



City of Farmington
354 W. Main Street
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Farmington, AR 72730
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PLANNING COMMISSION AGENDA

May 27, 2025

**A meeting of the Farmington Planning Commission will be held on
Tuesday, May 27, 2025, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –April 28, 2025
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. Large Scale Development – Beacon Ventures

Property owned by: Derek Winkle

Property Location: S. Bois D’Arc & W. White St.

Presented by: Blew & Associates

B. Preliminary Plat – Old Farmington Road Subdivision

Property owned by: KD Real Estate Investment, LLC

Property Location: 275 E. Old Farmington Road, 19 & 25 S. Holland Rd.

Presented by: Crafton Tull

2. PUBLIC HEARINGS

C. Conditional Use – Frese Fireworks

Property owned by: Gary Nichols

Property Location: 331 W. Main St.

Presented by: Jacob Frese, Frese Fireworks

A. Variance – Setbacks

Property owned by: Tim & Kenna Lee

Property Location: 73 E. Main St.

Presented by: Bates & Associates

B. Large Scale Development – Smoke Shop

Property owned by: Tim & Kenna Lee

Property Location: 73 E. Main St.

Presented by: Bates & Associates

**Planning Commission Meeting Minutes
April 28, 2025, at 6 PM**

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

PRESENT

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

ABSENT:

City Employees Present: Melissa McCarville, City Business Manager; Jay Moore, City Attorney; Chris Brackett, City Engineer; Bill Hellard, Fire Chief; LeAnn Tolleson, City Administrative Assistant.

- 2. Approval of Minutes:** March 24, 2025, minutes were unanimously approved.

- 3. Comments from Citizens:** None

1. Unfinished Business

1A. Large Scale Development – Property owned by Brand New Church, Location –512 W. Main Street, Presented by Bates & Associates.

Geoff Bates representing Bates & Associates stated he brought Jeff Coyle; Coyle Construction who could help answer any questions he couldn't from the last meeting. City Attorney Jay Moore reviewed the situation and concluded that the road in question is private. He stated that the original plan was to pave only the section from Highway 62 to the Brand-New Church parking lot. Because it's a private road, he believes the city does not have the authority to approve the paving or to tell other homeowners that the church has the right to pave it. There needs to be an agreement between homeowners and Brand-New Church. The Planning Commission can still approve the plan, but it must be contingent on the section from the church lot to where Ruby Road connects to Highway 62 or Tyler Road. I don't think part of our plans can be that we tell them they have a right to pave that when it's a private drive. I emailed the Arkansas Municipal League and got a little bit of guidance. They are trying to improve the road and not necessarily make it worse and on the other hand there is increased traffic. Chad Ball asked if it would be civil, Jay Moore answered yes, between property owners it would be civil. The best scenario is they all get together and talk about what's best. You can still approve it, the difference would be if you approved it and the adjacent homeowners said no, we don't want it paved it would remain like it is. Chairman Robert Mann stated if we pass it, it would be contingent upon change in the plan. City Business Manager commented it would approve of what is in the legal description of the property.

Chad Ball noted that the private road is not included in the current Large-Scale Development plan. City Attorney Jay Moore confirmed that while there is deeded access to the private road, the city and Planning Commission cannot authorize paving it; that must be resolved between Bates & Associates and Brand-New Church. The Planning Commission can approve the development up to the section leading to the parking lot, contingent on an agreement being reached and submitted, to protect the city. Vice Chair, Gerry Harris, clarified that it's a private road/easement, which Mr. Moore confirmed.

City Engineer Chris Brackett read a memo as follows.

The Large-Scale Development for the Brand-New Church Parking Lot has been reviewed, and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. A temporary construction easement will be required prior to construction plan approval for the work being performed on the adjacent properties.
2. Access to the adjacent properties will have to be maintained during the construction of the parking lot.
3. 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.
4. 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 (2) sets of the half-size plans, and one (1) copy of the final drainage report that have been sealed by the engineer of record for final approval and distribution.
5. 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.

Chad Ball explained that a temporary construction easement will allow adjacent property owners to maintain access during construction, with minimal maintenance to keep the easement usable. He asked if that was the intended purpose. City Engineer Chris Brackett confirmed, stating equipment cannot be parked in a way that blocks access to residents' homes.

Chairman Robert Mann clarified that the Planning Commission is reviewing a development for the parking lot, not the road. City Attorney Jay Moore responded that while the right to ingress and egress is relevant, it should not be included in the Large-Scale Development plan.

Comments from Citizens:

Kyle Hunt, 12842 Ruby Road expressed concerns about ongoing damage to the road, noting he has spent many hours over the past five years repairing water leaks caused by the public. He pointed out that utility lines—including gas and water—are all in one ditch and run directly under the proposed parking lot area. He fears the construction could further damage the water line. Additionally, he raised complaints about loud music from the church on Sunday mornings starting around 7:30 a.m. and the increased traffic the project may bring.

Robert Phelps, Pastor of the Apostolic Church at 750 W. Main St., expressed strong concerns about the proposed development, stating that the current plan is worse than the previous one. He noted that some people must use the church's parking lot to access their own properties, as shown in plans by Jerry Coyle. He emphasized this is an issue of right versus wrong, criticizing a proposal from Mr. Coyle to "bless" the church by taking four feet of its property without proper discussion or city involvement. Phelps questioned how water runoff would be managed if the parking lot is paved, stating no clear answers were given. He also raised safety concerns after witnessing Brand New Church attendees cut through his church's lot to avoid traffic, causing congestion and posing a danger to children and elderly members. He questioned whether the city would be liable if someone were hurt and asked for clarity on the runoff coefficient will it be .5 or .9.

Eleanor McDonald 12839 Ruby Road, In regard to the .5 to .9 coefficient (Ms. McDonald passed out pictures to the commission) voiced her concern about drainage issues and spoke about the basin that is not covered. She went on to say that any grassy area is going to move from .5 to .9, if its just one acre in one inch of rain for .9 it is 24,439 gallons of water, .5 is 13,577 gallons, that is a difference in one inch of rain, 10,900 gallons of water dumped on my property. How is this drainage easement going to suffice, they are running a

construction easement on my property , it goes to the fence to the rip rap and to dam up the rip rap it will cost \$5,000. Regarding the easement, there are hundreds of cars that will have access to the easement. They are calling the sixty-foot easement on their property a utility easement but not a road easement and the reason I think it's permitted because there is a deed restriction on this area. Ms. McDonald then read the deed restriction for 12842 & 12839 Ruby Road. Can you put parking spots on a road easement?

Hannah Gloria 12847 Ruby Road, the question posed last time and was not fully addressed where are we going to put the meters? My concern is it will end up on my neighbor's property, my other concern is the flooding, over the last month we have had more substantial flooding (Ms. Gloria showed the commission a video of flooding where the ditch runs on her property and neighbors' property). Under the fence is where the water runs out and has nowhere to go and is not passable, it is unsafe. The coefficient is doubling to .9, we shouldn't have to sacrifice safety on our properties. The other concern is the chemical run off, the section of property where her hobby farm is located is adjacent to the creek, where is all the gas and oil run off going to go? It's going to run into the creek and the creek deposits into the pond adjacent to my property and cow fields. Will this affect my crops and cows?

Jeff Crowder 1503 Garden Court stated he works for another government agency and knows about easements and roads. Mr. Crowder stated there is a case law that does govern easements and what they can be used for and how they can be changed. Case law states you cannot change use of easements and read the law and guidelines of the Arkansas Supreme Court. The law is clear what it can be used for, cities cannot be sued for monetary but can be sued with restrictions. The Large-Scale Development that has been submitted does have the driveway in it, if you want to take that out it would seem practical, I would think they would have to resubmit a whole new plat before this would be approved without easement access.

Jesus Avila 12847 Ruby Road stated initially this was a road improvement, the purpose was asphalt versus gravel so the runoff coefficient increases from .5 to .9, at the current state that being the .5 run off coefficient our neighboring residents pass through their property through the cattle gate, their property is the last step in the process of that water run off and currently presents a threat to the safety of us and neighboring residents, the issue needs to be more proactive not reactive. At the last meeting Judy Horne proposed a deeper detention pond, I don't know if this has been investigated or will be investigated. Mr. Avila stated what other viable options do we have to direct this water elsewhere and not pose a safety risk.

Jennifer Whitney of 12881 Tyler Road expressed concerns about property encroachment related to the easement between her property and the church. She stated that her deed includes a 20-foot easement and the church's deed includes a 10-foot easement but stakes recently placed on her property indicate a 30-foot easement from the cap, which exceeds what's allowed. She noted that gravel placement may have shifted property markers, with rebar and other markers being knocked over and a cotton spindle moved. Whitney shared evidence from her title company with the commission, showing measurements from the cap that confirm the overreach. She also questioned whether there have been any discussions about relocating the gas meters, as the current stakes are encroaching on their placement.

Jason McDonald 12839 Ruby Road, since the last meeting there seems to be a lot of lies about omission per our counsel (we are the ones that have our own counsel) we want to get clarity on the drainage and construction easements. As landowners we have not given our approval for either Brand New Church, Bates & Associates or any other contractors they have hired and have not obtained any easement rights from us and don't know how a commission can confirm without said drainage and construction easements. Our counsel looked up Farmington codes and the codes states plainly that they require drainage easement rights, which were stated previously by City Engineer back in February or March. They have already found themselves in other people's properties utilizing taking property that's not theirs. They sent an individual out a few days ago to try and force the issue and have us sign document for a construction easement, plus proving their plat is deficient without approvals and thus lacking details and not following requirements. As property owners at 12839 Ruby Road, we have not given our approval of temporary construction easement or drainage

easement. We were notified of easement by Coyle Construction on April 23, 2025, five days ago. They provided a document to sign on April 25, 2025, via text message and I cannot in good faith do so without consultation from our attorney. I am here asking to please table this until adjacent property owners can determine their rights regarding the construction and drainage easements instead of being forced into it.

William Joseph Chrisley 12881 Tyler Road commented everyone has touched on a lot of bases, where they are going to put the water lines they will be digging on my property and encroaching on my tree line. On the corner of my property there is the large maple tree, you can see it when you come into Farmington. If they push over the gas meter and push the road over the tree is done. I am concerned about my trees, and I do not give any approval for construction.

Chairman Mann closed the floor for public comment.

Chairman Robert Mann asked City Attorney Jay Moore if the issue of water lines that was asked during the comments from the citizens is pertinent and if they pave the parking lot will it cover up the water and gas lines, Mr. Moore answered and said this is a city engineer question. City Engineer Chris Brackett stated he didn't know where the utility lines are running but they will have to be maintained. If they aren't paving the road, it is my understanding we aren't going to give them authority to pave it unless they get approval from owners. Jerry Coyle commented if there is any damage we will fix during construction, and I understand I will be one-hundred percent responsible. Chairman Mann had City Attorney Jay Moore answer the question that was asked about the music being too loud. City Attorney Jay Moore answered the city has noise ordinance and if it gets too loud, they can call the police.

Chairman Robert Mann asked Jerry Coyle about the question that was asked regarding taking up some of the property cutting off corners on property. Jerry Coyle answered and said I don't believe so. Chad Ball asked Geoff Bates of Bates & Associates about the plats being called deficient. Mr. Bates answered and stated they have been in business for over twenty years, it's illegal what they are saying we are doing. Chad Ball asked when you put stakes down what is that based on? Jerry Coyle answered it is based on property corners and our licensed surveyors and if it's not correct it will go on their license.

Norm Toering stated this has always been a gravel shared private road, is the center of the drive twenty feet this way and ten feet that way? Mr. Bates answered it's twenty feet off the property line. Mr. Toering then voiced his concern over traffic stating he sat there for four hours and from 8:30am-10:30am six cars drove into the private drive, from 10:38am-10:57am five cars came out and 127 cars used that illegally. Chad Ball stated this goes back to the question Mr. Crowder had about the change and the intended purpose of the land, this land is zoned R-1, losing the right to the access easement if the adjacent property they might lose right to access easement, would that be moved by the city or by adjacent property owners? City Attorney Jay Moore answered City wouldn't be involved it would be up to the property owners; I don't want the city to approve something that would affect the rights of the private drive owners. Chad Ball commented it's not the city that would move on that issue it would be the property owners which is a civil issue. Easement is one issue, and Large-Scale Development is another issue. How they access easement could be a factor but not what we are looking at as far as Large-Scale Development. City Attorney Jay Moore answered its an ancillary part of it and not the biggest part, I do think it's fair to consider it.

Chairman Mann asked Geoff Bates to answer the question about the meters. Mr. Bates answered we aren't moving any meters. Chad Ball asked if they must move the meters who is responsible for moving them? Jerry Coyle answered it is the utility company's responsibility. Chad Ball asked if the city was allowed to grant a temporary construction easement. City Engineer Chris Brackett answered no, the

utility company would have to attain it to do work on other people's property before they start construction.

Chairman Mann stated the parking lot is the main focus, the parking lot is going to be paved how does that affect the drainage? City Engineer Chris Brackett answered they are adding a detention pond, that's why they must have a retention pond. Judy Horne commented the detention pond allows slow run off and it will go down to that creek. It's going to run across the road and go into the drainage swale it's going to increase from .5 to .9. City Engineer Chris Brackett stated that's why they have a detention pond so they can mitigate for the impervious area they are adding to the land.

Chairman Robert Mann asked City Attorney Jay Moore if they put the parking lot in and the property owners want to shut down and put up a gate on it, if they get together and decide as a group do they have the legal right? City Attorney Jay Moore answered that anyone affected can file a lawsuit. They all have access, and all have rights from that deed, that's why I want to limit the Planning Commission decision on parking lot minus paving that portion. Chad Ball commented it's hard for the Planning Commission to look at this just as the Large-Scale Development without looking at easement. We need to make sure the run-off is contained, and they are not encroaching on anyone's property.

Vice Chair Gerry Harris asked City Attorney Jay Moore if he had read the deeds and where these easements are on the deeds and from what we are hearing it affects these people who live there. Can we as a body say yes, you can go ahead and pave it just by using the access you already have, isn't it part of our mission to protect the rights of people that are there? City Attorney Jay Moore answered and said that it is a legal argument between the parties and doesn't have anything to do with the city and yes you have a legal right.

Bobby Wilson voiced his concern about safety with traffic and asked if Brand New Church had done a study with how many people will be using the new parking spots during the services. Jerry Coyle stated he can't answer that. Bobby Wilson went on to say he didn't have an issue with the parking lot he had issues with the traffic and people trying to turn left on to Hwy 62. Mr. Coyle responded and said that is why they are hoping to get some help with the traffic control but have been turned down. Chairman Mann asked Deputy Chief Mike Wilbanks to explain the traffic Control. Deputy Chief Mike Wilbanks stated that Brand New Church had offered to pay for an officer to come out, but it translates to those who will be inconvenienced, those traveling through out the city. I think turning right is the best way to handle it. We are not going to have an office stop traffic on a U.S. state highway. You cannot stop traffic on Why 62.

Chairman Robert Mann called to question the Large-Scale Development Brand New Church, property owned by Brand New Church, property located at 512 W. Main Street, presented by Bates & Associates subject to Chris Brackett's memo dated April 28, 2025, contingent upon in agreement amongst all the parties that they are in favor of a paved access. 12842 & 12840 Ruby Road will be allowed access to their property in perpetuity. Failed 5-2 with Norm Toering, Keith Macedo, Judy Horne, Gerry Harris and Bobby Wilson voting no.

City Business Manager Melissa McCarville stated their appeal process is to the City Council within fifteen days.

Public Hearings

1B. Conditional Use for Meramec Specialty Co.; property located at 233 E. Main owned by Meramec; presented by Meramec Specialty Co.:

Dave Stewart represented this company. All requirements for Conditional Use had been met.

Comments from Citizens:

Jason McDonald 12839 Ruby Road wanted to say thank you and they have been buying from them for eleven years. Upon roll call vote, the Conditional Use Request was approved by unanimous vote.

1C. Conditional Use for Freedom Fireworks, LLC; property located at 233 E. Main owned by Freedom Fireworks; presented by Freedom Fireworks:

Chelsea Mahan represented this company. All requirements for Conditional Use have been met. There was no public comment and no questions. Upon roll call vote, the Conditional Use Request was approved by unanimous vote.

1D. Variance Off Street Parking – Property owned by Derek Winkle, Location –S. Bois D’Arc & W. White St., Presented by Blew & Associates.

Jorge Duquesne representing Blew & Associates stated they had everything except for the space we were short. They do have garage spaces where they could park a car, but it does not meet parking standards. This will be an office building with a lot of storage. Chad Ball asked how they came up with 996.18 square feet of office space, 3.82 shy of needing additional parking spot. Mr. Duquesne answered they had a building, but the building was a lot bigger, and we presented that to the city to begin with. We took the architectural drawing where it showed an area used for office space. Derek Winkle, owner of the building, spoke and said the garage will be used for storage or to house trailers.

Norm Toering stated they came to work session and spoke about having a twenty-foot setback and wanted ten-foot setback but eliminated that and now want twenty-foot setback. Mr. Duquesne answered and said he had brought the paperwork for the setback but thought it was more for the Large-Scale Development and not the parking variance.

Chad Ball asked what would be considered undo-hardship to this property that is unique that we should consider? Mr. Duquesne answered they have a couple of different variations of the variance when we submitted it we thought we had the correct setbacks. There is an adjustment of two-in-half feet to one of the buildings and it will not be enough for the one parking space.

Comments from Citizens: None

Chairman Robert Mann called to question to approve off street parking variance, property owned by Derek Winkle, property located at S. Bois D’ Arc & W. White Street, presented by Blew & Associates upon roll call vote the variance passed 6-1 Chad Ball voting no.

1E. Large Scale Development – Property owned by Derek Winkle, Location –S. Bois D’Arc & W. White St., Presented by Blew & Associates.

Comments from Citizens: None

George Duquesne representing Blew & Associates said he had received the memo from City Engineer Chris Brackett. Mr. Duquesne went on to say that one of the hardships being the sewer line in back that forced the orientation of building and not being able to maximize which forced us to put a detention pond on White Street making the parking lot go over the sewer line between setbacks. We have a

twenty-foot easement that City of Fayetteville is requesting is requesting to be put on top of sewer line, having to use a retaining wall to meet ADA requirements.

City Engineer Chris Brackett read a memo as follows.

The Large-Scale Development for the Beacon Ventures Commercial has been reviewed, and it is our opinion that the Planning Commission should table this project for the following reasons.

1. This property has two front, and two side setbacks. The setback is shown as 15' along Bois D'Arc Street and that should be 35' and it should be taken from the proposed MSP right-of-way. This building is 12'-6" from the proposed right-of-way.
2. As per the Drainage Criteria, the building must be 20' from the 100-year WSE of the detention pond. It is currently shown around 9'.
3. These items would have been caught at Technical Plat Review but this plan was completely changed from the plan submitted for Technical Plat Review. These issues need to be addressed, and the plan needs to be resubmitted for the next planning review.

If the Planning Commission decides not to table this project, it should be approved with the following conditions.

1. A waiver for the first two conditions above must be approved by the Planning Commission.
2. The fire flow, fire hydrant and fire lane locations must be reviewed and approved by the Farmington Fire Department prior to construction plan approval.
3. 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.
4. 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.
5. A sign permit will be required for the construction of the signage for this project.
6. 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.

Mr. Duquesne stated that one of the first things they did go to Tech Plat and it was nowhere near meeting the requirements and needed to come up with what would work, we did a code study and did the setback based on code study (handed out study to the Planning Commission). City Attorney Jay Moore asked for it to be explained a little bit more. Mr. Duquesne If you look at set back chart it labels as front yard, side yard, frontage and it was hard to know what was met. City Business Manager Melissa McCarville stated normally on a corner lot its two front and two sides, the two street adjacent lots are front setback and sides.

Comments from Citizens: None

Chad Ball made a motion to table the Large-Scale Development until the May 27th Planning Commission meeting, Bobby Wilson seconded upon roll call vote and the request was approved 6-0.

1F. Preliminary Plat – Property owned by KD Real Estate Investment, LLC, Location –275 E. Old Farmington Rd., Presented by Crafton Tull

Blake Murray representing Crafton Tull stated they were putting in 103 residential lots, will have no waivers, variances or rezoning and all lots meet code, and he has read City Engineer Chris Brackett's memo.

City Engineer Chris Brackett read a memo as follows.

The Preliminary Plat for the Old Farmington Rd Subdivision has been reviewed, and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. A discussion has been started to use the payment in lieu of parkland dedication amount to help pay for the improvement of Old Farmington Road along the frontage of the subdivision to South Holland Drive. The city staff have agreed that this is acceptable.
2. Payment in lieu of Park Land Conveyance will be required for this subdivision at \$900 per single family unit. This fee will be \$92,700 for the 103 lots.
3. The fire hydrant locations shown on the plat and the utility plans must be reviewed and approved by the Fire Department.
4. 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 any construction activities.
5. After the U.S. Army Corp of Engineers approval for the stream relocation, you will have to dedicate the area of stream as a drainage easement to the 100-year WSE. This can be dedicated on the final plat. The construction plans will not be approved until the Corp of Engineering has approved the relocation.
6. 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.
7. 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 (2) sets of the half-size plans, and one (1) copy of the final drainage report that have been sealed by the engineer of record for final approval and distribution.
8. 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.

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

1. The access to the detention ponds must be a permanent drive with a concrete entrance from the road. This access will have to be covered by an access easement.

Vice Chair Gerry Harris inquired whether the channel would be open or closed. Mr. Murray confirmed it will be an open channel, with a fence planned along the south property line, which the Property Owners Association (POA) is responsible for building. Regarding the 80-foot gas line easement, Harris asked about possible restrictions for structures like sheds or driveways. Mr. Murray stated there are no restrictions on driveways and similar uses, and that streets were designed to meet code and standards. Gerry Harris asked if they had approval from the Corps of Engineers and thinks we need the Corps of Engineer approval before we approve it. Mr. Murray said no, they submitted the nationwide permit in March and should hear back from them anytime.

Judy Horne voiced her concern about the gas transmission line, and it scares her the way the lots and homes are oriented up to the gas line. Mr. Murray stated there are 107 lots, 103 are buildable leaving lots 66, 107, 29 & 25 unbuildable.

Chad Ball said he has concerns about #1 in the memo, in lieu of payment of parkland dedication to improvements of Farmington Road will there be connectivity to sidewalks? Mr. Murray answered we are meeting all city codes and are fine paying the park fee. City Business Manager Melissa McCarville

said the requirement is to only build their half of Old Farmington Road.

Comments from Citizens:

Sarah Shone 246 Wolfdale said her property is the largest property on the southside where the rechanneling will be. The field today is a hayfield that we hay, and the biggest concern is understanding how the rechanneling will work. Ms. Shone always voiced her concern about the flooding and erosion, there is a twenty-five-to-thirty-foot drop by Holland to detention pond. What is going to happen in terms of flooding and erosion in my hayfield? Asking for consideration of the gas line which goes through her entire property, there has been discussion about adding second gas line at some point.

Josiah Davidson 100 Sprague Lane said they have four kids and will live next to the detention pond. Mr. Davidson voiced his concern about what will happen to the detention pond as well as where Old Farmington Road meets Main Street, it will increase the traffic making it harder to turn on road.

Jep Hasbrook 25 S. Holland showed the commissioners pictures where his house is and said his main concern is how far the houses will go and will they back up to his property. There is a pond, and the water flows quite a bit and has walked out in to that field and it is very wet. There are three places on his property where the water flows and will flow into that field. If they build on the field it will have to be back filled and if they back fill it, it will create a dam on my property. I have already spent thousands of dollars putting in a French drain on my property trying to do something with the water flow. The water flow comes down the hill and has three places that it goes on the property.

Chairman Mann closed the floor for public comment.

Chairman Robert Mann asked about rechanneling the field with water and the pond issue, pond does not count as part of the development. City Engineer Chris Brackett answered all the relocation of the streams is on this property and will be contained on this property, it won't be on the adjacent property. They do have two detention ponds and will not use the existing pond as part of the development and won't be able to dam up any water coming on to them. Mr. Brackett said he will review when he looks at the construction drawings.

Chairman Mann stated we don't have anything in our ordinance about fences. City Attorney Jay Moore answered if it's a wet retention pond and holds water it must be fenced. Chris Brackett commented these are both dry retention ponds. Bobby Wilson asked, can we request a primary fence be put in where the barbed wire fence is and can we legally add that? City Attorney Jay Moore answered if you are talking about just on the south then other people will want it. City Engineer Chris Brackett answered it will be hard to maintain fence by the creek and if the Corps of Engineers does not approve the relocation this will be coming back to the Planning Commission. Mr. Murray said he was confused as to why this isn't moving forward, they came before the commission at work session they didn't ask for waiver or variance, and it all met code.

Vice Chari Gerry Harris made a motion to table the preliminary plat to the May 27th meeting. Bobby Wilson seconded the motion upon roll call vote and the request was approved 5-2. Howard Carter and Keith Macedo voting no.

Adjournment: Having no further business, motion was made and seconded to adjourn; it was approved unanimously, and meeting was adjourned.

Chad Ball, Secretary

Robert Mann, Chair

**City of Farmington
Application and Checklist
Large Scale Development**

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

Applicant: Blew & Associates Day Phone: (479) 443-4506
3825 N Shiloh Dr
Address: Fayetteville, AR 72703 Fax: _____
Representative: _____ Day Phone: _____
Address: _____ Fax: _____
Property Owner: Derek Winkle Day Phone: (479) 530-2701
10740 Terpening Rd
Address: Prairie Grove, AR 72753 Fax: _____

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

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

For office use only:

Fee paid \$ _____ **Date** _____ **Receipt #** _____

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

Property Description

Site Address -- S. Bois D'Arc Street & W. White Street

Current Zoning -- C-2

Attach legal description

Financial Interests

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

Derek Winkle

Beacon Ventures, 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.*

 Date 3/24/2025
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.)*

 Date 3/24/25
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 "	X		
5. List of adjacent property owners and copy of notification letter sent. *	TBD		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).	TBD		
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).	TBD		
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	TBD		
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.			
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)			
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 - Non-Res.
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			Roll Out Cart

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.	TBD		
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.*

Type: REAL ESTATE
Kind: WARRANTY DEED
Recorded: 10/24/2024 11:48:27 AM
Fee Amt: \$25.00 Page 1 of 3
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2024-00027951

**WARRANTY DEED
(Limited Liability Company)**

KNOW ALL MEN BY THESE PRESENTS:

That **Heidi Holdings LLC**, a limited liability company organized under and by virtue of the laws of the State of Arkansas, (herein "Grantor"), by and through its authorized Members, for the consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid by **Beacon Ventures LLC**, an Arkansas limited liability company, (herein "Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, and unto Grantee's successors and assigns forever, the following described land, situate in the County of Washington, State of Arkansas, to-wit:

TRACT 2 OF THE LOT SPLIT OF LOTS 1 THROUGH 4, BLOCK 2, ORIGINAL TOWN OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON SURVEY RECORD 2024 AT PAGE 23988, BEING MORE PARTICULARLY DESCRIBED AS LOTS 1, 2 AND A PART OF LOT 3, BLOCK 2, THE ORIGINAL TOWN OF FARMINGTON, AS SHOWN IN PLAT BOOK 4 AT PAGE 155, ON FILE WITH THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT; COMMENCING AT AN EXISTING 1" PIPE FOR THE SOUTHEAST CORNER OF LOT 6, SAID BLOCK 2, AND RUNNING THENCE N87°53'16"W 192.37' TO A SET 1/2" REBAR FOR THE POINT OF BEGINNING, THENCE CONTINUING N87°53'16"W 107.37' TO A SET 1/2" REBAR, THENCE N02°15'46"E 150.47' TO A SET 1/2" REBAR, THENCE S87°45'34"E 107.37' TO A SET 1/2" REBAR. THENCE S02°15'46"W 150.23' TO THE POINT OF BEGINNING. CONTAINING 0.37 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Subject to recorded instruments, covenants, rights of way, and easements, if any. Subject to all prior mineral reservations and oil and gas leases, if any.

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

*Warranty Deed
Heidi Holdings LLC*

RTC 24-866135

Page 1 of 2

TO HAVE AND TO HOLD the same unto the said Grantee, and unto Grantee's successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said lands, that the same is unencumbered, and that Grantor will forever warrant and defend the title to the said lands against all claims whatsoever.

IN TESTIMONY WHEREOF, the name of the Grantor is hereunto affixed by its authorized Members, this 22 day of October, 2024.

MAIL TAX STATEMENTS TO:

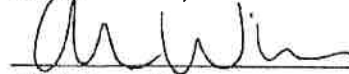
Beacon Ventures LLC

5569 W. Persimmon St.
Fayetteville, AR 72704

HEIDI HOLDINGS LLC



Derek Winkle, Member



Allison Winkle, Member

Please see the attached Real Estate Transfer Tax Stamp for proof of tax paid and certification that documentary stamps or a documentary symbol in the legally correct amount have been placed on this instrument.

ACKNOWLEDGEMENT

STATE OF ARKANSAS

COUNTY OF

Washington

)
) ss.
)

On this day, before undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Derek Winkle** and **Allison Winkle**, to me personally known, who stated that they were the authorized **Members** of **Heidi Holdings LLC**, an Arkansas limited liability company, and were duly authorized in said capacities to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that they had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 22 day of October, 2024.

My Commission Expires:


Notary Public



Instrument prepared by:

Stephen J. Miller, Attorney - Harrington Miller Law Firm
4710 S. Thompson, Suite 102, Springdale, AR 72764
www.arkansaslaw.com | (479) 751-6464

Warranty Deed
Heidi Holdings LLC

Page 2 of 2



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

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 24-86613S

Grantee: BEACON VENTURES LLC
Mailing Address: 5569 W PERSIMMON ST
FAYETTEVILLE AR 727047506

Grantor: HEIDI HOLDINGS, LLC
Mailing Address: X
X AR 000000000

Property Purchase Price: \$200,000.00
Tax Amount: \$660.00

County: WASHINGTON
Date Issued: 10/24/2024
Stamp ID: 450102272

Washington County, AR
I certify this instrument was filed on
10/24/2024 11:48:27 AM
and recorded in REAL ESTATE

File# 2024-00027951
Kylie Sylvester - Circuit Clerk

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

Grantee or Agent Name (printed): Catherine Delarber

Grantee or Agent Name (signature): **Date:** 10/24/24

Address: & Closing Services LLC

City/State/Zip: 3866 W. Sunset, Springdale AR 72762

479-582-9383



Account #: NWC5301346

Company: BLEW & ASSOCIATES

3825 N SHILOH DR

FAYETTEVILLE, AR 72703

Ad number #: 497589

PO #:

Matter of: PH Farmington VAR Request

AFFIDAVIT • STATE OF ARKANSAS

I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON 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 VAR Request

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 \$136.80.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 04/13/25; NWA nwaonline.com 04/13/25

Maria Hernandez-Lopez
Legal Clerk

State of ARKANSAS, County of Sebastian.

Subscribed and sworn to before me on this 14th day of April, 2025

D. J. Secher
NOTARY PUBLIC



A petition for a variance at the property described below has been filed with the City of Farmington on the 1st day of April, 2025.

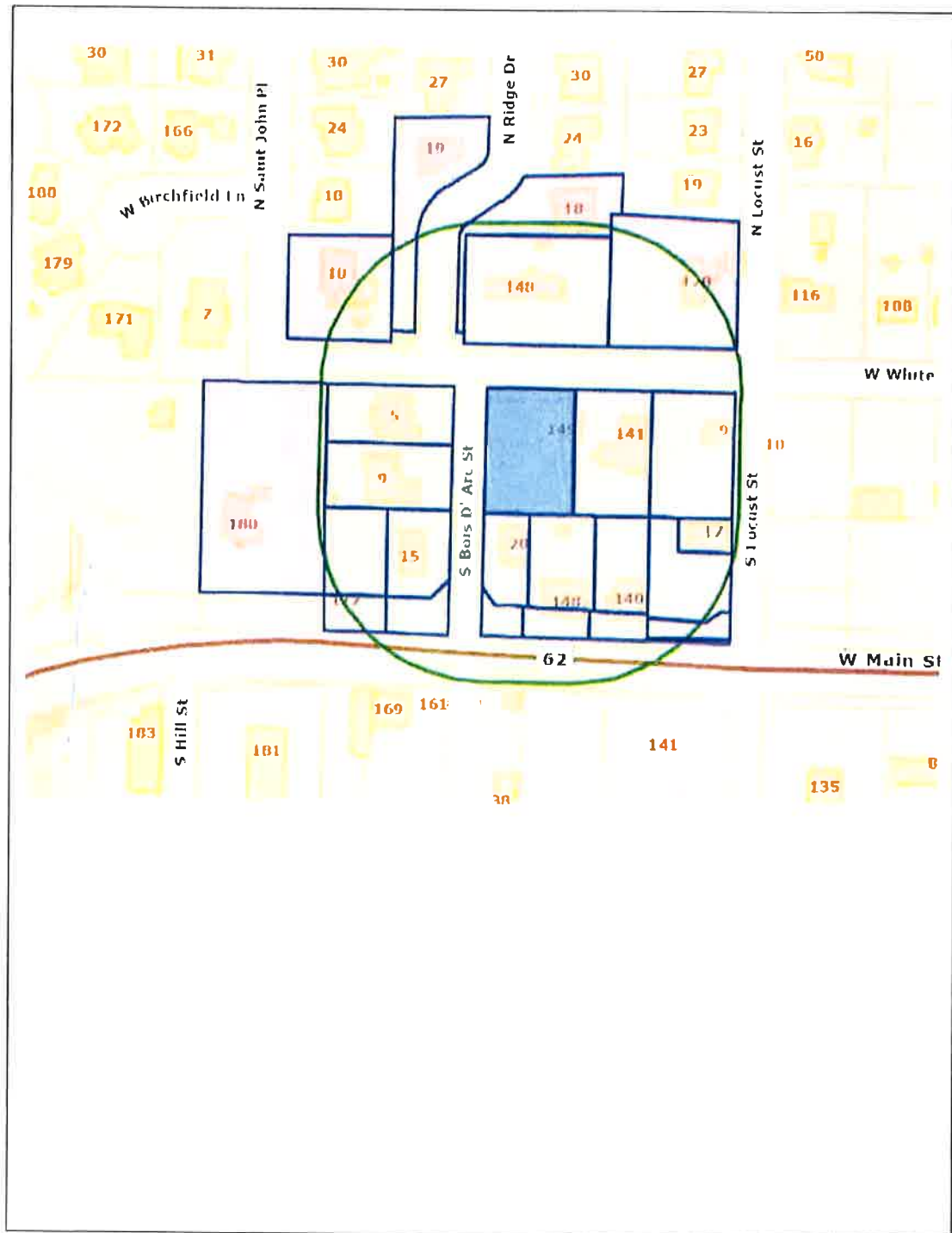
LOTS 1, 2 AND A PART OF LOT 3, BLOCK 2, THE ORIGINAL TOWN OF FARMINGTON, AS SHOWN IN PLAT BOOK 4 AT PAGE 155, ON FILE WITH THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING 1" PIPE FOR THE SOUTHEAST CORNER OF LOT 6, SAID BLOCK 2, AND RUNNING THENCE N87°53'16"W 192.37' TO AN EXISTING 1/2" REBAR FOR THE POINT OF BEGINNING, THENCE CONTINUING N87°53'16"W 107.37' TO AN EXISTING 1/2" REBAR, THENCE N02°15'46"E 150.47' TO AN EXISTING 1/2" REBAR, THENCE S87°45'34"E 107.37' TO AN EXISTING 1/2" REBAR, THENCE S02°15'46"W 150.23' TO THE POINT OF BEGINNING, CONTAINING 0.37 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

We are requesting a variance to the Off-Street Parking Requirements listed in the City of Farmington Code of Ordinances 14.04.05(b)(2) for Highway Commercial Zoning (C-2). Per the Code, 1 Parking Space is required every 200 SF of Floor Area (Office) and 1 Parking Space is required every 500 SF of Floor Area (Other, Storage). The Proposed Building (1-65 ft by 150 ft) has ~986.18 SF of Office Area, ~2,242.55 SF of Storage Area, and therefore requires 9 spaces per the City Code. There are 8 parking spaces proposed (7 standard spaces, 1 van accessible space and loading area). The reason for this request is to maintain the required street landscape buffers and curb and gutter for the parking area, while maintaining a 5' grading buffer to the adjacent property owner to the east.

A public meeting to consider this request for variance at the above-described property will be held on 28th day of April, 2025, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

April 13, 2025 497589

ADJACENT PROPERTY OWNER MAP



Name: Beacon Ventures Commercial

**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION FOR LARGE SCALE DEVELOPMENT**

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

South Bois D'Arc Street & West White Street, Farmington, AR

Location

Beacon Ventures, LLC

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for LARGE SCALE DEVELOPMENT 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 April 28th, 2025 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

All documents for mailings were provided.

BLEW

Surveying | Engineering
Environmental

May 13, 2025

City of Farmington
354 W Main St
Farmington, AR 72730

SUBJECT: Beacon Ventures Commercial – Narrative (Comment Responses)

Please see the attached narrative addressing each comment from each Technical Plat Review Committee Reviewer from the City of Farmington Technical Review Meeting (May 6th, 2025):

Christopher Brackett - KMS Engineering

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

Noted.

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

Noted.

3. You need to show the 100-year WSE in the pond. You need to label the distance from the WSE to the building. This must be 20' per the Drainage Criteria Manual. If this distance is not 20' then you will need to raise the FFE to 2.5' above the WSE.

100-Year WSE now shown for the pond. The Distance from the 100-Year WSE to the Building is now labelled. The Proposed Building FFE was raised to 1199.75, the 100-Year WSE remains at 1197.25. This is the 2.5' vertical separation required.

4. You will need to show a transition from the widening to the existing pavement for the end of both new curbs. The taper length is $w*s^2/60$. A 25 MPH should be used.

The taper lengths from widening to existing pavement from both new curbs are now shown per MUTCD.

5. Drainage Report: No comments.

Noted.



479-443-4506



blewinc.com



3825 N Shiloh Dr.
Fayetteville, AR 72703

Melissa McCarville – City of Farmington

1. Engineering fees will accumulate as the development continues. We are billing the engineering fees monthly. You currently owe \$1,040; which will be billed this month. Fees must be paid before Planning Commission Approval.

Noted.

2. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for planning commission, a site plan and landscape plan would probably be sufficient. Please also supply a PDF version that can be distributed to the public and added to Facebook and our website.

Noted.

3. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.

Noted.

4. Planning Commission meeting will be Tuesday (because of Memorial Day) May 27, 2025, at 6:00 pm.

Noted.

Sarah Geurtz - Earthplan Design Alternatives

1. Based on our review of the City's landscape code, we have no comments.

Noted.

Justin Bland – City of Fayetteville

1. Additional utility easement must be dedicated over existing water and sewer mains on this property that does not meet the current City of Fayetteville 10-foot minimum centered on the main(s). This includes the main line within the street ROW.

The 10' either side of the water and sewer mains in the ROW do not come into our site, aside from the 6" Water Main on the north side of the property. A small U.E. is now proposed to be dedicated on the NW corner of the property.

2. There are two options for new utility taps on existing mains to serve this property. The first option is to contact Fayetteville Water & Sewer to pay for and schedule these taps to be performed by the City. The second option is to have these taps performed by a licensed utility contract approved by Fayetteville to perform service taps on live water and sewer mains. The second option requires a grading permit to be applied for with the City of Fayetteville, and these taps must be performed under direct supervision of a Fayetteville Public Works Inspector.

Noted.

3. There is a note about relocating a hydrant on the demo sheet, however I don't see a new hydrant proposed anywhere. Please clarify. Note that the existing hydrant should be abandoned to the City and a new hydrant installed. If this is the plan, a grading permit would be required as well as ADH approval through the City's MOA with ADH.

A hydrant is proposed on the South side of the proposed sidewalk along West White Street.

William Hellard - Fire Department

1. Knox Box needs to be placed near front door eye level.

Noted.

2. Fire apparatus access roads shall not exceed 10 percent in grade. Exception: Grades steeper than 10 percent as approved by the fire code official.

Noted. The proposed maximum driveway grade is approximately 8.33%

3. Fire Apparatus Road Gates

As discussed at Tech Plat Review, gates are not proposed for this development.

4. Fire Lane Signage: Where required by the fire code official, fire apparatus access roads shall be marked with permanent "NO PARKING—FIRE LANE" signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2. Roads 20 to 26 Feet in Width: Fire lane signs in accordance with Section 503.3 of this code shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

Noted.

Rick Branall – City of Farmington

1. Need to adjust setback on Bois D'Arc side to 25'.

Per discussion with Chris Brackett, Melissa McCarville, and Rick after the meeting, we are correct with 15' setback on Bois D'Arc as shown.

Thank you,



Aaron Long
Blew & Associates, PA



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



Date: 5/6/25

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Beacon Ventures

Knox Box needs to be placed near front door eye level.

D103.2 Grade

Fire apparatus access roads shall not exceed 10 percent in grade. Exception: Grades steeper than 10 percent as approved by the fire code official.

D103.5 Fire Apparatus Access Road Gates

Gates securing the fire apparatus access roads shall comply with all of the following criteria:

Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 14 feet.

Gates shall be of the swinging or sliding type.

Construction of gates shall be of materials that allow manual operation by one person.

Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.

Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.

Methods of locking shall be submitted for approval by the fire code official. Knox Gate Access.

Electric gate operators, where provided, shall be listed in accordance with UL 325.

Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

Fire Lane Signage

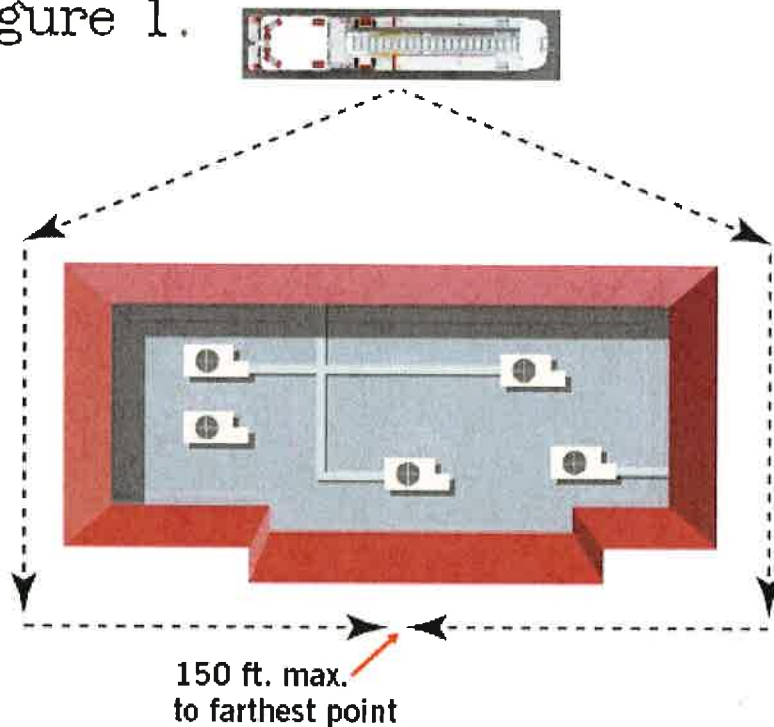
D103.6 Signs

Where required by the fire code official, fire apparatus access roads shall be marked with permanent "NO PARKING—FIRE LANE" signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2. **FIGURE D103.6 FIRE LANE SIGNS**

D103.6.1 Roads 20 to 26 Feet in Width

Fire lane signs in accordance with Section 503.3 of this code shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

Figure 1.



If the distance measured from the fire engine to the farthest point on the building exceeds 150 ft., additional access (fire lanes) is required.



Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

TECHNICAL REVIEW LETTER

Project: Beacon Ventures Commercial LSD

EDA project #: 2604_F

Letter creation: May 6, 2025

Tech Plat Review Meeting: May 6, 2025

Mrs. McCarville,

We have reviewed the LSD plans resubmitted by Blew & Associates for the project known as Beacon Ventures Commercial LSD received by EDA on April 29, 2025. The date in the title block's title block is 4.29.25.

1. Based on our review of the City's landscape code, we have no comments.

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

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

Sincerely,

Sarah Geurtz, PLA

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Blew & Associates Date: 5/6/25

Project Name: Beacon Ventures Commercial

Engineer/Architect: Blew & 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: Justin Bland

1. Additional utility easement must be dedicated over existing water and sewer mains on this property that do not meets current City of Fayetteville 10-foot minimum centered on the main(s). This includes main line within the street ROW.
 2. There are two options for new utility taps on existing mains to serve this property. The first option is to contact Fayetteville Water & Sewer to pay for and schedule these taps to be performed by the City. The second option is to have these taps performed by a licensed utility contractor approved by Fayetteville to perform service taps on live water and sewer mains. The second option requires a grading permit to be applied for with the City of Fayetteville, and these taps must be performed under direct supervision of a Fayetteville Public Works Inspector.
 3. There is a note about relocating a hydrant on the demo sheet, however I don't see a new hydrant proposed anywhere. Please clarify. Note that the existing hydrant should be abandoned to the City and a new hydrant installed. If this is the plan, a grading permit would be required as well as ADH approval through the City's MOA with ADH.
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Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Derek Winkle

Date: May 6, 2025

Project Name: Beacon Ventures Commercial LSD

Engineer/Architect: Blew & Associates, PA

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. You need to show the 100-year WSE in the pond. You need to label the distance from the WSE to the building. This must be 20' per the Drainage Criteria Manual. If this distance is not 20' then you will need to raise the FFE to 2.5' above the WSE.
4. You will need to show a transition from the widening to the existing pavement for the end of both new curbs. The taper length is $w*s^2/60$. A 25 MPH should be used.
5. Drainage Report: No comments.



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

TECHNICAL REVIEW LETTER

Project: Beacon Ventures Commercial LSD

EDA project #: 2604_F

Letter creation: May 6, 2025

Tech Plat Review Meeting: May 6, 2025

Mrs. McCarville,

We have reviewed the LSD plans resubmitted by Blew & Associates for the project known as Beacon Ventures Commercial LSD received by EDA on April 29, 2025. The date in the title block's title block is 4.29.25.

1. Based on our review of the City's landscape code, we have no comments.

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

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

Sincerely,

Sarah Geurtz, PLA

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

Applicant: Blew & Associates Date: 5/6/25

Project Name: Beacon Ventures Commercial

Engineer/Architect: Blew & 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: Justin Bland

1. Additional utility easement must be dedicated over existing water and sewer mains on this property that do not meet current City of Fayetteville 10-foot minimum centered on the main(s). This includes main line within the street ROW.

2. There are two options for new utility taps on existing mains to serve this property. The first option is to contact Fayetteville Water & Sewer to pay for and schedule these taps to be performed by the City. The second option is to have these taps performed by a licensed utility contractor approved by Fayetteville to perform service taps on live water and sewer mains. The second option requires a grading permit to be applied for with the City of Fayetteville, and these taps must be performed under direct supervision of a Fayetteville Public Works Inspector.

3. There is a note about relocating a hydrant on the demo sheet, however I don't see a new hydrant proposed anywhere. Please clarify. Note that the existing hydrant should be abandoned to the City and a new hydrant installed. If this is the plan, a grading permit would be required as well as ADH approval through the City's MOA with ADH.

Received By: _____



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



Date: 5/6/25

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Beacon Ventures

Knox Box needs to be placed near front door eye level.

D103.2 Grade

Fire apparatus access roads shall not exceed 10 percent in grade. Exception: Grades steeper than 10 percent as approved by the fire code official.

D103.5 Fire Apparatus Access Road Gates

Gates securing the fire apparatus access roads shall comply with all of the following criteria:

Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 14 feet.

Gates shall be of the swinging or sliding type.

Construction of gates shall be of materials that allow manual operation by one person.

Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.

Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.

Methods of locking shall be submitted for approval by the fire code official. Knox Gate Access.

Electric gate operators, where provided, shall be listed in accordance with UL 325.

Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

Fire Lane Signage



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



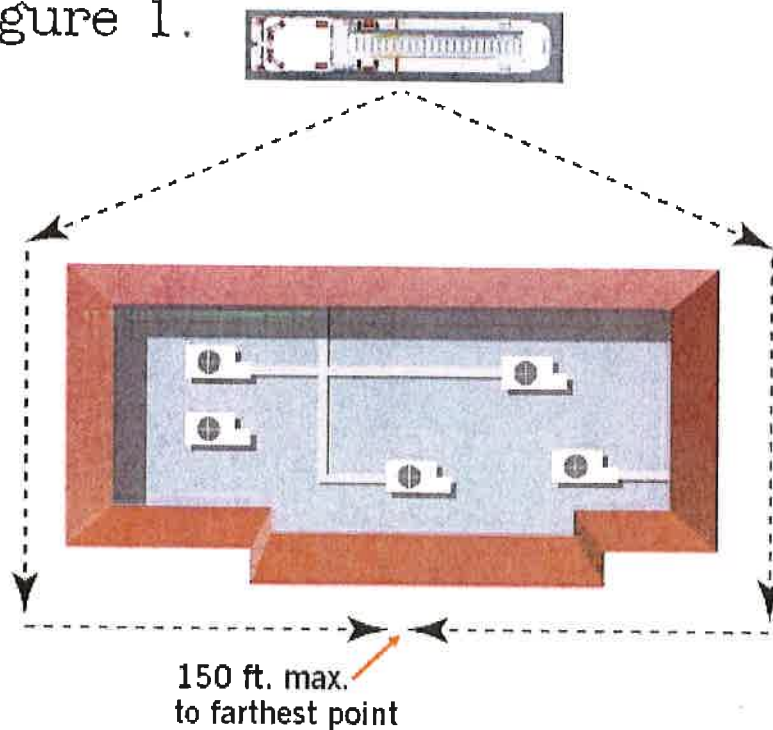
D103.6 Signs

Where required by the fire code official, fire apparatus access roads shall be marked with permanent "NO PARKING—FIRE LANE" signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2. **FIGURE D103.6 FIRE LANE SIGNS**

D103.6.1 Roads 20 to 26 Feet in Width

Fire lane signs in accordance with Section 503.3 of this code shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

Figure 1.



If the distance measured from the fire engine to the farthest point on the building exceeds 150 ft., additional access (fire lanes) is required.

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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. You need to show the 100-year WSE in the pond. You need to label the distance from the WSE to the building. This must be 20' per the Drainage Criteria Manual. If this distance is not 20' then you will need to raise the FFE to 2.5' above the WSE.
4. You will need to show a transition from the widening to the existing pavement for the end of both new curbs. The taper length is $w*s^2/60$. A 25 MPH should be used.
5. Drainage Report: No comments.

**CITY OF FARMINGTON
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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. The handicap parking space can not be in the area of the ponding for the detention ponds.
4. You need to show the 100-year WSE for the ponds. You need to label the distance from the WSE to the building. The building must be 2' vertically and 20' horizontally from the building. It does not appear that your plan meets these requirements.
5. You need to add spot elevation in all the low points and anywhere the curb turns or the grade changes
6. All work within ArDOT's right-of-way will require a permit from ArDOT. This permit will be required prior to the grading permit for this project.
7. Drainage Report:
 - a. You need to add a drawing that shows how the contour areas were calculated on the site. I checked the 1203.5 contour area Basin 1, it was 232 sq ft in the grading plan but it is shown as 310 sq ft in the drainage report. I also checked the 1203.5 contour area for Basin 2(A), it was 252 sq ft in the grading plan but is shown as 440 sq ft in the drainage report. I couldn't check Basin 2(B) because there wasn't enough information on the grading plan. Based on these calculations, I believe the ponds are under sized.
 - b. The elevation of the end of the landscape island for Basin 2(B) will have to be the top elevation of that pond. When the WSE raises above that elevation the water flows out the entrance.

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

Applicant: Blew & Associates

Date: 5/6/2025

Project Name: Beacon Ventures Commercial

Engineer/Architect: Blew & 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 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 are billing the engineering fees monthly. You currently owe \$1,040; which will be billed this month. Fees must be paid before Planning Commission Approval.

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, May 11, 2025, 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 planning commission, a site plan and landscape plan would probably be sufficient. Please also supply a PDF version that can be distributed to the public and added to Facebook and our website.

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 **Tuesday (because of Memorial Day) May 27, 2025, at 6:00 pm.**

**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: KD Real Estate Investments, LLC Day Phone: _____

Address: P.O. Box 9387, Fayetteville, AR 72703 Fax: _____

Representative: Crafton Tull; Caroline Gardner Day Phone: 479-878-5801

Address: 300 N College Ave, Suite 317, Fayetteville, AR Fax: _____

Property Owner: KD Real Estate Investments, LLC Day Phone: _____

Address: P.O. Box 9387, 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 -- 275 E Old Farmington Rd, 19 & 25 S Holland Dr, Farmington, AR 72730 (parcel ID 760-02971-000, 760-02970-000, 760-02974-000, 760-02968-000, 760-02976-000)

Current Zoning R-1

Attach legal description

Financial Interests

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

KD Real Estate Investments, 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.



Date 3/25/25

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.)



Date 3/25/25

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		Will mail check to Melissa McCarville.
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 ".	X		
5. List of adjacent property owners and copy of notification letter sent. *	X		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).	X		Will send receipts and green cards once mailings go out
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).	X		proof of publication and affidavit before 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			
b. 404 Permit			
c. Other	X		National Wide Permit
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.			have not sized pipes and curb inlet extensions. will provide at construction documents
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	per RJN capacity study, no ss overflow
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	waiting on fire hydrant results from COF
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	need to get layouts from franchise utilities
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	not aware of any
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	not aware of any
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	not aware of any
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.			
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.		X	will have at construction documents
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.)			
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			na
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			

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.			na
16. Draft of covenants, conditions and restrictions, if any.			not ready yet will provide at final plat
17. Draft POA agreements, if any.			not ready yet will provide at final plat
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.			
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 March day of 25, 20 25.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this Preliminary Plat will be held on the April day of 28, 20 25, 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:

275 E Old Farmington Rd, 19 & 25 S Holland Dr, Farmington, AR 72730 (parcel ID
760-02971-000, 760-02970-000, 760-02974-000, 760-02968-000, 760-02976-000

Location

KD Real Estate Investments, LLC

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 Monday, April 28, 2025 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

PART OF THE NORTHWEST QUARTER (NW/4) OF THE NW/4 AND PART OF THE SOUTHWEST QUARTER (SW/4) OF THE NW/4 OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 31 WEST, IN THE CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SW/4 OF THE NW/4, A 1/2" REBAR IN SOUTH HOLLAND DRIVE; THENCE ALONG THE EAST LINE OF SAID SW/4 OF THE NW/4 SOUTH 02°07'02" WEST, A DISTANCE OF 532.22 FEET TO A MAGNAIL IN SOUTH HOLLAND DRIVE; THENCE LEAVING SAID EAST LINE NORTH 87°36'01" WEST, A DISTANCE OF 437.88 FEET; THENCE NORTH 87°41'38" WEST, A DISTANCE OF 427.71 FEET TO A 1/2" REBAR; THENCE NORTH 87°33'42" WEST, CROSSING A 1" PIPE AT A DISTANCE OF 439.10 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 439.72 FEET TO A POINT ON A BARBED WIRE FENCE; THENCE ALONG SAID FENCE FOR THE FOLLOWING FIVE (5) CALLS:

- 1) NORTH 02°30'56" EAST, A DISTANCE OF 39.88 FEET;
- 2) NORTH 03°11'28" EAST, A DISTANCE OF 48.50 FEET;
- 3) NORTH 04°39'37" EAST, A DISTANCE OF 5.48 FEET;
- 4) NORTH 02°40'08" EAST, A DISTANCE OF 116.81 FEET;
- 5) NORTH 02°40'52" EAST, A DISTANCE OF 128.86 FEET;

THENCE NORTH 03°38'49" EAST, A DISTANCE OF 190.70 FEET TO AN EXISTING 1" PIPE; THENCE SOUTH 87°36'09" EAST, A DISTANCE OF 250.12 FEET TO A 5/8" REBAR; THENCE NORTH 02°08'06" EAST, A DISTANCE OF 156.83 FEET TO A 5/8" REBAR; THENCE NORTH 87°38'19" WEST, A DISTANCE OF 11.06 FEET TO A 1/2" REBAR; THENCE NORTH 02°13'24" EAST, CROSSING AN EXISTING 5/8" REBAR AT A DISTANCE OF 44.75 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 241.83 FEET TO A 5/8" REBAR; THENCE NORTH 87°35'07" WEST, A DISTANCE OF 222.86 FEET TO A 5/8" REBAR; THENCE SOUTH 01°24'54" WEST, A DISTANCE OF 196.55 FEET; THENCE NORTH 87°26'22" WEST, CROSSING A PLASTIC CAPPED REBAR IN ASPHALT AT A DISTANCE OF 34.76 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 35.15 FEET TO THE WEST LINE OF SAID SECTION 25; THENCE ALONG SAID WEST LINE NORTH 02°20'49" EAST, CROSSING A PLASTIC CAPPED 1/2" REBAR EMBOSSED "ALAN REID 1005" AT A DISTANCE OF 196.62 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 457.14 FEET TO A POINT ON SAID WEST SECTION LINE AT 0.38 FEET SOUTH OF AN EXISTING MAGNAIL; THENCE LEAVING SAID WEST LINE SOUTH 87°43'40" EAST, A DISTANCE OF 396.00 FEET; THENCE NORTH 02°20'49" EAST, CROSSING THE OCCUPIED SOUTH LINE OF LONGWITH ADDITION PHASE II AT 3.70 FEET WESTERLY FROM THE SOUTHEAST CORNER THEREOF AT A DISTANCE OF 1.39 FEET, ALSO CROSSING THE OCCUPIED SOUTH LINE OF LOT 5 OF SAID ADDITION AT A POINT 2.05 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID LOT (AN EXISTING 1/2" REBAR) AT AN ADDITIONAL DISTANCE OF 263.15 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 660.52 FEET TO A POINT AT THE NORTH LINE OF SAID SECTION 25 AT 0.46 FEET EASTERLY FROM AN EXISTING MAGNAIL; THENCE ALONG SAID NORTH LINE SOUTH 87°47'37" EAST, A DISTANCE OF 587.79 FEET TO AN EXISTING MAGNAIL IN EAST OLD FARMINGTON ROAD; THENCE LEAVING SAID NORTH LINE SOUTH 02°28'06" WEST, A DISTANCE OF 249.90 FEET TO A PLASTIC CAPPED 1/2" REBAR EMBOSSED "ALAN REID 1005"; THENCE SOUTH 87°46'55" EAST, A DISTANCE OF 118.25 FEET TO A PLASTIC CAPPED 1/2" REBAR

EMBOSSSED "ALAN REID 1005"; THENCE SOUTH 01°22'51" WEST, A DISTANCE OF 411.99 FEET TO A 5" WOOD FENCE CORNER POST; THENCE NORTH 87°40'35" WEST, A DISTANCE OF 0.20 FEET; THENCE SOUTH 01°52'53" WEST, A DISTANCE OF 429.89 FEET TO A 1/2" REBAR; THENCE SOUTH 87°44'19" EAST, CROSSING AN EXISTING PLASTIC CAPPED 5/8" REBAR EMBOSSSED "AR 1756/OK 1857" AT A DISTANCE OF 173.98 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 199.74 FEET; THENCE SOUTH 01°54'14" WEST, A DISTANCE OF 229.55 FEET TO THE POINT OF BEGINNING. CONTAINING 41.59 ACRES MORE OR LESS. SUBJECT TO EAST OLD FARMINGTON ROAD ALONG THE NORTH, SOUTH HOLLAND DRIVE ALONG THE EAST, AND SOUTH SPRAGUE LANE ALONG THE WEST. ALSO SUBJECT ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, UNWRITTEN RIGHTS OR RESTRICTIONS OF RECORD OR FACT.

BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH NAD 83(1986) BASED ON THE CITY OF FAYETTEVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

Parcel ID	First Owner Name	Owner Address	Owner City	Owner Stat	Owner Zip
1 760-01423-007	OLD FARMINGTON RD INVESTMENT PARTNERS LLC	PO BOX 1194	FAYETTEVILLE	AR	72702
2 760-01421-000	LACY, DENVER DEAN & TANYA JEAN	PO BOX 198	FARMINGTON	AR	72730
3 760-01422-000	LACY, DENVER DEAN & TANYA JEAN	PO BOX 198	FARMINGTON	AR	72730
4 760-02973-000	DAVIS, WESLEY KYLE	12524 ROSE CEMETERY RD	PRAIRIE GROVE	AR	72753
5 760-02972-001	HASBROUCK FAMILY TRUST	25 S HOLLAND DR	FARMINGTON	AR	72730
6 760-02969-000	BERGER, JEFFREY A	71 S HOLLAND DR	FARMINGTON	AR	72730
7 760-02964-000	ALDERSON, SHARLA K	74 S HOLLAND DR	FARMINGTON	AR	72730
8 001-12117-000	ALDERSON, SHARLA K	74 S HOLLAND DR	FARMINGTON	AR	72730
9 001-12146-000	MAHAN, MARSHALL E & CARIN	122 S HOLLAND DR	FARMINGTON	AR	72730
10 765-16322-200	SHARPRIDGE TRUST	2062 S SMOKEHOUSE TRL	FAYETTEVILLE	AR	72701
11 765-16322-100	SHARPRIDGE TRUST	2062 S SMOKEHOUSE TRL	FAYETTEVILLE	AR	72701
12 001-12156-000	NAIL, DWIGHT & ALICIA	144 S HOLLAND DR	FARMINGTON	AR	72730
13 760-02977-000	LABRA, LORENZO	145 S HOLLAND DR	FARMINGTON	AR	72730
14 760-02978-000	DIFFIN, SARAH L TRUST; SCHOEN, SARAH E TRUST	246 E WOLFDAL E RD	FARMINGTON	AR	72730
15 760-02980-000	DIFFIN, SARAH L TRUST; SCHOEN, SARAH E TRUST	246 E WOLFDAL E RD	FARMINGTON	AR	72730
16 760-03007-000	SANDERS, JERRY M & GAIL	178 WOLFDAL E RD	FARMINGTON	AR	72730
17 760-03004-000	SANDERS, JERRY M & GAIL	178 WOLFDAL E RD	FARMINGTON	AR	72730
18 760-02999-000	JONES, JIMMY H	107 S SPRAGUE LN	FARMINGTON	AR	72730
19 760-02975-000	DAVIDSON, JOSIAH & EMILY	100 S SPRAGUE LN	FARMINGTON	AR	72730
20 760-02974-001	MCFATRICH FAMILY TRUST	80 S SPRAGUE LN	FARMINGTON	AR	72730
21 760-01433-220	MCFATRICH FAMILY TRUST	80 S SPRAGUE LN	FARMINGTON	AR	72730
22 760-01284-000	EARY, SHAWN O'NEAL	197 E GLEN ST	FARMINGTON	AR	72730
23 760-01275-000	DIAMOND STATE HOUSING GROUP, LLC	PO BOX 9466	FAYETTEVILLE	AR	72703
24 760-01456-000	PHARRIS, JESSICA SUE	205 E NEAL ST	FARMINGTON	AR	72730
25 760-01703-000	KBRB LLC	PO BOX 9046	FAYETTEVILLE	AR	72703
26 760-01702-000	VENKATA LLC	12571 BELMEADE DR	FRISCO	TX	75035
27 760-01701-000	VENKATA LLC	12571 BELMEADE DR	FRISCO	TX	75035
28 760-01700-000	WILMA PROPERTIES LLC	122 N C" ST"	ROGERS	AR	72756
29 760-01699-000	WILMA PROPERTIES LLC	122 N C" ST"	ROGERS	AR	72756
30 760-01698-000	DANG, YOOM	6309 S 44TH PL	ROGERS	AR	72758
31 760-01697-000	MOORE, WILLIAM PATRICK II & BONNIE MAE	3504 N SANDPIPER DR	FAYETTEVILLE	AR	72704
32 760-01696-000	ALLEN, BRADY	PO BOX 531	PRAIRIE GROVE	AR	72753

33	760-01646-000	HARMON, CRYSTAL	227 E OLD FARMINGTON RD	FARMINGTON	AR	72730
34	760-01750-000	BUSTAMANTE, AGRIPINA V	1200 RANCHO WAY	WOODLAND	CA	95695
35	760-01751-000	SMITH, ADAM TRAVIS & AMY GAIL	232 E OLD FARMINGTON RD	FARMINGTON	AR	72730
36	760-01752-000	CEDAR MOUNTAIN PROPERTIES LLC	13996 COVE CREEK NORTH	PRAIRIE GROVE	AR	72753
37	760-01302-000	PRINCE, FORREST W & GEORGAN DANIELS	197 E TERRY ST	FARMINGTON	AR	72730



TECHNICAL MEMORANDUM

To: Caroline Gardner, PE
Crafton Tull

From: Colton Bryant, PE; Daniela Lopez, PE
RJN Group

Date: February 27, 2025

Subject: **Evaluating Wastewater Collection System Hydraulic Capacity for Proposed Old Farmington Road Subdivision**



Crafton Tull retained RJN Group (RJN) to perform a hydraulic capacity analysis of the wastewater collection system downstream of a proposed residential development named Old Farmington Road Subdivision which has requested wastewater collection services from the City of Fayetteville (City). This technical memorandum (TM) documents the hydraulic analysis performed to evaluate the existing capacity of the wastewater collection system downstream of the proposed development and the hydraulic impact the development will have on the collection system. Recommendations were developed to address capacity constraints in the collection system. This analysis was completed using the latest calibrated wastewater collection system model from the City. Construction feasibility and costs were not assessed as part of this analysis.

Wastewater Flow Estimates

The proposed Old Farmington Road Subdivision is in Farmington, Arkansas, near the northeastern edge of Farmington city limits, south of E Old Farmington Road and west of S Holland Drive, as shown in **Figure 1**. Old Farmington Road Subdivision wastewater flows are assumed to discharge at manhole SSM-8077.

The average dry-weather flow (ADWF) estimates were calculated based on the number of single-family residential (SFR) units provided by Crafton Tull, which is estimated at 100 units. Each unit was assumed to house 3 people and a sewer discharge rate of 100 gallons per capita day (gpcd) was assumed for each person, following City standards.

A diurnal pattern was applied to the ADWF based on the neighboring residential development based on nearby residential properties.

Wet-weather was added using the dynamic hydrology parameters applied to all future developments in the City's hydraulic model, which are based on observed wet-weather contributions from newer developments in the City. The wet-weather event used to evaluate the system was synchronized to

occur during the peak dry-weather flow to simulate the estimated total peak flow contribution to the collections system.

Table 1 shows the estimated ADWF and peak wet-weather flow (PWWF) for Old Farmington Road Subdivision. The total peak flows below are based on the City's 5-year, 24-hour design storm (5.26 inches). **Figure 2** shows the hydrograph of the estimated projected flows from Old Farmington Road Subdivision.

Figure 1. Plan View of Study Area

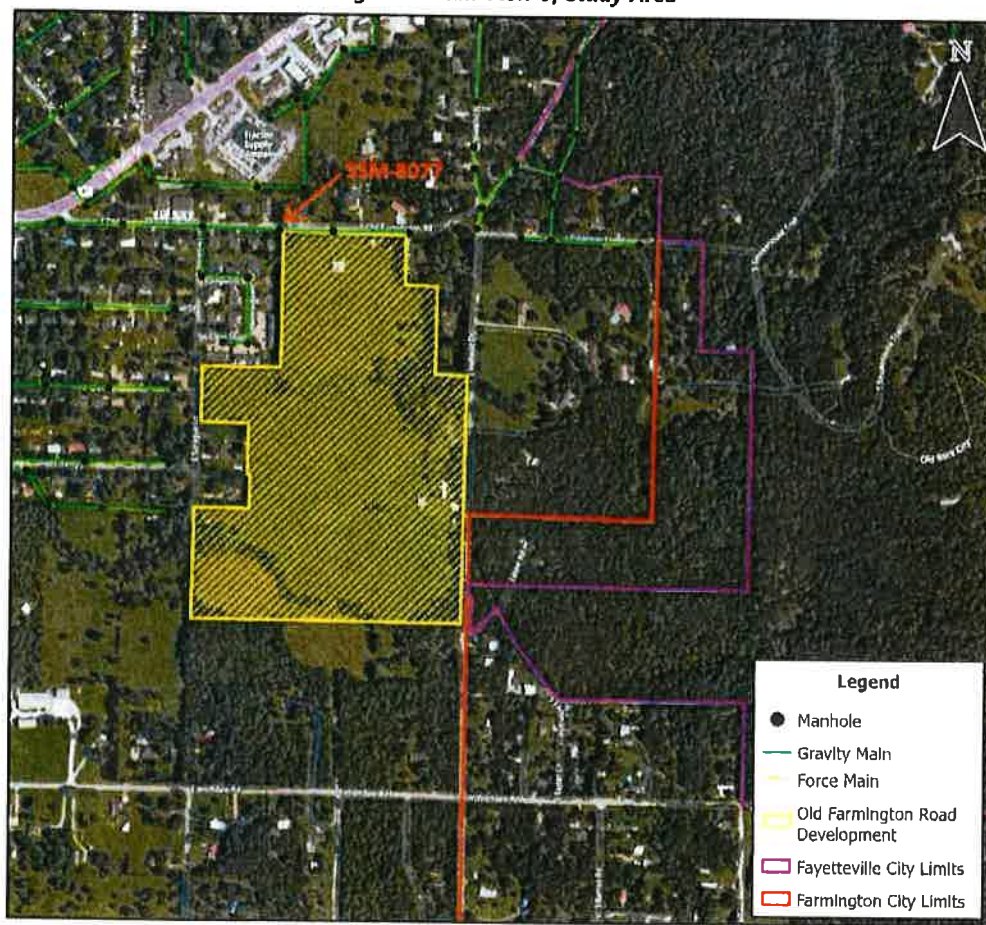
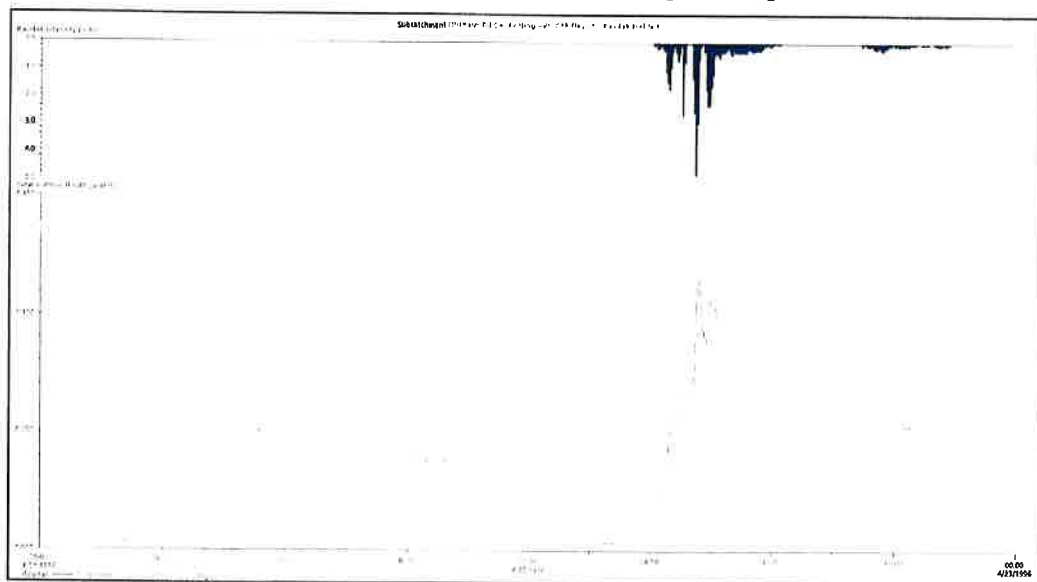




Table 1. Estimated ADWF and PWWF from Old Farmington Road Subdivision

Old Farmington Road Subdivision	30,000	117,000
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Figure 2. Hydrograph of Projected Flows During the Design Storm



Capacity Analysis

The hydraulic analysis was performed using the City's 5-year, 24-hour design storm (5.26 inches). The development was assessed under three different scenarios:

1. Existing Conditions without Old Farmington Road Subdivision
2. Existing Conditions with Old Farmington Road Subdivision
3. Ultimate Development Conditions with Old Farmington Road Subdivision

The capacity of the collection system was evaluated along the following route:

1. West – Starting from SSM-7763 ending at SSM-11641



Results

To evaluate the capacity of the system, two primary conditions are noted: where pipes lack sufficient capacity to convey the peak flow and where the system surcharges. To compare where pipes lack sufficient capacity, the sewer's full pipe capacity is compared to the predicted PWWF during the 5-year, 24-hour design storm. Surcharging is the condition when the hydraulic grade line, which represents the elevation of the water surface in the sewer, exceeds the crown of the pipe.

The model results from the existing system without Old Farmington Road Subdivision in service predict no capacity restrictions along the evaluated route during the City's design storm.

The model results from the existing system with Old Farmington Road Subdivision in service predict no capacity restrictions along the evaluated route during the City's design storm.

Figure 3 shows the alignment of the hydraulic profiles shown in Figures 4 through Figure 6. **Figure 4** and **Figure 5** show the hydraulic profile of the evaluated route under existing conditions without and with Old Farmington Road Subdivision, respectively.

Model scenarios were created that evaluated the ultimate development conditions during the 5-year, 24-hour design storm with Old Farmington Road Subdivision in service. The model results from the ultimate development scenario with Old Farmington Road Subdivision in service show surcharging occurring in the downstream 6- and 8-inch gravity main from manhole SSM-7747 to SSM-11634. This is caused by additional flows from assumed future growth areas tying into the nearby sewer system. **Figure 6** shows the hydraulic profile of the evaluated route under ultimate development conditions with Old Farmington Road Subdivision in service.

Conclusions and Recommendations

The additional flows from Old Farmington Road Subdivision do not cause any surcharging under existing system conditions. However, flows from assumed future growth areas may cause surcharging in the downstream 6- and 8-inch gravity main from manhole SSM-7747 to SSM-11634. No upsizing of gravity main is required as of now, but if continued development occurs in this area, the collection system downstream of the Old Farmington Road Subdivision will need to be re-evaluated.

Figure 3 - The Alignment of the Hydraulic Profiles

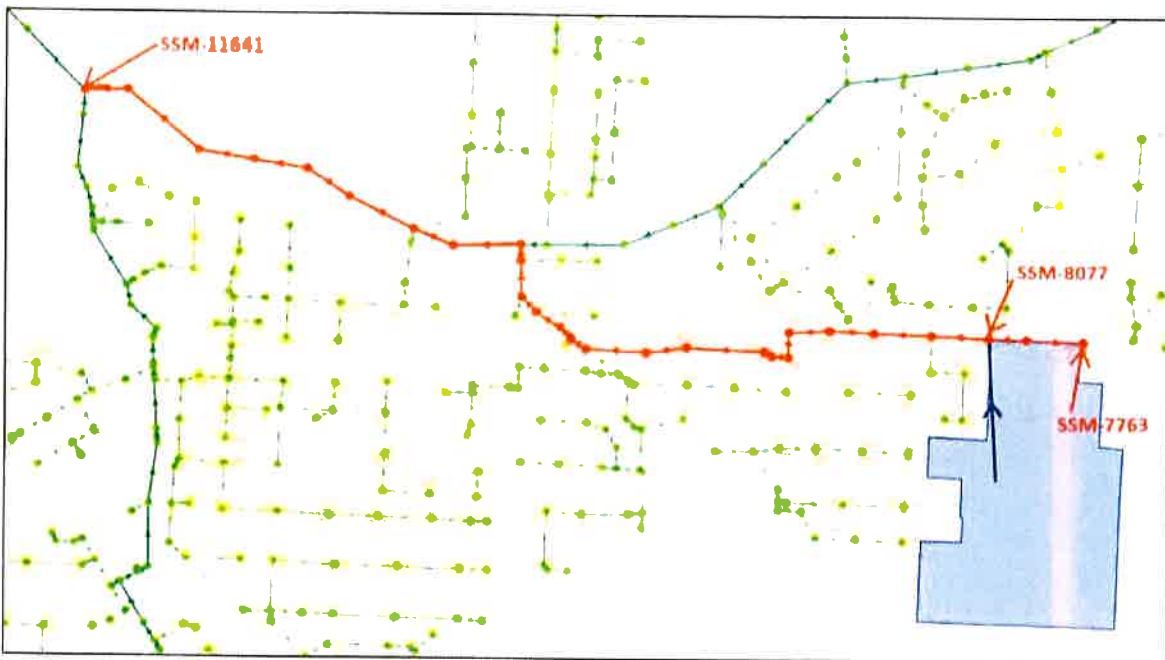
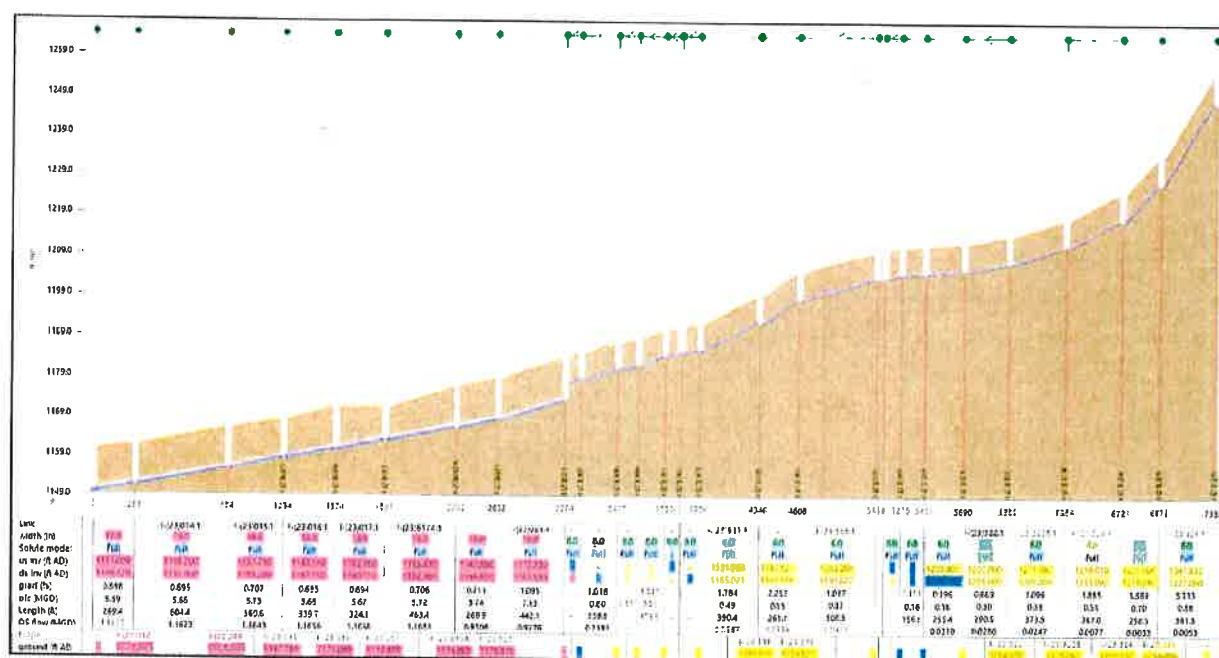


Figure 4: Hydraulic Profile Under Existing Conditions w/without Old Farmington Road Subdivision

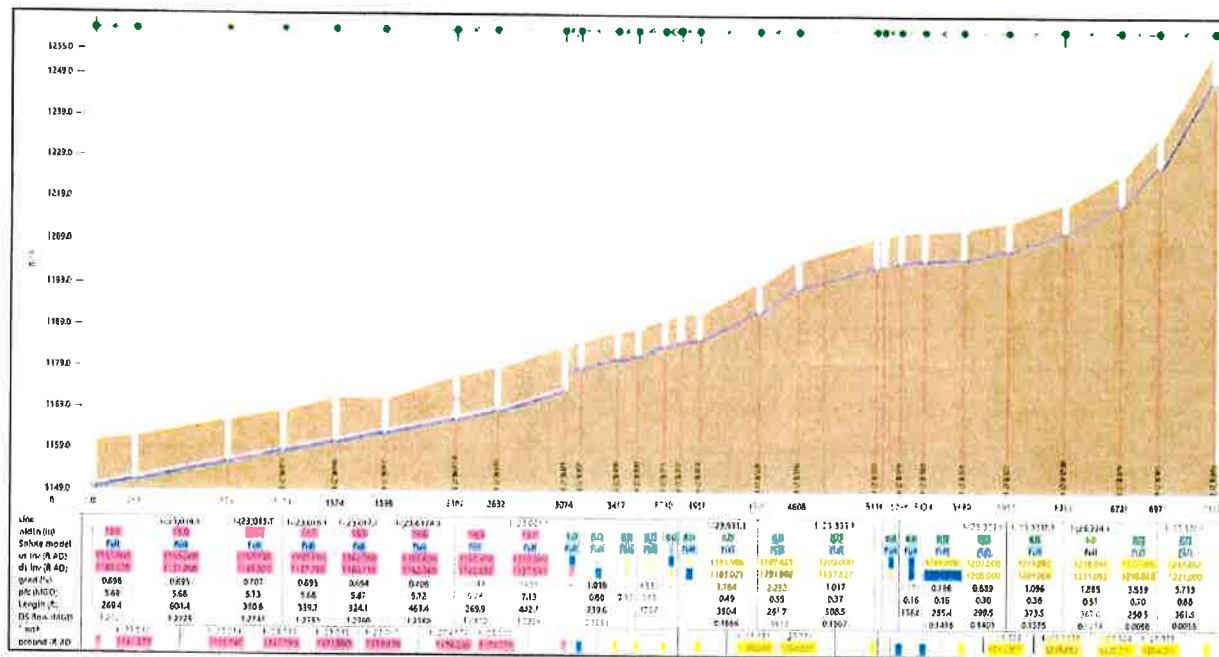




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Figure 5: Hydraulic Profile Under Existing Conditions with Old Farmington Road Subdivision

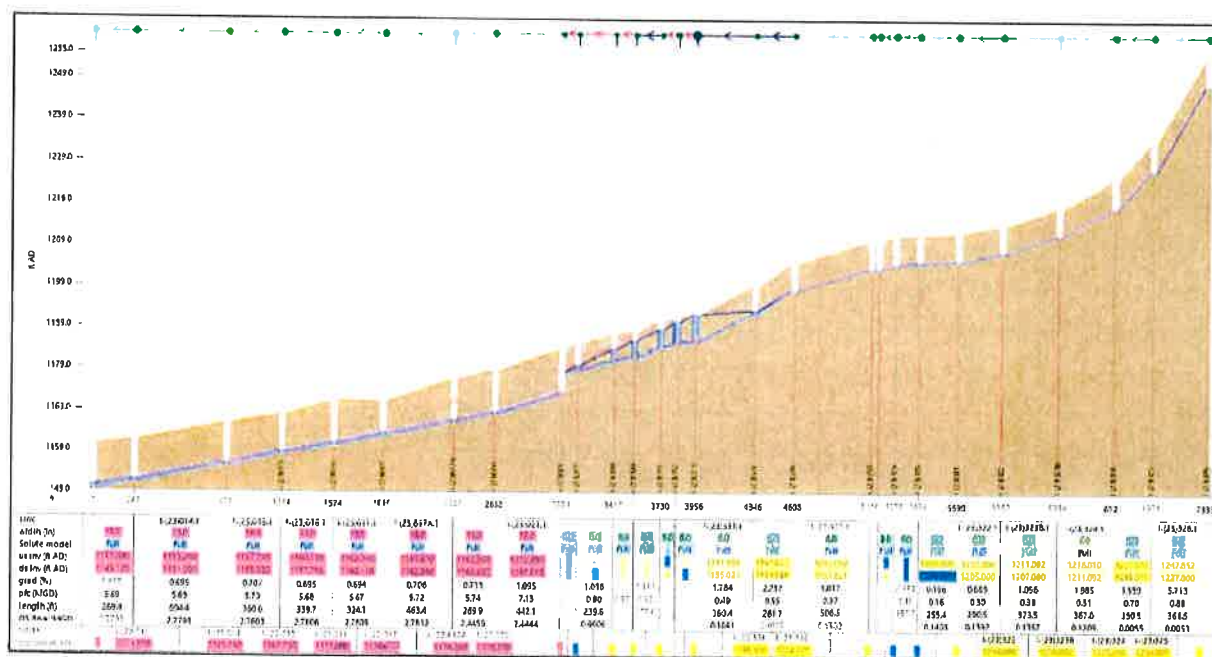




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Figure 6: Hydraulic Profile Under Ultimate Development Conditions with Old Farmington Road Subdivision



Date: 3/27/2025

City: FARMINGTON

Subdivision Name: OLD FARMINGTON RD

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 6 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) **OECC WILL NOT BORE UNDER ROADS THAT HAVE WATER AND SEWER LINES UNDERNEATH. IF BORE IS NECESSARY, THE DEVELOPER IS RESPONSIBLE FOR COVERING THE COST OF "POT HOLING" (A TECHNIQUE USED TO LOCATE AND EXPOSE UNDERGROUND UTILITIES)**
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.
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.
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 the developer decides to go with their own contact Cooperative representative below.
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

Additional Comments:

SEND CAD FILE PLEASE



10ft. U.E. TO Street Lights

20ft. U.E.

Red Zone



Account #: NWC6013981

Company: CRAFTON TULL

901 N 47TH 400 ST

ROGERS, AR 72756

Ad number #: 496260

PO #:

Matter of: PH Preliminary Plat 4/28

AFFIDAVIT • STATE OF ARKANSAS

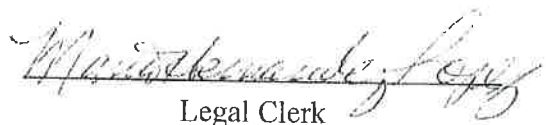
I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

PH Preliminary Plat 4/28

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 \$338.96.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 04/13/25; NWA nwaonline.com 04/13/25


Legal Clerk

State of ARKANSAS, County of Sebastian

Subscribed and sworn to before me on this 14th day of April, 2025


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 MARCH DAY OF 25, 2025.

PART OF THE NORTHWEST QUARTER (NW/4) OF THE NW/4 AND PART OF THE SOUTHWEST QUARTER (SW/4) OF THE NW/4 OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 31 WEST, IN THE CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SW/4 OF THE NW/4, A 1/2" REBAR IN SOUTH HOLLAND DRIVE; THENCE ALONG THE EAST LINE OF SAID SW/4 OF THE NW/4 SOUTH 02°07'02" WEST, A DISTANCE OF 532.22 FEET TO A MAGNAIL IN SOUTH HOLLAND DRIVE; THENCE LEAVING SAID EAST LINE NORTH 87°36'01" WEST, A DISTANCE OF 437.88 FEET; THENCE NORTH 87°41'38" WEST, A DISTANCE OF 427.71 FEET TO A 1/2" REBAR; THENCE NORTH 87°33'42" WEST, CROSSING A 1" PIPE AT A DISTANCE OF 439.10 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 439.72 FEET TO A POINT ON A BARBED WIRE FENCE; THENCE ALONG SAID FENCE FOR THE FOLLOWING FIVE (5) CALLS:

- 1) NORTH 02°30'56" EAST, A DISTANCE OF 39.88 FEET;
- 2) NORTH 03°11'28" EAST, A DISTANCE OF 48.50 FEET;
- 3) NORTH 04°39'37" EAST, A DISTANCE OF 5.48 FEET;
- 4) NORTH 02°40'08" EAST, A DISTANCE OF 116.81 FEET;
- 5) NORTH 02°40'52" EAST, A DISTANCE OF 128.86 FEET;

THENCE NORTH 03°38'49" EAST, A DISTANCE OF 190.70 FEET TO AN EXISTING 1" PIPE; THENCE SOUTH 87°36'09" EAST, A DISTANCE OF 250.12 FEET TO A 5/8" REBAR; THENCE NORTH 02°08'06" EAST, A DISTANCE OF 156.83 FEET TO A 5/8" REBAR; THENCE NORTH 87°38'19" WEST, A DISTANCE OF 11.06 FEET TO A 1/2" REBAR; THENCE NORTH 02°13'24" EAST, CROSSING AN EXISTING 5/8" REBAR AT A DISTANCE OF 44.75 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 241.83 FEET TO A 5/8" REBAR; THENCE NORTH 87°35'07" WEST, A DISTANCE OF 222.86 FEET TO A 5/8" REBAR; THENCE SOUTH 01°24'54" WEST, A DISTANCE OF 196.55 FEET; THENCE NORTH 87°26'22" WEST, CROSSING A PLASTIC CAPPED REBAR IN ASPHALT AT A DISTANCE OF 34.76 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 35.15 FEET TO THE WEST LINE OF SAID SECTION 25; THENCE ALONG SAID WEST LINE NORTH 02°20'49" EAST, CROSSING A PLASTIC CAPPED 1/2" REBAR EMBOSSED "ALAN REID 1005" AT A DISTANCE OF 196.62 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 457.14 FEET TO A POINT ON SAID WEST SECTION LINE AT 0.38 FEET SOUTH OF AN EXISTING MAGNAIL; THENCE LEAVING SAID WEST LINE SOUTH 87°43'40" EAST, A DISTANCE OF 396.00 FEET; THENCE NORTH 02°20'49" EAST, CROSSING THE OCCUPIED SOUTH LINE OF LONGWITH ADDITION PHASE II AT 3.70 FEET WESTERLY FROM THE SOUTHEAST CORNER THEREOF AT A DISTANCE OF 1.39 FEET, ALSO CROSSING THE OCCUPIED SOUTH LINE OF LOT 5 OF SAID ADDITION AT A POINT 2.05 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID LOT (AN EXISTING 1/2" REBAR) AT AN ADDITIONAL DISTANCE OF

263.15 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 660.52 FEET TO A POINT AT THE NORTH LINE OF SAID SECTION 25 AT 0.46 FEET EASTERLY FROM AN EXISTING MAGNAIL; THENCE ALONG SAID NORTH LINE SOUTH 87°47'37" EAST, A DISTANCE OF 587.79 FEET TO AN EXISTING MAGNAIL IN EAST OLD FARMINGTON ROAD; THENCE LEAVING SAID NORTH LINE SOUTH 02°28'06" WEST, A DISTANCE OF 249.90 FEET TO A PLASTIC CAPPED 1/2" REBAR EMBOSSED "ALAN REID 1005"; THENCE SOUTH 87°46'55" EAST, A DISTANCE OF 118.25 FEET TO A PLASTIC CAPPED 1/2" REBAR EMBOSSED "ALAN REID 1005"; THENCE SOUTH 01°22'51" WEST, A DISTANCE OF 411.99 FEET TO A 5" WOOD FENCE CORNER POST; THENCE NORTH 87°40'35" WEST, A DISTANCE OF 0.20 FEET; THENCE SOUTH 01°52'53" WEST, A DISTANCE OF 429.89 FEET TO A 1/2" REBAR; THENCE SOUTH 87°44'19" EAST, CROSSING AN EXISTING PLASTIC CAPPED 5/8" REBAR EMBOSSED "AN 1756/OK 1857" AT A DISTANCE OF 173.98 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 199.74 FEET; THENCE SOUTH 01°54'14" WEST, A DISTANCE OF 229.55 FEET TO THE POINT OF BEGINNING. CONTAINING 41.69 ACRES MORE OR LESS. SUBJECT TO EAST OLD FARMINGTON ROAD ALONG THE NORTH, SOUTH HOLLAND DRIVE ALONG THE EAST, AND SOUTH SPRAGUE LANE ALONG THE WEST. ALSO SUBJECT ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, UNWRITTEN RIGHTS, OR RESTRICTIONS OF RECORD OR FACT.

BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH NAD 83(1983) BASED ON THE CITY OF FAYETTEVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

A PUBLIC HEARING TO CONSIDER THIS PRELIMINARY PLAT WILL BE HELD ON THE APRIL DAY OF 28, 2025, AT SIX O'CLOCK P.M. AT FARMINGTON CITY HALL, 354 WEST MAIN, FARMINGTON, ARKANSAS. ALL INTERESTED PERSONS ARE INVITED TO ATTEND.

April 13, 2025 496260

All documents for mailings were provided.

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

Applicant: KD Real Estate Investments, LLC

Date: April 1, 2025

Project Name: Old Farmington Rd Subdivision Preliminary Plat

Engineer/Architect: Crafton Tull Associates, Inc.

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. 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. Provide approval of the stream relocation from the Corp of Engineers. Give an update on this approval if it hasn't been given yet.
4. The preliminary plat states that there are 5 unbuildable lots and 104 buildable lots. But the plan only shows 3 unbuildable lots and 106 buildable lots. The drainage report also states that there are 106 buildable lots.
5. The preliminary drainage plan needs to be shown as per the Preliminary Plat Checklist.
6. Show how the detention ponds will be accessed to be maintained. Why is the western pond on two lots?
7. There is a 20' horizontal and 2' vertical building setback from the maximum ponding elevation of the dry detention pond. All the adjacent lots will be required to have a minimum finished floor shown on the final plat.
8. Add Street Lights at 300' spacing and at intersections to the plat.
9. Add the handicap ramps to all intersections. The tee intersections will require handicap access across two of the legs of the intersection.
10. You need to clearly label the existing widths of the pavement and right-of-way of the adjacent streets. You need to clearly label any additional right-of-way for these streets to meet the MSP. You need to clearly label the widening proposed for these streets.
11. Show the lot dimensions on the enlarged preliminary plat drawings since they are not legible on the overall plat.
12. The GIS shows the right-of-way of Sprague Lane extending to Lot 22. Please verify.
13. Add concrete trickle channels to the swales and any dry detention ponds. The pond bottoms are shown to be flat. Add slope to the bottom of the pond to the outlet structure so they drain completely.
14. Drainage Report:

- a. Your drainage letter should include a description of any known onsite or downstream drainage/flooding problems. See item #10 on the drainage report checklist.
- b. The sheet flow for the predevelopment areas is 300' unless it is intercepted by a defined channel. The post development has a maximum of 100'.
- c. Add more detail for the runoff coefficient calculations that indicates the cover and soil type used.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Crafton Tull

Date: 4/1/2025

Project Name: Old Farmington Road Subdivision

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 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 are billing the engineering fees monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. **With this in mind, the ad has to be in the paper by Sunday, April 13, 2025, 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 planning commission, a site plan and landscape plan would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
7. Planning Commission meeting will be **Monday April 28, 2025, at 6:00 pm.**



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



Date: 4/1/25

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Old Farmington 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).

SIGN TYPE 'A'

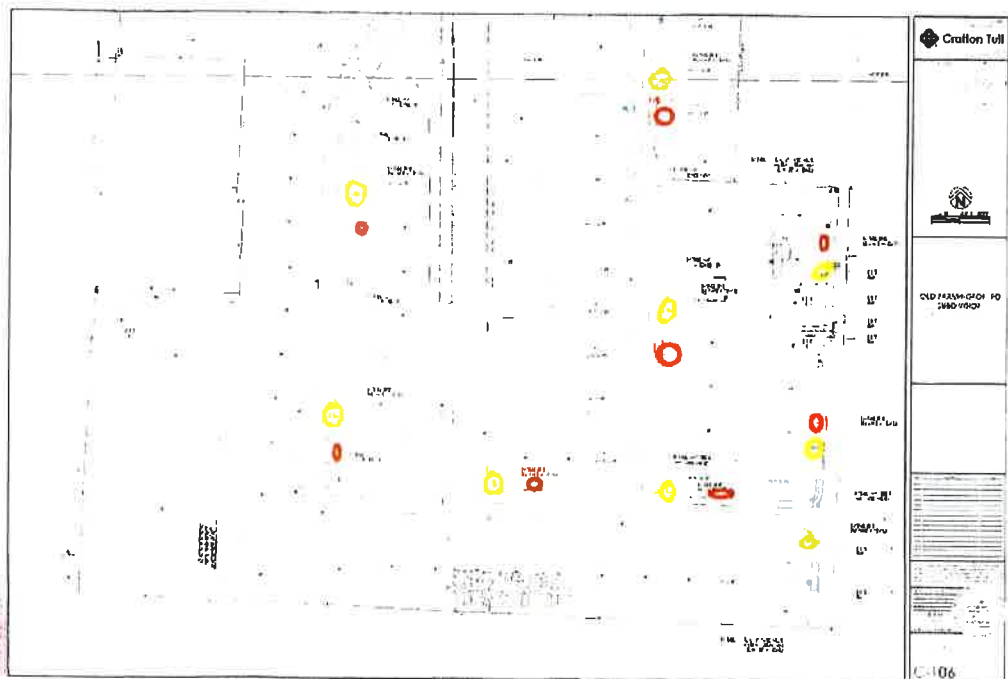


SIGN TYPE 'C'



SIGN TYPE 'D'







Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: **Old Farmington Rd Subdivision Preliminary Plat**

EDA project #: 2605_F

Letter creation: April 1, 2025

Tech Plat Review meeting: April 1, 2025

Mrs. McCarville,

We have reviewed the Preliminary Plat submitted by Crafton Tull for the project known as Old Farmington Rd Subdivision Preliminary Plat received by EDA on March 26, 2025. The date in the title block's title block is 3/25/25. Based on our review of the City's landscape code, we offer the following comments:

Generally:

1. Dedication and Landscaping of Neighborhood Parks (code Sec. 14.04.25):

- a. Per 14.04.25, H, 2, the City is requesting Fee Payment in Lieu of Land Conveyance:
"In lieu of land dedication, developer shall contribute to the Farmington's Parkland Fund \$900 for each single-family dwelling unit..."

* 106 single family units	\$900/unit=	\$95,400.00
=		
		\$95,400.00 TOTAL fee payment required

**Sheet C-101, under Residential Density, states that there are 5 unbuildable lots. However, the preliminary plat appears to show only 3 as being unbuildable. If 5 are unbuildable, please respond to this letter (upon resubmittal) with the lot numbers that are unbuildable.*

- b. Per 14.04.25 K, 1, b: *"The fee-in-lieu shall be paid prior to the City's signature and release of the Final Plat or development plan."*
- c. If a subdivision sign and plantings are installed for this subdivision, submit plans showing said elements to EDA for review.

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

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

Sincerely,


Sarah Geurtz, PLA

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

Applicant: Crafton Tull Date: 4/1/25

Project Name: Old Farmington Road Subdivision

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 Fayetteville Name: Justin Bland

1. It is likely that two water connections to independent 6" lines will be required to maintain system pressure. It looks like the proposed design is effectively on a dead end 6" line. Please provide analysis of this with recommendations.

2. Provide downstream sewer capacity analysis.

3. Note that water and sewer must maintain 10' horizontal separation.

4. Project must meet the 2022 Edition of the City of Fayetteville's Standard Specifications for Design and Construction Water Lines and Sewer Lines

Received By: _____

CITY OF FARMINGTON

APPLICATION FOR CONDITIONAL USE FOR SALE OF FIREWORKS

Applicant's Name Frese Fireworks Date 4-20-25

Address PO Box 730 Tenttown AR 72770

Phone # 479.790.2259

Zoning _____

Description of proposed use: Fireworks Tent

327 W Main St

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

____ 1. Location approval by fire department. (form must be completed and signed by Farmington Fire Chief)

____ 2. Payment of \$250.00 fee.

X 3. The applicant has provided proof that each adjacent property owner has been notified by return receipt mail or personal contact. If personal contact is used, a signed affidavit by the owner must be submitted. The affidavit must contain information notifying of the proposed intent and the date of the public hearing, at a minimum.

____ 4. The applicant has provided a site plan showing adequate ingress, egress and parking. (No on street parking will be allowed.)

N/A 5. The applicant has provided proof that arrangements for waste collection services have been made.

____ 6. The applicant has provided proof of premises liability insurance that covers the insured (Fireworks Manufacturer and/or Wholesaler), the Farmington property owner where the stand is located, the Fireworks Stand Owner and Operator; Sub-Operator, if applicable, and the City of Farmington, Arkansas for bodily injury and/or property damage arising out of the ownership, operation, use and maintenance of the insured retail premises, with a minimum coverage of \$1,000,000 for each occurrence and a minimum of \$3,000,000 in general aggregate coverage.

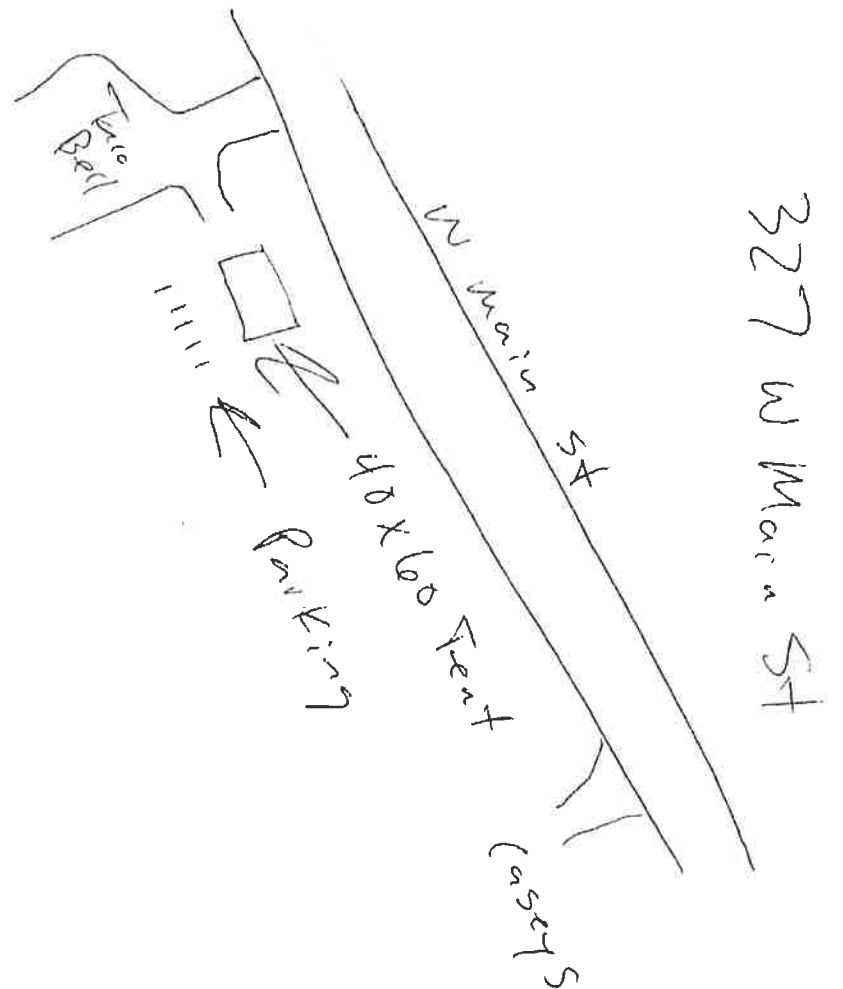
____ 7. Must place signs in compliance with the City's sign ordinance.

N/A 8. If electricity is needed, an electrical permit must be obtained from City Building Inspector.

- ____ 9. If site is not addressed contact Gunder Coaty at the City of Fayetteville 575-8380, he will assign an address to the site.
- ____ 10. Must have a representative present at the Planning Commission Meeting (Public Hearing).

After conditional use approval the following are required:

- ____ 1. Business license. (\$50.00 for new one and \$25.00 for a renewal)
- ____ 2. Site inspection prior to opening must be completed by Fire Chief.



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

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

331 West Main Street Farmington Arkansas 72730

Location

Gary Nichols

Owned by

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

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

July 4th 2025 Fireworks Stand

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on April 28, 2025 at 6:00 p.m.

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



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/13/2025

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

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

PRODUCER Ryder Rosacker McCue & Huston (MGD by Hull & Company) 509 W Koenig St Grand Island NE 68801	CONTACT NAME: Kristy Wolfe PHONE (A/C, No, Ext): 308-382-2330 E-MAIL ADDRESS: kwolfe@ryderinsurance.com FAX (A/C, No): 308-382-7109														
INSURED Frese Fireworks LLC PO Box 730 Tontitown AR 72770	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A : SCOTTSDALE INS CO</td><td>41297</td></tr><tr><td>INSURER B :</td><td></td></tr><tr><td>INSURER C :</td><td></td></tr><tr><td>INSURER D :</td><td></td></tr><tr><td>INSURER E :</td><td></td></tr><tr><td>INSURER F :</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : SCOTTSDALE INS CO	41297	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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INSURER B :															
INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES**CERTIFICATE NUMBER:** 751891099**REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC			CPS8209495	4/29/2025	4/29/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E L EACH ACCIDENT \$ E L DISEASE - EA EMPLOYEE \$ E L DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Regarding the General Liability coverage, Waiver of Subrogation applies to the entities listed below per attached form CG 24 53 when required by written agreement.

Regarding the General Liability coverage, Primary and Non-Contributory coverage applies to the entities listed below per attached form CG 20 01 when required by written agreement.

Regarding the General Liability coverage, Blanket Additional Insured applies to the entities listed below per attached form GLS-150s when required by written agreement.

CERTIFICATE HOLDER**CANCELLATION**

Gary Nichols
327 W Main St, Farmington, AR 72730
Farmington AR 72730
USA

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2010/05)

The ACORD name and logo are registered marks of ACORD

THIS CERTIFICATE SUPERSEDES PREVIOUSLY ISSUED CERTIFICATE

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**PRIMARY AND NONCONTRIBUTORY –
OTHER INSURANCE CONDITION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

- (1) The additional insured is a Named Insured under such other insurance; and

- (2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**WAIVER OF TRANSFER OF RIGHTS OF RECOVERY
AGAINST OTHERS TO US (WAIVER OF SUBROGATION) –
AUTOMATIC**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

The following is added to Paragraph 8. **Transfer Of Rights Of Recovery Against Others To Us** of Section IV – Conditions:

We waive any right of recovery against any person or organization, because of any payment we make under this Coverage Part, to whom the insured has waived its right of recovery in a written contract or agreement. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person or organization prior to loss.



ATTACHED TO AND FORMING A PART OF POLICY NUMBER	ENDORSEMENT EFFECTIVE DATE (12:01 A.M. STANDARD TIME)	NAMED INSURED	AGENT NO.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

With respect to this endorsement, **SECTION II—WHO IS AN INSURED** is amended to include as an additional insured any person or organization whom you are required to add as an additional insured on this policy under a written contract, written agreement or written permit which must be:

- a. Currently in effect or becoming effective during the term of the policy; and
- b. Executed prior to the "bodily injury," "property damage," or "personal and advertising injury."

The insurance provided to these additional insureds is limited as follows:

1. That person or organization is an additional insured only with respect to liability for "bodily injury," "property damage" or "personal and advertising injury" caused, in whole or in part, by:
 - a. Your acts or omissions; or
 - b. The acts or omissions of those acting on your behalf.

A person's or organization's status as an additional insured under this endorsement ends when your operations for that additional insured are completed.

2. With respect to the insurance afforded to these additional insureds, the following exclusions are added to item 2. **Exclusions of SECTION I—COVERAGES:**

This insurance does not apply to "bodily injury," "property damage" or "personal and advertising injury" occurring after:

- a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
 - b. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.
3. The limits of insurance applicable to the additional insured are those specified in the written contract, written agreement or written permit or in the Declarations for this policy, whichever is less. These limits of insurance are inclusive of, and not in addition to, the Limits of Insurance shown in the Declarations for this policy.
 4. Coverage is not provided for "bodily injury," "property damage," or "personal and advertising injury" arising out of the sole negligence of the additional insured.
 5. The insurance provided to the additional insured does not apply to "bodily injury," "property damage," or "personal and advertising injury" arising out of an architect's, engineer's or surveyor's rendering of or failure to render any professional services including:

- a. The preparing, approving or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and
 - b. Supervisory, inspection, architectural or engineering activities.
6. Any coverage provided hereunder will be excess over any other valid and collectible insurance available to the additional insured whether primary, excess, contingent or on any other basis unless a

written contract specifically requires that this insurance be primary.

When this insurance is excess, we will have no duty under **SECTION I—COVERAGES** to defend the additional insured against any "suit" if any other insurer has a duty to defend the additional insured against that "suit." If no other insurer defends, we will undertake to do so, but we will be entitled to the additional insured's rights against all those other insurers.

AUTHORIZED REPRESENTATIVE

DATE

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Copyright, ISO Properties, Inc., 2004

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Jeremy Lingo & Courtney
Shawna
157 S Angus Ln
Farmington AL 72730

2. Article Number (Transfer from service label)

9589 0710 5270 1698 9276 07

PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Carley Gray
149 S Angus Ln
Farmington AL 72730

2. Article Number (Transfer from service label)

9589 0710 5270 1698 9275

PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Michael & Melanie Higge
105 S Angus Ln
Farmington AL 72730

2. Article Number (Transfer from service label)

9589 0710 5270 1698 9275 22

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Melanie*

B. Received by (Printed Name)
Melanie Higge

C. Date of Delivery

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted
☐ Collect on Delivery
☐ Collect on Delivery Restricted
☐ Insured Mail®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
☐ Priority Mail Express®

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Hillcrest Holdings
PO Box 546
Johnson AR 72740

2. Article Number (Transfer from service label)

9589 0710 5270 1698 9275 46

PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Gerald & Barbara Oney
299 Wolf Rd
Walnut Shade MO 65771

2. Article Number (Transfer from service label)

9589 0710 5270 1698 9275 39

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]*

B. Received by (Printed Name)
[Signature]

C. Date of Delivery

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
☐ Priority Mail Express®

Domestic Return Receipt

LOCATION APPROVAL OF FIREWORKS STAND

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

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



Farmington Fire Chief



Date

FINAL SITE APPROVAL OF FIREWORKS STAND

The Farmington Fire Department must give final approval to the site for any fireworks stand prior to opening . The fireworks stand must be in operating condition for final approval.

- _____ 1. Adequate and designated parking.
- _____ 2. Accessibility requirements (distance between isles, 2 entrances and exits).
- _____ 3. Business license.
- _____ 4.

Farmington Fire Chief

Date

City of Farmington, Arkansas

Application for Variance/Waiver



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

Applicant: Tim and Kenna Lee Day Phone: 479-409-5786
Address: 73 E Main Street Fax: _____
Representative: Bates & Associates Day Phone: 479-442-9350
Address: 7230 S Pleasant Ridge Fax: _____
Property Owner: Tim and Kenna Lee Day Phone: _____
Address: 73 E Main Street Fax: _____

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

Describe Proposed Property In Detail (Attach additional pages if

Property Description 73 E Main Street
Site Address - _____
Current Zoning -- C-2

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

Type of variance requested and reason for request: Keep in mind the Planning Commission considers a variance from the literal provisions of the zoning ordinances in an instance where strict enforcement of the zoning ordinances would cause undue hardship due to circumstances unique to the individual property under consideration and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance. Please outline what hardship would be caused if your variance is not considered favorably:

We are requesting a variance on the side setbacks to be reduced from 23ft to 17ft on the western property line.
This will match the same distance off the property as the adjacent building to the west.

Responsibilities of the Applicant:

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

NOTICE OF PUBLIC MEETING

A petition for a variance and Large Scale Development at the property described below has been filed with the City of Farmington on the 24th day of April 2025.

AS-SURVEYED LEGAL DESCRIPTION (760-01477-000):

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DE-SCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING COTTON PICKER SPINDLE ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY #62 (EAST MAIN STREET) WHICH IS N87°48'06"W 306.67' AND S01°50'22"W 35.79' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S01°50'22"W 131.08' TO AN EXISTING REBAR ON THE NORTH LINE OF SURVEY FILED IN BOOK 2018 AT PAGE 4592, THENCE ALONG SAID NORTH SURVEY LINE AND IT'S EXTENSION N87°50'08"W 96.80', THENCE LEAVING THE EXTENSION OF SAID NORTH SURVEY LINE N02°08'41"E 131.43' TO AN EX-ISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY #62 (EAST MAIN STREET), THENCE ALONG SAID RIGHT-OF-WAY S87°37'42"E 96.10' TO THE POINT OF BEGINNING, CONTAINING 0.29 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN EAST MAIN STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

VARIANCE DESCRIPTION:

We are proposing a variance from the zoning code setbacks for the said property located off Main Street in Farmington, AR.

A public meeting to consider this request for a variance and Large Scale Development at the above described property will be held on the 27th day of May 2025, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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



Date 05/07/25

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 the agent is authorized to act on their behalf.)



Date 05/07/25

Owner/Agent Signature

9589 0710 5270 1876 8331 19

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail OnlyFor delivery information, visit our website at www.usps.com®.
Little Rock, AR 72203

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.01

Postmark
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05/07/2025

\$9.96
Mebfi-dg Farmington LLC
PO box 3546
Little Rock AR 72203

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

9589 0710 5270 1876 8332 56

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Farmington, AR 72730

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.01

Postmark
Here

05/07/2025

\$9.96
Harding, William R
72 E Neal St
Farmington, AR 72730

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

9589 0710 5270 1876 8331 26

U.S. Postal Service™
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Farmington, AR 72730

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.01

Postmark
Here

05/07/2025

\$9.96
Bowden properties LLC
28 E main St
Farmington, AR 72730-3124

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

9589 0710 5270 1876 8330 96

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Little Rock, AR 72203

Certified Mail Fee	\$4.85
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.01

Postmark
Here

05/07/2025

\$9.96
Arkansas State Highway Commission
PO Box 2261
Little Rock, AR 72203-2261

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

9589 0710 5270 1876 8331 33

U.S. Postal Service™
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Farmington, AR 72730

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.01

Postmark
Here

05/07/2025

\$9.96
Chick properties LLC
PO box 258
Farmington, AR 72730

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

9589 0710 5270 1876 8331 02

U.S. Postal Service™
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Domestic Mail OnlyFor delivery information, visit our website at www.usps.com®.
Farmington, AR 72730

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.01

Postmark
Here

05/07/2025

\$9.96
Benish, Nathan M & Hillary
12445 w Ervan Beeks Rd
Farmington, AR 72730

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

File# 2025-00010210

Prepared under the supervision of:
Joshua B Hite, Attorney
3790 N. Bellafont Blvd, Suite 3
Fayetteville, AR 72703

**WARRANTY DEED
(Unmarried Person)**

File # 24-6567

KNOW ALL MEN BY THESE PRESENTS:

That I, **Charles T. Patterson, an unmarried person**, hereinafter called Grantor, for and in consideration of the sum of One and No/100----Dollars---(\$1.00) and other good and valuable consideration in hand paid by **TKL Exchange LLC, an Arkansas limited liability company as Exchange Accommodation Titleholder for Timothy David Lee and Kenna Gayle Lee, a married couple**, hereinafter called Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto said Grantee and unto its successors and assigns, forever, the following described land, situated and being in the County of Washington, State of Arkansas, to-wit:

A part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the NE corner of said 40 acre tract, thence N89°16'58"W along the North line of said 40 acre tract 306.50 feet; thence S00°22'53"W 35.78 feet to a set iron on the South right-of-way of U.S. Highway 62 for the true Point of Beginning; thence N89°06'02"W along said right-of-way 96.80 feet to a set iron; thence leaving said right-of-way S00°22'53"W 131.53 feet to a set iron; S89°16'58"E 96.80 feet to a set iron; thence N00°22'53"E 131.22 feet to the Point of Beginning, containing 0.29 acres, more or less.

Subject to easements, right-of-ways, and protective covenants of record, if any.

Subject to all prior mineral reservations and oil and gas leases, if any.

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

Signature page to follow

Executed and Delivered to be Effective as of the 18 day of April, 2025.

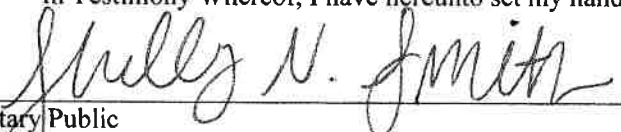

Charles T. Patterson

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS
COUNTY OF WASHINGTON)

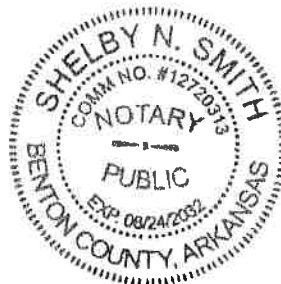
On this day before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Charles T. Patterson**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that he/she has executed the same for the consideration, uses and purposes therein set forth.

In Testimony Whereof, I have hereunto set my hand and official seal this 18 day of April, 2025.


Notary Public

My Commission Expires: 8/24/2032

After recording return to:
City Title & Closing LLC
3790 N. Bellafont Blvd, Suite 3
Fayetteville, AR 72703





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

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 24-6567

Grantee: TKL EXCHANGE LLC AS EXCHANGE ACCOMMODATION
Mailing Address: TITLEHOLDER FOR TIMOTHY DAVID LEE AND KENNA GAYLE LEE
PO BOX 1320
FARMINGTON AR 727301320

Grantor: CHARLES T. PATTERSON
Mailing Address: 73 E MAIN ST
FARMINGTON AR 727303126

Property Purchase Price: \$217,000.00
Tax Amount: \$716.10

County: WASHINGTON
Date Issued: 04/21/2025
Stamp ID: 484606976

Washington County, AR
I certify this instrument was filed on
4/21/2025 12:23:28 PM
and recorded in REAL ESTATE

File# 2025-00010210
Kvle Sylvester - Circuit Clerk

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

Grantee or Agent Name (printed):



Grantee or Agent Name (signature):

& closing, as agent for Grantee

Date: 4/21/25

479-935-4177

Address:

City/State/Zip:

**City of Farmington
Application and Checklist
Large Scale Development'**

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

Applicant: Brian Shinall Day Phone: Bshinall@shinallgroup.com
Address: _____ Fax: _____
Representative: Bates and Associates Day Phone: 479-442-3950
Address: 7230 S. Pleasant St Drive Fax: Braden@batesnwa.com or Geoff@batesnwa.com
Property Owner: Tim and Kenna Lee Day Phone: _____
Address: 73 E Main St - 760-01477-000 Fax: _____

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

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

For office use only:

Fee paid \$ _____ **Date** _____ **Receipt #** _____

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

Property Description

Site Address -- 73 E Main St

Current Zoning -- C-2

Attach legal description

Financial Interests

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

Tim and Kenna Lee

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



Date 04/22/25

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.)*



Date 04/22/25

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 ".	X		
5. List of adjacent property owners and copy of notification letter sent. *	X		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	have not mailed yet
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).		X	have not mailed yet
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		no floodplain
10. Status of regulatory permits:			
a. NPDES Storm water Permit		X	Under 5 Acres
b. 404 Permit		X	Not Applicable
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 <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.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.		X	None Proposed
b. Provide pipe types and sizes.		X	None Proposed
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.		X	None Proposed
b. Manhole locations.		X	None Proposed
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	None Proposed
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.		X	
b. Note the static pressure and flow of the nearest hydrant.		X	
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the	X		

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
Proposed and Existing Streets, Rights-of –way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	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	None Known
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	None Known
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)	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.	X		
15. A description of commonly held areas, if applicable.		X	Not Applicable
16. Draft of covenants, conditions and restrictions, if any.		X	Not Applicable
17. Draft POA agreements, if any.		X	Not Applicable
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.*

COMBINED PARCEL

PART OF LOTS 7, 8, 9, 10, 11, AND 12, BLOCK 2, THE ORIGINAL TOWN OF FARMINGTON, AS SHOWN IN PLAT BOOK 4 AT PAGE 155, ON FILE WITH THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING 5/8" REBAR FOR THE SOUTHEAST CORNER OF LOT 6, SAID BLOCK 2, AND RUNNING THENCE N87°53'16"W 65.23' TO AN EXISTING 5/8" REBAR FOR THE POINT OF BEGINNING, THENCE S02°45'30"W 40.42' TO AN EXISTING 5/8" REBAR, THENCE S87°16'05"E 65.39' TO AN EXISTING 5/8" REBAR, THENCE S01°56'27"W 71.97' TO AN EXISTING 1/2" REBAR ON THE NORTHERLY RIGHT-OF-WAY OF US HIGHWAY 62 AS SHOWN ON ARKANSAS STATE HIGHWAY COMMISSION JOB NUMBER R40082, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 4 COURSES AND DISTANCES: N86°48'58"W 10.41' TO AN EXISTING 1/2" REBAR, S58°31'20"W 24.25' TO AN EXISTING 1/2" REBAR, N85°22'55"W 248.22' TO AN EXISTING 1/2" REBAR, AND N34°10'28"W 36.00' TO AN EXISTING 1/2" REBAR, THENCE LEAVING SAID RIGHT-OF-WAY N02°15'46"E 86.45' TO AN EXISTING 1/2" REBAR, THENCE S87°53'16"E 234.52' TO THE POINT OF BEGINNING. CONTAINING 0.76 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NOTICE OF PUBLIC MEETING

A petition for a variance and Large Scale Development at the property described below has been filed with the City of Farmington on the 24th day of April 2025.

AS-SURVEYED LEGAL DESCRIPTION (760-01477-000):

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DE-SCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING COTTON PICKER SPINDLE ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY #62 (EAST MAIN STREET) WHICH IS N87°48'06"W 306.67' AND S01°50'22"W 35.79' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S01°50'22"W 131.08' TO AN EXISTING REBAR ON THE NORTH LINE OF SURVEY FILED IN BOOK 2018 AT PAGE 4592, THENCE ALONG SAID NORTH SURVEY LINE AND IT'S EXTENSION N87°50'08"W 96.80', THENCE LEAVING THE EXTENSION OF SAID NORTH SURVEY LINE N02°08'41"E 131.43' TO AN EX-ISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY #62 (EAST MAIN STREET), THENCE ALONG SAID RIGHT-OF-WAY S87°37'42"E 96.10' TO THE POINT OF BEGINNING, CONTAINING 0.29 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN EAST MAIN STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

VARIANCE DESCRIPTION:

We are proposing a variance from the zoning code setbacks for the said property located off Main Street in Farmington, AR.

A public meeting to consider this request for a variance and Large Scale Development at the above described property will be held on the 27th day of May 2025, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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



Date 05/07/25

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 the agent is authorized to act on their behalf.)



Date 05/07/25

Owner/Agent Signature

File# 2024-00026462

Prepared by:
Steve Harrelson
Harrelson Law Firm, P.A.
Attorneys at Law
1321 Scott St.
Little Rock, Arkansas 72202

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:


That I, **MARCUS PATTERSON**, a single person, Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by **CHARLES T. "TIM" PATTERSON**, Grantee, the receipt of which is hereby acknowledged, do hereby grant, convey, sell and quitclaim unto the said Grantee, and unto his heirs and assigns forever, all my right, title, interest and claim in and to the following lands lying in Washington County, Arkansas, to-wit:

Part of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Twenty-six (26), Township Sixteen (16) North, Range Thirty-one (31) West, Washington County, Arkansas (Farmington Outlots). .37A 96.8 X 167 FMSD2 490-73 E. Main Street, Farmington, Arkansas.
Subject to all rights-of-way and easements as may exist thereon.

Subject to the life estate reservation in favor of Dianna Patterson, as set out in the conveyance recorded in Washington County as File No. 2023-00013452.

To have and to hold the same unto the said Grantee, and unto his heirs and assigns, with all appurtenances thereunto belonging.

WITNESS my hand and seal on this 18 day of September, 2024.



Marcus Patterson

ACKNOWLEDGMENT

STATE OF ARKANSAS

§

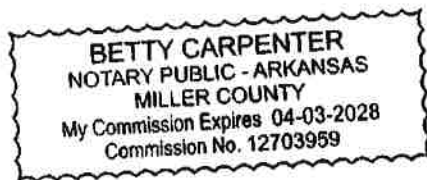
§

COUNTY OF PULASKI

§

ON this day, personally appeared before me Marcus Patterson, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes and consideration therein expressed.

WITNESS my hand and official seal this 18 day of September, 2024.



Betty Carpenter
Notary Public
My Commission Expires:

Washington County, AR
I certify this instrument was filed on
10/9/2024 9:43:42 AM
and recorded in REAL ESTATE

File# 2024-00026462
Kyle Sylvester - Circuit Clerk





BATES

Engineers • Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704

PH: (479) 442-9350 / batesnwa.com

1. MEBFI-DG Farmington LLC
PO Box 3579
Little Rock, AR 72203
Parcels #760-01381-000
Zoned: C-2
2. Benish, Nathan M & Hillary
12445 W Ervan Beeks RD
Farmington, AR 72730
Parcels #760-01506-000
Zoned C-2 & R-O
3. Harding, William R
72 E Neal St
Farmington, AR 72730
Parcels #760-01498-000
Zoned C-2 & R-O
4. Chick Properties LLC
PO Box 258
Farmington, AR 72730
Parcels #760-01492-000
Zoned C-2 & R-O
5. Arkansas State Highway Commission
PO Box 2261
Little Rock, AR 72203-2261
Parcels #760-01384-000, 760-01382-000, 760-01378-100
Zoned R-2

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Mebfi-dg Farmington LLC
PO box 3546
Little Rock AR 72203

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

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Harding, William R
72 E Neal St
Farmington, AR 72730

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<input type="checkbox"/> Adult Signature Required	\$ \$0.00
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\$9.96
Bowden properties LLC
28 E main St
Farmington, AR 72730-3124

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Arkansas State Highway Commission
PO Box 2261
Little Rock, AR 72203-2261

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

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Chick properties LLC
PO box 258
Farmington, AR 72730

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<input type="checkbox"/> Return Receipt (electronic)	\$ \$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ \$0.00
<input type="checkbox"/> Adult Signature Required	\$ \$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ \$0.00

Postage \$1.01

Postmark
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05/07/2025

\$9.96
Benish, Nathan M & Hillary
12445 w Ervan Beeks Rd
Farmington, AR 72730

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



Account #: NWC5361662

Company: BATES & ASSOCIATES

7230 S PLEASANT RIDGE DR
FAYETTEVILLE, AR 72704-5453

Ad number #: 506229

PO #:

Matter of: NOTICE OF PUBLIC MEETING An application

AFFIDAVIT • STATE OF ARKANSAS

I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON 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 :

NOTICE OF PUBLIC MEETING An application

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 \$127.68.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 05/11/25; NWA nwaonline.com 05/11/25

Maria Hernandez-Lopez
Legal Clerk

State of ARKANSAS, County of Sebastian,

Subscribed and sworn to before me on this 12th day of May, 2025

Dulcy Brasher
NOTARY PUBLIC



NOTICE OF PUBLIC MEETING
An application for a variance and Large Scale Development at the property described below has been filed with the City of Farmington on the 24th day of April 2025.

AS-SURVEYED LEGAL DESCRIPTION (760-01477-000):

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING COTTON PICKER SPINDLE ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY #62 (EAST MAIN STREET) WHICH IS N87°48'06"W 306.67' AND S01°50'22"W 35.79' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S01°50'22"W 131.08' TO AN EXISTING REBAR ON THE NORTH LINE OF SURVEY FILED IN BOOK 2018 AT PAGE 4592, THENCE ALONG SAID NORTH SURVEY LINE AND IT'S EXTENSION N87°50'08"W 96.80', THENCE LEAVING THE EXTENSION OF SAID NORTH SURVEY LINE N02°08'41"E 131.43' TO AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY #62 (EAST MAIN STREET), THENCE ALONG SAID RIGHT-OF-WAY S87°37'42"E 96.10' TO THE POINT OF BEGINNING, CONTAINING 0.29 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN EAST MAIN STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

73 E Main Street
Farmington, AR 72730

A public meeting to consider this application for a variance and Large Scale Development at the above-described property will be held on the 27th day of May 2025, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested people are invited to attend.

May 11, 2025 506229

Smoke Shop Comment Response:

Engineering:

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

Noted

Along with the hard copies required for the city, one digital copy of everything included in the submission shall be emailed to MKS at chris@kms-engr.com

Noted

The handicap parking space can not be in the area of the ponding for the detention ponds.

Curb cut is still proposed due to grading. No longer proposing detention in this area.

You need to show the 100yr wase for the ponds. You need to label the distance from the WSE to the building. The building must be 2' vertically and 20' horizontally from the WSE. It does not appear that your plan meets these requirements.

100yr WSE shown on grading plan. Meeting 20' from building and 2' from 100yr WSE.

You need to add spot elevations in all the low points and anywhere the curb turns or the grade changes.

Spot elevations have been added to the plan set.

All work within ARDOT's RW will require a permit from ARDOT this permit will be required prior to the grading permit for this project.

Currently going through the ARDOT permit process.

DRAINAGE REPORT

You need to add a drawing that shows how the contour areas where calculations on the site. I checked the 1203.5 contour area for Basin 2(A), it was 252 sq ft in the grading plan but it is shown as 310 sq ft in the drainage report. I also checked the 1203.5 contour area for Basin 2(A), it was 252 sq ft in the grading plan but it is shown as 440 sq ft in the drainage report. I couldn't check Basin 2(B) because there wasn't enough information on the grading plan. Based on these calculations, I believe the ponds are under sized.

Pond sizes have been updated to the correct size. Spot elevations provided and pond contours shown on the post map

The elevation of the end of the landscape island for Basin 2(B) will have to be the top elevation of that pond. When the WSE rises above that elevation, the water flows out the entrance.

Spot elevations have been provided and landscape island has been graded to be the top of the pond.

Technical Plat:

Additional utility easement must be dedicated over existing water and sewer mains on this property that do not meet current City of Fayetteville 10-foot minimum centered on mains.

Additional utility easements have been provided and will be dedicated per separate documents.

It appears the dumpster is in the proposed sanitary sewer utility easement. Please relocate so that there aren't any structures within easements. The proposed dumpster has been moved out of easement.

There are two options for new utility taps on existing mains to serve this property. The first option is to contact Fayetteville Water & Sewer to pay for and schedule these taps to be performed by the city. The second option is to have these taps on live water and sewer mains. The second option requires a grading permit to be applied for with the City of Fayetteville, and these taps must be performed under direct supervision of a Fayetteville Public Works Inspector. Note added to Utility Plan.

Fire Comments:

No Parking Signs added.

Fire lane striping on curb has been added.

EDA Comments:

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 at sdg@eda-pa.com

Response: acknowledged.

2. Please show and label all existing easements this sheet.

Response: all easements are showing and are labeled.

3. Foundation plantings: foundation plantings facing E main St spanning a minimum of ¼ of the total building frontage are required (per 14.04.21)).

Response: a waiver has or will be submitted asking for an exemption to this part of the code.

4. City landscape requirements notes:

a. The plans don't appear to show any trees being preserved but there is an asterisk note stating "total includes existing trees". Update plans as needed.

Response: plans have been revised, and asterisk and related note have been removed.

b. Please update the tree counts under the "Side Perimeter Buffer" section – on the west side, 4 trees and 12 shrubs are required. Please also update the shrub count on the western side (there are 11 shrubs shown but 12 are required).

Response: one more shrub has been added to the western perimeter and shrub counts in the landscape calculations have been revised to show 12 shrubs are required.

5. Landscape General Note needed: add Note stating "all plant material shall be planted in accordance with City Code and survival shall be warranted for 24 months from date of installation. If any plant material fails to survive during the 24 months period, it shall be replaced within the time period required by city code".

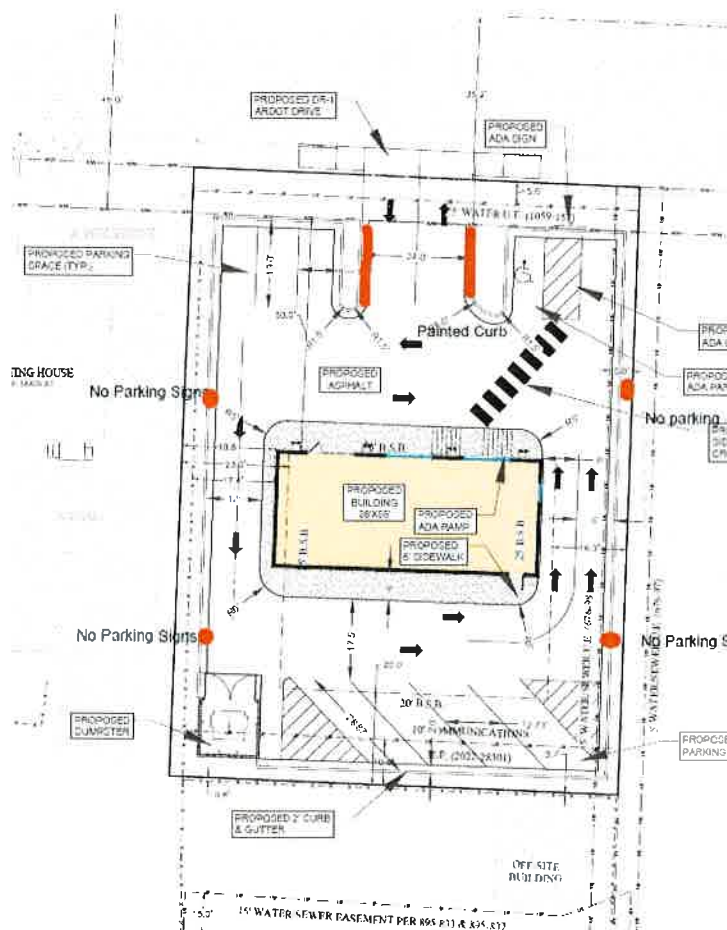
Response: the required note has been added to the Landscape General Notes.

a. Please update note number 15 regarding the warranty period.

Response: note has been removed and replace with the note required by the city.

6. Show or explain where mechanical screening will be provided. View 14.04.23 © for screening requirements which apply to all roof, ground, and wall mounted mechanical equipment.

Response: a note has been added to plans stating that all ground mounted equipment shall be screen with evergreen planting material that will attain 24" within 12 months of planting.





Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

TECHNICAL REVIEW LETTER

Project: The Smoke Shop LSD
EDA project #: 2608_F
Letter creation: May 6, 2025
Tech Plat Review Meeting: May 6, 2025

Mrs. McCarville,

We have reviewed the LSD plans submittal by Blew & Associates for the project known as Smoke Shop LSD received by EDA on April 29, 2025. The date in the title block's title block is 4/24/25. Based on our review of the City's landscape code, we offer the following comments:

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 at sdg@eda-pa.com.*
2. Please show and label all existing easements this sheet.
3. Foundation Plantings: Foundation plantings facing E Main St spanning a minimum of ¼ of the total building frontage are required (Per 14.04.21)).
4. City Landscape Requirements notes:
 - a. The plans don't appear to show any trees being preserved but there is an astricked note stating "Total includes existing trees". Update plans as needed.
 - b. Please update the tree counts under the "Side Perimeter Buffer" section – on the west side, 4 trees and 12 shrubs are required. Please also update the shrub count on the western side (there are 11 shrubs shown but 12 are required).
5. Landscape General Note needed: Add note stating "all plant material shall be planted in accordance with City Code and survival shall be warranted for 24 months from date of installation. If any plant material fails to survive during the 24 month period, it shall be replaced within the time period required by City Code."
 - a. Please update note number 15 regarding the warranty period.
6. Show or explain where mechanical screening will be provided. View 14.04.23 (c) for screening requirements which apply to all roof, ground, and wall-mounted mechanical equipment.

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,

A handwritten signature in cursive script, reading "Sarah Geurtz". The ink is dark and the signature is fluid.

Sarah Geurtz, PLA

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

Applicant: Bates & Associates Date: 5/6/25

Project Name: The Smoke Shop

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: Justin Bland

1. Additional utility easement must be dedicated over existing water and sewer mains on this property that do not meets current City of Fayetteville 10-foot minimum centered on the main(s).
2. It appears the dumpster is in the proposed in sanitary sewer utility easement. Please relocate so that there aren't any structures (>30" in height including footing) within easements.
2. There are two options for new utility taps on existing mains to serve this property. The first option is to contact Fayetteville Water & Sewer to pay for and schedule these taps to be performed by the City. The second option is to have these taps performed by a licensed utility contractor approved by Fayetteville to perform service taps on live water and sewer mains. The second option requires a grading permit to be applied for with the City of Fayetteville, and these taps must be performed under direct supervision of a Fayetteville Public Works Inspector.

Received By: _____
