



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

PLANNING COMMISSION AGENDA

June 23, 2025

**A meeting of the Farmington Planning Commission will be held on
Tuesday, June 23, 2025, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –May 27, 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. Variance – Setbacks

Property owned by: Tim & Kenna Lee

Property Location: 73 E. Main St.

Presented by: Bates & Associates

C. Large Scale Development – Smoke shop

Property owned by: Tim & Kenna Lee

Property Location: 73 E. Main St.

Presented by: Bates & Associates

2. PUBLIC HEARINGS

A. Large Scale Development– Heidi Holdings, LLC

Property owned by: Derek Winkle

Property Location: W. Main Street

Presented by: Blew & Associates

B. Large Scale Development – Brand New Church Parking Lot Expansion

Property owned by: Brand New Church

Property Location: 12838 Ruby Road

Presented by: Bates & Associates

**Planning Commission Meeting Minutes
May 27, 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
Norm Toering
Bobby Wilson

ABSENT:

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

Chairman Robert Mann turned the meeting over to City Business Manager Melissa McCarville made an announcement stating Planning Commissioner Keith Macedo resigned effective immediately.

- 2. Approval of Minutes:** April 28, 2025, minutes were unanimously approved with the following corrections Sarah Shone should say Sally Schoen and Vice Chari should have said Vice Chair.

- 3. Comments from Citizens: None**

Chairman Robert Mann amended the agenda to table item 2A. Variance, setbacks and 2B. Large Scale Development, the Smoke Shop until the June planning meeting.

1. Unfinished Business

1A. Large Scale Development – Property owned by Derek Winkle, Location –S. Bois D’ Arc 7 W. White Street, Presented by Blew & Associates.

Jorge Duquesne of Blew & Associates introduced Josh Siebert from Modus Studio, who then gave a presentation to the planning commission.

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’s approval should be conditional on the following comments.

1. The 100-year Water Surface Elevation (WSE) must be 2’ vertically and 20’ horizontally for any structure. The WSE is currently shown at 12’ horizontally but is 2.5’ vertically. A waiver of the 20’ setback must be approved by the Planning Commission. I recommend approval of this waiver due to the additional 6” vertical separation shown.
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.
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 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.

Chairman Robert Mann asked Chris Brackett for more information on waiver. City Engineer Chris Brackett stated that for a dry detention pond from the water service elevation the manual requires them to be twenty-feet horizontally and two-feet vertically. In the last submittal they were nine-foot and have increased it to twelve-foot horizontally, they have added six inches and have raised the building, this is what I advised them to do. Chairman Mann asked if this was something the commission needed to vote on, Mr. Brackett answered no, it could be part of the approval subject to the memo.

Chad Ball asked if this will be at Bois D'Arc looking straight east and it is zoned residential on White Street. Mr. Siebert stated the building is 360 degrees and making sure each facade isn't the back of the building, and the building will stay white brick all the way across. Chairman Mann asked if there were two separate buildings. Mr. Siebert showed the presentation where there are two buildings and the building on Bois D'Arc is the only building being reviewed tonight.

Norm Toering asked if we are good with the setbacks. City Engineer Chris Brackett answered yes, he had met with all the engineers and discussed setbacks, and they are all in agreement and don't need a variance. City Attorney Jay Moore commented that he was in the meeting and discussed how the language in our ordinance and what was on paper and then translated on the internet was a little different but what was on paper was what we looked at and it was good to go.

Comments from Citizens: NONE

Norm Toering inquired whether the parking was adequate and met city standards. City Engineer Chris Brackett noted the Planning Commission had approved a variance for one less parking space the previous month. Chad Ball asked if the second story added square footage and whether additional parking was calculated accordingly. Mr. Siebert responded that the second story, used as a boardroom or office space, brings the total building size to approximately 4,500 square feet, and stated that parking and the garage were accounted for. Chris Brackett asked if the previously approved variance included the second story, to which Mr. Siebert replied that the building always had a second floor. However, Vice Chair Gerry Harris and City Business Manager Melissa McCarville both expressed that this was the first time the second story had been brought to their attention, and Chad Ball noted the building now appears to have an extra story that wasn't evident before.

City Engineer Chris Brackett stated the 3,238.72 square footage is based on square feet of the building, there is an office that was included in that calculation. We are going to have to go back and look to verify what was submitted.

Vice Chair made a motion to table this to the June 28th meeting, Bobby Wilson seconded the motion.

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

Blake Murray with Crafton Tull stated that little has changed since the last meeting. The Corps of Engineers recently reviewed the project, made minor adjustments, and gave verbal approval, with a formal letter expected the next day. City Attorney Jay Moore noted previous approvals were contingent on Corps approval. City Engineer Chris Brackett emphasized that the approval process has not officially started, and his approval will not

be given until all necessary steps, including Arkansas Department of Health approval, are completed. However, he recommended the Planning Commission proceed with hearing and voting, as the Corps' letter is expected soon. Chad Ball asked if the one-year timeframe to develop the final plat begins upon approval. City Engineer Chris Brackett confirmed that if the Planning Commission approves it that night, the developer must begin construction within a year.

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.

Judy Horne asked Mr. Murray if approval was needed to move the streams and noted that water flow cannot be interfered with. Mr. Murray responded that the stream would run along the southern property line and drain into the pond. He stated that permits are in place to allow the stream to be moved and that the Corps of Engineers supports this plan. Judy Horne read an article about wetlands. Mr. Murray stated this is not wetlands, it is Waters of the U.S. City Engineer Chris Brackett said the Corps of Engineers control both wetlands and the creek, they will make the rulings.

Comments from Citizens:

Sally Schone voiced her concern about this being on going and it hasn't been made really clear about rechanneling, how it is all going to work and it is still to be determined by the Corps of Engineers. Ms. Schone is concerned that since her property is all on the south side, she is concerned about what they may or may not do to the field. Back in April she had put in a request for a fence, she feels the hayfield is a big temptation to people. I have seen the amount of liter that gets blown on to the fields, so I am requesting a fence to be required.

Jeff Hasbrook stated he had brought this up last time about the wetlands and channeling going through there that is down south. Further north is where he lives, and it is wetlands. The water flows through and the majority goes

to the pond. Mr. Hasbrook went on to say he has not heard anything as far as what they are going to do with the water. There are two other places where this water goes through my property. Mr. Hasbrook said he has had a hard time trying to keep it away from my house, where it eventually flows through is where they are building these houses. It is a wetland, if they backfill it where the water will go, it will pile up off my property and I have not heard anything back on what's going on.

Chairman Mann closed the floor for public comment.

Chairman Mann stated we don't really have any rights to dictate a fence, that's something we can't really enforce, it's not in our ordinance. Chairman Mann then asked Mr. Murray to discuss backfill. Mr. Murray stated they are going to drain and muck out the pond, it will all be piped through our storm system and will drain into the ponds creek. City Engineer Chris Brackett commented that the construction plans will all be part of his review and making sure they are not backing water upstream. They are going to have to accept the water and handle it within their subdivision.

Bobby Wilson asked why they couldn't require a fence. Chairman Mann explained that they have no jurisdiction or authority to mandate fences, though they can request it, we've never had the rights to say build a fence. City Attorney Jay Moore added that even if a fence were put up, there are issues to consider, such as its placement and whether the creek would run under it.

City Attorney Jay Moore explained that if the applicant meets all code requirements and the planning commission still votes no, the decision can be appealed to the city council and then to circuit court, where the city would likely lose. He emphasized that legally, the commission cannot require them to build a fence.

Chairman Robert Mann called to question to approve the preliminary plat Old Farmington Road Subdivision property owned by KD Real Estate Investments, LLC, located at 275 E. Old Farmington Road, 19 & 25 S. Holland, presented by Crafton Tull conditional upon Chris Brackett's memo dated May 27, 2025. upon roll call vote the Preliminary plat passed 4-2 Bobby Wilson and Judy Horne voting no.

Public Hearings

1B. Conditional Use for Frese Fireworks.; property located at 331 W. Main owned by Gary Nichols; presented by Jacob Frese:

Jacob Frese represented this company. City Business Manager Melissa McCarville asked if insurance had been received and requested written confirmation that trash would be managed. Mr. Frese confirmed the insurance was submitted and said they have someone assigned to regularly collect trash using a dump trailer. Chad Ball asked about parking on grass and potential ruts; Mr. Frese confirmed parking would be on grass only.

Comments from Citizens: NONE

Chairman Robert Mann called to question to approve the conditional use for Frese Fireworks, property owned by Gary Nichols, property located at 331 W. Main presented by Jacob Frese contingent upon email trash documentation. upon roll call vote and the request was approved 6-0.

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 Terpaning 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. Bols 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 1/2 "	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.			
4. Complete and accurate legend.			
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.			
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress			
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)			
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.			
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.			
10. Status of regulatory permits			
a. NPDES Storm water Permit			
b. 404 Permit			
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure			

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	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 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	
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

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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

[Signature]
Derek Winkle, Member

[Signature]
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)

) ss.

COUNTY OF Washington)

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:

[Signature]
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

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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
Kyle 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): *Cathy* **Date:** 10/24/24

Address: *Property Title & 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

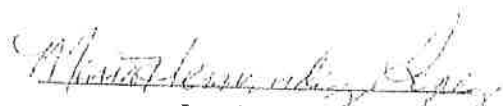
I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in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


Legal Clerk

State of ARKANSAS, County of Sebastian

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


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.

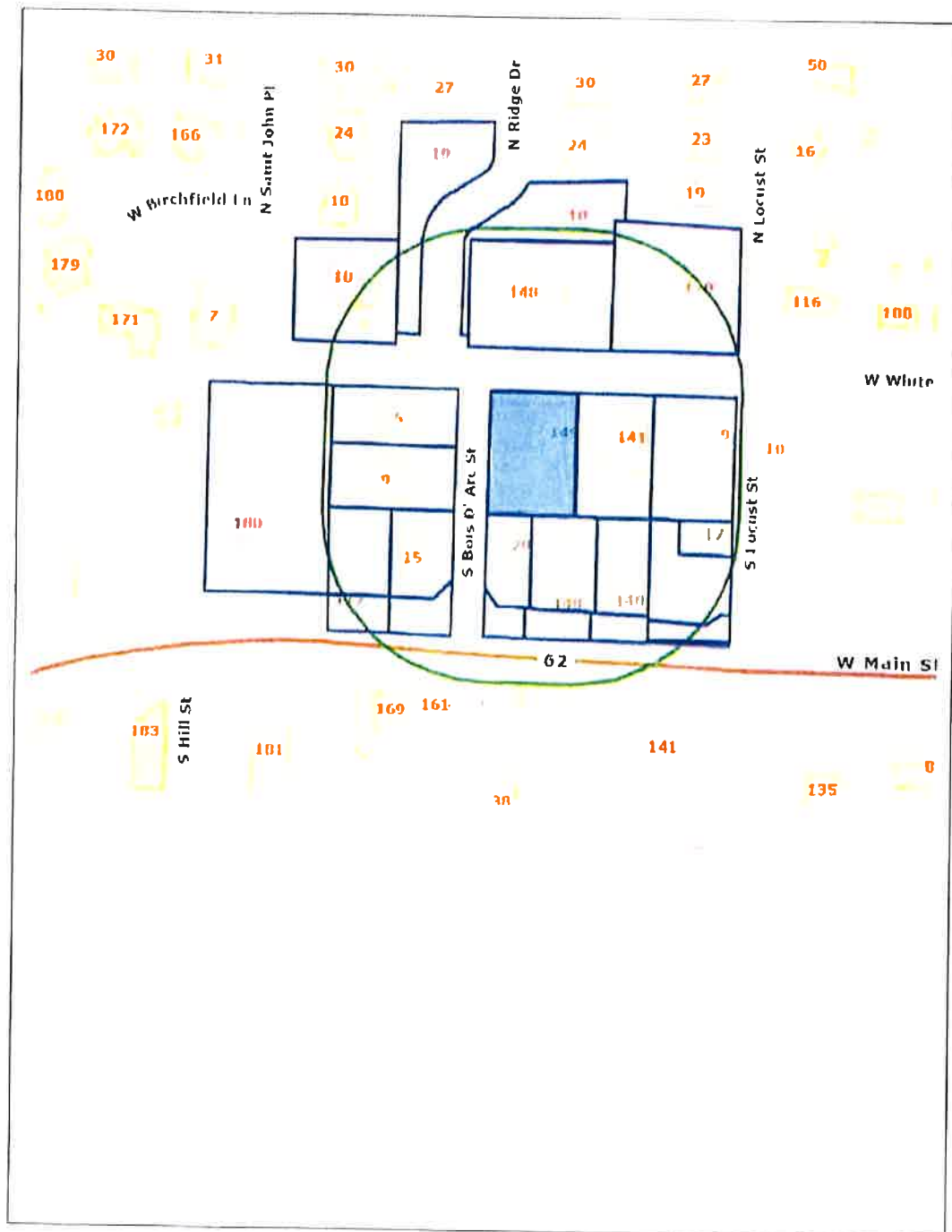
LOTS 1, 2 AND A PART OF LOT 3, BLOCK 2, THE ORIGINAL TOWN OF FARMINGTON, AS SHOWN IN PLAT BOOK 4 AT PAGE 155, ON FILE WITH THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING 1" PIPE FOR THE SOUTHEAST CORNER OF LOT 6, SAID BLOCK 2, AND RUNNING THENCE $N07^{\circ}53'16''W$ $192.37'$ TO AN EXISTING $1/2"$ REBAR FOR THE POINT OF BEGINNING, THENCE CONTINUING $N07^{\circ}53'16''W$ $107.37'$ TO AN EXISTING $1/2"$ REBAR, THENCE $N07^{\circ}15'40''E$ $150.47'$ TO AN EXISTING $1/2"$ REBAR, THENCE $S07^{\circ}45'34''E$ $107.37'$ TO AN EXISTING $1/2"$ REBAR, THENCE $S02^{\circ}15'46''W$ $150.23'$ TO THE POINT OF BEGINNING, CONTAINING 0.37 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS DE-WAY OF RECORD.

We are requesting a variance to the off-street parking requirements, listed in the City of Farmington Code of Ordinances 14-04-05-13(2) for Highway Commercial Zoning (C-2). Per the Code, 1 Parking Space is required every 200 SF of Floor Area, Retail, and 1 Parking Space is required every 500 SF of Floor Area, Office, Storage. The Proposed Building 1, 65 ft by 50 ft has ~976.10 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 buffer 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.



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



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



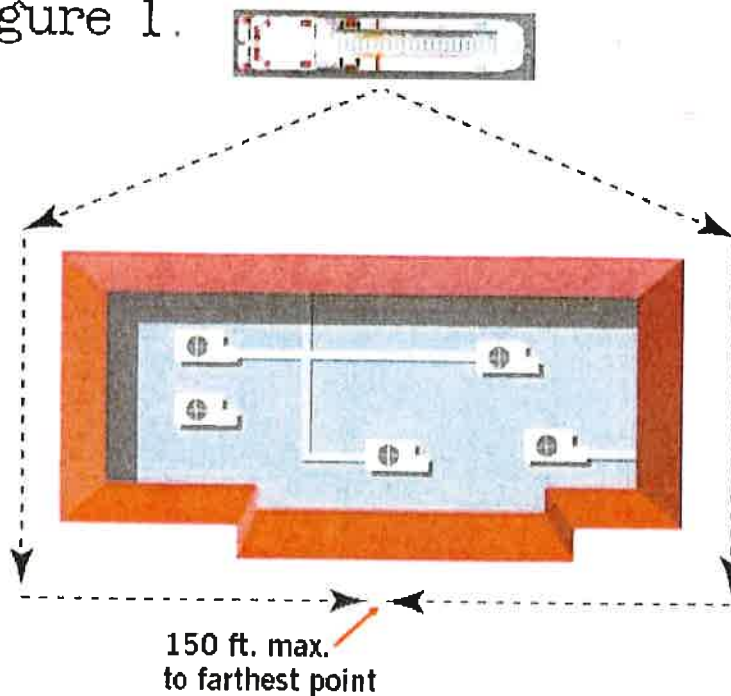
D103.6 Signs

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.



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.

**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. 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 where 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 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 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 Farmington Name: Rick Brannell

Need to adjust setback on Belt R Arc
side to 25'

Received By: _____

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

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

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

Little Rock, AR 72202

Certified Mail Fee \$4.85

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$1.01

\$9.96

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

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

U.S. Postal Service™
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Domestic Mail Only

For 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)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$1.01

\$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

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

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Farmington, AR 72730

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

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$1.01

\$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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Little Rock, AR 72202

Certified Mail Fee \$4.85

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$1.01

\$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

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

Farmington, AR 72730

Certified Mail Fee \$4.85

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☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$1.01

\$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

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

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Farmington, AR 72730

Certified Mail Fee \$4.85

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

☐ Return Receipt (hardcopy) \$

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☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

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\$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

Type: REAL ESTATE
Kind: WARRANTY DEED
Recorded: 4/21/2025 12:23:28 PM
Fee Amt: \$25.00 Page 1 of 3
Washington County, AR
Kyle Sylvester Circuit Clerk

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.

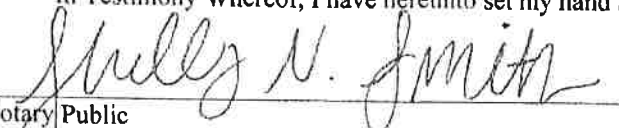

Charles T. Patterson

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

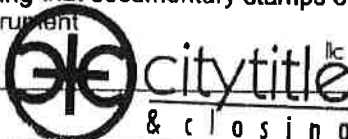
Property Purchase Price: \$217,000.00
Tax Amount: \$716.10
County: WASHINGTON
Date Issued: 04/21/2025
Stamp ID: 484606976

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
Kyla 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

Address:

479-935-4177

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 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:			
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.)


Owner/Agent Signature

Date 05/07/25

Type: REAL ESTATE
Kind: QUITCLAIM DEED
Recorded: 10/9/2024 9:43:42 AM
Fee Amt: \$20.00 Page 1 of 2
Washington County, AR
Kyle Sylvester Circuit Clerk

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:

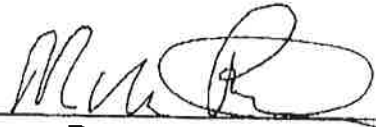
That I, **MARCUS PATTERSON**, a single person, Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by **CHARLES T. "TIM" PATTERSON**, Grantee, the receipt of which is hereby acknowledged, do hereby grant, convey, sell and quitclaim 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 (NW¼ NE¼) 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

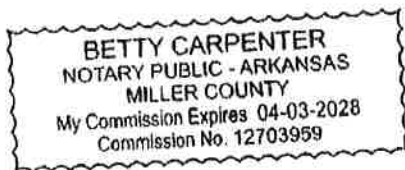
STATE OF ARKANSAS

§
§
§

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
Kvle 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

9589 0710 5270 1876 8331 19

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Little Rock, AR 72203

Certified Mail Fee \$4.85

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

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

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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

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☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

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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

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Farmington, AR 72730

Certified Mail Fee \$4.85

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

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage \$1.01

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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 8332 56

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Farmington, AR 72730

Certified Mail Fee \$4.85

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

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☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

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 8330 96

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Little Rock, AR 72203

Certified Mail Fee \$4.85

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

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage \$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 02

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Farmington, AR 72730

Certified Mail Fee \$4.85

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

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage \$1.01

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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

D. R. Bacher
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°48'08"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 4502, THENCE ALONG SAID NORTH SURVEY LINE AND IT'S EXTENSION N87°50'08"W 96.00', 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 86.10' 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".

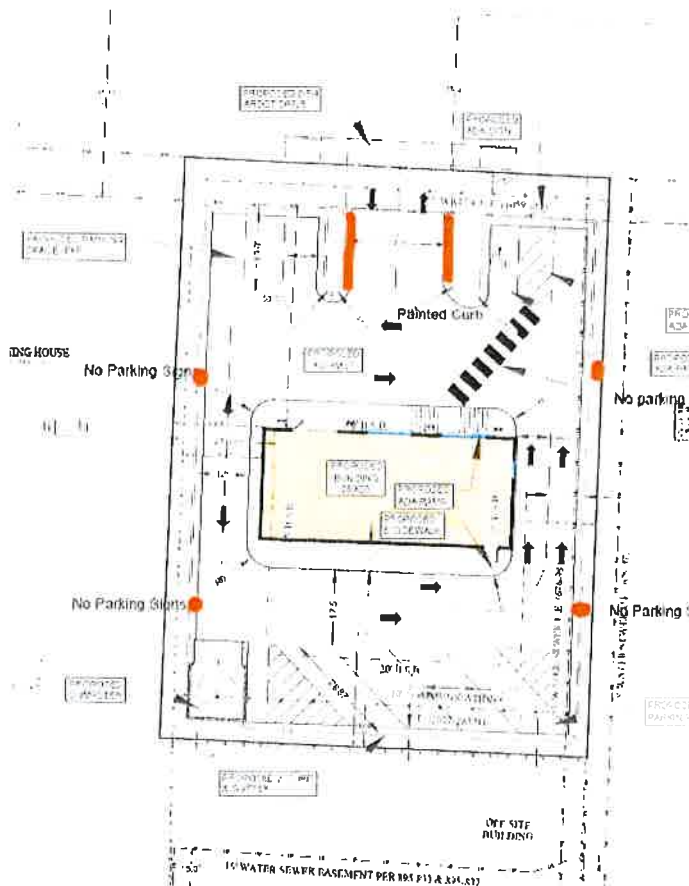
Response: the required note has been added to the Landscape General Notes.

- 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,

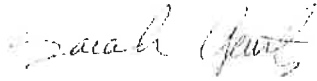
We have reviewed the LSD plans submittal by Blew & Associates for the project known as Smoke Shop LSD received by EDA on April 29, 2025. The date in the title block's title block is 4/24/25. Based on our review of the City's landscape code, we offer the following comments:

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 $\frac{1}{4}$ 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, appearing to read "Sarah Geurtz".

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 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: _____

**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 -- W. Main Street

Current Zoning -- C-2

Attach legal description

Financial Interests

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

Derek Winkle

Heidi Holdings, LLC

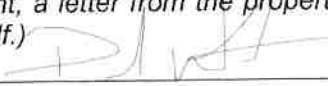
Applicant/Representative: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect 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 5/19/25

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 5/19/25

Owner/Agent Signature

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. 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		
3. Five (5) copies of the site plan folded to a size of no greater than 10" X 10 ½ ". Email site plan digitally to City Business Manager.	X		
4. For Resubmission Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	TBD		
5. List of adjacent property owners and copy of notification letter sent			
6. White receipts from the 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).			
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.			
4. Complete and accurate legend.			
5. Title block located in the lower right-hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	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.8. from a permanent well-defined reference point, P.O.8. must be clearly labeled.			
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
10. Status of regulatory permits: a. NPDES Storm water Permit b. 404 Permit c. Other	TBD		

11. Provide a benchmark, clearly defined with a precision of 1/100th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following fire hydrant, manhole rim, drainage structure abutment, etc.	X		
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: a. Two-foot contour for ground slope between level and ten percent. 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: a. Provide structure, location and types. b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems a. Provide pipe locations, sizes and types. b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			X
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			X
5. Regarding all proposed water systems on or near the site: 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.	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. b. Locations of all lines above and below ground. c. A note shall be placed where the streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street.	X		
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 effect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed streetlights (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 areas 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. (for large scale only.	X		
8. The location and size of existing and proposed signs, if any.			
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	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 Developments only.) Dimension turnaround area at dumpster location.	X		
15. A description of commonly held areas, if applicable.			X
16. Draft of covenants, conditions and restrictions, if any.			X
17. Draft POA agreements, if any.			X
18. A written description of requested variances and waivers from any city requirements.			X
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	X		
20. Preliminary drainage plan as required by the consulting engineer.	X		

* All applicants submitting preliminary plats and Large-Scale Developments before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special meetings 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 are 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 meetings of the planning commission.

Type: REAL ESTATE
Kind: WARRANTY DEED
Recorded: 1/17/2024 12:23:55 PM
Fee Amt: \$35.00 Page 1 of 5
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2024-00001227

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

**WARRANTY DEED
(LLC)**

File #: **2315206-131**

KNOW ALL MEN BY THESE PRESENTS:

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

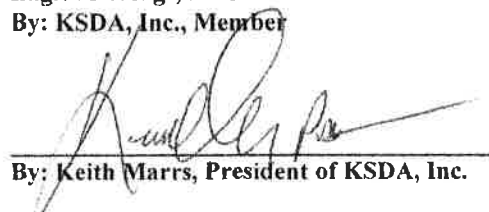
SEE ATTACHED EXHIBIT "A"

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

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

IN TESTIMONY WHEREOF, the name of the Grantor and its seal are hereunto affixed by its duly authorized Member/Manager, this 12 day of January, 20 24

Eagle Holdings, LLC
By: KSDA, Inc., Member

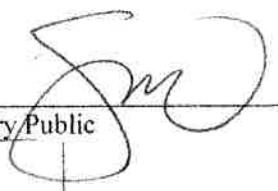

By: Keith Marrs, President of KSDA, Inc.

ACKNOWLEDGMENT

STATE OF Arkansas)
) SS.
COUNTY OF Washington)

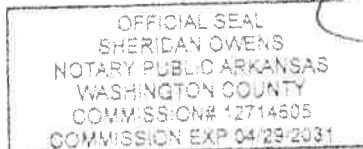
On this day before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Keith Marrs** to me personally known or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who stated that he is the authorized agent of the authorized Member/Manager of **Eagle Holdings, LLC**, an Arkansas limited liability company, and is duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that he 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 12 day of January, 20 24


Notary Public

My commission expires:

4/29/31



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: WALD TITLE AGENT

GRANTEE'S ADDRESS: 10740 Terpening Rd.
Prime Grove
Fayetteville, AR 72753

EXHIBIT "A"

Tract 1:

Lots 1, 2, 3 and 4, in Block 2 in the Original Town of Farmington, Washington County, Arkansas.

Tract 2:

Lot 9 and 15 feet of equal and uniform width off the East side of Lot 10 in Block 2 in the Original Town of Farmington, Arkansas, as per plat of said town on file in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

LESS AND EXCEPT: Starting at the NW corner of Block 2, thence S 02°04' W along the West line a distance of 300.0 feet to a point on the Northerly existing right-of-way line of U.S. Highway 62; thence S 87°59' E along said existing right-of-way line a distance of 135.0 feet for the Point of Beginning; thence N 02°04' E, a distance of 8.7 feet to a point on the Northerly proposed right-of-way line of U.S. Highway 62; thence S 88°05'38" E along said proposed right-of-way line a distance of 65.0 feet to a point on the East line of Lot 9, Block 2; thence S 02°04' W along the said East line a distance of 8.8 feet to a point on the Northerly existing right-of-way line of U.S. Highway 62; thence N 87°59' W along said existing right-of-way line a distance of 65.0 feet to the Point of Beginning and containing 568 square feet, more or less.

ALSO LESS AND EXCEPT: A part of Lots 9 and 10, Block 2 to the Town of Farmington, Arkansas, also being part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows: Starting at a 1 inch angle iron being used as the NW 1/16 corner of Section 26, thence N 02°12'22" E along the East line of the NW1/4 of the NW1/4 of Section 26 a distance of 1034.39 feet to a point on the Northerly right-of-way line of U.S. Highway 62 as established by AHTD Job 4705-5; thence N 87°46'47" W along said right-of-way line a distance of 306.19 feet for the Point of Beginning; thence continue N 87°46'47" W along said right-of-way line a distance of 65.00 feet to a point; thence N 02°20'46" E, a distance of 22.37 feet to a point on the Northerly right-of-way line of U.S. Highway 62 as established by AHTD Job R40082; thence S 85° 22'55" E along said right-of-way line a distance of 65.05 feet to a point on the East line of Lot 9, Block 2 to the Town of Farmington, Arkansas; thence S 02°20'46" W along said East line a distance of 19.65 feet to the Point of Beginning and containing 0.03 acres or 1366 square feet, more or less, as shown on plans prepared by the AHTD referenced as Job R40082.

Tract 3:

The West 35 feet of Lot 10 and East 45 feet of Lot 11 in Block 2 in the Original Town of Farmington, Washington County, Arkansas, as designated upon the record plat of said addition.

LESS AND EXCEPT: Part of Lots 10 and 11, Block 2 to the City of Farmington, Washington County, Arkansas, more particularly described as follows: Starting at the Northwest corner of Block 2; thence S 02°04' W along the West line thereof a distance of 300.00 feet to a point on the Northerly existing right of way line of U.S. Highway 62; thence S 87°59' E along said existing right of way line a distance of 55.00 feet for the point of beginning; thence N 02°04' E a distance of 8.5 feet to a point on the Northerly proposed right of way line of U.S. Highway 62; thence S 88°05'38" E along said proposed right of way line a distance of 80.00 feet to a point; thence S 02°04' W a distance of 8.7 feet to a point on the Northerly existing right of way line of U.S. Highway 62; thence N 87°59' W along said existing right of way line a distance of 80.00 feet to the point of beginning and containing 690 square feet, more or less.

ALSO LESS AND EXCEPT: A part of Lots 10 and 11, Block 2 to the Town of Farmington, Washington County, Arkansas, also being part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows: Starting at 1 inch angle iron being used as the NW 1/16 corner of Section 26, thence N 02°12'22"

E along the East line of the NW 1/4 of the NW 1/4 of Section 26 a distance of 1034.39 feet to a point on the Northerly right-of-way line of U.S. Highway 62 as established by AHTD Job 4705-2; thence N 87°46'47" W along said right-of-way line a distance of 371.19 feet for the Point of Beginning; thence continuing N 87°46'47" W along said right-of-way line a distance of 80.00 feet to a point; thence N 02°20'46" E a distance of 25.72 feet to a point on the Northerly right-of-way line of U.S. Highway 62 as established by AHTD Job R40082; thence S 85°22'55" E along said right-of-way line a distance of 80.06 feet to a point; thence S 02°20'26" W a distance of 22.37 feet to the Point of Beginning and containing 0.04 acre or 1923 square feet, more or less, as shown on plans prepared by the AHTD referenced as Job R40082 RA/ras 03/04/04 Revised (ga) 7/27/04.

Tract 4:

Lot 12 and 5 feet of equal and uniform width off the West side of Lot 11, in Block 2 in the Original Town of Farmington, Washington County, Arkansas.

LESS AND EXCEPT: A part of Lots 11 and 12, Block 2 to the City of Farmington, Washington County, Arkansas, more particularly described as follows: Starting at the NW corner of Block 2 to the City of Farmington, thence S 02°04' W along the West line a distance of 291.6 feet to a point on the Northerly proposed right-of-way line of U.S. Highway 62 for the Point of Beginning; thence S 88°05'38" E along said proposed right-of-way line a distance of 55.0 feet to a point; thence S 02°04' W, a distance of 8.5 feet to a point on the Northerly existing right-of-way line of U.S. Highway 62; thence N 87°59' W along existing right-of-way line a distance of 55.0 feet to a point on the West line of Lot 12, Block 2; thence N 02°04' E along said West line a distance of 8.4 feet to the Point of Beginning and containing 465 square feet, more or less.

ALSO LESS AND EXCEPT: Part of Lots 11 and 12, Block 2 to the Town of Farmington, Arkansas, also being part of the Northwest Quarter of the Northwest Quarter of Section 26, Township 16 North; Range 31 West, Washington County, Arkansas, more particularly described as follows: Starting at a 1 inch angle iron being used as the Northwest 1/16 corner of Section 26; thence North 02°12'22" East along the East line of the Northwest Quarter of the Northwest Quarter of Section 26 a distance of 1034.39 feet to a point on the Northerly right of way line of U.S. Highway 62 as established by AHTD Job 4705-2; thence North 87°46'47" West along said right of way line a distance of 451.19 feet for the point of beginning; thence continue North 87°46'47" West along said right of way line a distance of 55.00 feet to a point on the Westerly right of way line of Bois D'Arc Street as established by the plat of the Town of Farmington, Arkansas, date filed May 8, 1945; thence North 02°20'46" East along said right of way line a distance of 56.11 feet to a point on the Northerly right of way line of U. S. Highway 62 as established by AHTD Job R40082; thence South 34°10'28" East along said right of way line a distance of 36.00 feet to a point; thence South 85°22'55" East along said right of way line a distance of 33.60 feet to a point; thence South 02°20'46" West a distance of 25.72 feet to the point of beginning and containing 0.04 acres or 1,779 square feet, more or less, as shown on plans prepared by the AHTD referenced as Job R40082.

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



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: 2315206-131

Grantee: HEIDI HOLDINGS, LLC
Mailing Address: 10740 TERPENING RD
PRAIRIE GROVE AR 727536040

Grantor: EAGLE HOLDINGS LLC
Mailing Address: PO BOX 605
FARMINGTON AR 727300605

Property Purchase Price: \$999,000.00
Tax Amount: \$3,296.70
County: WASHINGTON
Date Issued: 01/17/2024
Stamp ID: 1967372288

Washington County, AR
I certify this instrument was filed on
1/17/2024 12:23:55 PM
and recorded in REAL ESTATE

File# 2024-00001227
Kyle 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): Heidi Holdings, LLC

Grantee or Agent Name (signature): WACO Title as Agent Date: 1/17/24

Address: _____

City/State/Zip: _____

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

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

W. Main Street/U.S. Highway 62, Farmington, AR

Location

Heidi Holdings, 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 _____ June 23rd, 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.



Account #: NWC5301346

Company: BLEW & ASSOCIATES

3825 N SHILOH DR

FAYETTEVILLE, AR 72703

Ad number #: 514070

PO #:

Matter of: Large Scale Development

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:

Large Scale Development

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 \$120.08.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 06/08/25; NWA nwaonline.com 06/08/25

Maria Hernandez-Lopez
Legal Clerk

State of ARKANSAS, County of Sebastian
Subscribed and sworn to before me on this 9th day of June, 2025

Dan Becker
NOTARY PUBLIC



A petition for Large Scale Development for the property as described below has been filed with the City of Farmington on the 20th day of May 2025.

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 S07°16'05" E 65.30' TO AN EXISTING 5/8" REBAR, THENCE S01°50'27" 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 140082, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 4 COURSES AND DISTANCES: N86°46'58" W 10.41' TO AN EXISTING 1/2" REBAR, S04°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 56.03' TO AN EXISTING 1/2" REBAR,

THENCE LEAVING SAID RIGHT-OF-WAY N02°15'46" E 66.45' 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 THE CITY.

A public hearing to consider this Large Scale Development will be held on the 23rd day of June, 2025, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.
June 8, 2025 514070

All documents for mailings were provided.

BLEW

Surveying | Engineering
Environmental

June 10, 2025

City of Farmington
354 W Main St
Farmington, AR 72730

SUBJECT: Heidi Holdings 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 (June 3rd, 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. There is sidewalk and handicap ramps crossing Locus and Bois D’Arc. You need to show how you continue these crosswalks.

Handicap Ramps were added at each existing crosswalk location at Locus and Bois D’Arc. The ramps connect to the MSP Sidewalk along our property ROW.

4. The sidewalk along Locust Street needs to be extended to the property line.

Sidewalk extended as far as possible to tie in to existing grade in ROW.

5. The sidewalk should be continuous through the driveway to the dumpster.

The sidewalk is now shown continuous through the driveway to the dumpster.

6. The widening of South Locust Street and South Bois D’Arc Street need to be extended along the entire frontage of the streets and must include drainage. We might need to meet to discuss reducing the greenspace between the curb and the sidewalk on Locust Street due to the location of the existing pavement.



479-443-4506



blewinc.com



3825 N Shiloh Dr.
Fayetteville, AR 72703

The widening of South Bois D’Arc is now shown along entire street frontage. South Locust now shows curb and gutter as discussed with Chris Brackett, this reduces the green space to approximately 4’ at the Northeast corner of the site.

7. Drainage Report:

- a. There appears to be a lot of extra lines on the Drainage Area Post Map around the sidewalk and curb. I can’t tell what is included in Post Area 1 and what is not. You need to change the type or color so it is clear what is included in each area.

The revised Post Area Map has blue color for the outline of each drainage area.

- b. The maximum sheet flow length for the post development areas is 100’.

The revised Post Offsite Area 1A has the sheet flow reduced to 100’, the remaining is now input as unpaved Shallow Concentrated Flow.

- c. Where did you get the elevation areas for the underground detention pond?

Utilizing the online ADS Design Tool, we designed our underground detention. We input the Stage-Storage Volumes into Hydraflow Hydrographs given from ADS.

We will include additional Drawings, Reports, Specifications with this submittal.

Melissa McCarville – City of Farmington

1. Engineering fees will accumulate as the development continues. We are billing the engineering fees monthly.

Noted.

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

Noted.

3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. With this in mind, the ad has to be in the paper by Sunday, June 8, 2025, to meet the deadline.

Noted.

4. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don’t need all the detail for planning commission, a

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

Noted.

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

Noted.

6. Planning Commission meeting will be June 23, 2025, at 6:00 pm.

Noted.

Sarah Geurtz - Earthplan Design Alternatives

1. Please pdf-plot the plan set to scale so it can be physically plotted to scale.

We submitted to the City of Farmington a PDF plotted set to scale. The City sent out another set, which is different than what we submitted. This plan set was plotted to 8.5"x11" Letter Size paper. And when trying to use a scale it says 6'-1 ¼" for our 20'.

2. *Note that per 14.04.17 of the code, landscape plans must be prepared by either a licensed landscape architect or a landscape company.* Note to remain.

Noted. Stamped Plans Shall be Provided prior to Final Approval.

3. Label what material the parking lot will be constructed of (according to the legend, it isn't asphalt or concrete).

The paved materials are now shown. The parking lot is Heavy Duty Asphalt in the drive aisles. The parking spaces will be Standard Duty Asphalt. The Driveway Entrance on Main Street and Dumpster Drive is Heavy Duty Concrete.

4. The number of required trees and shrubs should be rounded up instead of rounded down; please adjust the landscaping as needed.

Corrected Tree & Shrub Counts.

5. Stipulate on the plans what vegetation is proposed for the area called out with "Vegetate all disturbed areas."

The Disturbed Areas will be Vegetated with Sod. The Landscape Legend also notes the SF of Sod.

6. Dumpster: landscaping shall be placed in front of the dumpster sides viewable from S Bois D'Arc St. (so landscaping of the northern dumpster side is required).

Landscaping has now been placed around the dumpster for screening.

7. Please show the parking space lines this sheet.

Parking Striping is now shown on the revised Landscape Plan.

Justin Bland – City of Fayetteville

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

We are now showing the Proposed U.E. 10' either side of the 8" water main which passes through our site. Additionally, see the Proposed U.E. 10' either side of the proposed waterline extension for FH.

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. Please relocate proposed inlet in SW corner of parking so that it is not on top of waterline and has at least 3' horizontal clearance.

The proposed inlet has been shifted away from the waterline and easement. The location is now 10' outside of the Proposed U.E.

4. Similarly, is it possible to adjust underground detention at least 10' away from water main so that it is out of any proposed utility easement?

Yes. Underground Detention has been adjusted outside of the proposed utility easement.

William Hellard - Fire Department

1. Add additional no parking sign in dumpster access.

Additional No Parking Sign added at dumpster access drive.

2. The average spacing between fire hydrants shall not exceed that listed in Table C105.1. Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1.

Per Architect, the Type of Construction is V(B). Although not required to be sprinkled, the Owner prefers to provide future tenants with the option. Thus, a Fire Hydrant & FDC have been added.


3. Building Construction Type and use not listed. Sprinkler requirements and additional hydrant with FDC may apply.

Per Architectural Plans, Exterior Walls will be Modular Brick with Rigid Insulation, 5/8" Fiberglass Mat Sheathing, 6" Metal Stud Framing, 5/8" Gypsum Board. Interior Walls will be 5/8" Gypsum Board either side with 6" Metal Stud Framing.

4. 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 mm to 7925 mm). D103.6.2 Roads More Than 26 Feet in Width. 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).

Noted.

Thank you,



Aaron Long
Blew & Associates, PA

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

Applicant: Blew

Date: 6/3/25

Project Name: Heidi Holdings

Engineer/Architect: Blew

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 lines 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. Please relocate proposed inlet in SW corner of parking so that it is not on top of water line and has at least 3' horizontal clearance.
 4. Similarly, is it possible to adjust underground detention at least 10' away from water main so that it is out of any proposed utility easement?
-
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Received By: _____



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



Date: 6/2/3/25

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Hedi Holdings Commercial

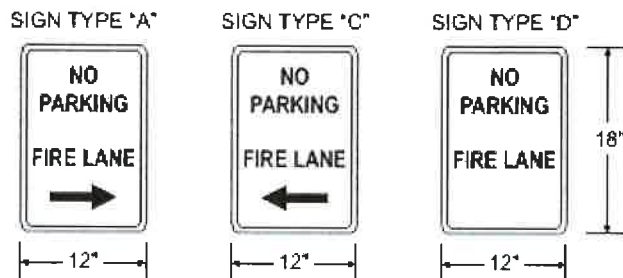
Fire Lane Signage

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

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).



Add additional no parking sign in dumpster access.

C105.1 Hydrant Spacing

The average spacing between fire hydrants shall not exceed that listed in Table C105.1.

Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1.



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



TABLE C105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN Hydrants ^{b, c} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A Hydrant
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more	200	120

The height of the building shows 40feet. That would require aerial access requirements to be met.

Building Construction Type and use not listed. Sprinkler requirements and additional hydrant with FDC may apply.

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

Applicant: Bates & Associates

Date: 3/4/2025

Project Name: Brand New Church Parking Lot Expansion

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 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, March 9, 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 March 24, 2025, at 6:00 pm.**



Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

TECHNICAL PLANNING REVIEW LETTER

Project: Heidi Holdings Commercial LSD

EDA project #: 2599_F

TPR Meeting: June 3, 2025

Letter creation: June 3, 2025

Mrs. McCarville,

We have reviewed the landscape plan submittal by Blew & Associates for the project known as Heidi Holdings Commercial LSD received by EDA on May 28, 2025. The date in the landscape sheet's title block is 5-20-25. *Please note that EDA only reviews for landscape code requirements; other parties review the other sheets.* Based on our review, we offer the following comments:

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.

1. Please pdf-plot the plan set to scale so it can be physically plotted to scale.
2. *Note that per 14.04.17 of the code, landscape plans must be prepared by either a licensed landscape architect or a landscape company. Note to remain.*
3. Label what material the parking lot will be constructed of (according to the legend, it isn't asphalt or concrete).
4. The number of required trees and shrubs should be rounded up instead of rounded down; please adjust the landscaping as needed.
5. Stipulate on the plans what vegetation is proposed for the area called out with "Vegetate all disturbed areas".
6. Dumpster: landscaping shall be placed in front of the dumpster sides viewable from S Bois d'Arc St. (so landscaping of the northern dumpster side is required).
- 7.
8. Please show the parking space lines this sheet.

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 that reads "Sarah Geurtz". The signature is written in dark ink and is positioned above the printed name.

Sarah Geurtz, PLA

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

Applicant: Blew

Date: 6/3/25

Project Name: Heidi Holdings

Engineer/Architect: Blew

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 lines 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. Please relocate proposed inlet in SW corner of parking so that it is not on top of water line and has at least 3' horizontal clearance.
4. Similarly, is it possible to adjust underground detention at least 10' away from water main so that it is out of any proposed utility easement?

Received By: _____



Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

TECHNICAL PLANNING REVIEW LETTER

Project: Heidi Holdings Commercial LSD

EDA project #: 2599_F

TPR Meeting: June 3, 2025

Letter creation: June 3, 2025

Mrs. McCarville,

We have reviewed the landscape plan submittal by Blew & Associates for the project known as Heidi Holdings Commercial LSD received by EDA on May 28, 2025. The date in the landscape sheet's title block is 5-20-25. *Please note that EDA only reviews for landscape code requirements; other parties review the other sheets.* Based on our review, we offer the following comments:

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.

1. Please pdf-plot the plan set to scale so it can be physically plotted to scale.
2. *Note that per 14.04.17 of the code, landscape plans must be prepared by either a licensed landscape architect or a landscape company. Note to remain.*
3. Label what material the parking lot will be constructed of (according to the legend, it isn't asphalt or concrete).
4. The number of required trees and shrubs should be rounded up instead of rounded down; please adjust the landscaping as needed.
5. Stipulate on the plans what vegetation is proposed for the area called out with "Vegetate all disturbed areas".
6. Dumpster: landscaping shall be placed in front of the dumpster sides viewable from S Bois d'Arc St. (so landscaping of the northern dumpster side is required).
- 7.
8. Please show the parking space lines this sheet.

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 that reads "Sarah Geurtz". The ink is dark and the signature is fluid.

Sarah Geurtz, PLA



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



Date: 6/2/3/25

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Hedi Holdings Commercial

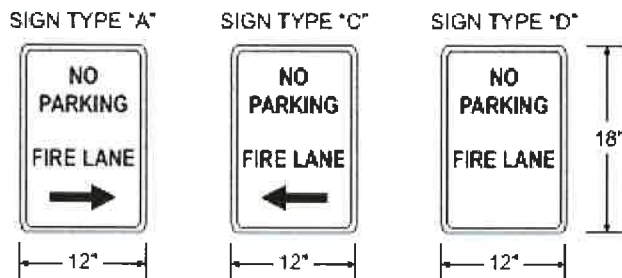
Fire Lane Signage

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

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).



Add additional no parking sign in dumpster access.

C105.1 Hydrant Spacing

The average spacing between fire hydrants shall not exceed that listed in Table C105.1.

Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1.



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



TABLE C105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN Hydrants ^{b, c} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A Hydrant
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more	200	120

The height of the building shows 40feet. That would require aerial access requirements to be met.

Building Construction Type and use not listed. Sprinkler requirements and additional hydrant with FDC may apply.

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Heidi Holdings, LLC, Derek Winkle

Date: June 3, 2025

Project Name: Heidi Holdings Commercial LSD

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: 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. There is sidewalk and handicap ramps crossing Locus and Bois D'Arc. You need to show how you will continue these crosswalks.
4. The sidewalk along Locust Street needs to be extended to the property line.
5. The sidewalk should be continuous through the driveway to the dumpster.
6. The widening of South Locust Street and South Bois D'Arc Street need to be extended along the entire frontage of the streets and must include drainage. We might need to meet to discuss reducing the greenspace between the curb and the sidewalk on Locust Street due to the location of the existing pavement.
7. Drainage Report:
 - a. There appears to be a lot of extra lines on the Drainage Area Post Map around the sidewalk and curb. I can't tell what is included in Post Area 1 and what is not. You need to change the type or color so it is clear what is included in each area.
 - b. The maximum sheet flow length for the post development areas is 100'.
 - c. Where did you get the elevation areas for the underground detention pond?

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

Applicant: Blew & Associates

Date: 6/3/2025

Project Name: Heidi Holdings 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.
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, June 8, 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 **Monday June 23, 2025, at 6:00 pm.**

**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: Brand New Church Day Phone: 888-391-2262
Address: 512 W Main Street Fax: shannon@me.com
Representative: Bates and Associates Day Phone: 442-9350
Address: 7230 S. Pleasant Ridge Dr. Fax: geoff@batesnwa.com
Fayetteville, AR 72704
Property Owner: Same as Applicant Day Phone: _____
Address: _____ Fax: _____

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

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

For office use only:

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

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

Property Description

Site Address -- 12838 Ruby Road

Current Zoning -- R-1

Attach legal description

Financial Interests

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

Brand New Church

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

Geoffrey Bates

Date 2-18-25

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 2-18-25

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	snow, city closed
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	snow, city closed
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	waiting for tech
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).		X	waiting for tech
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.			N/A
10. Status of regulatory permits:			N/A
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.			
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:	X		
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems			N/A
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			N/A
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			N/A
5. Regarding all proposed water systems on or near the site:			N/A
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.)			N/A
a. Locations of all related structures.			
b. Locations of all lines above and below ground.			
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
Proposed and Existing Streets, Rights-of-way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	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.			N/A
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.)			N/A
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.)			N/A
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.			N/A
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			N/A
8. The location and size of existing and proposed signs, if any.			N/A
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.			N/A
14. Indicate location and type of garbage service (Large Scale			N/A

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

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

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

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

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

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

Location

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for 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 _____ 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.



Account #: NWC5361662

Company: BATES & ASSOCIATES

7230 S PLEASANT RIDGE DR

FAYETTEVILLE, AR 72704-5453

Ad number #: 513282

PO #:

Matter of: Farmington Ad for BNC Church

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:

Farmington Ad for BNC Church

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 \$88.16.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 06/08/25; NWA nwaonline.com 06/08/25

Maria Hernandez-Lopez
Legal Clerk

State of ARKANSAS, County of Sebastian
Subscribed and sworn to before me on this 9th day of June, 2025

Doyle Baker
NOTARY PUBLIC



NOTICE OF PUBLIC MEETING
An application for a large
scale development at the prop-
erty described below was filed
with the City of Farmington
on the 19th of May 2025.
LEGAL DESCRIPTION (PARCEL
#760-01516-920)
A PART OF THE SOUTHEAST
QUARTER OF THE NORTHWEST
QUARTER OF SECTION 27,
TOWNSHIP 16 NORTH, RANGE
31 WEST, WASHINGTON
COUNTY, ARKANSAS, BEING
MORE PARTICULARLY DE-
SCRIBED AS FOLLOWS: TO-WIT:
BEGINNING AT AN EXISTING
REBAR WHICH IS S87°51'03"E
206.02' AND N02°15'50"E
212.67' FROM THE SOUTHWEST
CORNER OF SAID FORTY ACRE
TRACT AND RUNNING THENCE
N02°15'50"E 257.76' TO AN
EXISTING REBAR, THENCE
S87°45'30"E 203.17' THENCE
S02°12'34"W 322.40' TO AN
EXISTING REBAR, THENCE
S62°23'06"W 206.55' TO THE
POINT OF BEGINNING, CONTAIN-
ING 1.59 ACRES, MORE OR
LESS, SUBJECT TO ALL EASE-
MENTS AND RIGHTS- OF-WAY
OF RECORD.
Lumpsum Description 12838
Raby Road
Farmington, AR 72730
A public meeting to consider
this application for a large scale
development at the above de-
scribed property will be held on
the 23rd day of June 2025, at
6:00 p.m. at Farmington City
Hall, 254 West Main, Farmington,
Arkansas. All interested
people are invited to attend.
June 8, 2025 513232

All documents for mailings were provided.



BATES

Engineers · Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

1. Arkansas State Highway Commission
PO Box 2261
Little Rock, AR 72203-2261
Parcels #760-01911-700 & #760-01911-701 & 760-01916-700 & #760-01916-500
2. Oakland Farms LLC
12771 Tyler Rd
Farmington, AR 72730
Parcels #760-01911-300
3. Farmington commercial LLC
12771 Tyler Rd
Farmington AR 72730
Parcel #760-01911-900
4. First Apostolic Church
PO Box 523
Fayetteville, AR 72703-0523
Parcel #760-01916-600
5. Whitney, Jennifer Lynn
12881 Tyler Rd
Farmington, AR 72730-8603
Parcel #760-01916-400
6. McDonald, Jason C & Eleanor
Po box 734
Elkins, AR 72727
Parcel #760-01916-303
7. Blavesciunas, Terry
Po box 543
Farmington, AR 72730
Parcel #760-01916-301
8. Jordan, Albert & Sarah A
12843 ruby Rd
Farmington, AR 72730
Parcel #760-01916-200
9. Kersh, Kenneth Graham & Lily
209 w 21st St
Russellville, AR 72801
Parcel #760-01916-901

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

Applicant: Brand New Church

Date: June 3, 2025

Project Name: BNC Parking Lot Extension

Engineer/Architect: Bates & Associates

RESPONSE

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. The Landscape plans show the previous site plan. Update these plans. **Noted, this has been revised**
4. You need to add a concrete trickle channel in the detention pond from the 1211 contour on the north side to the weir. Add a label that this pond will be sodded. **This has been added.**
5. You need to add a concrete trickle channel to the bottom of the swale along the flowline that you are showing for this swale. Add a label that this swale will be sodded. **This has been added.**
6. All of the southern parking pavement must drain to the north. There appears to be a highpoint in the eastern curb that needs to be removed but there are no spot elevations in this area to tell for sure. Add spot elevations in this area to verify that it is all draining to the north. **This has been adjusted for a lot of the runoff to flow north and the flow south will only involve gravel.**
7. A meeting will be required with the City to discuss extending the new culverts across the existing gravel drive.
8. At the time of construction plan review and approval, you need to look into how the drive will be overtopped in the larger storms. You need to probably widen the curb cut on the downstream side of the pavement at the culvert to allow for this overtopping. **Channel Cross section information has been added with this submittal.**
9. Drainage Report:
 - a. There are no comments on the detention design if the culverts under the drive extend across the existing gravel drive. **culverts crossing the proposed parking lot have been removed and adjusted to a low water bridge.**

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

Applicant: Bates & Associates

Date: 3/4/25

Project Name: Brand New Church Parking Lot Expansion

Engineer/Architect: Bates and 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: _____ Melissa Boyd _____

1. Water meter locations appear to conflict with proposed access drive on southwest corner of the project area. If this is the case, meters must be relocated to be outside of pavement. Contact Fayetteville Engineering at 575-8206 or engineering@fayetteville-ar.gov with questions.

Plans are no longer showing the removal/replacement of the meters.

Received By: _____



Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

PLANNING COMMISSION LETTER

Project: BNC Park Lot LSD
EDA project #: 2599_F
TPR Meeting: March 4, 2025
Letter creation: March 4, 2025

Mrs. McCarville,

We have reviewed the LSD plans submittal by Bates Engineers & Surveyors for the project known as BNC Parking Lot LSD received by EDA on February 24, 2025. The date in the title block's engineering stamp area is 2/18/25. Based on our review, we offer the following comments:

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.

1. Please update the plans to meet the landscape code requirements, as there are more than 60 parking spaces and the landscape code requirements therefore apply.

Landscape plans have been revised to match the correct layout.

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

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

Sincerely,

Sarah Geurtz, PLA



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



Date: 2/28/25

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: BNC Parking Lot

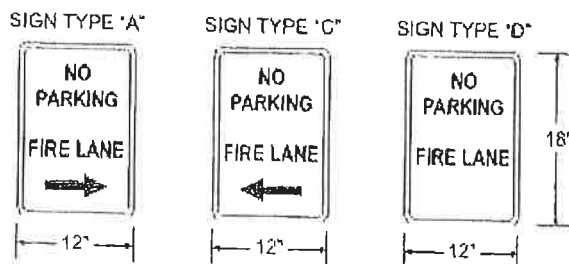
Fire Lane Signage

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). **Noted, this information has been added to the plans.**

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).

Noted, this information has been added to the plans.



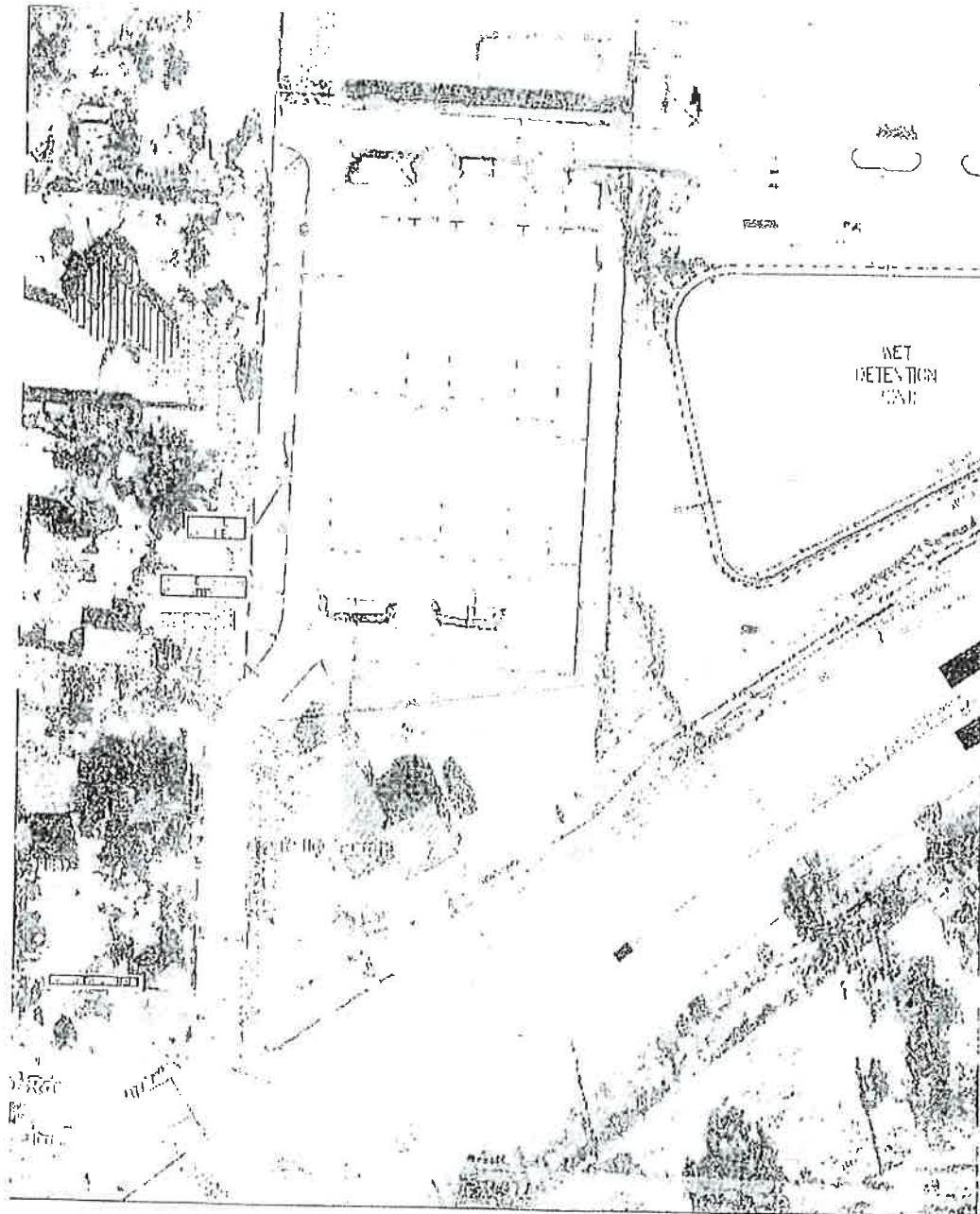


Fire Department
City of Farmington, AR
372 W. Main St.
Farmington, AR 72730
479-267-3338



Circles represent no parking signs. Curbs indicated in red should be painted.

Noted, this information has been added to the plans.



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

Applicant: Bates & Associates

Date: 6/3/2025

Project Name: Brand New Church Parking Lot Expansion

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 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, June 8, 2025, to meet the deadline.** **Noted, noticing has been made. Affidavit will be submitted with this submittal.**
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. **Noted**
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies. **Noted**
7. Planning Commission meeting will be **Monday June 23, 2025, at 6:00 pm.**

Date: 5/28/2025
City: FARMINGTON
Name: BRAND NEW
CHURCH PARKING LOT
EXTENSION

General Comments:

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Any power line extension that has to be built to this property will be at the owner's expense. The cost will be determined after the owner makes application for electric service and the line has been designed.
3. All off site easements that are needed for Ozarks to extend electrical service to the 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. Please contact Ozarks Electric if you have any questions.
Wes Mahaffey At (479)263-2167 Or wmahaffey@ozarksecc.com



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



Date: 6/2/3/25

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Brand New Church Parking

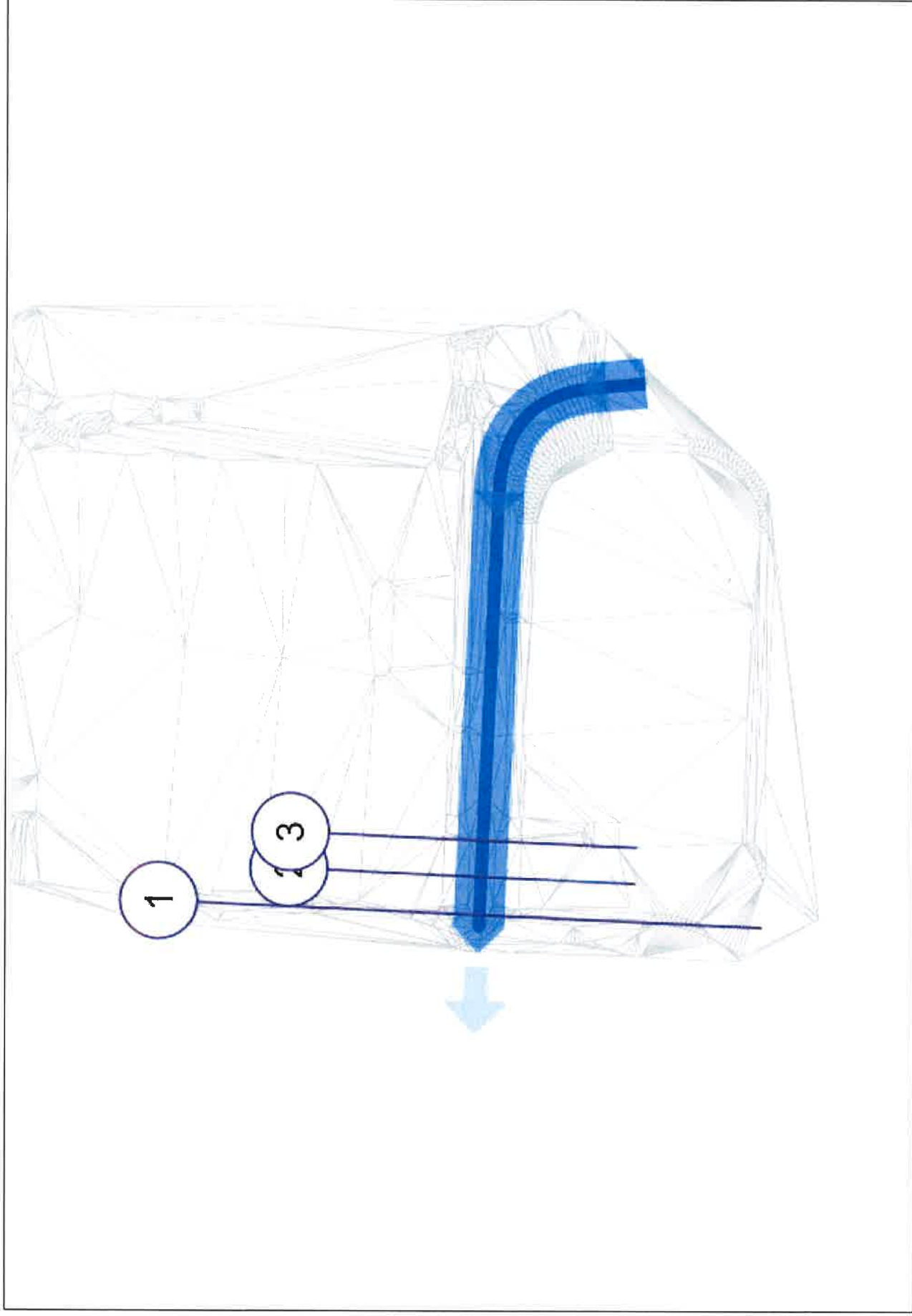
No Comment

Open Channel Schematic

Channel Studio v 1.0.0.0

Project Name: New Project

06-09-2025



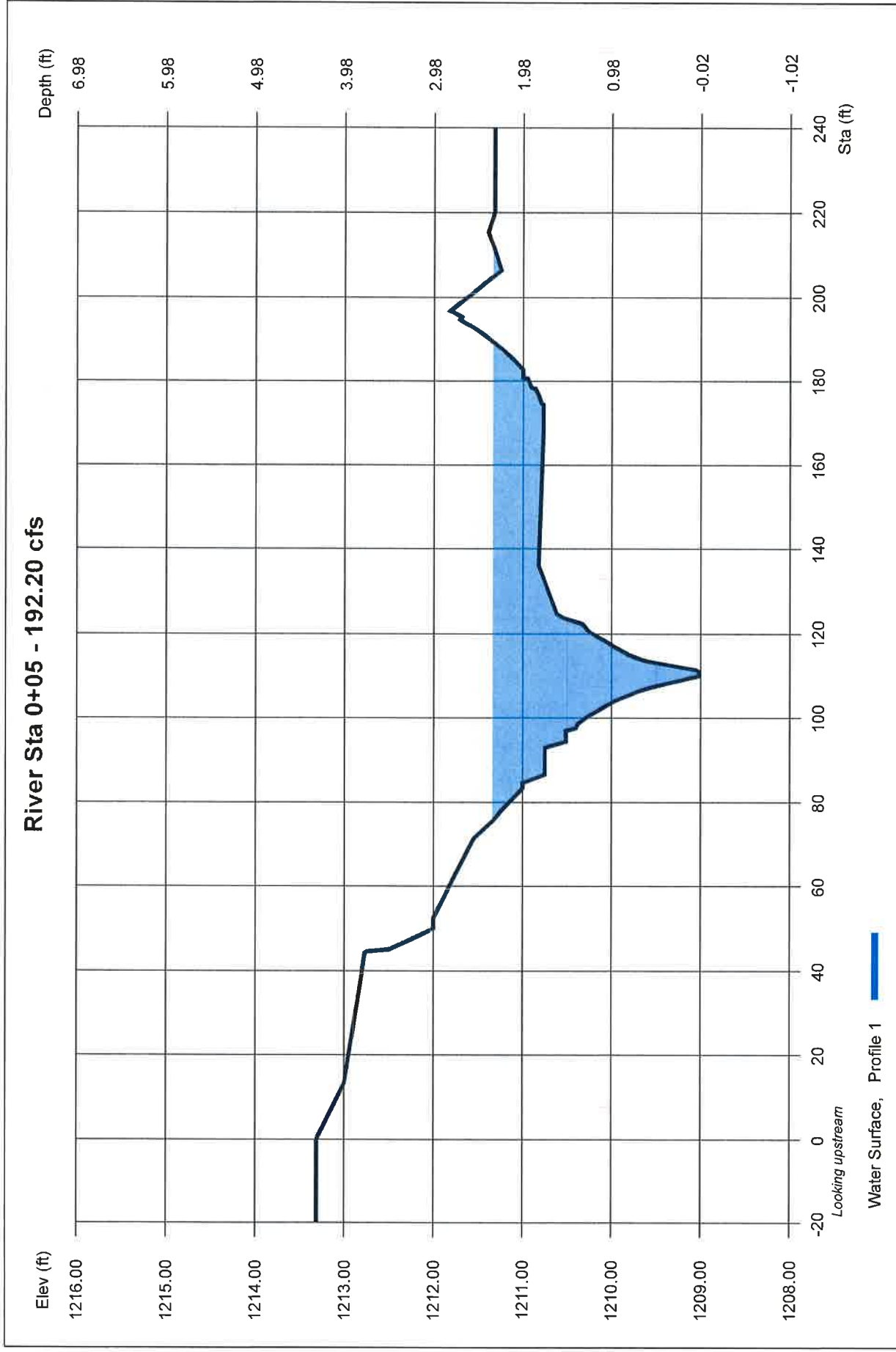
Project File: Channel.chs

Channel Section 1

Channel Studio v 1.0.0.0

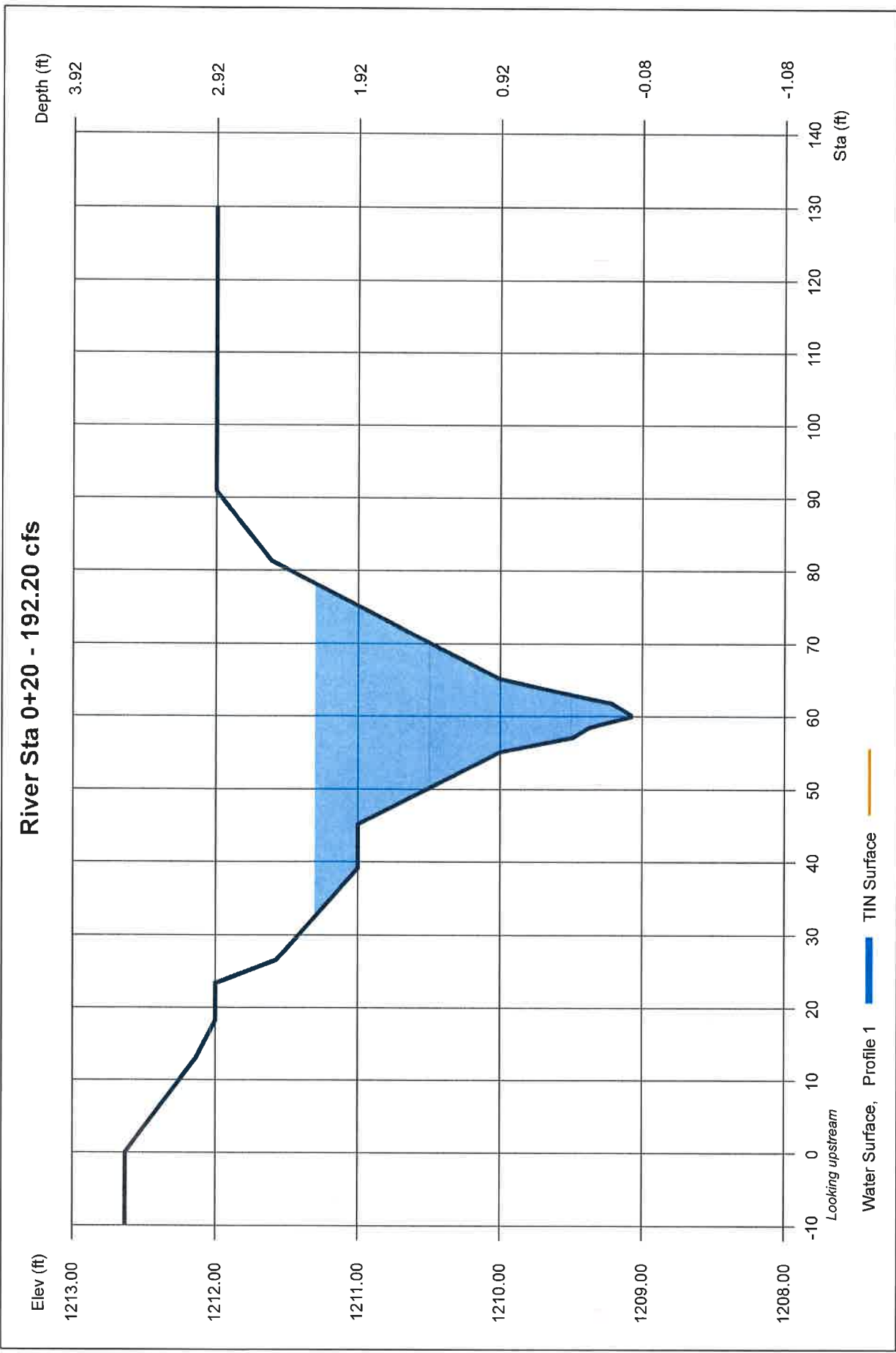
Project Name: New Project

06-09-2025



Alpha = 1.00

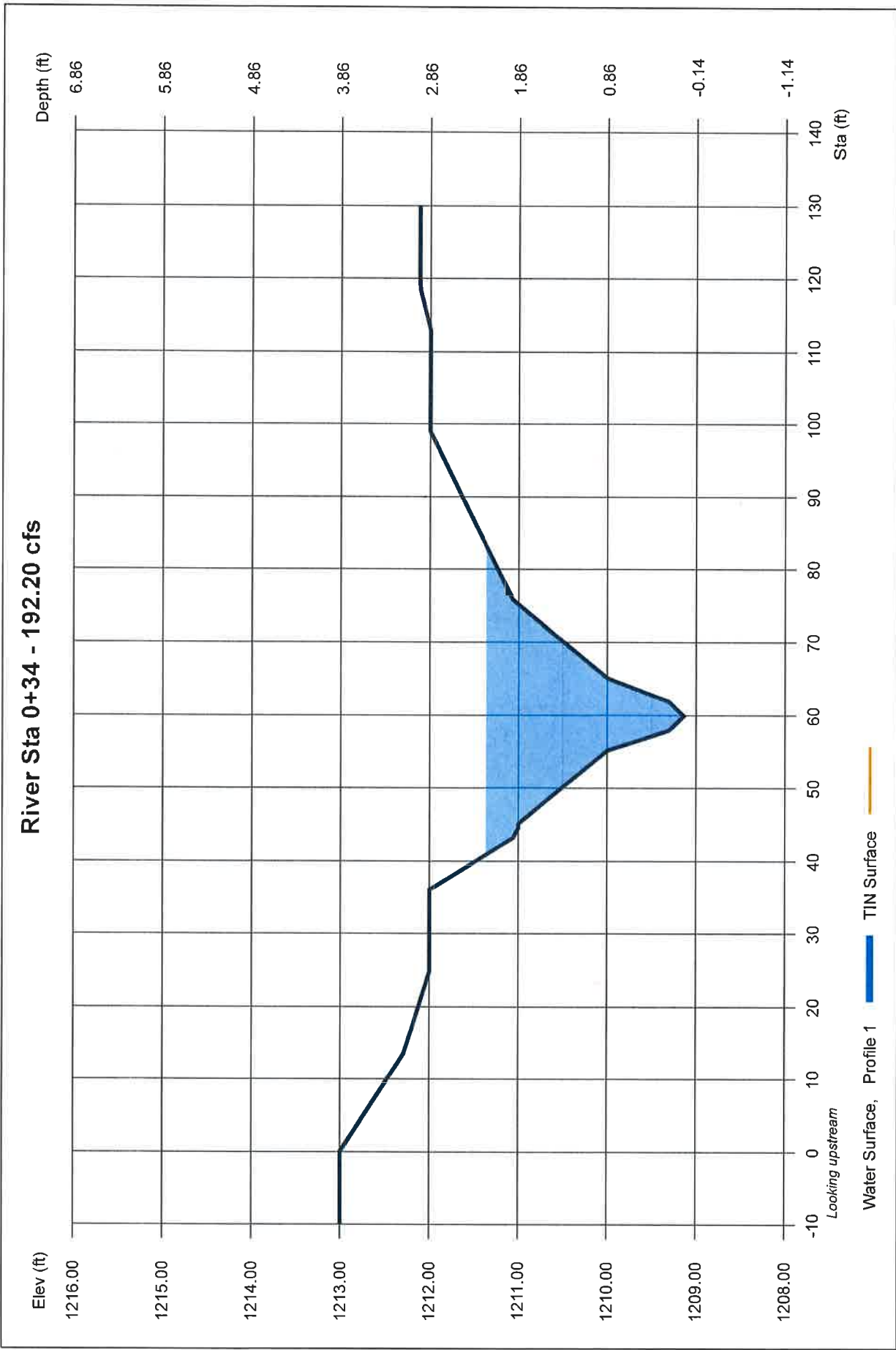
Project File: Channel.ctb



Channel Section 3

Project Name: New Project
06-09-2025

Channel Studio v 1.0.0.0



Alpha = 1.00

Project File: Channel.cfs

Open Channel Tabulation

Channel Studio v 1.0.0.0

Project Name: New Project

06-09-2025

SECTION			SUMMARY							CHANNEL				LEFT OVERBANK				RIGHT OVERBANK			
No.	River Sta (ft)	Name	Total Q (cfs)	Invert (ft)	WSE (ft)	Vel (ft/s)	EGL Total (ft)	Top Width (ft)	Max Shear (lbs/sf)	Q (cfs)	Vel (ft/s)	n Value	Reach (ft)	Q (cfs)	Vel (ft/s)	n Value	Reach (ft)	Q (cfs)	Vel (ft/s)	n Value	Reach (ft)
1	0+05	Section 1	192.20	1209.02	1211.33	2.36	1211.42	121.22	n/a	192.20	2.36	0.030	n/a	0.00	0.00	0.030	n/a	0.00	0.00	0.030	n/a
2	0+20	Section 2	192.20	1209.08	1211.30*	5.11	1211.71	45.60	0.44	192.20	5.11	0.013	15.00	0.00	0.00	0.013	15.00	0.00	0.00	0.013	15.00
3	0+34	Section 3	192.20	1209.14	1211.36	5.03	1211.75	42.09	0.33	192.20	5.03	0.013	14.00	0.00	0.00	0.030	14.00	0.00	0.00	0.030	14.00

Friction Loss Method: Ave Conveyance. Flow Profile: Profile 1 . * Critical depth assumed.

Project File: Channel.chs