



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

PLANNING COMMISSION AGENDA

October 23, 2023

**A meeting of the Farmington Planning Commission will be held on
Monday October 23, 2023, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –September 25, 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. UNFINISHED BUSINESS

- A. Preliminary Plat –Wagon Wheel Ph. II**
Property owned by: DR Horton – NW Arkansas, LLC
Property Location: Grace Lane & Utah Ave.
Presented by: Halff Associates
- B. Large Scale Development – Rainsong Townhomes**
Property owned by: Srinivasa Bandaru & Pavathi Neeramachaneni
Property Location: W. Rainsong Street
Presented by: Bates & Associates

PUBLIC HEARINGS

- C. Preliminary Plat – The Grove at Engles Mill Ph. 4 (revised)**
Property owned by: Riverwood Homes
Property Location: Grace Lane
Presented by: Crafton Tull

Planning Commission Minutes September 25, 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
Judy Horne
Keith Macedo
Norm Toering
Bobby Wilson

ABSENT

Gerry Harris

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

2. **Approval of Minutes:** The August 28, 2023, minutes were approved as written.

3. **Comments from Citizens:** Phyllis Young, 546 Goose Creek Road said even though the City has been removed from the lawsuit regarding her property, she wanted to go on record about the continuing erosion, rocks and other debris that now washes onto her property. She can no longer brush-hog. She noted that in the Northwest Arkansas Drainage Report, it states that people can't build detention ponds that will cause erosion of land. She said she has tried to talk to the mayor but gets no return call.

Public Hearings:

4A. Rezoning – From A-1 to R-1 and C-1, Property owned by McDonald Building Group, LLC Property Location: 229 N. Broyles St., Presented by Engineering Services, Inc.

Daniel Lazenby of Engineering Services was present and said the owner, Damon McDonald, wishes to rezone and then ask for a lot split for property behind a house on the west side of Broyles and near the power plant facility. The front part would be R-1 and the back portion would be C-1 commercial.

Chad Ball pointed out that the Land Use designation for that area is Medium High Residential. Norm Toering was concerned about C-1 there due to the increasing traffic on Broyles and the great increase during school hours.

Steve Claypool – 221 Broyles lives next door to this property and was concerned what will go in there and will a drive or street be extended over to where multi-family homes are being constructed.

Chad Ball said the entry would be an entry drive to the 2.68 acres.

Melissa McCarville pointed out that the power plant substation to the north will probably always be there as well as the storage building facility, north of the substation.

Keith Macedo, Chad Ball, and other commissioners felt that it would be too open-ended to allow C-1 there. So, Mr. McDonald and Mr. Lazenby were given a break to discuss this zoning privately and would be allowed to return later in the meeting.

After agenda item 4B was finished, Mr. McDonald asked to table his request until next month's meeting.

4B. Preliminary Plat – Wagon Wheel Ph. II, Property owned by DR Horton-NW Arkansas, LLC, Property Location: Grace Lane & Utah Avenue; Presented by Halff Associates

Dustin Higgins, Halff Associates, was present to discuss the proposed plat. The City had no comments regarding this matter.

Chris Brackett read his recommended conditions for approval as follows:

“The Preliminary Plat for the Wagon Wheel Crossing Phase II has been reviewed and it is my opinion that the Planning Commission’s approval should be conditional on the following comments.

1. The fire hydrant locations shown on the plat must be reviewed and approved by the Fire Department.
2. The water and sewer improvements must be reviewed and approved by the City of Fayetteville, the Washington Water Authority, and the Arkansas Department of Health prior to construction plan approval.
3. Parkland Dedication or Payment in lieu of Park Land Conveyance will be required for this subdivision at 0.02 Acres or \$600 per single family unit. This will be 1.04 Acres or \$31,200 for the 52 lots. This developer has 1.5 Acres of Parkland banked from the dedication of Wagon Wheel Park (3.18 Acres total, minus 84 lots in Phase 1.)
4. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
5. After a final review set of plans and drainage report has been approved by KMS, the applicant should submit to the City one (1) set of full size plans and three (3) sets of half size, and one (1) copy of the final drainage report that have been sealed by the engineer of record for final approval and distribution.
6. This approval of this preliminary plat is effective for a period of one year and thereafter as long as work is actively progressing on the installation of the required improvements.”

Mr. Higgins said he had seen the report and was in agreement with the conditions.

Norm Toering wondered about the detention pond that had been shown on the original plat for phase I dated March 2022. on land now owned by Farmington School. Chris Brackett said that pond was intended to control a lot of water so they could have released the remainder in what would have been Wagon Wheel East. However, this land was sold to the Farmington Public Schools and Chris Brackett said the drainage issues will require a detention pond when the school is built.

Judy Horne had looked at both the Wagon Wheel property and the adjacent Twin Falls eastern area where they have had flooding issues in the past. She noted that the water flow is complicated and is a mess there. Mr. Higgins agreed. She read from Mr. Higgins’ letter of September 11, 2023 in which he answered city comments. She read the response #9.

“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.” She wanted him to show the ditch on the plat and give further specifics. Mr. Higgins showed the ditch on west side of Phase II.

Her second question regarded item 10.

“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.” She said the existing ditch in Twin Falls already floods without additional water runoff

and occasionally Clyde Carnes Road floods. She asked if state and federal laws allow them to turn the water onto someone else's property.

Mr. Higgins said that the topography of the north part of their land (over 100 acres) flows through the northwest corner of Wagon Wheel Crossing Phase II. When the Engles Mill subdivision to the north is further built out, their detention pond is going to discharge onto the Phase II property so they are trying to pipe it around homes and to the Twin Falls ditch.

Judy Horne said there is already a lot of erosion of land, and the recent rain showed a debris line that was quite high in the Twin Falls ditch. It appeared to her that the available detention there was not even enough for them, without additional water coming from Wagon Wheel and Engles at the Mill.

Chris Brackett said that in Engles Mill everything that flows south drains into the Twin Falls detention area already. The Wagon Wheel plan is to put an underground pipe with a 90 degree turn at a junction box, that will open up into the Twin Falls ditch.

Norm Toering said that Riverwood (Engles Mill) said they would not put water on other properties, but here, Wagon Wheel is going to put their water and Engles Mill water into the Twin Falls drainage ditch. Mr. Higgins said they had been working with Engles Mill.

Chris Brackett said next month when they re-submit the plat it probably will show an L-shaped detention pond because they are moving the pond east to the revised Phase 4 and they don't want the expense of filling in the previous pond. Norm Toering noted that when he voted "yes" previously, he did not appreciate when the developer changed it up again.

Chad Ball addressed the response #10 in the September 11, 2023 letter from Mr. Higgins. He wanted to know if the Twin Falls drainage ditch would be able to handle the additional water. Chris Brackett said they will have to prove that. Chris Brackett said their engineers will have to prove with their calculations that anywhere they put drainage, it is the right size. It was discussed that maybe the drainage should be routed on their own property and Chris said that they did have room to do that.

Norm Toering said when Engles at the Mill construction was begun, there was increased water flow and when Wagon Wheel's water is added and if it causes damages, they should expect consequences because Twin Falls POA will be "on the hook" for damages. Chris Brackett said that before houses are built there would be 9 acres of land to drain but after building and streets, it would be six acres of drainage. He did not think there would be additional water flow beyond what already flows through there.

Howard Carter presented the idea of a berm to turn water, but Chris Brackett repeated about the water flow that already exists. He said he would not allow Wagon Wheel to discharge more than the six acres previously mentioned.

Judy Horne noted that with all the modern technology available, why couldn't the ditches and detention pond be put on the Wagon Wheel property. She said they have heard repeatedly with previous developments that "everything was going to be fine" and then it was not.

Chad Ball said Lots 136 and 137 are parallel to City land to the east and the school's property. He asked that city staff talk with the schools to see if controlled bus access to Wagon Wheel could be arranged. This would be easier for the buses to get into the subdivision than trying to get out onto Highway 170. Jay Moore said he would work on this issue.

Public Comment

Jerry Marsh, 398 Driftwood, Twin Falls – He said to allow Wagon Wheel developer to channel water onto Twin Falls would be a poor and costly error. He said the drainage system for Twin Falls had been miscalculated when it was developed and as more houses were added, the flooding got worse. About seven years ago a 6” rain caused flood water right to the edge of a home on Claybrook because the culvert and drain system just could not handle the rainfall and Twin Falls was only about 45% developed at that time. He added that a 6” rain would produce 1 million gallons of water. He mentioned other areas of the city with water runoff problems such as Meadowsweet and Goosecreek.

Molly Hillhouse, 509 Waterfalls Court – She is on the POA Board and said she felt that directing the large area of runoff into the Twin Falls drainage system will cause damage. She explained how they have to pay to have the detention area mowed, plus other work. She is concerned it will cause more damage. She also asked if Claybrook or Copperwood streets would be opened into Wagon Wheel. It was noted the current plan does not open those streets.

Carol Dickinson Russell, 524 Utah – She has the last house on Utah, closest to the proposed Phase II and also the City and school properties to the east. She said the City’s current water management plan is not working. Water flows from north and east of them and has eroded property, came up on a storage building, completely covered their back yard, and came within inches of a neighbor’s AC unit. She asked the Commission to refrain from approving Phase II until they solve the water problems with Phase I. She said a drainage ditch now runs east and west up to their property, then takes a sharp right angle turn and overflows. She said it is not fair to property owners who already live adjacent to a new development to get flooded as development continues.

Jill Toering, 306 Claybrook – She reminded that the City has already had to pay money to fix all kinds of flooding problems. She said that Twin Falls POA has to pay to have their detention area brush-hogged. She further mentioned a former owner of the property had installed a gate for Twin Falls and so she knows there is a drop-off of about 3 feet along the fence row. She said that when the High School was being built and before the detention pond was built, they received a large amount of increased runoff.

Larry Angel, 329 Claybrook – He explained the pipe sizes now going into the Twin Falls detention pond area and felt they were inadequate for the amount of water. He was extremely concerned by this additional amount of water that will be added to their system and said insurance would not pay for damages sustained.

Susan Brewster, 305 Claybrook – She stated her home is at the very low point on Claybrook and the detention pond is behind her home. She said when the inevitable flooding rains come, her house will be flooded.

Tom Hobart, 407 Claybrook – He suggested that a new detention pond needs to be built on DR Horton’s property because the water is their problem, not Twin Falls’. He felt that even with the loss of a few lots, the company would be making a lot of money on the subdivision.

Phyllis Young, 546 Goosecreek Road – She has learned that in spite of what the developer’s engineers said, there will be more water and also the runoff from roofs, driveways, and streets will increase the velocity with which the water flows and will create more erosion where the pipe outlet is located.

Chris Brackett re-emphasized his previous remarks: all the Engles Mill area has been draining into Twin Falls already; There will be 6 acres or less that water will come from; There is a large pond at Clyde Carnes Road where other water will drain into. He will look up about the pipe sizes that have been mentioned.

Mr. Higgins, the project's engineer said he can't speak as to how Twin Falls drainage was designed. Generally, storm water control is designed for a 10 year event or a 100 year event. It is true there have been several 500-year flood events recently, but they do not plan for 500 year floods. He said Twin Falls is now turning water at the southeast portion, onto their land.

Jay Moore summarized, saying that long-time residents and new residents are all saying there are drainage issues. He agreed this is a tough issue. If DR Horton meets the current drainage plan the City requires, then they have recourse in court. Voting to approve the subdivision Phase II may cause problems for citizens. It is a tough issue. He did hope that for the Utah Street drainage problem that perhaps it would be improved when the school is built and a detention pond provided.

Chad Ball felt he needed more information from the engineers and moved to table this matter until next meeting when more information could be provided. Judy Horne seconded the motion which passed unanimously.

Keith Macedo asked for a well-defined drainage map to show where all these drainage areas are tied together. Chris Brackett agreed to provide one.

Interested citizens were reminded that since this was tabled, there will be no notification about the October 23d Planning Commission meeting when this will be discussed again. They will have to remember to attend the meeting.

4C. Large Scale Development – Rainsong Townhomes; Property owned by Srinivasa Bandaru & Pavathi Neeramachaneni; Location – West Rainsong Street; Presented by Bates & Associates

Jake Chavez of Bates & Associates said the Large Scale development plan is to build six duplexes.

The City had no comments.

It was noted that an email from Cristy Bartlett, 142 Whitney Lane, opposing this development due to current flooding issues will be made a part of these Minutes, and is attached.

Mr. Chavez agreed to all conditions of City Engineer Chris Brackett's memo as follows:

“The Large Scale Development for the Rainsong Townhomes has been reviewed and it is my opinion that the Planning Commission's approval should be conditional on the following comments.

1. The fire flow, fire hydrant and fire lane locations must be reviewed and approved by the Farmington Fire Department prior to construction plan approval.
2. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to construction plan approval.
3. Submit two (2) copies of the filed easement plat prior to construction plan approval. A copy of the proposed easement plat shall be submitted to KMS for review and approval prior to signatures.
4. A sign permit will be required for the construction of any signage for this project.

5. Payment in lieu of Park Land Conveyance will be required for this subdivision at \$300 per multifamily unit. This fee will be \$3,600 for the 12 multi-family units.
6. A Flood Plain Development permit will be required for this project prior to construction plan approval. All structures must be a minimum of two (2) foot above the 100-year water surface elevation from the pending detailed flood study.
7. A completed Grading Permit Application and fee must be submitted to the City prior to final approval of the construction plans. A preconstruction conference will be required prior to any grading on the site. The owner, their engineering consultant, and the contractor responsible for the best management practices will be required to attend this conference.
8. After a final review set of plans and drainage report have been approved by KMS, the applicant shall submit to the City one (1) set of the full-size plans and two (3) sets of the half-size plans and one (1) copy of the final drainage report that have been sealed by the engineer of record for final approval and distribution.
9. This approval of this large scale development is effective for a period of one year and thereafter as long as work is actively progressing on the installation of the required improvements.

The following comments can be addressed in the construction plan submittal.

1. The pending 100-year Flood Plain does not appear to be correctly shown on your plat. Correct the Flood Plain and add the Floodway to your drawing. Contact James Geurtz, PE with EDA if you have any issues with the pending flood study.
2. The minimum finished floor elevation for each building must be determined from the highest flood elevation on any part of the building. Several of the minimum FFEs are low and need to be adjusted up.”

Norm Toering noted that the entire area floods and there are erosion problems and there has been major flooding at Peachtree Village located to the east of this property. Mr. Chavez indicated they knew about the flooding and owner will pay for flood insurance. They will have to submit to the Flood Plain Administrator a Flood Certificate for each building pad and check it before they can build on the pad.

With the overriding concern about flooding since the land is in the flood plain, the buildings will be built up 2 feet above flood plain. Also, the driveways will have to be raised and will have a slope.

Chad Ball was concerned about the private drive into this development, thinking it was a very small area for dozens of cars to park. At first, it was determined that the spaces will meet the size requirement for parking area on the driveway. Mr. Chavez also noted there will be a garage for one car, and one car can park on the driveway plus there will be two spaces for overflow parking. However, after lengthy discussion it was remembered that the newly revised Multi-Family Ordinance requires TWO parking spaces, plus the garage parking. So this plan does not meet the new ordinance requirements. Finally, it was decided that they will either have to 1) redo the proposed layout or 2) ask for a variance on the parking issue.

It was decided by commissioners that the required sidewalk *will* be required even though there is a sidewalk on the other side of the street. It was noted that the driveways can't be so short that cars parked in the driveway stick out onto the sidewalk.

Keith Macedo asked that the numbering of the units be changed to meet standard number – reading left to right, so A is on the far left, and the letters proceed to the right. He asked if Farmington might

codify the numbering system to match what the County requires and consider this at next month's meeting.

Chad Ball moved to table this agenda item 4C. until next meeting on November 27, 2023. Upon roll call vote, motion passed unanimously.

4D. Final Plat – Summerfield Subdivision Ph II; Owner: Craig Young DRP Holdings; Location – West end of Wilson St, West of Summerfield Ph 1; Presented by Jorgensen & Associates

Charles Zardin of Jorgensen & Associates was present to discuss the final plat. He had no comments and City had no comments.

Chris Brackett read a memo with conditions for approval as follows:

“The Final Plat for the Summerfield Subdivision Phase II has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. On April 27, 2020 the Planning Commission approved Summerfield Subdivision Phase I with the following condition: “The Developer and City Staff have come to an agreement for the required offsite improvements for this development. This agreement is only binding if the Planning Commission agrees to the offsite improvements as follows.
 - f. The City (Planning Commission) agrees to waive the payment in lieu of parkland dedication for this development.

Due to this condition of Phase I, there will be no requirement for parkland dedication for this development.

2. All public improvements must be completed, and a Final Inspection scheduled. All punch list items must be completed and accepted prior to final approval of the final plat.
3. A one-year Maintenance Bond to the City of Farmington for all public improvements except for the water and sanitary sewer improvements must be provided prior to the signatures on the Final Plat. The engineer must submit an itemized cost of these improvements for approval prior to obtaining the bond.
4. If the sidewalk construction is to be delayed until the home construction, then the developer shall provide an escrow account in accordance with Ordinance 9.20.03(a.). The engineer shall provide a cost estimate for the construction of the sidewalk for approval.
5. If the installation of the Street Lights has not been completed at the time of Final Plat signatures, then the developer shall provide the paid invoice from the electric company for these lights.
6. Provide one original and 6 copies of the recorded plat to the City.”

Public Comment

Freda Wilson – 14015 Mule Deer Circle, Fayetteville explained that her family owns 13 acres of land north of Phase III that is landlocked. Phase III is supposed to give them an easement into their land. It was discussed that the Planning Commission does not have control over an issue like this. However, Chad Ball asked that Mrs. Wilson be notified when Phase III is presented. If other efforts fail, Jay Moore said they could file a civil lawsuit.

Chairman Mann called for question to approve the Final Plat of Summerfield II, conditional upon conditions set by the City Engineer. Upon roll call vote, the Final Plat was approved unanimously.

4E. Final Plat Replat – Farmington Heights Ph. II; Owned by Ben Young, Lots 102 Holdings, LLC; Location – 15 W Chickasaw Rd.; Presented by Engineering Services, Inc.

Daniel Lazenby was present to answer any questions regarding the Final Plat which would provide additional access into the Farmington Heights Subdivision located at intersection of North Hunter and Wilson, since there were over 25 units and they had to change the entry from 3 lots to 2 lots. Main access is onto Wilson, but the plan finally agreed to is a connection into Phase 5 of Summerfield Subdivision. (The first plan to go north through Cedar Heights could not be worked out.)

City Engineer Brackett read a memo outlining conditions for approval.

“The Farmington Heights Final Plat Replat has been reviewed and it is our opinion that the Planning Commission’s approval should be conditional on the following comments.

1. The road improvements shown on this plat do not agree with the approved plans for the Farmington Hill Community LSD. The improvements from the Farmington Hills Community LSD must be completed and accepted by the City prior to signatures on the revised plat.
2. Any modifications to the water and sewer improvements must be reviewed and approved by the City of Fayetteville, the Washington Water Authority, and the Arkansas Department of Health. These modifications must be completed and accepted by the proper authority prior to signatures on the revised plat.”

Keith Macedo asked if the residents of Mojave have been notified of this change. That is in process.

Public Comment – None.

Chairman Mann called the question to approve the Final Plat for Farmington Heights Ph. II, subject to conditions set forth by City Engineer Brackett. Upon roll call vote, motion passed unanimously.

F. Public Hearing for Ordinance for Parkland Dedication – Sarah Geurtz

Sarah Geurtz was present to answer any questions, but there were no comments or questions.

Robert Mann called the question to forward the proposed ordinance to the City Council for consideration at their next meeting. Upon roll call vote, motion passed unanimously.

Sarah Geurtz and the Commission were thanked for their long hours of work on this proposal.

G. Public Hearing for Park Plan

Hal Henson – 11651 E. Creek thanked the Commission for what they had done, but said there are now lots of homes south of Highway 62 and these taxpayers deserve a park in the southern part of the city. It was noted that this need has been discussed in the meetings and is discussed in the Park Plan. He felt that the dollars developers pay to avoid having to develop parks is easy for them and the losers are the citizens of the City.

Keith Macedo said that a fee change for payment in lieu of a park has been raised as follows: Single family – formerly \$600 and proposed is \$900. Multi-Family – formerly \$300 per unit and now is \$600 per unit.

Robert Mann called the question to forward the proposed Park Plan to the City Council for consideration at their next meeting. Upon roll call vote, motion passed unanimously.

Bobby Wilson moved to adjourn, seconded by Norm Toering and meeting was adjourned.

Judy Horne, Secretary

Robert Mann, Chairman

Email from Cristy Bartlett, 142 Whitney Lane, opposing Large Scale Development of Multi-Family housing on Rainsong due to current flooding issues

From: Cris Bartlett <cbartl004@gmail.com>

Sent: Monday, September 25, 2023 10:45 AM

To: deanmann21@aol.com; Melissa McCarville <melissamccarville@cityoffarmington-ar.gov>

Subject: Adjacent Property Owner Comments-Rainsong Townhomes-9/25/23 Planning Commission Meeting

Good morning,

I am unable to attend tonight's meeting due to work commitments. In light of this, I would like to register my concerns as noted below:

1. My property continues to experience degradation due to lack of sufficient infrastructure to manage storm runoff.
 1. The drainage ditch running along the NW and N of my property fosters erosion and no efforts have been made to address this despite communicating these concerns numerous times.
 2. Significant flooding of my backyard continues beginning from the SE corner and then increases as the creek overflows.
 3. My entire fence line is undermined.
 4. My property is sinking; it would take at least 2 dump truck loads of topsoil to restore my property to its original grade.
 5. Repairing the fence and regrading the property is not practical until the drainage issues are resolved.
 6. All dirt and debris from other homes on Whitney Ln. flow towards my property and leads to unsightly mud buildup.
2. I do not oppose the development in general but have significant concerns that the hardscaping involved and lack of City infrastructure improvements will further damage my property.

Respectfully,

Cristy Bartlett
142 Whitney Ln., Farmington, AR
(479) 466-2928



October 10, 2023

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

Re: Wagon Wheel Crossing Phase II – Preliminary Plat

City of Farmington Planning Commission,

During the Planning Commission meeting on September 25, 2023, there were concerns voiced regarding the proposed drainage plan for Wagon Wheel Crossing Phase II. The concerns were taken seriously, and the existing drainage patterns were reevaluated using current topographic information. This analysis confirmed the Commissioners and residents of the Twin Falls subdivision concerns and we have addressed this with the City.

Please find the attached revised preliminary plat and overall grading sheet for Wagon Wheel Crossing Phase II. The revised drainage layout now shows the stormwater being picked up from the Engles Mill detention pond and piped to the northeast corner of the Wagon Wheel West subdivision. We will coordinate with the design firm and developer on how this water will be picked up and conveyed to the Wagon Wheel West detention pond during the preparation of construction documents.

If you have any further questions or concerns, I can be reached at 479-531-3963 or dhiggins@halff.com.

Sincerely,
HALFF

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

Dustin Higgins, E.I.
Graduate Engineer

**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: Halt Associates, Inc. Day Phone: (479) 579-3463
 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.

[Signature]
Scott Parlow (Aug 21, 2023 11:16 CDT)
 Applicant Signature

Date 08/21/2023

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 behalf.)

[Signature]
Scott Parlow (Aug 21, 2023 11:16 CDT)
 Owner/Agent Signature

Date 08/21/2023

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.			
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 effect 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"/>	<input checked="" type="checkbox"/>	
12. Location of existing and proposed sidewalks.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
13. Finished floor elevation of existing and proposed 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 $87^{\circ}56'38''$ 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 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

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	09/06/2023
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Sent To: **RIVERWOOD HOMES LLC**
 Street and Apt. No.: **3420 N PLAINVIEW AVE**
 City, State, ZIP+4: **FAYETTEVILLE, AR 72703**

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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	09/06/2023
Total Postage and Fees	\$8.56	

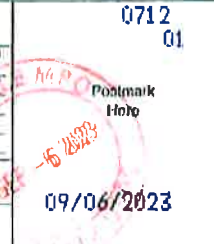
Sent To: **STETTMEIER, HOWARD & FAITH**
 Street and Apt. No.: **270 NEW YORK AVE**
 City, State, ZIP+4: **FARMINGTON, AR 72730**

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

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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	09/06/2023
Total Postage and Fees	\$8.56	


Sent To: **THENHAUS, ANDREW & JENNIFER**
 Street and Apt. No.: **9838 PINTAIL**
 City, State, ZIP+4: **SPRINGDALE, AR 72762**

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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	09/06/2023
Total Postage and Fees	\$8.56	

Sent To: **TOERING, NORMAN B & JILL ANN**
 Street and Apt. No.: **306 CLAYBROOK DR**
 City, State, ZIP+4: **FARMINGTON, AR 72730**

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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	09/06/2023
Total Postage and Fees	\$8.56	

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

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	09/06/2023
Total Postage and Fees	\$8.56	

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

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	09/06/2023
Total Postage and Fees	\$8.56	

Sent To: **DICKINSON, CAROL ANN & RUSSELL,
 THOMAS RAYMOND**
 Street and Apt. No.: **524 UTAH AVE**
 City, State, ZIP+4: **Farmington, AR 72730**

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Postage	\$0.66	09/06/2023
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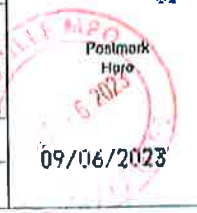
Sent To: **FARMINGTON SCHOOL DISTRICT # 6**
 Street and Apt. No.: **42 S DOUBLE SPRINGS RD**
 City, State, ZIP+4: **Farmington, AR 72730**

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Postage	\$0.66	09/06/2023
Total Postage and Fees	\$8.56	

Sent To: **FORSGREN, LUKE & LINDSY**
 Street and Apt. No.: **246 NEW YORK AVE**
 City, State, ZIP+4: **Farmington, AR 72730**

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	09/06/2023
Total Postage and Fees	\$8.56	

Sent To: **HENDERSON, GRACE K**
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 City, State, ZIP+4: **Farmington, AR 72730**

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	09/06/2023
Total Postage and Fees	\$8.56	


Sent To: **MATLOCK, TYLER ANDREW & JESSICA
 NICOLE**
 Street and Apt. No.: **276 NEW YORK AVE**
 City, State, ZIP+4: **Farmington, AR 72730**

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	09/06/2023
Total Postage and Fees	\$8.56	

Sent To: **MCCLINTOCK, ALISSA; JANUARY, KAREN**
 Street and Apt. No.: **264 NEW YORK AVE**
 City, State, ZIP+4: **Farmington, AR 72730**

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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



09/06/2023

Sent To
Street and Apt. No.: **MILLER, NICHOLAS & ELIZABETH**
284 NEW YORK AVE
City, State, ZIP+4®: **FARMINGTON, AR 72730**

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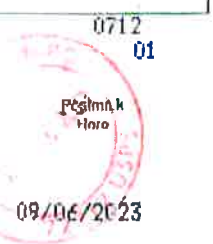
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.66
Total Postage and Fees	\$8.56



09/06/2023

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

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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



09/06/2023

Sent To
Street and Apt. No.: **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

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Farmington, AR 72730

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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



09/06/2023

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

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.66
Total Postage and Fees	\$8.56



09/06/2023

Sent To
Street and Apt. No.: **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.

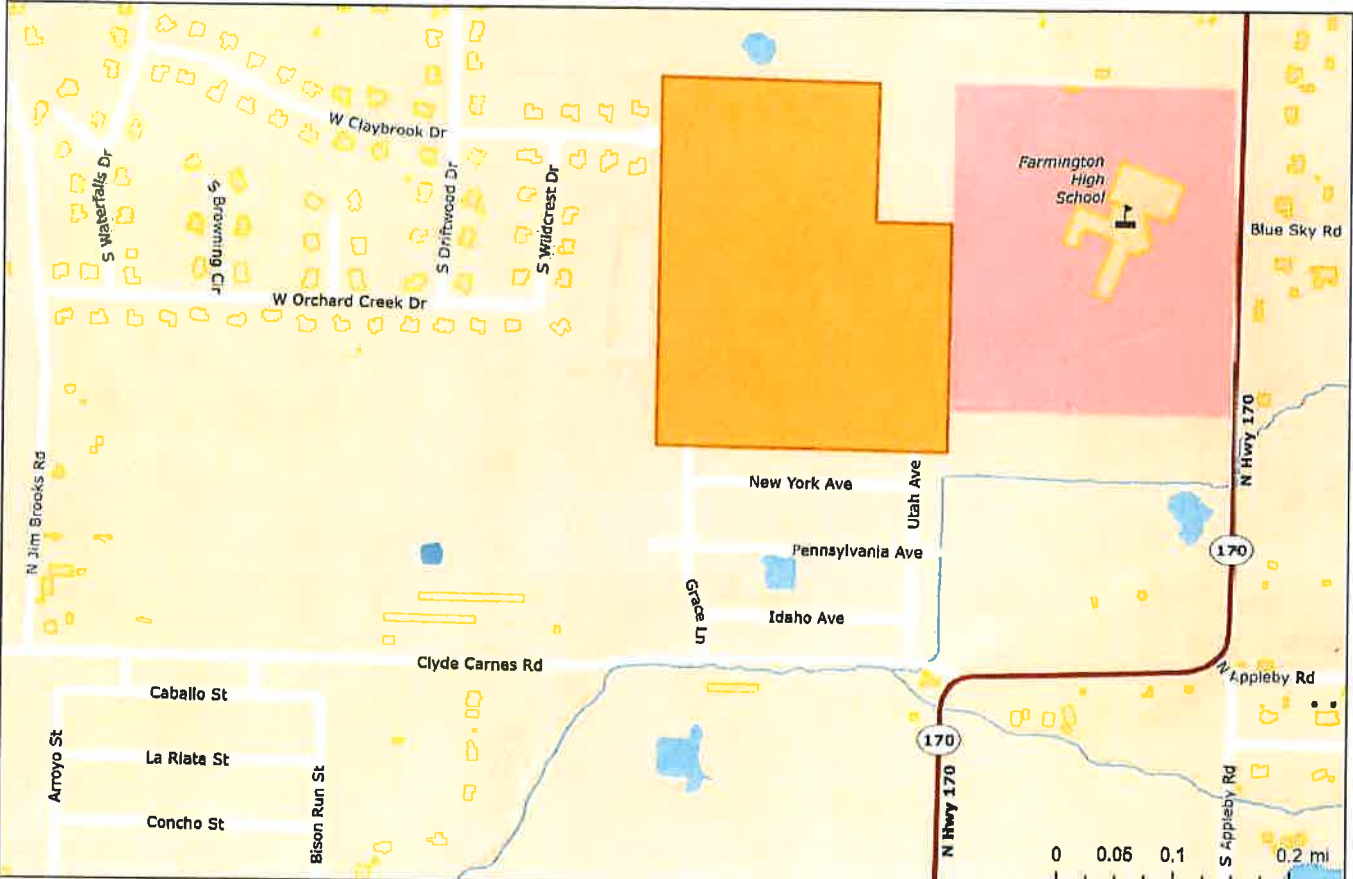
A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on **September 25, 2023 at 6:00 p.m.**

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

This data originates from the City of Fayetteville's Geographic Information System (GIS) and is provided for informational purposes only. The City of Fayetteville is not responsible for any errors or omissions in this data. The City of Fayetteville is not responsible for any damages or losses resulting from the use of this data. The City of Fayetteville makes no warranty or representation as to the accuracy or completeness of this data. The City of Fayetteville is not responsible for any damages or losses resulting from the use of this data.

Created: 05/20/23
Checked: 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



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

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

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

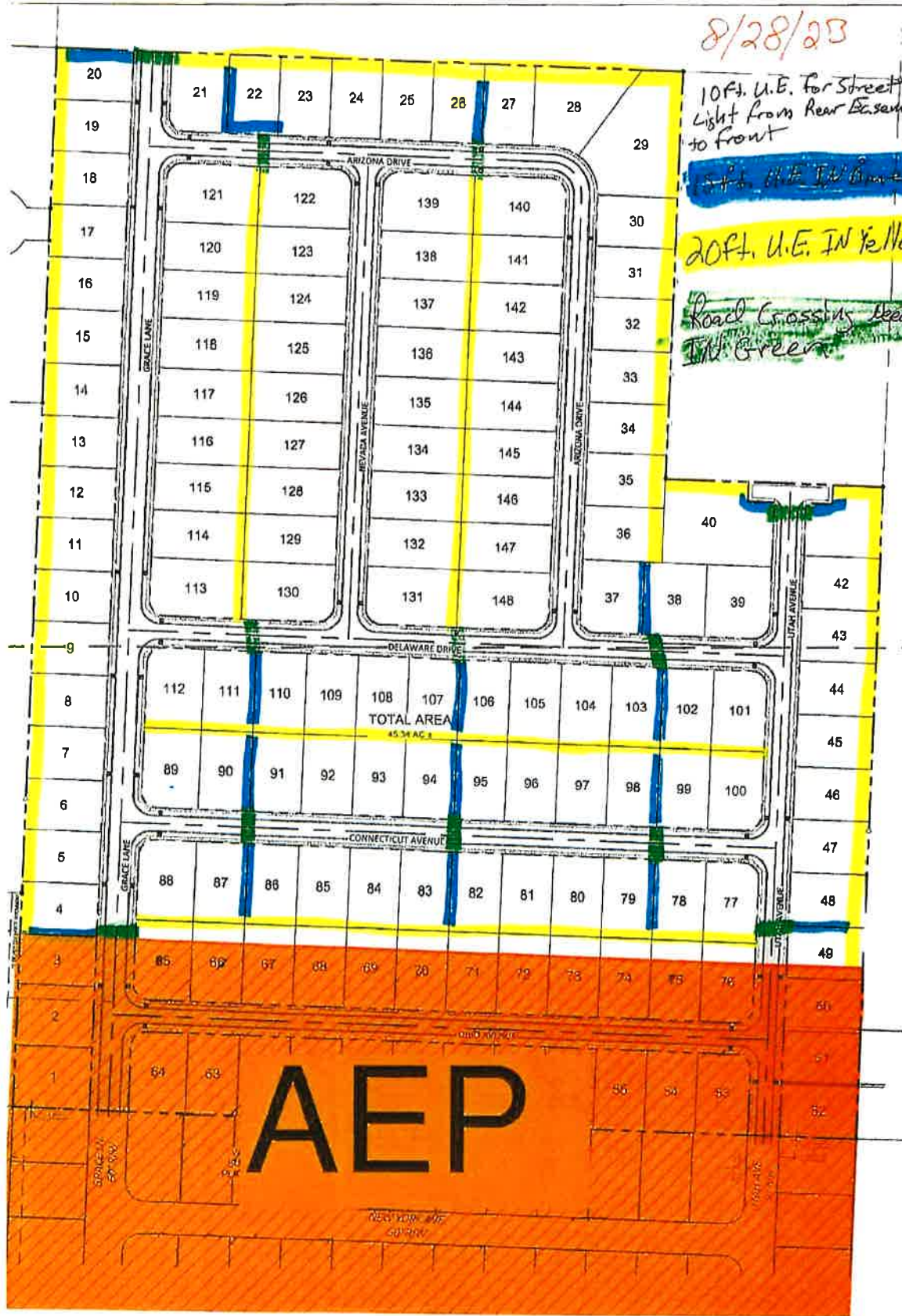
8/28/23

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

10ft. U.E. IN Blue

20ft. U.E. IN Yellow

Road Crossing Needed IN Green



AEP

Date: 8/2/2023

City: FARMINGTON

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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

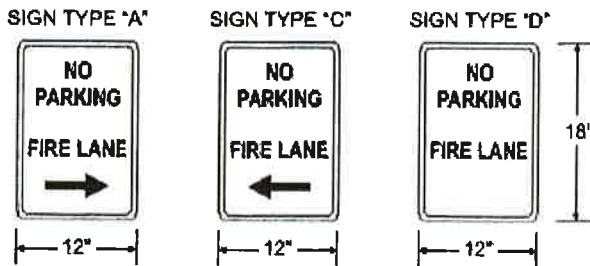
~~Road Width: No parking will be allowed on either side of the road.~~ ^{W H}

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

Date: 8/2/2023

City: FARMINGTON

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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 cursive script 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 <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			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:			will be tested with COF
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.)			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 proposed sidewalks.	✓		
13. Finished floor elevation of existing and proposed structures.	✓		
14. Indicate location and type of garbage service (Large Scale	✓		

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.	✓		
16. Draft of covenants, conditions and restrictions, if any.	✓		
17. Draft POA agreements, if any.	✓		
18. A written description of requested variances and waivers from any city requirements.			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.	✓		
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

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 property 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. 2004, 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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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

SEP 14 2023

SPRINGDALE, AR 72764

USPS

PARCEL: 780-04124-000
 AVHS AR I LLC
 8616 CLIFF CAMERON DR, SUITE 200
 CHARLOTTE, NC 28289

for Instructions

7022 3330 0000 8109 9474

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Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

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SEP 14 2023

SPRINGDALE, AR 72764

USPS

PARCEL: 780-04188-000
 LOTS 102 HOLDINGS, LLC
 PO BOX 1498
 FARMINGTON, AR 72790

for Instructions

7022 3330 0000 8109 9504

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Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

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SEP 14 2023

SPRINGDALE, AR 72764

USPS

PARCEL: 780-04120-000
 CARMON, DAVID JORDAN
 28 W CHIKASAW RD
 FARMINGTON, AR 72790

for Instructions

7022 3330 0000 8109 9511

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Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Postmark Here

SEP 14 2023

SPRINGDALE, AR 72764

USPS

PARCEL: 780-01388-000
 DRP HOLDINGS LLC
 2790 S THOMPSON ST STE 102
 SPRINGDALE, AR 72764

PS Form 3800, April 2015 PSN 7530-02-000-9017 See reverse for Instructions

7022 3330 0000 8109 9481

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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

SEP 14 2023

SPRINGDALE, AR 72764

USPS

PARCEL: 780-04384-000
 HAMPTON HOLDINGS LLC
 PO BOX 1120
 TONTITOWN, AR 72770

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

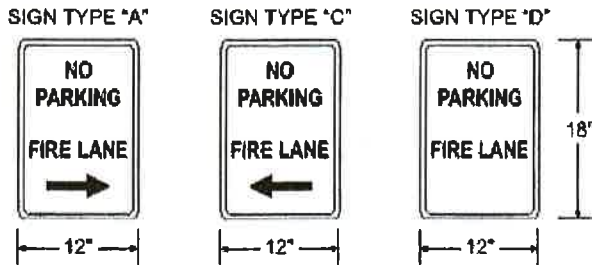
Road Width: No parking will be allowed on either side of the road.

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,

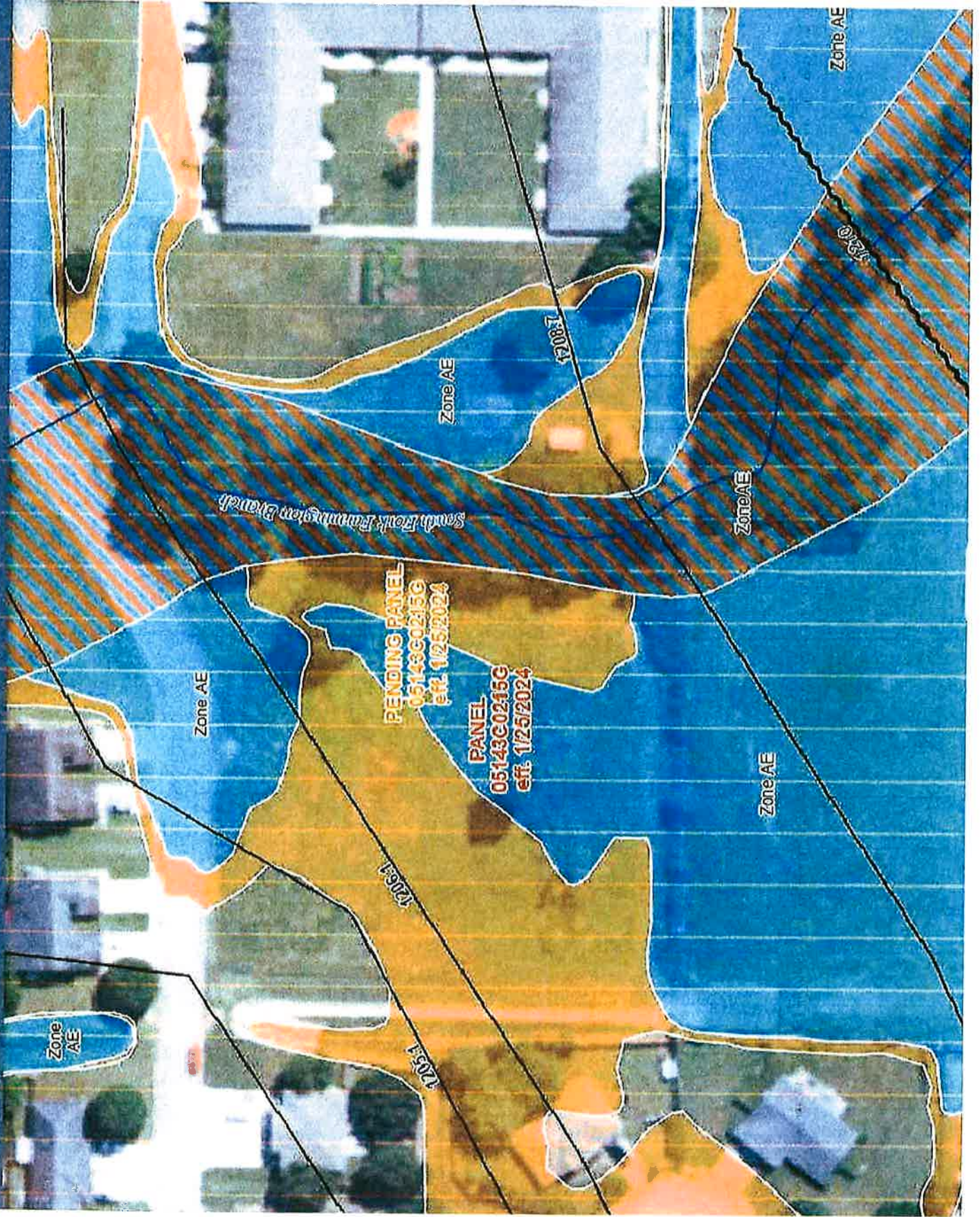
James Geurtz, PE, CFM

Layer List

Layers

- Pre1
- Pre2
- Pre3
- Effic
- NatC
- Coas





Layer List

- Pending
- Pending
- Pending
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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, 2025

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: _____



September 19, 2023

City of Farmington
354 West Main Street
Farmington, AR 72730

RE: The Groves at Engles Mill – Phase 4 (Revised) Preliminary Plat
CTA Project #22111003

Review Staff,

Please find attached our application for the Grove at Engles Mill Phase 4 (Revised) Preliminary Plat. This is the next phase in the single family development located off of Grace Lane in Farmington, AR. Due to construction costs and for ease of construction, the developer has decided to reorder the phases as previously proposed. Phase 4 (Revised) will be the far southeast phase, Phase 5 will be located in the middle of the site and Phase 6 will remain on the southwest side of the property. Please see the Phasing Plan for future information.

Our proposal is the development of 13.92 acres which will total 60 residential lots and 1 lift station lot. The current zoning of this area is a PUD. Within our proposed development we have a typical street sections of 50' right of way. Phase 4 (Revised) will be required to pay a parkland dedication fee of \$36,000 based on \$600 per lot.

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

Sincerely,

Ali Karr, P.E.
Project Manager

City of Farmington
Application and Checklist
Preliminary Plat

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

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

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

Fee: A non-refundable review fee of **\$2,000** is required at the time the application is accepted. *In the event engineering review fees and costs exceed \$2,000, the owners and/or developers shall reimburse the City of Farmington for all additional expenses incurred prior to review by the Farmington Planning Commission. In the event the Farmington Planning Commission requires modifications to the subdivision plat and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the plat is resubmitted to the Farmington Planning Commission.*

For office use only:

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

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

Property Description See attached.
 Site Address -- Grace Lane
 Current Zoning -- PUD
 Attach legal description

Financial Interests

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

Riverwood Homes LLC

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

Ali Karr Date 09.18.2023
 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.)*

[Signature] Date 9/18/2023
 Owner/Agent Signature

LSD/Subdivision Application Checklist:

Yes No N/A, why?

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

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

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

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

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

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 _____ day of _____, 20_____.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this Preliminary Plat will be held on the _____ day of _____, 20_____, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Proof of publication of public hearing notice, must be published a minimum of 10 days prior to the Planning Commission meeting (proof must be provided at least 7 days prior to the meeting).

**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:

Location

Owned by

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 _____ 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.

PHASE IV (REVISED) DESCRIPTION

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

BEGINNING AT THE SOUTHEAST CORNER OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE NORTH 87° 54' 22" WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 480.09 FEET TO THE HEREIN DESCRIBED WEST BOUNDARY OF THE GROVE AT ENGLS MILL PHASE V; THENCE ALONG SAID WEST BOUNDARY FOR THE FOLLOWING SEVEN (7) CALLS:

- 1) NORTH 02° 13' 57" EAST A DISTANCE OF 137.81 FEET;
- 2) NORTH 84° 55' 13" WEST A DISTANCE OF 10.07 FEET;
- 3) NORTH 03° 32' 20" EAST A DISTANCE OF 38.01 FEET;
- 4) NORTH 87° 46' 03" WEST A DISTANCE OF 93.46 FEET;
- 5) NORTH 02° 14' 25" EAST A DISTANCE OF 677.91 FEET;
- 6) NORTH 02° 51' 17" WEST A DISTANCE OF 91.73 FEET;
- 7) NORTH 02° 13' 57" EAST A DISTANCE OF 112.22 FEET TO THE HEREIN DESCRIBED NORTH BOUNDARY OF THE GROVE AT ENGLS MILL PHASE V;

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

- 1) SOUTH 87° 46' 03" EAST A DISTANCE OF 448.29 FEET;
- 2) NORTH 01° 14' 56" EAST A DISTANCE OF 49.33 FEET;
- 3) SOUTH 88° 02' 20" EAST A DISTANCE OF 142.55 FEET TO EAST LINE OF AFOREMENTIONED NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27;

THENCE SOUTH 02° 11' 31" WEST ALONG SAID EAST LINE, A DISTANCE OF 1106.65 FEET TO THE POINT OF BEGINNING CONTAINING 13.92 ACRES MORE OR LESS BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.



A WEHCO MEDIA COMPANY

Account #: NWC6013981

Company: CRAFTON TULL

Ad number #: 334819

PO #:

Matter of: Public Hearing Farmington Oct. 23

AFFIDAVIT • STATE OF ARKANSAS

I, Carla Gardner, do solemnly swear that I am the Finance Director of the **NWA 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 :

Public Hearing Farmington Oct. 23

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 **NWA Democrat Gazette** for publication the sum of \$148.96.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 10/08/23; NWA nwaonline.com 10/08/23

Finance Director

State of ARKANSAS, County of WASHINGTON , Subscribed
and sworn to before me on this 10th day of October, 2023

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 19TH day of September, 2023.

PHASE IV (REVISED) DESCRIPTION

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

BEGINNING AT THE SOUTHEAST CORNER OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE NORTH 87° 54' 22" WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 480.09 FEET TO THE HEREIN DESCRIBED WEST BOUNDARY OF THE GROVE AT ENGLS MILL PHASE V; THENCE ALONG SAID WEST BOUNDARY FOR THE FOLLOWING SEVEN (7) CALLS:

- 1) NORTH 02° 13' 57" EAST A DISTANCE OF 137.81 FEET;
- 2) NORTH 84° 55' 13" WEST A DISTANCE OF 10.07 FEET;
- 3) NORTH 03° 32' 20" EAST A DISTANCE OF 38.01 FEET;
- 4) NORTH 87° 46' 03" WEST A DISTANCE OF 93.46 FEET;
- 5) NORTH 02° 14' 25" EAST A DISTANCE OF 677.91 FEET;
- 6) NORTH 02° 51' 17" WEST A DISTANCE OF 91.73 FEET;
- 7) NORTH 02° 13' 57" EAST A DISTANCE OF 112.22 FEET TO THE HEREIN DESCRIBED NORTH BOUNDARY OF THE GROVE AT ENGLS MILL PHASE V;

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

- 1) SOUTH 87° 46' 03" EAST A DISTANCE OF 448.29 FEET;
- 2) NORTH 01° 14' 56" EAST A DISTANCE OF 49.33 FEET;
- 3) SOUTH 88° 02' 20" EAST A DISTANCE OF 142.55 FEET TO EAST LINE OF AFOREMENTIONED NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27;

THENCE SOUTH 02° 11' 31" WEST ALONG SAID EAST LINE, A DISTANCE OF 1106.65 FEET TO THE POINT OF BEGINNING CONTAINING 13.92 ACRES MORE OR LESS BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

A public hearing to consider this Preliminary Plat will be held on the 23rd day of October, 2023 at six o'clock p.m. at Farmington City Hall, 354 W. Main, Farmington, Arkansas. All interested persons are invited to attend.

October 8, 2023 334819

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

For delivery information, visit the website at www.usps.com.

Postage paid by addressee.

City of Farmington
PO Box 150
Farmington, AR 72730

Postage: _____
Fees: _____
Total: _____

Signature: _____
Date: _____

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John M. & Terri M. Adcock
310 South Barnhill Drive
Farmington, AR 72730-6651

Postage: _____
Fees: _____
Total: _____

Signature: _____
Date: _____

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Roscoe C. & Mary C. Wilson
304 South Barnhill Drive
Farmington, AR 72730

Postage: _____
Fees: _____
Total: _____

Signature: _____
Date: _____

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Farmington School District #6
Washington County Arkansas
42 South Double Springs Road
Farmington, AR 72730-2506

Postage: _____
Fees: _____
Total: _____

Signature: _____
Date: _____

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For delivery information, visit the website at www.usps.com.

Postage paid by addressee.

Larry & Margaret Angeli
329 West Claybrook Drive
Farmington, AR 72730

Postage: _____
Fees: _____
Total: _____

Signature: _____
Date: _____

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For delivery information, visit the website at www.usps.com.

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Matthew D. & April D. Byrd
332 Claybrook Drive
Farmington, AR 72730

Postage: _____
Fees: _____
Total: _____

Signature: _____
Date: _____

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For delivery information, visit the website at www.usps.com.

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Trustee's of the Barber Family Trust
382 Claybrook Drive
Farmington, AR 72730

Postage: _____
Fees: _____
Total: _____

Signature: _____
Date: _____

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For delivery information, visit the website at www.usps.com.

Postage paid by addressee.

Trustee of the Holquist Family Trust
383 West Tulin Falls Drive
Farmington, AR 72730

Postage: _____
Fees: _____
Total: _____

Signature: _____
Date: _____

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For delivery information, visit the website at www.usps.com.

Postage paid by addressee.

Co-Trustees of the Evelyn Bomby
Constance Bryant Renewable Living
Trust
317 Claybrook
Farmington, AR 72730

Postage: _____
Fees: _____
Total: _____

Signature: _____
Date: _____

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For delivery information, visit the website at www.usps.com.

Postage paid by addressee.

Wade & Catherine Wilmoth
361 Claybrook Drive
Farmington, AR 72730

Postage: _____
Fees: _____
Total: _____

Signature: _____
Date: _____

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For delivery information, visit the website at www.usps.com.

Postage paid by addressee.

Kelly O. & Shelly R. Allford
297 South Barnhill Drive
Farmington, AR 72730

Postage: _____
Fees: _____
Total: _____

Signature: _____
Date: _____

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For delivery information, visit the website at www.usps.com.

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Gregory Houser
Dean Dittchneider
333 South Barnhill Drive
Farmington, AR 72730

Postage: _____
Fees: _____
Total: _____

Signature: _____
Date: _____

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For delivery information, visit the website at www.usps.com.

Postage paid by addressee.

Mark & Sherie Meyers
305 Claybrook Drive
Farmington, AR 72730

Postage: _____
Fees: _____
Total: _____

Signature: _____
Date: _____

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For delivery information, visit the website at www.usps.com.

Postage paid by addressee.

Jonathan & Heather R. Byrd
339 Drifwood Drive
Farmington, AR 72730

Postage: _____
Fees: _____
Total: _____

Signature: _____
Date: _____

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For delivery information, visit the website at www.usps.com.

Postage paid by addressee.

Trustee's of the Justin Scott Ward
Trust
387 Drifwood Drive
Farmington, AR 72730

Postage: _____
Fees: _____
Total: _____

Signature: _____
Date: _____

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Brian & Amanda Robinson
335 Drifwood Drive
Farmington, AR 72730

Postage: _____
Fees: _____
Total: _____

Signature: _____
Date: _____

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Brian & Nicole Cornsack
345 West Claybrook Drive
Farmington, AR 72730-3081

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Signature: _____
Date: _____

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Cornelius A. & Shannon E. Cantrell
291 South Barnhill Drive
Farmington, AR 72730

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Fees: _____
Total: _____

Signature: _____
Date: _____

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Postage paid by addressee.

Jason E. & Cynthia J. Walls
309 South Barnhill Drive
Farmington, AR 72730

Postage: _____
Fees: _____
Total: _____

Signature: _____
Date: _____

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For delivery information, visit the website at www.usps.com.

Postage paid by addressee.

Brady W. Springer
312 Drifwood Drive
Farmington, AR 72730

Postage: _____
Fees: _____
Total: _____

Signature: _____
Date: _____

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For delivery information, visit the website at www.usps.com.

Postage paid by addressee.

Tress S. & Curtis Hannah
318 Claybrook Drive
Farmington, AR 72730

Postage: _____
Fees: _____
Total: _____

Signature: _____
Date: _____

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For delivery information, visit the website at www.usps.com.

Postage paid by addressee.

Norman B. & Jill Ann Toehing
306 Claybrook Drive
Farmington, AR 72730

Postage: _____
Fees: _____
Total: _____

Signature: _____
Date: _____

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For delivery information, visit the website at www.usps.com.

Postage paid by addressee.

Paul J. & Jennifer M. Condon
359 South Drifwood Drive
Farmington, AR 72730

Postage: _____
Fees: _____
Total: _____

Signature: _____
Date: _____

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For delivery information, visit the website at www.usps.com.

Postage paid by addressee.

Janez R. & Amanda L. Hedrick
340 North Palmer Avenue
Fayetteville, AR 72703

Postage: _____
Fees: _____
Total: _____

Signature: _____
Date: _____

OFFICIAL USE

October 10, 2023

City of Farmington
354 West Main Street
Farmington, AR 72730

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

The following are responses to comments received on October 3, 2023:

KMS/City of Farmington

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
[Understood. Please take this letter to be the comment response letter.](#)
2. The approval of this revised plat for Phase 4 of The Grove at Engles Mill Subdivision will void the previously approved Phase 4 from April 4, 2023.
[Understood.](#)
3. Extend the phase line and Street C to the western boundary of Lot 47. Plat the detention pond lot with this phase of the subdivision.
[Understood. These changes are shown on the attached plans.](#)
4. Number the lot for the lift station and the detention pond.
[These lots are now numbered.](#)
5. Add minimum finished floor elevations to Lot 47 and the lot west of the lift station. These minimum FFE shall be one foot about the 100-year WSE in the detention pond.
[These FFEs are now called out and provide one foot of freeboard from the 100-year WSE.](#)
6. These plans show proposed grading that fill the swale that discharges into the detention pond from the north. I assume this will not be done until the street in this area is constructed during that phase of the subdivision.
[You are correct. We have revised the grading shown for this phase.](#)
7. Drainage Report:
 - a. The full outline of Basin A is not clear on the Post Development Drainage Map.
[The outline of Basin A has been updated.](#)
 - b. Based on the proposed grading shown, some of outer lots along the southern boundary of this subdivision will drain directly into the existing swale in Twin Falls. A more accurate drainage area that shows the area that flows into the detention pond will be required.
[A swale was added that will drain the southern portion of these lots eastward, avoiding the Twin Falls existing swale.](#)
 - c. You will need to verify that the flow into the swale in Twin Falls has not increased with this development.
[No additional flows are being directed into the existing Twin Falls swale with this development.](#)



City of Fayetteville

1. The project must be submitted to the City of Fayetteville for the proposed utility extensions.
[Understood.](#)
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.
[Understood.](#)
3. Updated downstream capacity analysis must be provided.
[Understood.](#)
4. Force main is shown to be located in an existing easement. There must be adequate space within the easement to accommodate the proposed force main and required easement widths, or additional easement must be obtained.
[Understood.](#)
5. Feasibility of sewerage for additional phases of this subdivision must be provided during construction review.
[Understood.](#)

Ozarks Electric Cooperative

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.
[Understood.](#)
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.
[Understood.](#)
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.
[Understood.](#)
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).
[Understood.](#)
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.
[Understood.](#)
6. Subdivisions will be built using the 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 electric 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.
[Understood.](#)



7. 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.
[Understood.](#)
8. 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 decides to go with their own, contact Cooperative representative below.
[Understood.](#)
9. 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.
[Understood.](#)
10. Additional comments: (shown on plans)
 - a. 10 ft. U.E. for lights, 15 ft. U.E., 20 ft. U.E.
[Easements are provided.](#)
 - b. Road crossings needed [as marked].
[These are added on plans.](#)
 - c. 3 phase to lift station?
[Correct. This is now shown on plans.](#)

City of Farmington, Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineering fees monthly. We will need a mailing address or email address to send the invoice to.
[Understood.](#)
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
[Understood.](#)
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 Washington County Enterprise Leader is published on Wednesday. To meet the deadline, the ad has to be in the paper by Sunday, October 8, 2023.
[Understood.](#)
4. Please submit a revised plan by next Tuesday. The city requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for 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.
[Understood. We are providing 15 hard copies of plans and sending over a PDF.](#)
5. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
[Revised plans and drainage plans have been sent to Chris Brackett.](#)
6. Planning Commission meeting will be Monday, October 23, 2023 at 6:00 pm.
[We will be in attendance.](#)

Fire Department

1. Hydrant at north corner of D street.
[Hydrant is added to plans.](#)
2. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).
[Understood. We have specified the signage.](#)
3. D103.6.2 Roads More Than 26 feet in Width
[Understood.](#)
4. 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).
[Understood. We have specified the signage.](#)

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

Sincerely,

Crafton Tull



Ali Karr, P.E.
Project Manager

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Mark Marquess, Riverwood Homes

Date: October 3, 2023

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

Engineer/Architect: Crafton Tull

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

Representing: KMS/City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. The approval of this revised plat for Phase 4 of The Grove at Engles Mill Subdivision will void the previously approved Phase 4 from April 4, 2023.
3. Extend the phase line and Street C to the western boundary of Lot 47. Plat the detention pond lot with this phase of the subdivision.
4. Number the lot for the lift station and the detention pond.
5. Add minimum finished floor elevations to Lot 47 and the lot west of the lift station. These minimum FFE shall be one foot above the 100-year WSE in the detention pond.
6. These plans show proposed grading that fills the swale that discharges into the detention pond from the north. I assume this will not be done until the street in this area is constructed during that phase of the subdivision.
7. Drainage Report:
 - a. The full outline of Basin A is not clear on the Post Development Drainage Map.
 - b. Based on the proposed grading shown, some of outer lots along the southern boundary of this subdivision will drain directly into the existing swale in Twin Falls. A more accurate drainage area that shows the area that flows into the detention pond will be required.
 - c. You will need to verify that the flow into the swale in Twin Falls has not increased with this development.

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

Applicant: Crafton Tull

Date: 10/5/2023

Project Name: The Grove at Engles Mill – Phase IV

Engineer/Architect: Crafton Tull

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

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineering fees monthly. We will need a mailing address or email address to send the invoice to.
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 Washington County Enterprise Leader is published on Wednesday. **To meet the deadline, the ad has to be in the paper by Sunday, October 8, 2023.**
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 October 23, 2023 at 6:00 pm**.



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



Date: 9/28/23

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

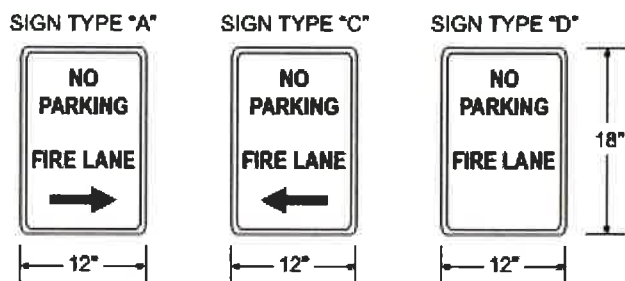
Subject: The Grove at Engles Mill Phase 4

Hydrant at north corner of D street.

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).



Date: 9/27/2023

City: Fayetteville

Subdivision Name: The Groves 4

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:

