06/27/2023
DESIGNED BY	DR
CHECKED BY	DR
SCALE	1"=50'
TITLE	OVERALL DRAINAGE PLAN

OVERALL DRAINAGE PLAN
 C300



SCALE IN FEET
 0 25 50 100

NOTE:
 THE STORMWATER DRAINAGE SYSTEM WAS DESIGNED USING THE RATIONAL METHOD AND THE RATIONAL METHOD AS DESCRIBED IN THE MANUAL DEVELOPMENT PERFORMED BY THE CITY OF FARMINGTON DRAINAGE CRITERIA MANUAL.

FARMINGTON, AR
 WAGON WHEEL CROSSING
 PHASE II

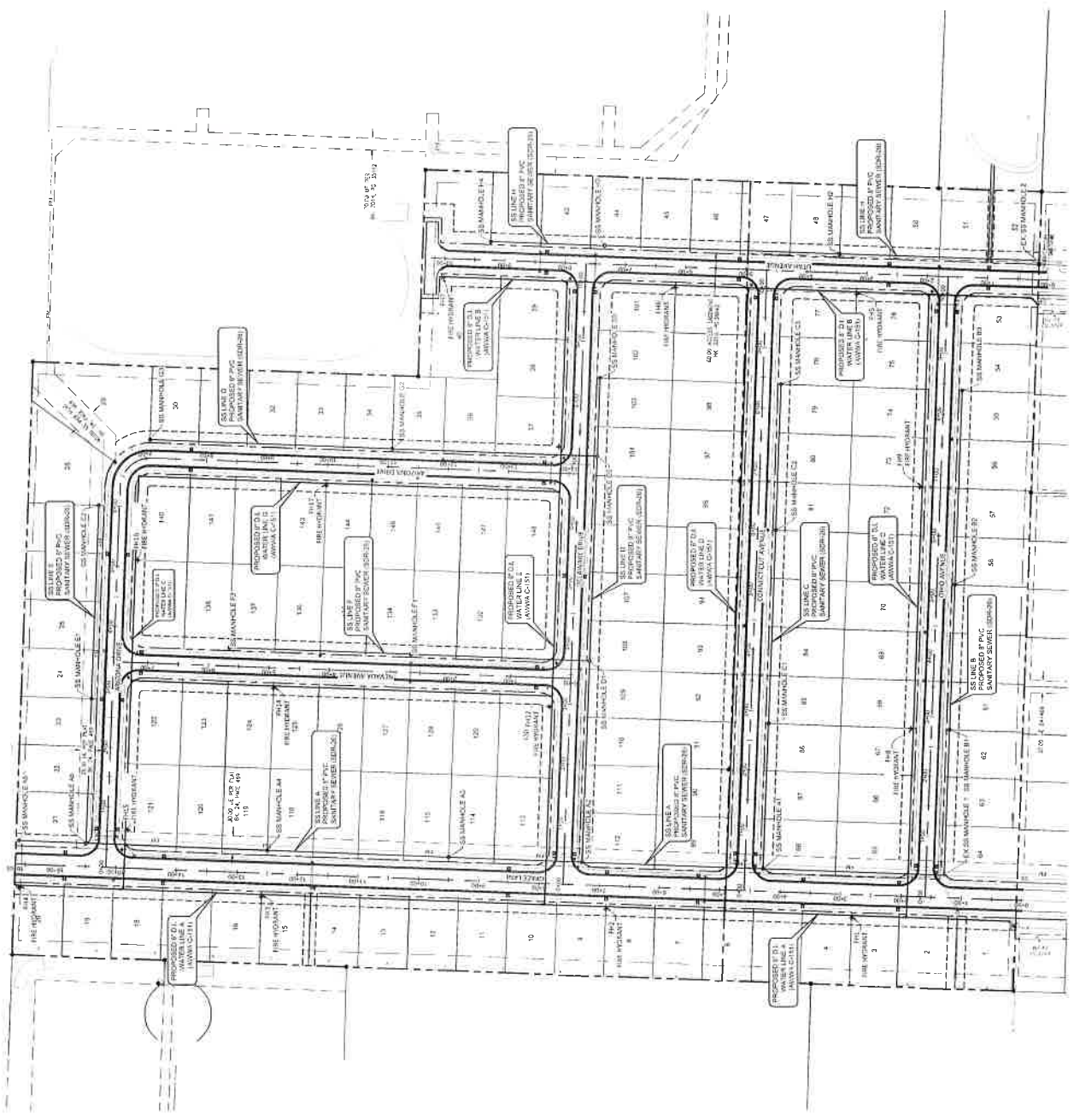
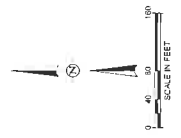


DATE	
BY	
APPROVED	
PROJECT NO.	
SCALE	
DATE	

PRELIMINARY
 FOR INTERIM REVIEW ONLY

PROJECT NO. 2023-001
 DATE 06/27/2023
 CHECKED BY JPM
 SCALE 1"=50'
 DATE 06/27/2023

OVERALL WATER & SEWER PLAN
 C400





NO.	AREA	ACRES	REMARKS
101	0.23	0.23	LOT 101
102	0.23	0.23	LOT 102
103	0.23	0.23	LOT 103
104	0.23	0.23	LOT 104
105	0.23	0.23	LOT 105
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126	0.23	0.23	LOT 126
127	0.23	0.23	LOT 127
128	0.23	0.23	LOT 128

REVISION

NO.	DATE	DESCRIPTION

half

5075 E. COTTONWOOD ST. SUITE 100
 FARMINGTON, AR 72803
 TEL: 501-771-2222

**WAGON WHEEL CROSSING
 PHASE II**

FARMINGTON, AR

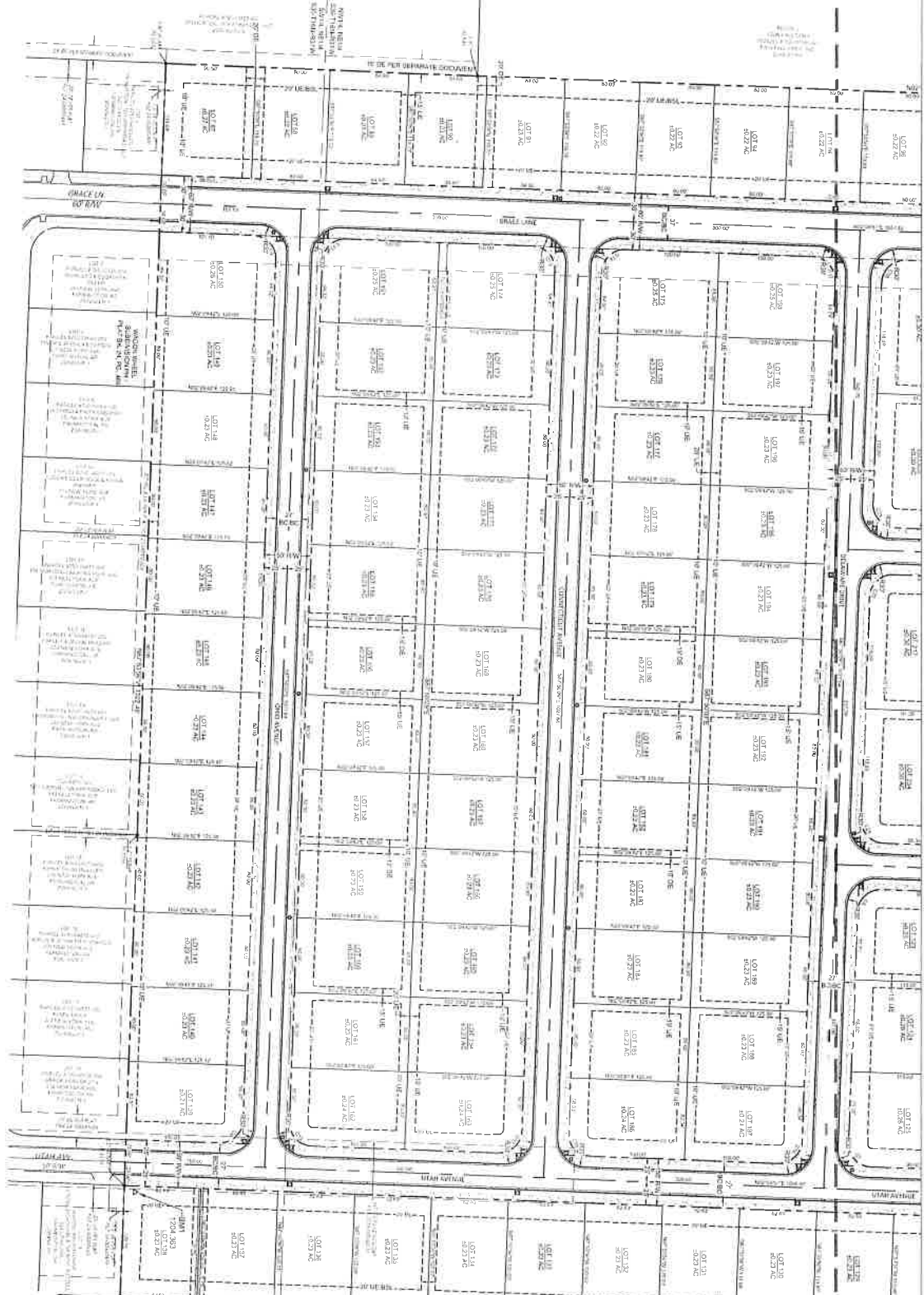
NO. 1470
 CERTIFICATE OF PLOTTING
 FARMINGTON, AR
 09/11/2023

SCALE: 1" = 40'

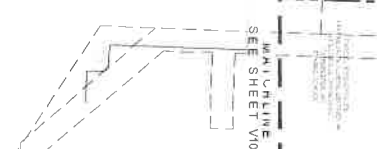
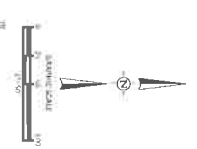
SHEET TITLE:
PRELIMINARY PLAT

V102

THIS SHEET CONTAINS:



Lot No.	Area (Ac.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)
1	0.10	6,918	6,918	6,918
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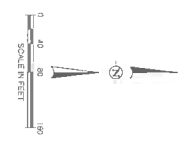
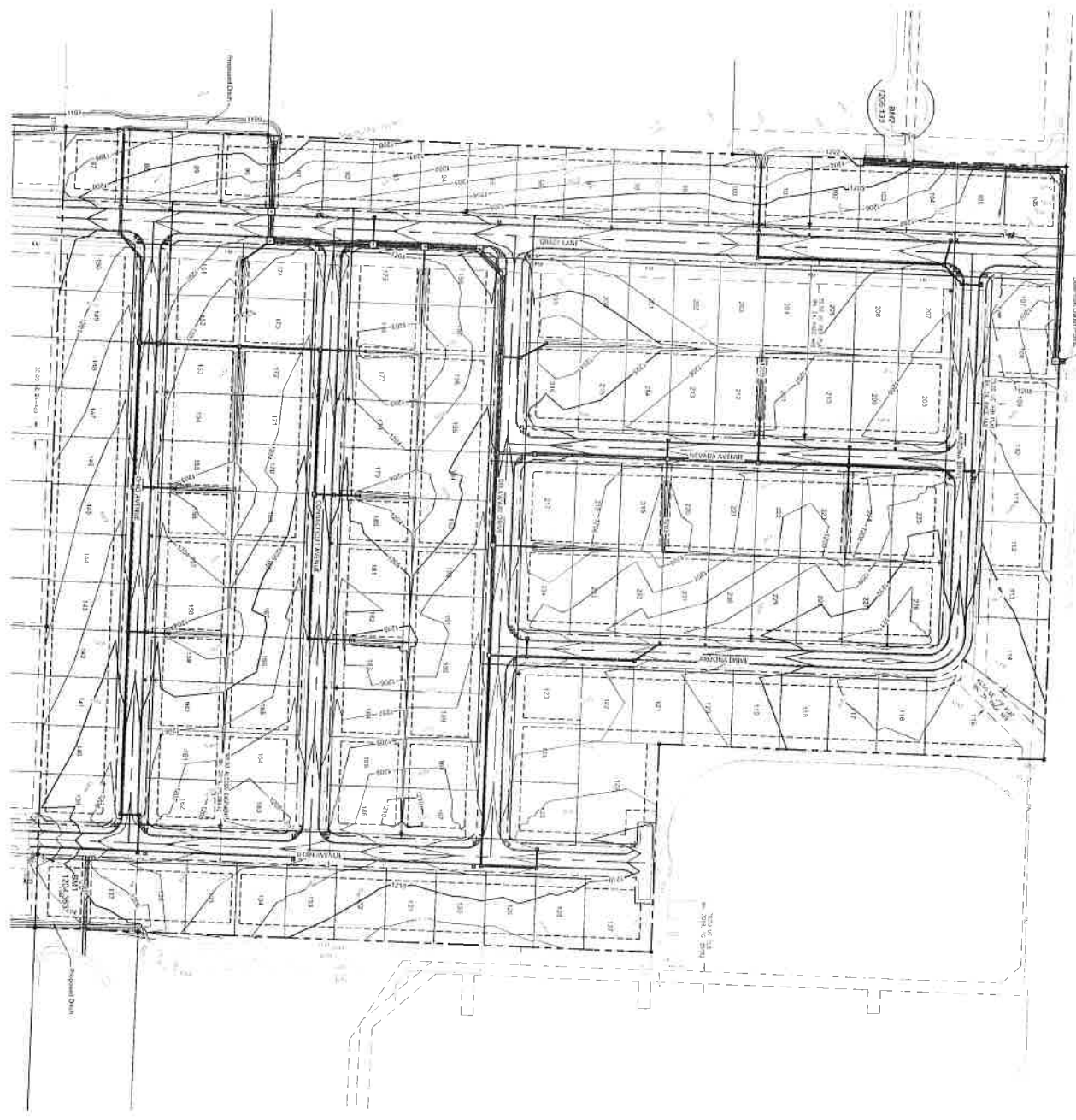


V103

PRELIMINARY PLAT



WAGON WHEEL CROSSING
 PHASE II
 FARMINGTON, AR



PROJECT NO. 446915-52872015
 SHEET NO. 02 OF 02
 SHEET TITLE: OVERALL GRADING PLAN
 DATE: 09/11/2023
 DRAWN BY: JTB
 CHECKED BY: JTB

PRELIMINARY
 FOR INTERIM REVIEW ONLY
 THIS PLAN IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION.
 ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER.
 THE ENGINEER'S OFFICE SHALL BE NOTIFIED OF ANY CHANGES.
 THE ENGINEER'S OFFICE SHALL BE NOTIFIED OF ANY CHANGES.
 THE ENGINEER'S OFFICE SHALL BE NOTIFIED OF ANY CHANGES.

REVISION	DATE	DESCRIPTION



**WAGON WHEEL CROSSING
 PHASE II**

FARMINGTON, AR

C200

9589 0710 5270 0444 8552 56

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Fayetteville, AR 72703

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

0712
01
FAYETTEVILLE MPO
Postmark Here
SEP - 6 2023
09/06/2023

Sent To
Street and Apt. No. RIVERWOOD HOMES LLC
3420 N PLAINVIEW AVE
City, State, ZIP+4® FAYETTEVILLE, AR 72703

PS Form 3800, January 2023 PSN 7530-02-000-0047 See Reverse for Instructions

9589 0710 5270 0444 8552 49

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For delivery information, visit our website at www.usps.com.
Farmington, AR 72730

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

0712
01
FAYETTEVILLE MPO
Postmark Here
SEP - 6 2023
09/06/2023

Sent To
Street and Apt. No. STETTMEIER, HOWARD & FAITH
270 NEW YORK AVE
City, State, ZIP+4® FARMINGTON, AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-0047 See Reverse for Instructions

9589 0710 5270 0444 8552 32

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For delivery information, visit our website at www.usps.com.
Springdale, AR 72762

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

0712
01
FAYETTEVILLE MPO
Postmark Here
SEP - 6 2023
09/06/2023

Sent To
Street and Apt. No. THENHAUS, ANDREW & JENNIFFER
9838 PINTAIL
City, State SPRINGDALE, AR 72762

PS Form 3800, January 2023 PSN 7530-02-000-0047 See Reverse for Instructions

9589 0710 5270 0444 8552 25

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Farmington, AR 72730

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

0712
01
FAYETTEVILLE MPO
Postmark Here
SEP - 6 2023
09/06/2023

Sent To
Street and Apt. No. TOERING, NORMAN B & JILL ANN
306 CLAYBROOK DR
City, State FARMINGTON, AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-0047 See Reverse for Instructions

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Farmington, AR 72730

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

0712
01
FAYETTEVILLE MPO
Postmark Here
SEP - 6 2023
09/06/2023

Sent To
Street and Apt. No. TWIN FALLS PROPERTY OWNERS
PO BOX 596
City, State, ZIP+4® FARMINGTON, AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-0047 See Reverse for Instructions

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Farmington, AR 72730

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

0712
01
FAYETTEVILLE MPO
Postmark Here
SEP - 6 2023
09/06/2023

Sent To
Street and Apt. No. CITY OF FARMINGTON
PO BOX 150
City, State, ZIP+4® Farmington, AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-0047 See Reverse for Instructions

9589 0710 5270 0444 8551 95

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Certified Mail Fee	\$4.35	0712 01
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$8.56	

Sent To: **DICKINSON, CAROL ANN & RUSSELL,
THOMAS RAYMOND
524 UTAH AVE
Farmington, AR 72730**

Postmark Here: **SEP - 6 2023**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0444 8551 88

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Certified Mail Fee	\$4.35	0712 01
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$8.56	

Sent To: **FARMINGTON SCHOOL DISTRICT # 6
42 S DOUBLE SPRINGS RD
Farmington, AR 72730**

Postmark Here: **SEP - 6 2023**

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Farmington, AR 72730

Certified Mail Fee	\$4.35	0712 01
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$8.56	

Sent To: **FORSGREN, LUKE & LINDSY
246 NEW YORK AVE
Farmington, AR 72730**

Postmark Here: **SEP - 6 2023**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Farmington, AR 72730

Certified Mail Fee	\$4.35	0712 01
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$8.56	

Sent To: **HENDERSON, GRACE K
216 NEW YORK AVE
Farmington, AR 72730**

Postmark Here: **SEP - 6 2023**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Farmington, AR 72730

Certified Mail Fee	\$4.35	0712 01
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$8.56	

Sent To: **MATLOCK, TYLER ANDREW & JESSICA
NICOLE
276 NEW YORK AVE
Farmington, AR 72730**

Postmark Here: **SEP - 6 2023**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Farmington, AR 72730

Certified Mail Fee	\$4.35	0712 01
Extra Services & Fees (check box, add fee as appropriate)	\$3.55	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$8.56	

Sent To: **MCCLINTOCK, ALISSA; JANUARY, KAREN
264 NEW YORK AVE
Farmington, AR 72730**

Postmark Here: **SEP - 6 2023**

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Farmington, AR 72730

Certified Mail Fee	\$4.35
\$	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56



Sent To
Street and Apt. MILLER, NICHOLAS & ELIZABETH
284 NEW YORK AVE
City, State, ZIP+4 FARMINGOTN, AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Farmington, AR 72730

Certified Mail Fee	\$4.35
\$	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56



Sent To
Street and Apt. No. MOUA, KASEE
222 NEW YORK AVE
City, State, ZIP+4 FARMINGTON, AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0444 8551 19

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Farmington, AR 72730

Certified Mail Fee	\$4.35
\$	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56



Sent To
Street and Apt. PHILLIPS, ASHLEY & JACOB
252 NEW YORK AVE
City, State, ZIP+4 FARMINGTON, AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

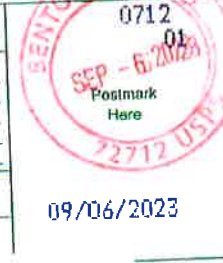
9589 0710 5270 0444 8552 63

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Farmington, AR 72730

Certified Mail Fee	\$4.35
\$	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56



Sent To
Street and Apt. No. BREWSTER, MICHAEL C & NORRIS-
BREWSTER, SUSAN
305 CLAYBROOK DR
City, State, ZIP+4 Farmington, AR 72730

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Farmington, AR 72730

Certified Mail Fee	\$4.35
\$	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56



Sent To
Street and Apt. MUELLER, ASHLEIGH JO
234 NEW YORK AVE
City, State, ZIP+4 FARMINGTON, AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION FOR PRELIMINARY PLAT**

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

North of Clyde Carnes Road and the Wagon Wheel Crossing Phase 1 subdivision, to the west of Farmington High School, and east of the Twin Falls Subdivision.

See attached Survey Description of Wagon Wheel Crossing Phase 2.

Owned by: D R Horton – NW Arkansas LLC

NOTICE IS HEREBY GIVEN THAT an application has been filed for PRELIMINARY PLAT of the above property.

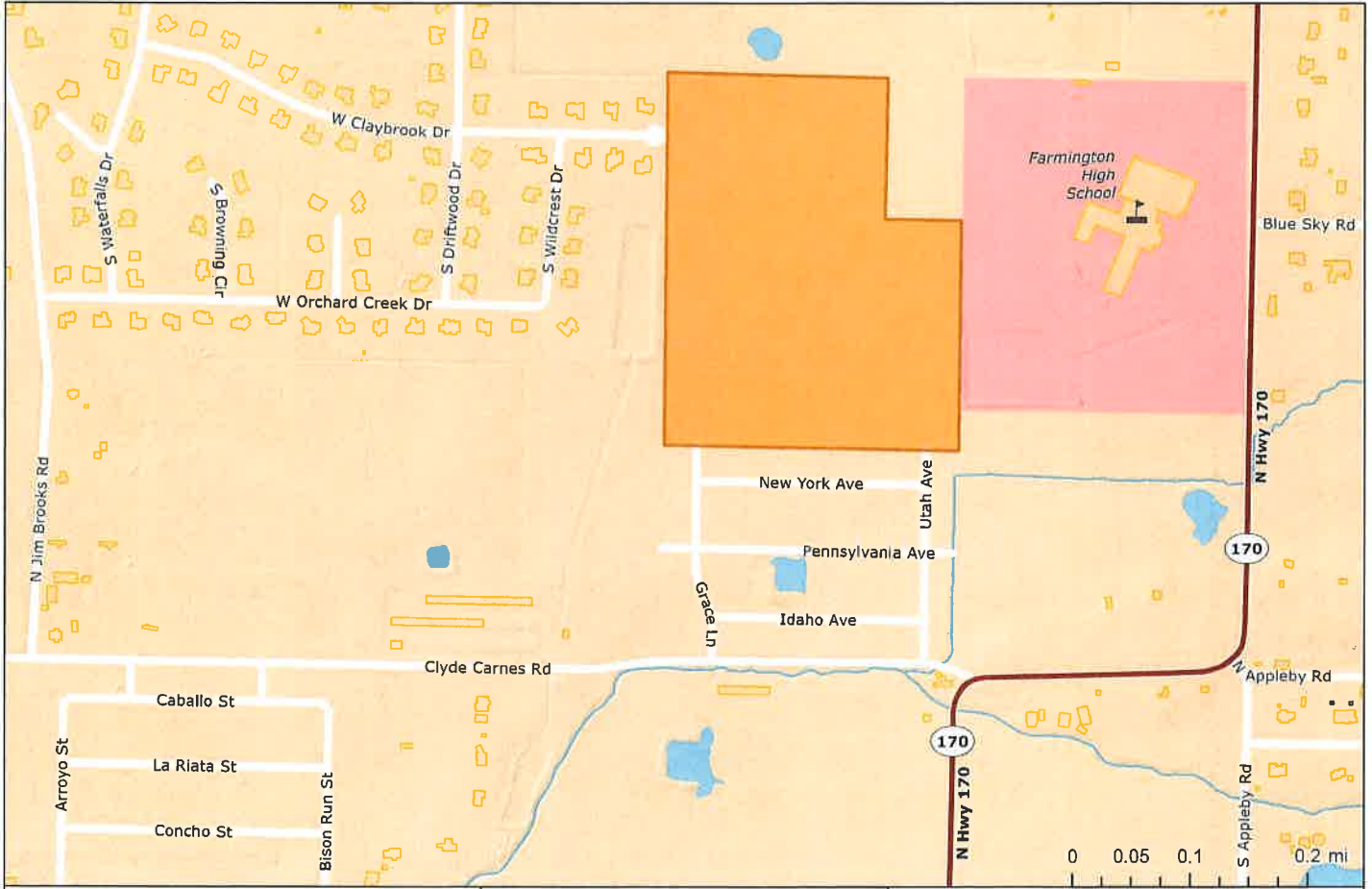
A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on **September 25, 2023 at 6:00 p.m.**

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 at City Hall, 354 W. Main, 479-267-3865.

Survey Description Wagon Wheel Crossing, Phase II

A part of the Northeast Quarter of the Northeast Quarter and part of the Southeast Quarter of the Northeast Quarter, all in Section 34, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows:

COMMENCING at the computed Northeast Corner of said Section 34;
THENCE along the north line of said Section 34, North $87^{\circ}56'38''$ West, 340.83 feet to a 5/8-inch rebar with cap stamped PS #1642 marking the **POINT OF BEGINNING**;
THENCE leaving said north line, South $02^{\circ}15'12''$ West, 636.36 feet to a 5/8-inch rebar with cap stamped PS #1642;
THENCE South $87^{\circ}52'00''$ East, 341.97 feet to a 5/8-inch rebar capped PS #1642;
THENCE South $02^{\circ}09'03''$ West, 1021.52 feet to a 1/2-inch rebar with cap stamped PS #1156;
THENCE North $87^{\circ}53'56''$ West, 1322.46 feet to a 5/8-inch rebar with cap stamped PS #1642;
THENCE North $02^{\circ}08'56''$ East, 1657.30 feet to a 2-inch aluminum monument with cap stamped RLS #905 marking the Northwest Corner of the aforementioned Northeast Quarter of the Northeast Quarter;
THENCE South $87^{\circ}56'38''$ East, 981.69 feet to the **POINT OF BEGINNING**.



 Override 1

Wagon Wheel Crossing Ph. 2
Fayetteville, AR

The data contained herein was compiled from various sources for the sole use and benefit of the City of Fayetteville Geographic Information System and the public agencies it serves. Any use of the data by anyone other than the City of Fayetteville is at the sole risk of the user, and by acceptance of this data, the user shall hereby agree to indemnify the City of Fayetteville and hold the City of Fayetteville harmless from and without liability for any errors, omissions, and the consequences of any errors, including the user's cost of retrieval, associated by use or by indirect arising from the use of this data. The City of Fayetteville makes no warranty or product warranties with reference to the data. No used, copied, or disseminated herein shall be construed to imply that the user may act forth under Arkansas law.

Created: 05/2023
 Credits: City of Fayetteville AR
 Map Author:



CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10386338-3627
DATE	08/22/2023 12:27 PM
RESULT	APPROVED
AUTH CODE	095311
TRANSACTION METHOD	KEYED
TRANSACTION TYPE	SALE
CARDHOLDER NAME	JOHN WARY
CARD	XXXX-XXXX-XXXX-2120
CARD TYPE	MASTERCARD
REFERENCE NUMBER	PRELIMINARY PLAT WAGON WHEEL CROSSING PH 2

1 × Development Fee with Processing Fee	\$2,060.00
Subtotal	\$2,060.00

TOTAL	\$2,060.00
-------	-------------------

METHOD	KEY ENTERED
MID	XXXXXXXX2407
TID	001



Aaron Burks
Utility Construction Planner
Aaron.Burks@blackhillscorp.com

1811 E Borick Dr
Fayetteville, AR, 72701
P: 479-305-8207

08/25/2023

Farmington Heights PH II- No Comment

Rainsong Townhomes- No Comment

Wagon Wheel Ph II- No Comment

Summerfield Ph II- No Comment

Sincerely,
Aaron Burks

Date: 8/2/2023

City: FARMINGTON

Subdivision Name: WAGON WHEEL CROSSING 2

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
2. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
3. All off site easements that are needed for Ozarks to extend electrical service to the subdivision property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. All conduits placed for the road crossings will be installed by the developer and must be 4 inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 Pipes)
5. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat. All conduits for road crossings and specific widths of U.E., Lot size, St. Light location and address to Lots must be shown on final plat before Ozarks Electric will sign the final plat.
6. Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, re-sodding , etc.
9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings, silt fence and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
10. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If developer decide to go with their own contact Cooperative representative below.
11. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.

Wes Mahaffey At (479)263-2167 or wmahaffey@ozarksecc.com

Additional Comments:

SEND CAD PLEASE

8/28/23

10ft. U.E. for Street Light from Rear Easement to front

15ft. U.E. IN Blue

20ft. U.E. IN Yellow

Road Crossing needed IN Green



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

Applicant: Halff Associates

Date: 9/5/2023

Project Name: Wagon Wheel Crossing Ph. II

Engineer/Architect: Halff Associates

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 Fayetteville Name: Josh Boccaccio

1. This project must be submitted to the City of Fayetteville for the proposed sewer utility extension.
2. Project must meet the 2022 edition of the City of Fayetteville's Standard Specifications for Design and Construction of Water Lines and Sewer Lines.
3. Updated capacity analysis must be submitted for the existing lift station. If there is not enough capacity with the existing lift station, modifications by the developer must be made.

Received By: _____

Date: 8/2/2023

City: FARMINGTON

Subdivision Name: WAGON WHEEL CROSSING 2

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
2. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
3. All off site easements that are needed for Ozarks to extend electrical service to the subdivision property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. All conduits placed for the road crossings will be installed by the developer and must be 4 inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 Pipes)
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9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings, silt fence and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
10. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If developer decide to go with their own contact Cooperative representative below.
11. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.

Wes Mahaffey At (479)263-2167 or wmahaffey@ozarksecc.com

Additional Comments:

SEND CAD PLEASE

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: DR Horton NW Arkansas, LLC

Date: September 5, 2023

Project Name: Wagon Wheel Crossing Subdivision Phase II – Preliminary Plat

Engineer/Architect: Halff Associates, Inc.

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

Representing: KMS Engineering/Farmington

Name: Christopher Brackett, P.E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-engr.com.
3. All of the signature blocks can be removed for the cover sheets.
4. Drainage Report: Provide a stamped letter stating the report that was used to design the detention pond for this phase of this development.
5. The lot numbering should continue from Phase I of this development. Start your numbering at 87.
6. The curb ramps in the intersections need to be moved closer to the intersection regardless of the lot configuration. Several of the ramps are set back too far from the intersection creating a crossing that the motorist might not expect. This is creating a dangerous situation. Each tee intersection shall have two ADA crossings.
7. Label the width of the street and size of the intersection radius.
8. Make the access easement into the Wagon Wheel Park at least 15'.
9. Show the channel extension in the southwest corner of the project. The culvert discharging into this ditch will have to be turned downstream so that it is not perpendicular to the flow of the sodded channel.
10. You need to show how you will pick up the drainage being discharged from the detention pond to the north.

Received By: _____



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



Date: 9/5/23

William Hellard

Fire Chief

Farmington Fire Department

Subject: Wagon Wheel 2

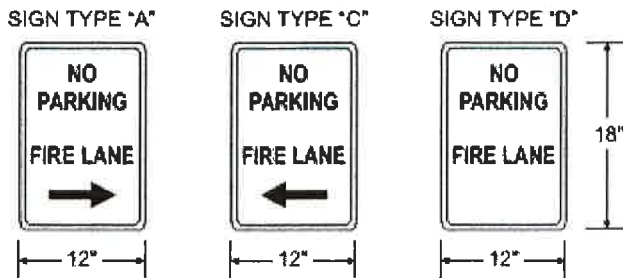
~~Road Width: No parking will be allowed on either side of the road.~~

Fire Lane Signage

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).



Hydrants on Connecticut and on the corner of Delaware and Arizona appear to be on the plan but not labeled as hydrants.

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

Applicant: Halff Associates.

Date: 9/5/2023

Project Name: Wagon Wheel Crossing, Phase II

Engineer/Architect: Halff Associates

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. Please provide contact information for whoever should receive the bill.
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 has to be in the paper by Sunday, September 10, 2023 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 September 25, 2023 at 6:00 pm.**



Aaron Burks
Utility Construction Planner
Aaron.Burks@blackhillscorp.com

1811 E Borick Dr
Fayetteville, AR, 72701
P: 479-305-8207

08/25/2023

Farmington Heights PH II- No Comment

Rainsong Townhomes- No Comment

Wagon Wheel Ph II- No Comment

Summerfield Ph II- No Comment

Sincerely,
Aaron Burks

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

Applicant: Halff Associates

Date: 9/5/2023

Project Name: Wagon Wheel Crossing Ph. II

Engineer/Architect: Halff Associates

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Representing: City of Fayetteville Name: Josh Boccaccio

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2. Project must meet the 2022 edition of the City of Fayetteville's Standard Specifications for Design and Construction of Water Lines and Sewer Lines.
3. Updated capacity analysis must be submitted for the existing lift station. If there is not enough capacity with the existing lift station, modifications by the developer must be made.

Received By: _____

Date: 8/2/2023

City: FARMINGTON

Subdivision Name: WAGON WHEEL CROSSING 2

General Comments:

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11. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.

Wes Mahaffey At (479)263-2167 or wmahaffey@ozarksecc.com

Additional Comments:

SEND CAD PLEASE



Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: **Wagon Wheel Ph II Preliminary Plat (Landscape Review)**

EDA project #: 2508_F

Letter creation: September 4, 2023

Tech Plat Review meeting: September 5, 2023

Mrs. McCarville,

We have reviewed the LSD submitted by Halff for the project known as Wagon Wheel Crossing Ph II received by EDA on August 22, 2023. The date of 8/11/23 is within the title block. Based on our plan review of the City's Landscape Code, we offer the following comments:

Generally:

Sheet V101:

1. ***All below items shall be addressed on the plans and a narrative letter describing how said items have been addressed must be submitted with the resubmittal. Submit a copy to the City and to Sarah Geurtz with EDA at sdg@eda-pa.com.***
2. Landscaped areas immediately adjacent to front side of building(s) (14.04.17 (4): add this code section's language to the landscape plan as a note.
3. Mechanical screening requirements of code 14.04.23 (c): add this code section's language to the landscape plan as a note.
4. Note that all lighting must be shielded to project the light downward to meet "Dark Sky" standards.
5. Add the required detention pond landscaping as required per Sec. 14.04.23 (a) of the code.

6. Dedication and Landscaping of Neighborhood Parks (code Sec. 14.04.25 (b) and (c):
- a. Per 14.04.25 (b) or (c)'s parkland dedication requirements, one of the two below requirements will apply to this project:

(b) "...Land shall be dedicated at a ratio of .02 acre...of land for each single-family dwelling unit and .01 acre of land for each multi-family dwelling unit.

OR

(c) "In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund...\$600.00 for each single-family unit and \$300.00 for each multi-family unit."

Parkland Dedication Requirements		
148 single-family units X	0.02 ac/unit	2.96 acres parkland acreage dedication required
OR		
148 single family units X	\$600/unit=	\$88,800.00 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."
- c. If land will be dedicated, follow the parkland dedication requirements and consult with City Staff regarding the developer's desired parkland dedication area.

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



September 11, 2023

City of Farmington
354 W. Main St.
Farmington, AR 72730

Re: Wagon Wheel Crossing Phase II – Preliminary Plat

Response to City Comments:

Christopher Brackett, P.E., KMS Engineering/Farmington,

1. Attached are our response to comments along with the revised plat.
2. Digital copies are attached.
3. All signature blocks were removed from the cover sheets.
4. Stamped drainage letter attached.
5. All lots have been renumbered starting with #87 as requested.
6. All curb ramps have been revised to be closer to the intersections as requested.
7. Street widths and radii have been labeled on the preliminary plat.
8. Access easement to Wagon Wheel Park has been revised to 15 feet.
9. Extension of existing ditch is now shown. We may need to do some modifications to the existing ditch which we will know once we are further in design.
10. We have shown how we will be routing the drainage from the detention on to the north. We will route it around the northwest corner and discharge it into the existing ditch for the Twin Falls subdivision.

William Hellard, Fire Chief, Farmington Fire Department

1. We acknowledge the requirement to place "Fire Lane, No Parking" signs, and have confirmed the placement with Chief Hellard. We will show these at each fire hydrant as requested.

Melissa McCarville, City of Farmington

1. DR Horton's contact information is on file with the city. Please bill them directly as discussed.
2. Adjacent owners have been notified and notification receipts were sent in digitally.
3. Newspaper advertisement was placed, and proof was sent in digitally.
4. Fifteen copies of revised plans/plat provided along with a digital submittal.
5. Revised plans are attached and have been sent to Chris Brackett.
6. Planning Commission date is noted. Thank you.

Aaron Burks, Black Hills Energy

1. No comments.

Larry Gregory, Washington Water Authority

1. No comments, construction plan will be sent to Washington Water Authority for review and approval.

Josh Boccaccio, City of Fayetteville

1. Construction plan will be submitted to the City of Fayetteville for review and approval.
2. Project to meet 2022 edition of the City of Fayetteville's Standard Specifications is noted.
3. We will analyze the existing lift station and work with the City of Fayetteville if modifications are required.

Ozarks Electric Cooperative

1. We acknowledge all comments. Conduits will be shown on the construction plans.
2. CAD file will be provided.

Sarah Geurtz, Earthplan Design Alternatives, PA

1. We will be able to provide additional park dedication, if required, once the city finishes their review of what was donated with Phase 1 of this development.

Sincerely,
HALFF

A handwritten signature in blue ink that reads "Dustin Higgins".

Dustin Higgins, E.I.
Graduate Engineer

City of Farmington
Application and Checklist
Large Scale Development

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

Srinivasa Bandaru &
Applicant: Parvathi Neeramachaneni Day Phone: _____
Address: W Rainsong Street Fax: _____
Representative: Geoffrey Bates Day Phone: (479)442-9350
Address: 7230 S Pleasant Ridge Dr Fax: _____
Srinivasa Bandaru &
Property Owner: Parvathi Neeramachaneni Day Phone: _____
Address: 4600 SW Crossbow Cir Fax: _____
Bentonville, AR 72713
Indicate where correspondence should be sent (circle one): Applicant – Representative -- Owner

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

For office use only:

Fee paid \$	Date	Receipt #

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

Property Description

Site Address -- W Rainsong Street - Rainsong Townhomes

Current Zoning -- MF-1

Attach legal description: Legal description on cover page.

Financial Interests

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

Srinivasa Bandaru & Parvathi Neeramachaneni

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.*

Geoffrey Bates Date 08/21/2023
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.)*

Owner/Agent Signature Date _____

LSD/Subdivision Application Checklist:

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

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

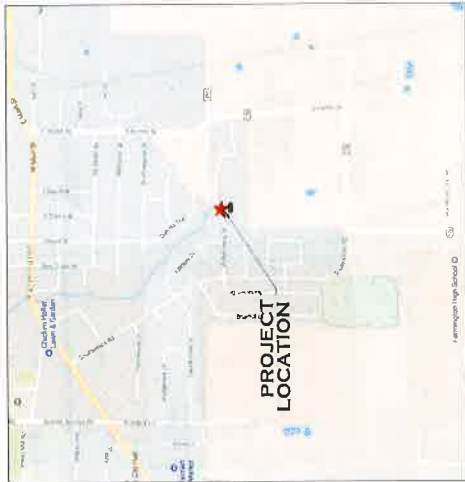
approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	✓		
Proposed and Existing Streets, Rights-of –way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	✓		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	✓		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)			existing lights across from project site
Site Specific Information			
1. Provide a note describing any off site improvements.			no offsite improvements, existing structures, etc.
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)			
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)	✓		
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.			
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.	✓		
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			
8. The location and size of existing and proposed signs, if any.	✓		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	✓		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	✓		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	✓		
12. Location of existing and purposed sidewalks.	✓		
13. Finished floor elevation of existing and purposed structures.	✓		
14. Indicate location and type of garbage service (Large Scale	✓		

Developments only.) Dimension turnaround area at dumpster location.	<input checked="" type="checkbox"/>		
15. A description of commonly held areas, if applicable.	<input checked="" type="checkbox"/>		
16. Draft of covenants, conditions and restrictions, if any.	<input checked="" type="checkbox"/>		
17. Draft POA agreements, if any.	<input checked="" type="checkbox"/>		
18. A written description of requested variances and waivers from any city requirements.			No variances/waivers
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.	<input checked="" type="checkbox"/>		
20. Preliminary drainage plan as required by the consulting engineer.	<input checked="" type="checkbox"/>		

**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.*

SB-PV DEVELOPMENTS FARMINGTON, ARKANSAS

LARGE SCALE DEVELOPMENT PLANS



VICINITY MAP
N

GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE SYSTEMS TO PREVENT FLOODING AND WATER DAMAGE.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES TO PROTECT THE PUBLIC AND WORKERS.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH THE ENGINEER AND OTHER STAKEHOLDERS.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE INSURANCE COVERAGE.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EMPLOYMENT RECORDS.
11. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ENVIRONMENTAL PROTECTION MEASURES.
12. THE CONTRACTOR SHALL MAINTAIN ADEQUATE HISTORIC PRESERVATION MEASURES.
13. THE CONTRACTOR SHALL MAINTAIN ADEQUATE CULTURAL RESOURCE PROTECTION MEASURES.
14. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ARCHAEOLOGICAL PROTECTION MEASURES.
15. THE CONTRACTOR SHALL MAINTAIN ADEQUATE PALEONTOLOGICAL PROTECTION MEASURES.
16. THE CONTRACTOR SHALL MAINTAIN ADEQUATE PLANT AND ANIMAL LIFE PROTECTION MEASURES.
17. THE CONTRACTOR SHALL MAINTAIN ADEQUATE VISUAL QUALITY IMPROVEMENT MEASURES.
18. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SOUND AND VIBRATION CONTROL MEASURES.
19. THE CONTRACTOR SHALL MAINTAIN ADEQUATE AIR QUALITY IMPROVEMENT MEASURES.
20. THE CONTRACTOR SHALL MAINTAIN ADEQUATE WATER QUALITY IMPROVEMENT MEASURES.
21. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SOIL CONSERVATION MEASURES.
22. THE CONTRACTOR SHALL MAINTAIN ADEQUATE WASTE MANAGEMENT MEASURES.
23. THE CONTRACTOR SHALL MAINTAIN ADEQUATE MATERIALS MANAGEMENT MEASURES.
24. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EQUIPMENT MANAGEMENT MEASURES.
25. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY TRAINING MEASURES.
26. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEETINGS MEASURES.
27. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY RECORDS MEASURES.
28. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY INCIDENT INVESTIGATION MEASURES.
29. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY CORRECTIVE ACTION MEASURES.
30. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MONITORING MEASURES.
31. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY AUDIT MEASURES.
32. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY REVIEW MEASURES.
33. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY REPORTING MEASURES.
34. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY COMMUNICATION MEASURES.
35. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY EDUCATION MEASURES.
36. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY PROMOTION MEASURES.
37. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY RECOGNITION MEASURES.
38. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY ENCOURAGEMENT MEASURES.
39. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY SUPPORT MEASURES.
40. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY ASSISTANCE MEASURES.
41. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY COOPERATION MEASURES.
42. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY PARTICIPATION MEASURES.
43. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY COMMITMENT MEASURES.
44. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY INTEGRATION MEASURES.
45. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY IMPROVEMENT MEASURES.
46. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY INNOVATION MEASURES.
47. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY LEADERSHIP MEASURES.
48. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY EXCELLENCE MEASURES.
49. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY PERFECTION MEASURES.
50. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY SUCCESS MEASURES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.



ENGINEER'S NOTICE TO CONTRACTOR
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

SAFETY NOTICE TO CONTRACTOR
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

CONTACT INFORMATION

- PLANNING & ZONING:** CITY OF FARMINGTON, ARKANSAS
- UTILITY:** ARKANSAS ELECTRIC COOPERATIVE
- WATER:** CITY OF FARMINGTON
- SEWER:** CITY OF FARMINGTON
- TRUCK:** CITY OF FARMINGTON
- HAZARDOUS:** CITY OF FARMINGTON

GENERAL REMARKS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

BUILDING REQUIREMENTS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

PLANNING REQUIREMENTS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

UTILITY REQUIREMENTS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

TRUCK REQUIREMENTS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

HAZARDOUS REQUIREMENTS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

OTHER REQUIREMENTS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

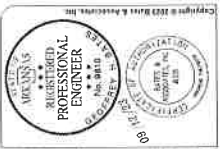
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PROJECT: SB-PV DEVELOPMENTS
ZONE: R-10
PROJECT DATE: 10/1/2023
DRAWN BY: J. SMITH
CHECKED BY: M. JONES
DATE: 10/1/2023

- 01 COVER SHEET
- 02 SITE PLAN
- 03 GRADING & EROSION CONTROL PLAN
- 04 FLOODPLAIN PLAN
- 05 TREE PRESERVATION PLAN
- 06 LANDSCAPE PLAN
- 07-11 SITE DETAILS

RAINSONG TOWNHOMES
LARGE SCALE DEVELOPMENT PLANS
COVER SHEET
FARMINGTON, ARKANSAS



10



Bates & Associates, Inc.
 Civil Engineering & Surveying
 7230 S. Pleasant Ridge Drive Phone: 479.442.8350 Fax: 479.251.9550
 Fayetteville, Arkansas 72704

RAINSONG TOWNHOMES
 LARGE SCALE DEVELOPMENT PLANS
 GRADING & EROSION CONTROL PLAN
 FARMINGTON, ARKANSAS

DATE	02/27/23
REVISION	

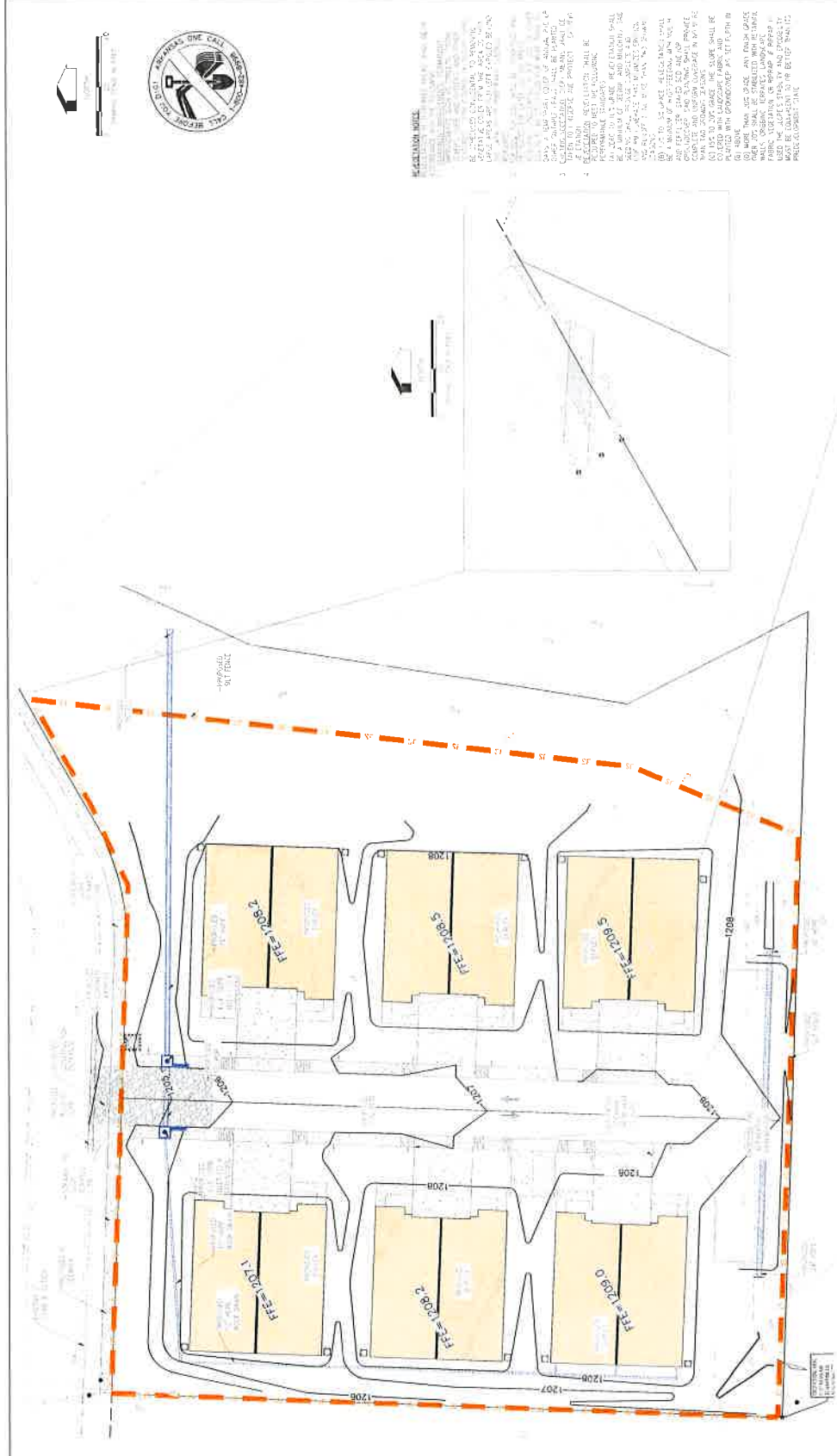
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STANDARD NOTES:

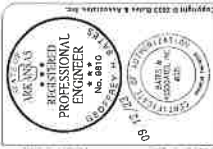
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2. THE CLIENT HAS BEEN ADVISED THAT THESE PLANS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT HAS BEEN ADVISED THAT THESE PLANS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.
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REVISIONS:

NO.	DATE	DESCRIPTION
1	02/27/23	ISSUED FOR PERMIT
2	02/27/23	ISSUED FOR PERMIT
3	02/27/23	ISSUED FOR PERMIT
4	02/27/23	ISSUED FOR PERMIT
5	02/27/23	ISSUED FOR PERMIT
6	02/27/23	ISSUED FOR PERMIT
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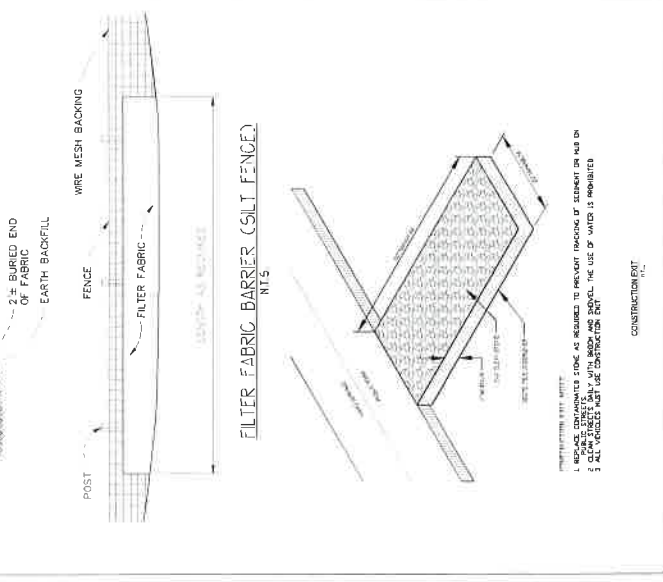
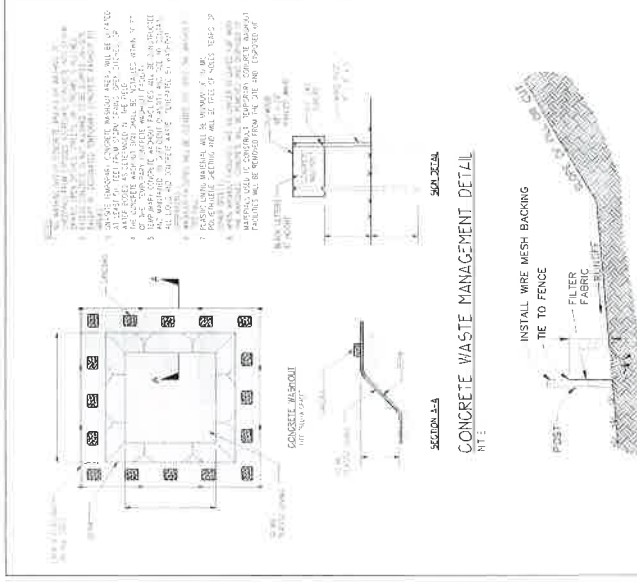
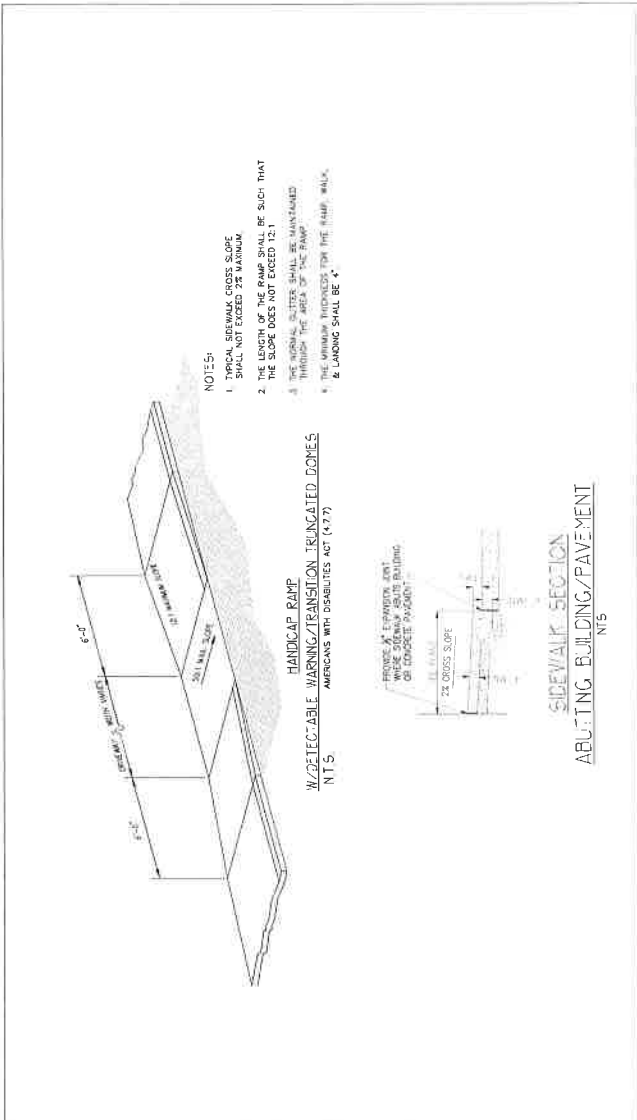


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RAISSONC TOWNHOMES
LARGE SCALE DEVELOPMENT PLANS
DETAILS
FARMINGTON, ARKANSAS

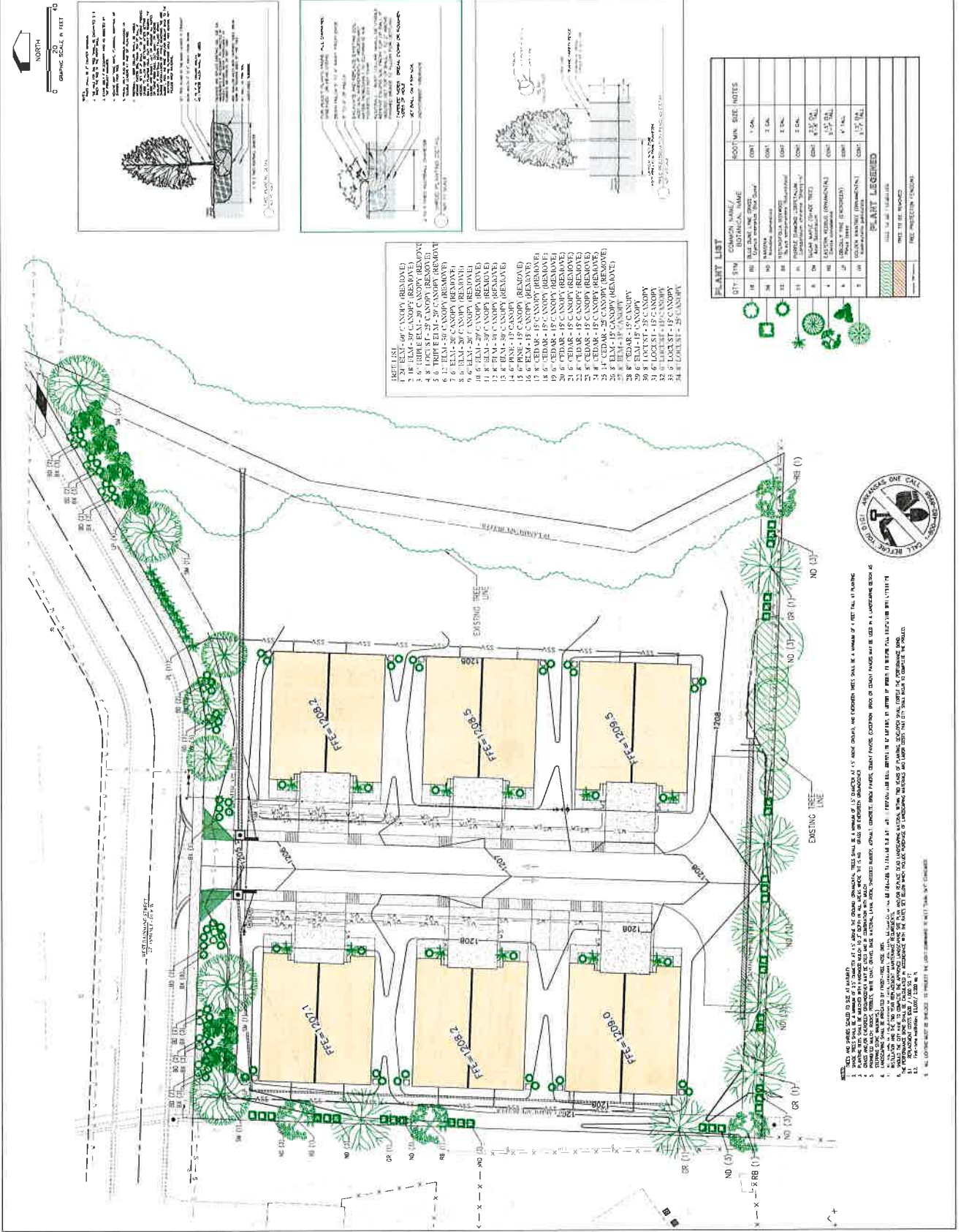


Bates & Associates, Inc.
 7300 Pleasant Ridge Drive Phone: 479.422.9359 Fax: 479.521.9350
 Fayetteville, Arkansas 72704
 CHM Engineering & Surveying

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 LARGE SCALE DEVELOPMENT PLANS
 FARMINGTON, ARKANSAS

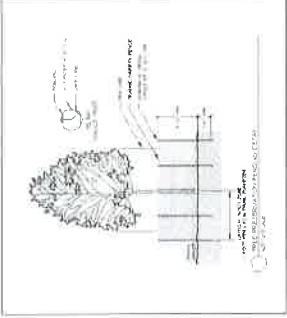
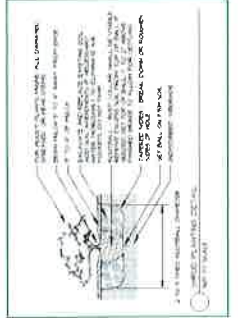
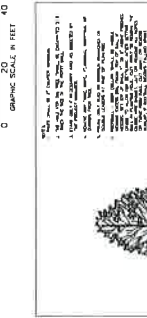
DATE	REVISIONS
09/22/23	FINAL SUBMITTAL

Checked by: [Signature]
 Drawn by: [Signature]
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PLANT LIST

NO.	SYM.	COMMON NAME / BOTANICAL NAME	ROOT UN.	SIZE	NOTES
1	RE	REED BARK OAK (QUERCUS LAEVOGARRULA)	CONT.	4" DIA.	
2	RE	REED BARK OAK (QUERCUS LAEVOGARRULA)	CONT.	4" DIA.	
3	RE	REED BARK OAK (QUERCUS LAEVOGARRULA)	CONT.	4" DIA.	
4	RE	REED BARK OAK (QUERCUS LAEVOGARRULA)	CONT.	4" DIA.	
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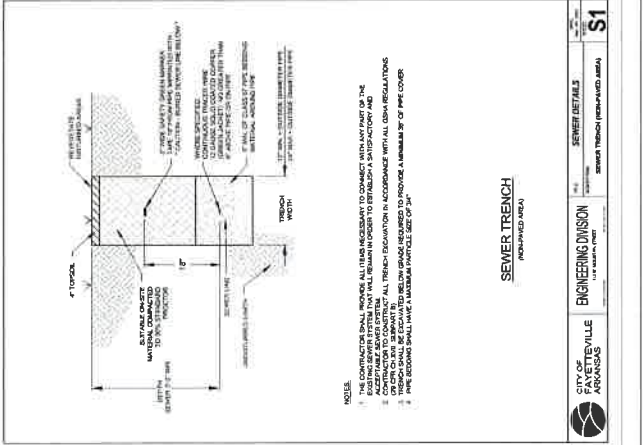
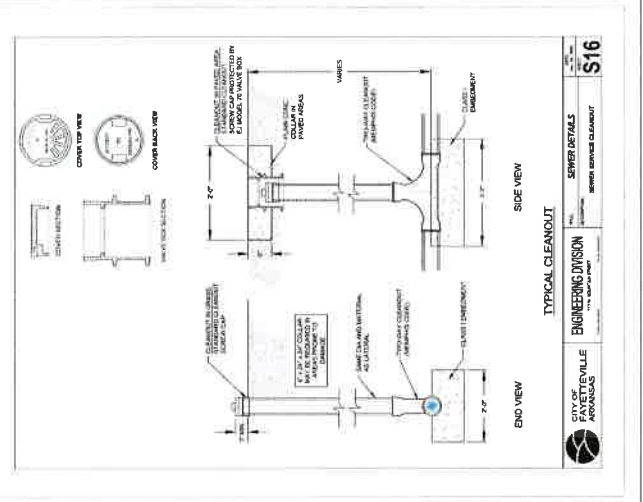
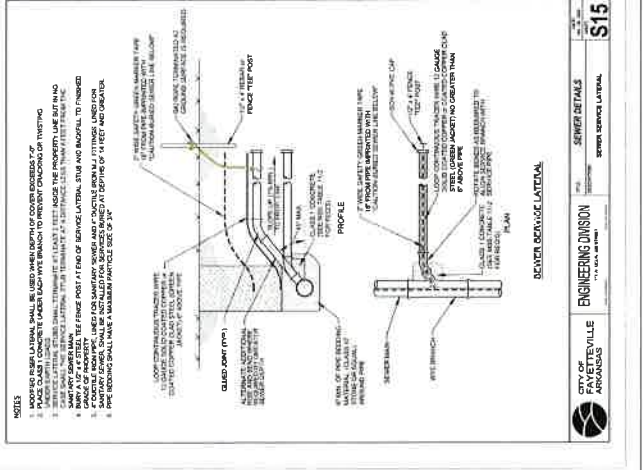
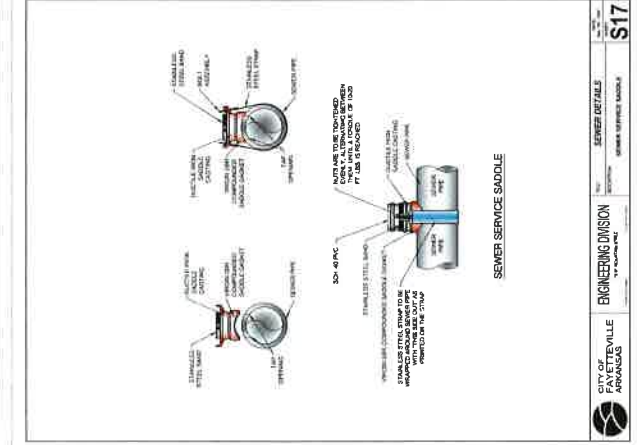
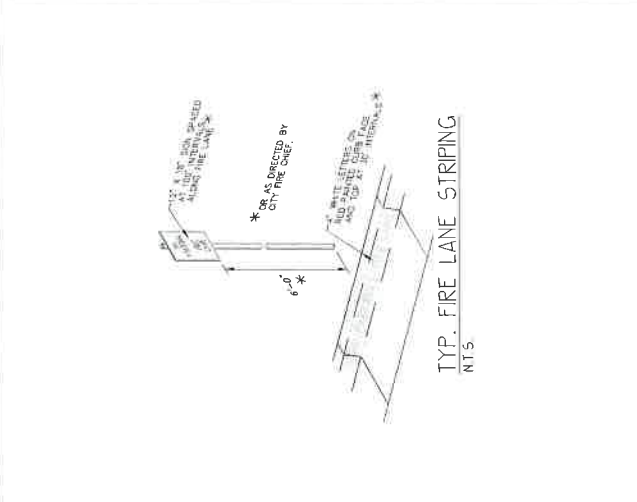
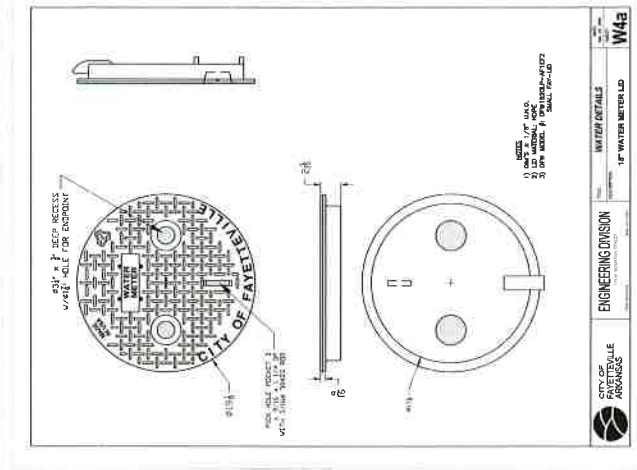


PLANT LEGEND

SYMBOL	DESCRIPTION
[Green circle]	PLANT TO BE INSTALLED
[Green circle with slash]	PLANT TO BE REMOVED
[Green circle with dot]	PLANT TO BE PRESERVED



NOTED: SEE SHEET 90 FOR ALL NOTES.
 1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE ARKANSAS LANDSCAPE ARCHITECTURE BOARD'S (ALAB) BEST PRACTICES FOR LANDSCAPE ARCHITECTURE.
 2. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE ARKANSAS LANDSCAPE ARCHITECTURE BOARD'S (ALAB) BEST PRACTICES FOR LANDSCAPE ARCHITECTURE.
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 9. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE ARKANSAS LANDSCAPE ARCHITECTURE BOARD'S (ALAB) BEST PRACTICES FOR LANDSCAPE ARCHITECTURE.
 10. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE ARKANSAS LANDSCAPE ARCHITECTURE BOARD'S (ALAB) BEST PRACTICES FOR LANDSCAPE ARCHITECTURE.



Bates & Associates, Inc.
 Civil Engineering & Surveying
 7220 S. Pleasant Ridge Drive Fayetteville, Arkansas 72704
 Phone 479 442 9350 Fax 479 521 8350

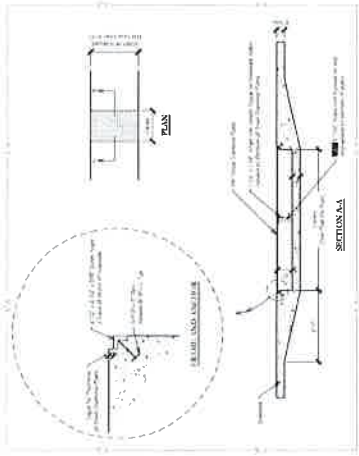
RAINSONG TOWNHOMES
 LARGE SCALE DEVELOPMENT PLANS
 DETAILS
 FARMINGTON, ARKANSAS

DATE	05/27/10
BY	10/27/10
SCALE	AS SHOWN
PROJECT	RAINSONG TOWNHOMES
SHEET NO.	11
TOTAL SHEETS	12

REGISTERED PROFESSIONAL ENGINEER
 STATE OF ARKANSAS
 No. 5816

CERTIFICATE OF REGISTRATION
 BATES & ASSOCIATES, INC.
 No. 0000000000

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FLUME UNDER PROPOSED SIDEWALK
 NTS

13-202



A WEHCO MEDIA COMPANY

Account #: NWC5361662

Company: BATES & ASSOCIATES

Ad number #: 324033

PO #:

Matter of: PM Farmington Rainsong Townhomes

AFFIDAVIT • STATE OF ARKANSAS

I, Carla Gardner, do solemnly swear that I am the Finance Director of the **Democrat Gazette**, a daily newspaper printed and published in WASHINGTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

PM Farmington Rainsong Townhomes

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.

And that there is due or has been paid the **Democrat Gazette** for publication the sum of \$66.88. (Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 09/10/23; NWA nwaonline.com 09/10/23

Carla Gardner

Finance Director

State of ARKANSAS, County of WASHINGTON , Subscribed and sworn to before me on this 12th day of September, 2023

Catherine Staggs

NOTARY PUBLIC



NOTICE OF PUBLIC MEETING

An application for LARGE SCALE DEVELOPMENT at the properly described below has been filed with the City of Farmington on the 22nd day of August 2023.

LEGAL DESCRIPTION (PARCEL #760-02468-000):

EXISTING DEED DESCRIPTION (B. 2001, P. 148030):

LOT 17, GRASSLANDS SUBDIVISION, PHASE 2, TO THE CITY OF FARMINGTON, ARKANSAS, AS PER THE PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. SUBJECT TO ALL EASEMENTS AND RIGHTS- OF-WAY OF RECORD.

Layman's Description: WEST RAINSONG STREET FARMINGTON, AR 72730

A public meeting to consider this request for development at the above-described property will be held on the 25th day of September, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested people are invited to attend.

September 10, 2023 324033

AFFIDAVIT

I hereby certify that I Kyle Davin
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: copy of the notice, mailing receipts, list of property owners of record, return cards, and any notices that were undeliverable.

Signature: Kyle Davin

Date: 9/14/23

7022 3330 0000 8109 9498

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OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

Postmark Here
 SEP 14 2023

SPRINGDALE, AR 72764

USPS

PARCEL: 760-04124-000
AVHS AR 1 LLC
8615 CLIFF CAMERON DR, SUITE 200
CHARLOTTE, NC 28289

See for Instructions

7022 3330 0000 8109 9474

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
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Postmark Here
 SEP 14 2023

SPRINGDALE, AR 72764

USPS

PARCEL: 760-04168-000
LOTS 102 HOLDINGS, LLC
PO BOX 1498
FARMINGTON, AR 72730

See for Instructions

7022 3330 0000 8109 9504

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
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Postmark Here
 SEP 14 2023

SPRINGDALE, AR 72764

USPS

PARCEL: 760-04120-000
CARMON, DAVID JORDAN
23 W CHIKASAW RD
FARMINGTON, AR 72730

See for Instructions

7022 3330 0000 8109 9511

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 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

Postmark Here
 SEP 14 2023

SPRINGDALE, AR 72764

USPS

PARCEL: 760-01368-000
DRP HOLDINGS LLC
2790 S THOMPSON ST STE 102
SPRINGDALE, AR 72764

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0000 8109 9481

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OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

Postmark Here
 SEP 14 2023

SPRINGDALE, AR 72764

USPS

PARCEL: 760-043848-000
HAMPTON HOLDINGS LLC
PO BOX 1120
TONTITOWN, AR 72770

See for Instructions



CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10907288-9763
DATE	08/22/2023 12:34 PM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK#20484 DEV. FEES LARGE SCALE DEV. W RAINSONG ST.

1 × Development Fee	\$500.00
Subtotal	\$500.00

TOTAL	\$500.00
-------	-----------------

Receipt sent via SwipeSimple, powered by CardFlight

© CardFlight, Inc. 2023



Aaron Burks
Utility Construction Planner
Aaron.Burks@blackhillscorp.com

1811 E Borick Dr
Fayetteville, AR, 72701
P 479-305-8207

08/25/2023

Farmington Heights PH II- No Comment

Rainsong Townhomes- No Comment

Wagon Wheel Ph II- No Comment

Summerfield Ph II- No Comment

Sincerely,
Aaron Burks



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



Date: 9/5/23

William Hellard

Fire Chief

Farmington Fire Department

Subject: Rainsong Townhomes

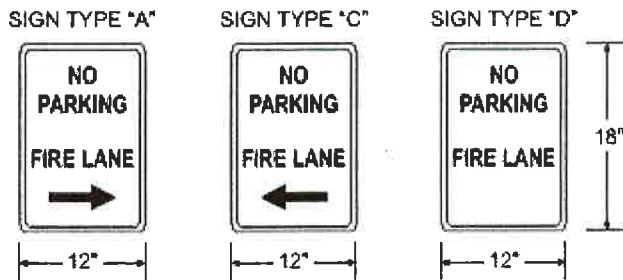
Road Width: No parking will be allowed on either side of the road.

Fire Lane Signage

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).



Hydrant needs to be added between units J and K.

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

Applicant: Bates & Associates

Date: 9/5/2023

Project Name: Rainsong Townhomes

Engineer/Architect: Bates & Associates.

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. Please provide contact information for whoever should receive the bill.
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 has to be in the paper by Sunday, September 10, 2023 to meet the deadline.**
4. Make sure the developer is aware of the recently approved design standards.
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 September 25, 2023 at 6:00 pm.**



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: Rainsong Townhomes
EDA project #: 2507_F
Letter creation: September 1, 2023
Tech Plat Review meeting: September 5, 2023

Mrs. McCarville,

We have reviewed the LSD submitted by Bates and Associates for the project known as Rain Song Townhomes received by EDA on August 22, 2023. The date of 8/22/23 is within the title block. Based on our plan review of the City's Flood Plain code, we offer the following comments:

Generally:

1. Project is currently located in a Zone A flood plain. Farmington Flood Plain Maps are set to be revised on January 25th, 2024. With flood plain management the latest and greatest available information is usually utilized to determine flood plain standards. To that end the required minimum FFE's will need to be based upon the Pending Flood Plain information. Minimum FFE's and associated mechanical equipment will need to be elevated at least 2' above the Pending BFE's for structures in the pending 100-yr Flood Plain.
2. Update flood plain depicted to show the pending flood plain limits. There is now a delineated flood way in the area. DFIRM data will be provided.
3. Flood plain development permit will be required for this project at the time of construction review.
4. A 'no rise' certificate for the proposed storm water pipe extension into the creek may be needed if this work is started after January 25th, 2024. Velocity from this pipe will need to be analyzed to ensure scour will not occur. Provide calculations with the construction review plans. A detailed analysis will not be required if fill is not being placed in the flood way.

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

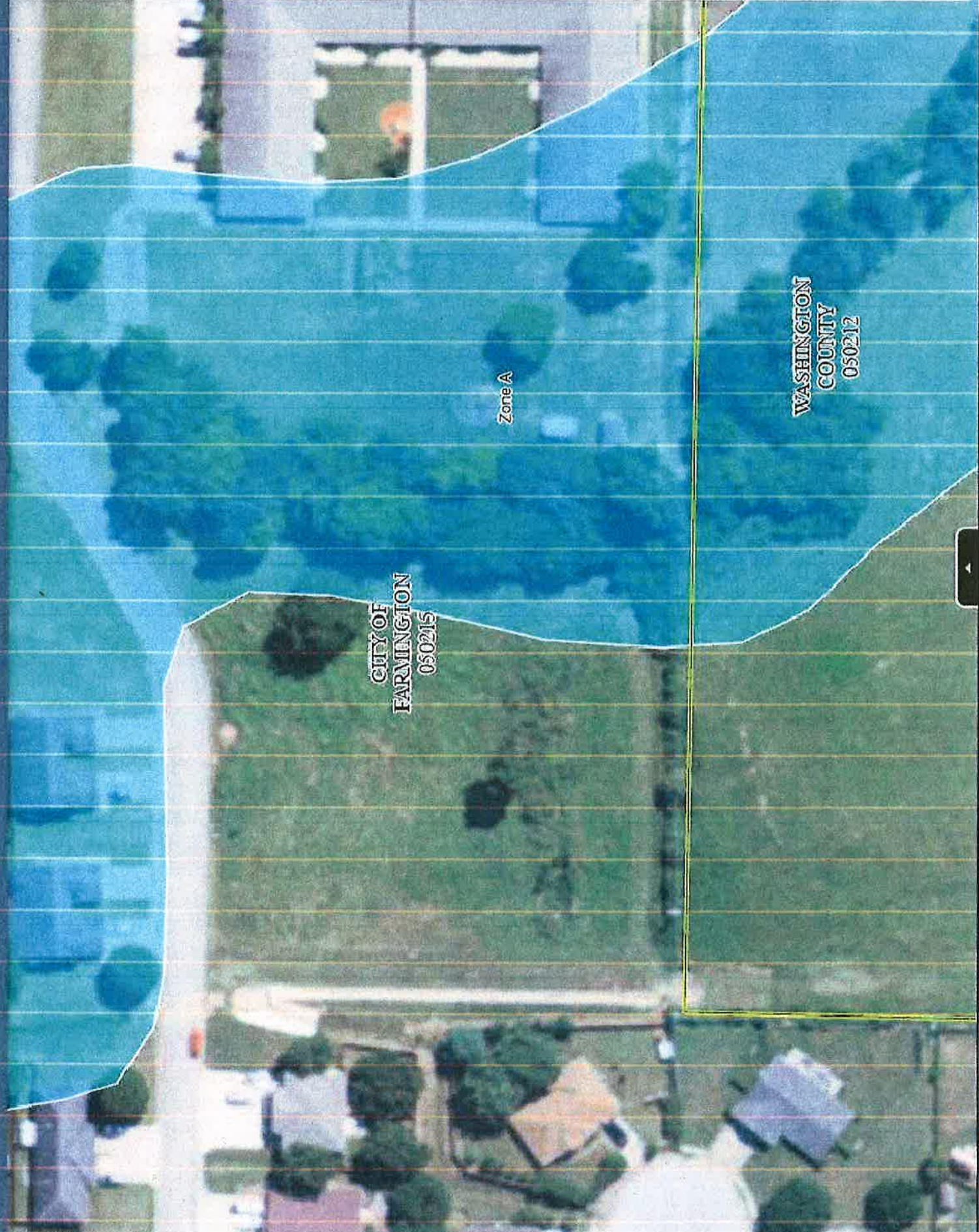
Please note that this review was for general compliance and does not warrant the work or documents submitted by the applicant and engineer; nor does it relieve the owner from any items discovered during design or construction which are deemed necessary to comply with City ordinances and criteria.

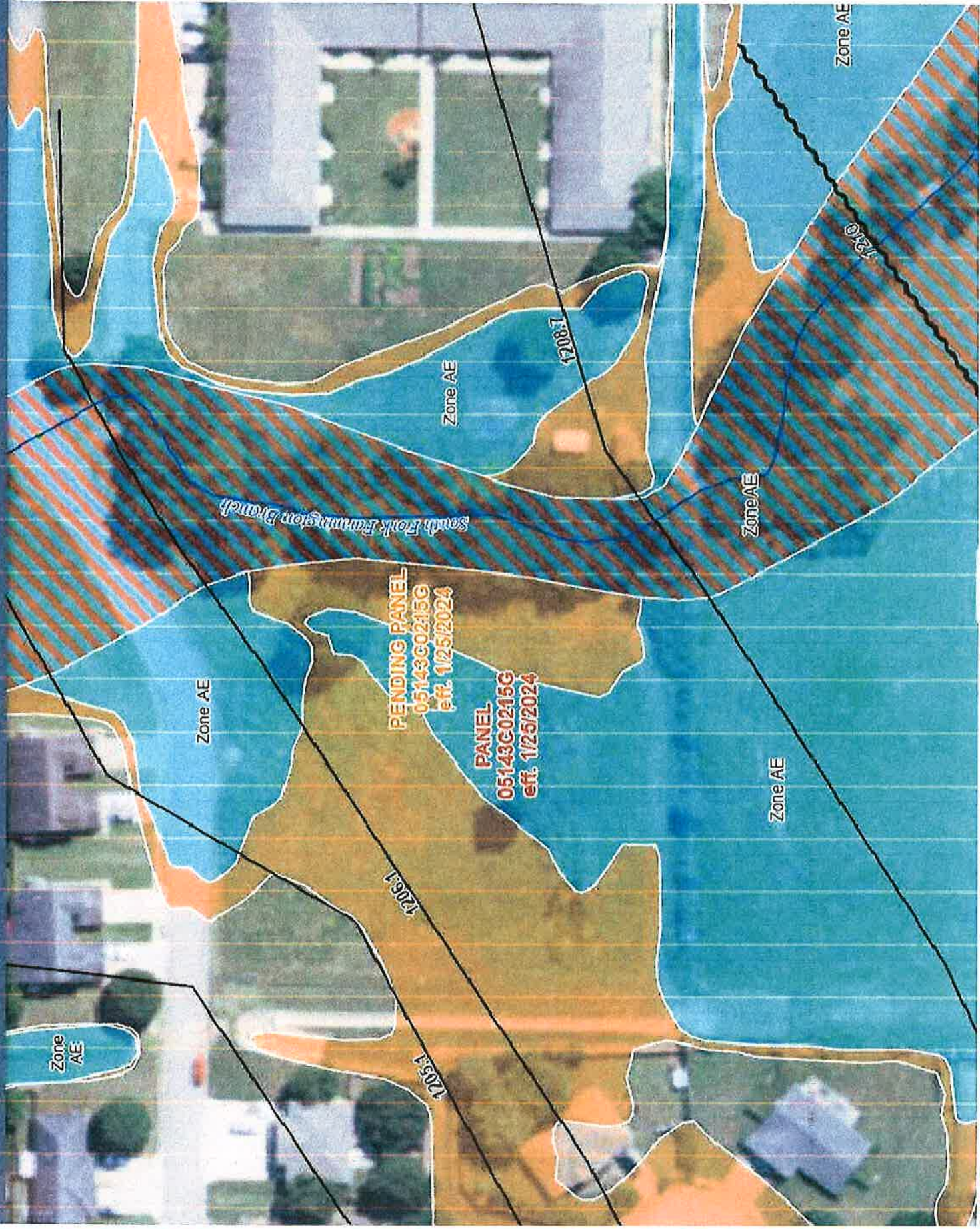
Sincerely,

James Geurtz, PE, CFM

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

Applicant: Bates & Associates

Date: 9/5/2023

Project Name: Rainsong Townhomes

Engineer/Architect: Bates & Associates

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 Fayetteville Name: Josh Boccaccio

1. This project must be submitted to the City of Fayetteville for the proposed utility extension.
2. Project must meet the 2022 edition of the City of Fayetteville's Standard Specifications for Design and Construction of Water Lines and Sewer Lines.
3. 6" trunk lines must be used if multiple services are combined prior to entering the public sewer main.

Received By: _____



Aaron Burks
Utility Construction Planner
Aaron.Burks@blackhillscorp.com

1811 E Borick Dr
Fayetteville, AR, 72701
P: 479-305-8207

08/25/2023

Farmington Heights PH II- No Comment

Rainsong Townhomes- No Comment

Wagon Wheel Ph II- No Comment

Summerfield Ph II- No Comment

Sincerely,
Aaron Burks

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

Applicant: SB-PV Development

Date: September 5, 2023

Project Name: Rainsong Townhomes LSD

Engineer/Architect: Bates & Associates, Inc.

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

Representing: KMS Engineering/Farmington

Name: Christopher Brackett, P.E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-engr.com.
3. This project will have to comply with the new Multifamily Standards.
 - a. You will have to add two additional paved parking spaces (One per four buildings).
 - b. The building are required to be at least 25' from the back of the sidewalk.
4. The discharge onto the property to the west will not be permitted, especially to the southwest. Provide a swale to take this flow to the north.
5. The curb inlets and contours show that the sidewalk on each side of the drive is raised but they do not show how the vehicles get into their drives for the buildings. Will there be ramps in the sidewalk? Update the contours and sidewalk to show. All of the sidewalks will have to meet the ADA.
6. The contours indicate that the drive will not have a crown in the middle so the curb inlets will not collect the runoff before it enters Rainsong. Runoff from the drive into Rainsong will not be permitted.
7. Where are the front doors to the buildings? Will there be a sidewalk from the door to the sidewalk at the drive?
8. Show the proposed contours for the sidewalk installation along Rainsong. This sidewalk will not be allowed to ramp to get across the proposed private drive.
9. Add spot elevations at the southside of the Fire Apparatus Turnaround that shows that the runoff from the pavement can make it to the inverts of the new culvert. This turnaround might need to be moved to the north to make more room to do this.
10. Drainage Report: No comments.

Received By: _____



JORGENSEN
+ ASSOCIATES
Civil Engineering + Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

July 28, 2023

City of Farmington
354 W Main
Farmington, AR 72730

Attn: Melissa McCarville

RE: Summerfield Subdivision Phase 2 - Final Plat

Attached herewith please find the submittal documents in regards to the Final Plat for Summerfield Subdivision Phase 2. This subdivision is a total of 51.74 acres and consists of 106 buildable lots, 1 lot reserved for common area / stormwater detention, and 1 outlot reserved for future development.

We thank you for your consideration of this proposal and please call with any questions.

Sincerely,

Charles A. Zardin, PE



**CITY OF FARMINGTON
APPLICATION & CHECKLIST
FOR A
FINAL PLAT / REPLAT**

APPLICATION:

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

Date of preliminary plat approval: December 28, 2021

Date of grading permit: March 18, 2022

Date of final infrastructure inspection: TBD

Engineering Fees Paid yes no

Development site address or location: West end of Wilson Street. West of Summerfield Ph. 1

GENERAL INFORMATION:

Primary Contact Person: Charles Zardin

Business Name: Jorgensen & Associates

Address: 124 W. Sunbridge Drive, Suite 5

City: Fayetteville . **State** AR **Zip Code** 72703

Phone: 479-442-9127 **Email:** charles@jorgensenassoc.com

Check all that apply: **Applicant** **Owner** **Other** _____

Name: _____

Business Name: _____

Address: _____

City: _____ State _____ Zip Code _____

Check all that apply: Applicant Owner Other _____

Name: Craig Young

Business Name: DRP Holdings

Address: 2790 S. Thompson Street, Ste 102

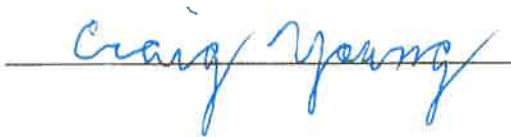
City: Springdale State AR Zip Code 72764

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 application. I understand that the City may not approve my application or may set conditions on approval.



Date: 7/28/2023

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/her behalf)



Date: 7/28/2023

LSD/Subdivision Application Checklist:

Yes No N/A, why?

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

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	✓		
13. A general vicinity map of the project at a scale of 1" = 2000'	✓		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.		✓	No structures on site.
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	✓		
16. Existing topographic information with source of the information noted. Show:			
a. Two foot contour for ground slope between level and ten percent.	✓		
b. Four foot contour interval for ground slope exceeding 10%.	✓		
17. Preliminary grading plan.	✓		
Existing Utilities and Drainage Improvements (Copy of the <u>Drainage Criteria Manual</u> can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	✓		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	✓		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	✓		
b. Provide pipe types and sizes.	✓		
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.	✓		
b. Manhole locations.	✓		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site		✓	None known
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.		✓	N/A
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	✓		
b. Note the static pressure and flow of the nearest hydrant.	✓		
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	✓		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	✓		
b. Locations of all lines above and below ground.	✓		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the	✓		

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	✓		
Proposed and Existing Streets, Rights-of-way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	✓		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	✓		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	✓		
Site Specific Information			
1. Provide a note describing any off site improvements.			
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	✓		
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		✓	None known
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)		✓	None known
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.		✓	N/A
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.		✓	N/A
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)		✓	N/A
8. The location and size of existing and proposed signs, if any.		✓	None proposed
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.		✓	N/A
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.)		✓	N/A
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).		✓	N/A
12. Location of existing and purposed sidewalks.	✓		
13. Finished floor elevation of existing and purposed structures.		✓	N/A
14. Indicate location and type of garbage service (Large Scale		✓	N/A

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.		✓	N/A
16. Draft of covenants, conditions and restrictions, if any.		✓	Owner has not drafted
17. Draft POA agreements, if any.		✓	Owner has not drafted
18. A written description of requested variances and waivers from any city requirements.		✓	None requested
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.		✓	N/A
20. Preliminary drainage plan as required by the consulting engineer.	✓		

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



A WEHCO MEDIA COMPANY

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Company: JORGENSEN & ASSOCIATES

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PO #:

Matter of: PC Meeting Farmington 9/25

AFFIDAVIT • STATE OF ARKANSAS

I, Carla Gardner, do solemnly swear that I am the Finance Director of the **Democrat Gazette**, a daily newspaper printed and published in WASHINGTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

PC Meeting Farmington 9/25

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.

And that there is due or has been paid the **Democrat Gazette** for publication the sum of \$179.36. (Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 09/10/23; NWA nwaonline.com 09/10/23

Carla Gardner

Finance Director

State of ARKANSAS, County of WASHINGTON , Subscribed and sworn to before me on this 14th day of September, 2023

Catherine Staggs

NOTARY PUBLIC



A petition for Final Plat for the property as described below was filed with the City of Farmington on the 22nd day of August, 2023.

PART OF THE SW1/4, AND PART OF THE SW1/4 OF THE NW1/4, ALL IN SECTION 23, T16N, R31W IN WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NE CORNER OF SAID SW1/4 OF SECTION 23, THENCE N87°43'31"W 28.01 FEET, THENCE N02°04'01"E 30.00 FEET TO THE NORTH RIGHT-OF-WAY OF WILSON STREET, THENCE ALONG SAID RIGHT-OF-WAY N87°43'31"W 216.83 FEET, THENCE ALONG A CURVE TO THE LEFT 160.84 FEET, SAID CURVE HAVING A RADIUS OF 230 FEET, AND A CHORD BEARING AND DISTANCE OF S72°14'26"W 157.59 FEET, THENCE S62°12'23"W 246.75 FEET, THENCE ALONG A CURVE TO THE RIGHT 118.68 FEET, SAID CURVE HAVING A RADIUS OF 170 FEET, AND A CHORD BEARING AND DISTANCE OF S72°12'23"W 116.29', THENCE N87°47'37"W 212.27 FEET TO THE POINT OF BEGINNING, THENCE LEAVING SAID RIGHT-OF-WAY S02°12'23"W 185.00 FEET, THENCE N87°47'37"W 30.00 FEET, THENCE S02°15'34"W 710.00 FEET, THENCE N87°47'37"W 299.34 FEET, THENCE N02°12'23"E 35.09 FEET, THENCE N69°48'22"W 215.00 FEET, THENCE S20°11'38"W 25.00 FEET, THENCE N69°48'22"W 300.00 FEET, THENCE S20°11'38"W 75.00 FEET, THENCE ALONG A CURVE TO THE RIGHT 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING AND DISTANCE OF S65°11'38"W 35.36 FEET, THENCE S20°11'38"W 50.00 FEET, THENCE S69°48'22"E 42.14 FEET, THENCE S20°11'38"W 678.48 FEET, THENCE N63°53'47"W 14.02 FEET, THENCE N73°20'43"W 182.40 FEET, THENCE N47°50'43"W 184.80 FEET, THENCE S42°09'17"W 37.60 FEET, THENCE N64°20'43"W 368.32 FEET, THENCE N02°21'14"E 1465.65 FEET, THENCE N02°20'55"E 162.52 FEET, THENCE S87°47'37"E 648.82 FEET, THENCE ALONG A CURVE TO THE RIGHT 152.49 FEET, HAVING A RADIUS OF 230 FEET, AND A CHORD BEARING AND DISTANCE OF S68°47'59"E 149.71 FEET, THENCE S49°48'22"E 448.91 FEET, THENCE ALONG A CURVE TO THE LEFT 212.16 FEET, HAVING A RADIUS OF 320 FEET, AND A CHORD BEARING AND DISTANCE OF S68°47'59"E 208.30 FEET, THENCE S87°47'37"E 395.57 FEET TO THE POINT OF BEGINNING. CONTAINING 51.74 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.

A public hearing to consider this Final Plat will be held on the 25th day of September, 2023, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. This meeting will be held in person.

September 10., 2023 323773

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VISION CUSTOM HOMES LLC
 2790 S THOMPSON STE 102
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MARTIN, HEATHER RUTH; MCPHAIL,
 NATHAN SCOTT
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HAYBACHER, KRISTIN A
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SMITH, RYAN; ROCCO, ASHLEY
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HERVEY, ASHCRAFT, MATTHEW
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55 W CHIKASAW RD
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PO BOX 1496
FARMINGTON, AR 72730

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75 W CHIKASAW RD
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& MELINDA ROSE
67 W CHIKASAW RD
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MOORE, RYAN SCOT & BANIE NOEL PS
85 W CHIKASAW RD
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WILSON, THOMAS E
14015 MULEDEER CIR
FAYETTEVILLE, AR 72704

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LAW, DANIEL M & ANASTASIA USPS
91 W CHIKASAW RD
FARMINGTON, AR 72730

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GOOSE CREEK PROPERTIES LLC
496 DOUBLE SPRINGS RD
FARMINGTON, AR 72730

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DONALDSON, THOMAS FJR & MELISSA K
222 RIVERTRACE DR 703 USPS
MARION, AR 72364

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VON BERGEN, GUY R & LORNA M US
11512 GILES RD
FARMINGTON, AR 72730

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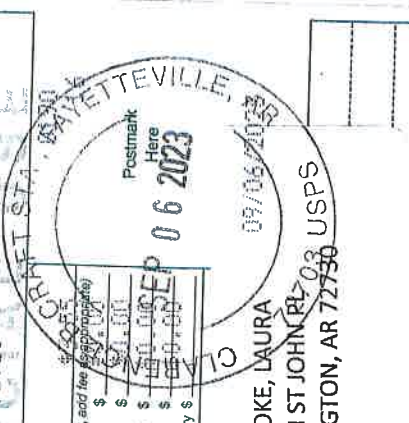
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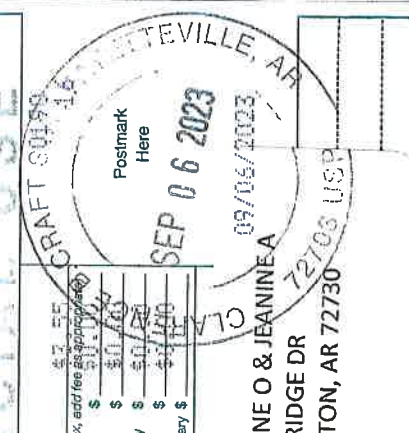
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MILLER, SHANE O & JEANINE A
 43 RIDGE DR
 FARMINGTON, AR 72730



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9589 0720 5270 0573 8821 47

9589 0720 5270 0573 8821 30

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

Applicant: Jorgensen & Associates

Date: 9/5/2023

Project Name: Summerfield Subdivision Ph. II

Engineer/Architect: Jorgensen & Associates

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: Ozarks Name: Wes Mahaffey

See Attachment PDF
ON Easements Needed in
Blue.

The Overhead Line on
PDF is Note Correct. Probably
~~is~~ Just Needs removed.

Received By: _____

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

Applicant: Jorgensen & Associates

Date: 9/5/2023

Project Name: Summerfield Subdivision Ph. II

Engineer/Architect: Jorgensen & Associates

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 Fayetteville Name: Josh Boccaccio

1. The grading permit from the City of Fayetteville must be closed out prior to the city accepting the installed water and sewer lines.
2. If a final inspection has not occurred, please schedule one through the City of Fayetteville Engineering office.

Received By: _____

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

Applicant: DRP Holdings

Date: September 5, 2023

Project Name: Summerfield Subdivision Phase II – Final Plat

Engineer/Architect: Jorgensen & Associates

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: KMS Engineering/Farmington

Name: Christopher Brackett, P.E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-engr.com.
3. Add the street addresses from all of the lots.
4. Add a note that Lot 225 is a drainage easement to be maintained by the Property Owners Association.
5. Lot 225 needs to be shown in its entirety with dimensions on this plat since it is dedicated with this plat.
6. Add 20' drainage easements between lots 190-191 and 210-211.
7. Add a minimum finished floor elevation for all lots that adjoin the detention pond on Lot 225. This FFE will be one foot above the 100-year WSE of the detention pond.

Received By: _____

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

Applicant: Jorgenson & Associates

Date: 9/5/2023

Project Name: Summerfield Subdivision, Phase 2, Final Plat

Engineer/Architect: Jorgenson & Associates

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. Please provide contact information for whoever should receive the bill.
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 by Sunday, September 10, 2023 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 September 25, 2023 at 6:00 pm.**



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



Date: 9/5/23

William Hellard

Fire Chief

Farmington Fire Department

Subject: Summerfield Phase 2

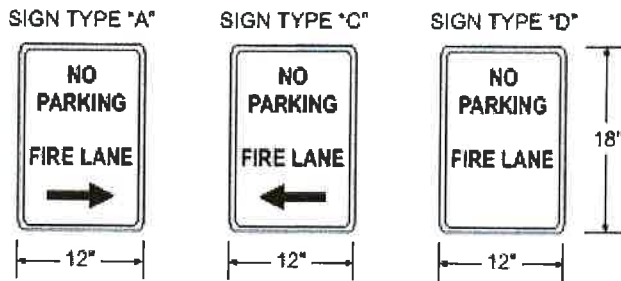
~~Road Width: No parking will be allowed on either side of the road.~~ *LN*

Fire Lane Signage

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).





Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: Summerfield Ph II Final Plat
EDA project #: 2509_F
Letter creation: September 4, 2023
Tech Plat Review meeting: September 5, 2023

Mrs. McCarville,

We have reviewed the Final Plat submitted by Jorgensen + Associates for the project known as Summerfield Ph II Final Plat received by EDA on August 22, 2023. The date of 2.8.23 is within the title block. Based on our plan review for the City’s landscape code, we offer the following comments:

Generally:

1. Landscaped areas immediately adjacent to front side of building(s) (14.04.17 (4): add this code section’s language to the landscape plan as a note.
2. Mechanical screening requirements of code 14.04.23 (c): add this code section’s language to the landscape plan as a note.
3. Note that all lighting must be shielded to project the light downward to meet “Dark Sky” standards.
4. Dedication and Landscaping of Neighborhood Parks (code Sec. 14.04.25 (b) and (c):
 - a. Per 14.04.25 (b) or (c)’s parkland dedication requirements, one of the two below requirements will apply to this project:

(b) “...Land shall be dedicated at a ratio of .02 acre...of land for each single-family dwelling unit and .01 acre of land for each multi-family dwelling unit.

OR

(c) “In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund...\$600.00 for each single-family unit and \$300.00 for each multi-family unit.”

Parkland Dedication Requirements		
106 single-family units X	0.02 ac/unit	2.12 acres TOTAL parkland acreage dedication required
OR		
106 single family units X	\$600/unit=	\$63,600.00 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.”

- c. If land will be dedicated, follow the parkland dedication requirements and consult with City Staff regarding the developer's desired parkland dedication area.

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



JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703

Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

September 12, 2023

City of Farmington
354 W. Main
Farmington, AR 72730

Re: Final Plat for Summerfield Subdivision Phase 2 - Comment Response Letter for Technical Plat Review
Comments

Jorgensen + Associates received the following comments for the Summerfield Subdivision Phase 2 Final Plat on 09-05-2023 at the Technical Plat Review. The following are responses to these comments:

Engineering Comments from Christopher Brackett, P.E.

Comment 1: Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat.

Response: Understood.

Comment 2: Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@krns-engr.com.

Response: Understood.

Comment 3: Add Street addresses for all of the lots.

Response: Added.

Comment 4: Add a note that Lot 225 is a drainage easement to be maintained by the Property Owners Association.

Response: Addressed. This has been added to Note #13 in the Notes, and is also noted on the plan view.

Comment 5: Lot 225 needs to be shown in its entirety with dimensions on this plat since it is dedicated with this plat.

Response: Addressed. Sheet C1.3 has been expanded to show this.

Comment 6: Add 20' drainage easements between lots 190-191 and 210-211.

Response: Addressed.

Comment 7: Add a minimum finished floor elevation for all lots that adjoin the detention pond on Lot 225. This FFE will be one foot above the 100-year WSE of the detention pond.

Response: Addressed.



Fire Department Comments from William Hellard

Comment 1: Fire Lane Signage

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).

D 103.6.2 Roads More Than 26 Feet in Width

Fire lane signs as specified in Section D I 03.6 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).

Response: Understood.

Landscape Comments from Earthplan Design Alternatives

Comment 1: Landscaped areas immediately adjacent to front side of building(s) (14.04 .17 (4): add this code section's language to the landscape plan as a note.

Response: Not applicable to this project.

Comment 2: Mechanical screening requirements of code 14.04.23 (c): add this code section's language to the landscape plan as a note.

Response: Not applicable to this project.

Comment 3: Note that all lighting must be shielded to project the light downward to meet "Dark Sky" standards.

Response: Understood.

Comment 4: Dedication and Landscaping of Neighborhood Parks (code Sec. 14.04.25 (b) and (c) :

Response: Parkland requirements were waived due to the offsite street improvements completed with Phase 1 of this development.

Ozarks Electric Comments from Wes Mahaffey

Comment 1: See attached PDF on easements needed in blue.

Response: Addressed. These easements have been added.

Comment 2: The overhead line on PDF is not correct. Probably just needs removed.

Response: Addressed. It is no longer shown.



Planning Comments from Melissa McCarville

Comment 1: Engineering fees will accumulate as the development continues. We will bill the engineering fees monthly. Please provide contact information for whoever should receive the bill.

Response: Understood.

Comment 2: Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.

Response: Certified Letters have been sent out. I have emailed you copies of the receipts.

Comment 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 has to be in the paper by Sunday, September 10, 2023 to meet the deadline .

Response: The ad ran in the newspaper on September 10th. We've requested an affidavit from NWADG.

Comment 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.

Response: Understood.

Comment 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.

Response: We have emailed the updated Plat to Chris Brackett.

Comment 7: Planning Commission meeting will be Monday September 25, 2023 at 6:00 pm.

Response: Understood.

City of Fayetteville Comments from Josh Boccaccio

Comment 1: The grading permit from the City of Fayetteville must be closed out prior to the city accepting the installed water and sewer lines.

Response: Understood.

Comment 2: If a final inspection has not occurred, please schedule one through the City of Fayetteville Engineering office.

Response: Understood.



**CITY OF FARMINGTON
APPLICATION & CHECKLIST
FOR A
FINAL PLAT / REPLAT**

APPLICATION:

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

Date of preliminary plat approval: N/A

Date of grading permit: N/A

Date of final infrastructure inspection: N/A

Engineering Fees Paid yes no

Development site address or location: 15 W CHIKASAW RD, FARMINGTON, AR - Farmington Heights

GENERAL INFORMATION:

Primary Contact Person: KYLE DAVIN

Business Name: ENGINEERING SERVICES, INC.

Address: 1207 S OLD MISSOURI RD

City: SPRINGDALE State AR Zip Code 72762

Phone: 479-751-8733 Email: kdavin@engineeringservices.com

Check all that apply: Applicant Owner Other _____

Name: KYLE DAVIN

Business Name: ENGINEERING SERVICES, INC.

Address: 1207 S OLD MISSOURI RD

City: SPRINGDALE State AR Zip Code 72762

Check all that apply: Applicant Owner Other _____

Name: BEN YOUNG

Business Name: LOTS 102 HOLDINGS, LLC

Address: PO BOX 1496

City: FARMINGTON State AR Zip Code 72730

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 application. I understand that the City may not approve my application or may set conditions on approval.

Lyfe Davis Date: 8/14/23

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/her behalf)

[Signature] Date: 8/14/23

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.			WILL WITH SUBMITTAL
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.			NOT A DEVELOPMENT
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".			WILL UPON REQUEST
5. List of adjacent property owners and copy of notification letter sent. *			WILL CREATE ONCE IN REVIEW PROCESS
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).			WILL CREATE ONCE IN REVIEW PROCESS
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).			WILL CREATE ONCE IN REVIEW PROCESS
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:			NONE
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.			NOT A DEVELOPMENT
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:			NOT A DEVELOPMENT
a. Two foot contour for ground slope between level and ten percent.			
b. Four foot contour interval for ground slope exceeding 10%.			
17. Preliminary grading plan.			NOT A DEVELOPMENT
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			NO PROPOSED STRUCTURES
a. Provide structure location and types.			
b. Provide pipe types and sizes.			
2. Regarding all proposed sanitary sewer systems			NO PROPOSED STRUCTURES
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			NO KNOWN PROBLEMS
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			NO SEPTIC
5. Regarding all proposed water systems on or near the site:			NO PROPOSED STRUCTURES
a. Provide pipe locations, sizes and types.			
b. Note the static pressure and flow of the nearest hydrant.			
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.			
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			NO PROPOSED STRUCTURES
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 existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	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.)			NO PROPOSED STRUCTURES
Site Specific Information			
1. Provide a note describing any off site improvements.			NO IMPROVEMENTS
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			NOT NEEDED
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.)			NOT NEEDED
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.)			NOT NEEDED
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.			NOT NEEDED
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			NOT NEEDED
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.)			NOT NEEDED
8. The location and size of existing and proposed signs, if any.			NOT NEEDED
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			NOT NEEDED
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.)			NOT NEEDED
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			NOT NEEDED
12. Location of existing and purposed sidewalks.			NOT NEEDED
13. Finished floor elevation of existing and purposed structures.			NOT NEEDED
14. Indicate location and type of garbage service (Large Scale			NOT NEEDED

Developments only.) Dimension turnaround area at dumpster location.			NOT NEEDED
15. A description of commonly held areas, if applicable.			NOT NEEDED
16. Draft of covenants, conditions and restrictions, if any.			NOT NEEDED
17. Draft POA agreements, if any.			NOT NEEDED
18. A written description of requested variances and waivers from any city requirements.			NOT NEEDED
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.			NOT NEEDED

**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.*

WARRANTY DEED

File# 2019-00014071

KNOW ALL MEN BY THESE PRESENTS:

1904027-131

That **Indian Territory, LLC**, an Arkansas **limited liability company**, herein called Grantor, for and in consideration of the sum Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto **Lots 102 Holdings, LLC**, an Arkansas **limited liability company**, herein called Grantee, and unto its successors and assigns forever, the following described property in Washington County, Arkansas:

The SE1/4 of the SE1/4 of the SW1/4 of Section 14 and the E1/2 of the NE1/4 of the NW1/4 of Section 23, all in Township 16 North, Range 31 West, Washington County, Arkansas, containing 30 acres, more or less. LESS AND EXCEPT: A uniformly 15 foot wide Easement taken off the Northern most portion of the first above described property for road access purposes, also known as all lots of proposed Farmington Heights Subdivision, Phase II, Washington County, Arkansas.

Subject to covenants, easements, rights-of-way, and other restrictions 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, and its successors and assigns forever, along with all tenements, appurtenances, and hereditaments thereunto belonging.

And Grantor hereby covenants with said Grantee that it will forever warrant and defend the title to said lands against all claims whatever.

PREPARED BY:

Watkins, Boyer, Gray & Curry, PLLC
Attorneys At Law
1106 West Poplar Street
Rogers, AR 72756
479-636-2168

MAIL TAX STATEMENT TO:

Lots 102 Holdings, LLC
PO BOX 1496
Farmington, AR 72730

WITNESS my hand and seal this 15 day of May, 2019.

INDIAN TERRITORY, LLC

BY: [Signature]
Melissa Sims, Member

ACKNOWLEDGMENT

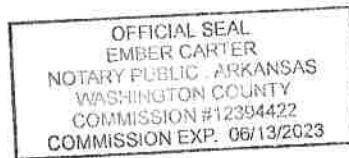
STATE OF AR)
COUNTY OF Washington

ON THIS DAY before the undersigned, a Notary Public, duly qualified and acting in and for the County and State aforesaid, personally appeared Melissa Sims, to me personally well known, who stated that she is the Member of Indian Territory, LLC, an Arkansas limited liability company, and that she was duly authorized to and had executed and delivered the foregoing Warranty Deed for the consideration, uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 15 day of May, 2019.

My Commission Expires:
6/13/23

[Signature]
NOTARY PUBLIC





STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Affidavit of Compliance



File Number: 1904627-131

Grantee: LOTS 102 HOLDINGS, LLC, AN ARKANSAS LIMITED LIABILITY
Mailing Address: COMPANY
P O BOX 1496
FARMINGTON AR 727300000

Grantor: INDIAN TERRITORY, LLC, AN ARKANSAS LIMITED LIABILITY
Mailing Address: COMPANY
P O BOX 1527
FARMINGTON AR 727300000

Property Purchase Price: \$0.00
Tax Amount: \$0.00

County: WASHINGTON
Date Issued: 05/16/2019
Affidavit ID: 148178944

The grantee/grantor claims the following exemption to the Real Estate Transfer Tax:

An instrument conveying land between corporations, partnerships, limited liability companies, or other business entities or between a business entity and its shareholder, partner, or member incident to the organization, reorganization, merger, consolidation, capitalization, asset distribution, or liquidation of a corporation, partnership, limited liability company, or other business entity.

Washington County, AR
I certify this instrument was filed on
5/17/2019 9:01:04 AM
and recorded in REAL ESTATE

File# 2019-00014071
[Signature]
Katie Suberter, Circuit Clerk

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 Name (printed): Lots 102 Holdings, LLC

Grantee or Agent Name (signature): by Waco Title as agent Date: 5/16/19

Address: _____

City/State/Zip: _____



A WEHCO MEDIA COMPANY

Account #: NWC1414291

Company: ENGINEERING SERVICES INC

Ad number #: 323838

PO #:

Matter of: PH Farmington 9/25

AFFIDAVIT • STATE OF ARKANSAS

I, Carla Gardner, do solemnly swear that I am the Finance Director of the **Democrat Gazette**, a daily newspaper printed and published in WASHINGTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

PH Farmington 9/25

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.

And that there is due or has been paid the **Democrat Gazette** for publication the sum of \$39.00. (Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 09/08/23; NWA nwaonline.com 09/08/23

Finance Director

State of ARKANSAS, County of WASHINGTON , Subscribed
and sworn to before me on this 8th day of September, 2023

NOTARY PUBLIC



NOTICE OF PUBLIC HEARING

An application for a replat of the property as described below has been filed with the City of Farmington on the 14th day of August, 2023.

LEGAL DESCRIPTION:

LOTS 6, 7, AND 8 OF FARMINGTON HEIGHTS PHASE 2, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON FILE NO. 24A-315 OF THE WASHINGTON COUNTY RECORDS.

A public hearing to consider this request to replat the above described property from A-1 to R-1 and C-1 will be held on the 25th day of September, 2023, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.
September 8, 2023 323838

**NOTICE OF PUBLIC HEARING BEFORE THE
FARMINGTON PLANNING COMMISSION ON AN
APPLICATION FOR REPLAT**

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

LOTS 6, 7, AND 8 OF FARMINGTON HEIGHTS PHASE 2, CITY OF
FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON FILE NO.
24A-315 OF THE WASHINGTON COUNTY RECORDS.

Location

LOTS 102 HOLDINGS, LLC

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for a replat
of the above property .

A public hearing on said application will be held by the Farmington Planning Commission at
Farmington City Hall, 354 W. Main St. on SEPTEMBER 25, 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 at City Hall, 354 W. Main, 479-
267-3865.

**CERTIFIED LIST OF ADJACENT PROPERTY OWNERS
RE-PLAT OF LOTS 6-8 IN FARMINGTEON HEIGHTS PHASE 2**

I, Rodney Woods, PLS, hereby certify that, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the Re-Plat of Lots 6, 7 & 8 in Farmington Heights Phase 2, to the City of Farmington.

Signature: Rodney Woods

Date: 9-6-2023

PARCEL: 760-01368-000
DRP HOLDINGS LLC
2790 S THOMPSON ST STE 102
SPRINGDALE, AR 72764

PARCEL: 760-04120-000
CARMON, DAVID JORDAN
23 W CHIKASAW RD
FARMINGTON, AR 72730

PARCEL: 760-04124-000
AVHS AR I LLC
8615 CLIFF CAMERON DR, SUITE 200
CHARLOTTE, NC 28269

PARCEL: 760-04168-000
LOTS 102 HOLDINGS, LLC
PO BOX 1496
FARMINGTON, AR 72730

PARCEL: 760-04334-000
HAMPTON HOLDINGS LLC
PO BOX 1120
TONTITOWN, AR 72770

PARCEL: 760-01353-000
LOTS 102 HOLDINGS, LLC
PO BOX 1496
FARMINGTON, AR 72730



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

Applicant: Engineering Services, Inc.

Date: 9/5/2023

Project Name: Farmington Heights Ph. II

Engineer/Architect: Engineering Services, Inc.

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

Representing: Ozark Name: Wes Mahaffey

All Looks Good

Send CAD File Please

Thank

Received By: _____



Aaron Burks
Utility Construction Planner
Aaron.Burks@blackhillscorp.com

1811 E Borick Dr
Fayetteville, AR, 72701
P: 479-305-8207

08/25/2023

Farmington Heights PH II- No Comment

Rainsong Townhomes- No Comment

Wagon Wheel Ph II- No Comment

Summerfield Ph II- No Comment

Sincerely,
Aaron Burks

**RESPONSES TO TPR: CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Lots 102 Holdings, LLC

Date: September 5, 2023

Project Name: Farmington Heights Phase II (Lots 6, 7 & 8) Replat

Engineer/Architect: Engineering Services, Inc

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

Representing: KMS Engineering/Farmington

Name: Christopher Brackett, P.E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat. **NOTED**
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-engr.com. **NOTED**
3. Add the street addresses from all of the lots. **ADDED**
4. Show the proposed street improvements (including the removal of the stub street) that were approved with the Farmington Hills Community LSD and are under construction. These improvements will be a requirement of this replat. **ADDED, BUT STUB STREET WILL NOT BE REMOVED NOW**
5. Add Cable to the Certificate of Approval of Utility Easements. **ADDED**

Received By: _____

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

Applicant: Engineering Services, Inc.

Date: 9/5/2023

Project Name: Farmington Heights, Phase II

Engineer/Architect: Engineering Services, Inc.

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

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineering fees monthly. Please provide contact information for whoever should receive the bill.

ENGINEERING SERVICES SHOULD RECEIVE THE BILL, 479-751-8733 or kdavin@engineeringservices.com

2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. **NOTED**

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 has to be in the paper by Sunday, September 10, 2023 to meet the deadline.** **NOTED**

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. **NOTED**

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. **NOTED**

7. Planning Commission meeting will be **Monday September 25, 2023 at 6:00 pm.** **NOTED**



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: Replat of Lots 6-8 of Farmington Hights Ph 2
EDA project #: 2509_F
Letter creation: September 4, 2023
Tech Plat Review meeting: September 5, 2023

Mrs. McCarville,

We have reviewed the Replat submitted by ESI for the project known as Replat of Lots 6-8 of Farmington Heights Ph 2 received by EDA on August 22, 2023. The date of 8.9.23 is within the title block. Based on our plan review for the City's landscape code, we offer the following comments:

Generally:

1. EDA has no comments. **NOTED**

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



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



Date: 9/5/23

William Hellard

Fire Chief

Farmington Fire Department

Subject: Farmington Heights Replat

Fire Lane Signage

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).

**27' PER DIMENSION SHOWN ON PLAT
 SO N/A**

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).

27' SO WILL BE REQUIRED

SIGN TYPE 'A'



SIGN TYPE 'C'



SIGN TYPE 'D'





Aaron Burks
Utility Construction Planner
Aaron.Burks@blackhillscorp.com

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P: 479-305-8207

08/25/2023

Farmington Heights PH II- No Comment **NOTED**

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Sincerely,
Aaron Burks