



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

PLANNING COMMISSION AGENDA

December 28, 2020

**A meeting of the Farmington Planning Commission will be held on
Monday, December 28, 2020 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - November 23, 2020 and December 10, 2020 Special meeting
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 taken under advisement.
4. **PUBLIC HEARINGS**
 - A. **Variance** – Variance of building setback
Property owned by: Jeff Oxford
Property Location: 12186 Hwy 170
Presented by: Jeff Oxford
 - B. **Final Plat** – Goose Creek Village Phase I
Property owned by: Red Canyon Development
Property Location: Double Springs
Presented by: Jorgenson & Associates
 - C. **Preliminary Plat** – Goose Creek Village Phase II
Property owned by: Red Canyon Development
Property Location: Double Springs
Presented by: Jorgenson & Associates
 - D. **Final Plat** – Farmington Heights Phase 2
Property owned by: Indian Territory, LLC
Property Location: S. 54th Street & Woolsey Farm Road
Presented by: Civil Design Engineers, Inc.

Planning Commission Minutes November 23, 2020 at 6 PM

1. ROLL CALL – Meeting which was held using Zoom on-line service due to Corona Virus pandemic, was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Chad Ball, via zoom
Keith Macedo, via zoom
Gerry Harris
Judy Horne, via zoom
Howard Carter, via zoom
Bobby Wilson
Jay Moore

ABSENT

none

City Employees Present: Melissa McCarville, City Business Manager; Rick Bramall, City Building Inspector; Chris Brackett, City Engineer via zoom; Bill Hellard, Fire Chief

2. Approval of Minutes: October 26, 2020 Minutes were approved as written.

3. Comments from Citizens: none

Public Hearings:

4A. Final Plat for Goose Creek Village Phase I located off Double Springs Road - property owned by Red Canyon Development as presented by Jorgenson & Associates:

Jared Inman with Jorgenson & Associates was present to discuss the request. Melissa referenced Chris Brackett's memo which was read in full.

Chris Brackett's memo read as follows:

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

1. The required Payment in Lieu of Park Land Conveyance must be paid prior to the signatures on the Final Plat. This fee will be \$600 per single family unity or \$30,600 for 51 single-family lots.
2. All public improvements including the sidewalk along Double Springs Road must be completed and a Final Inspection scheduled. All punch list items must be completed and accepted prior to final approval of the final plat.
3. All easements that are to be dedicated by a separate document must be recorded and a copy of the recorded document must be provided to the City prior to signatures on the Final Plat.
4. A one- year Maintenance Bond to the City of Farmington for all public improvements with the exception to the water and sanitary sewer improvements must be provided prior to the signatures on the Final Plat. The engineer must submit an itemized cost of these improvements for approval prior to obtaining the bond.
5. If the sidewalk construction is to be delayed until the home construction then the developer shall provide an escrow account in accordance with Ordinance No. 8.1 (C), 3 (A). The engineer shall provide a cost estimate for the construction of the sidewalk for approval.
6. If the installation of the Street Lights has not been completed at the time of Final Plat signatures, then the developer shall provide the paid invoice from the electric company for these lights.
7. Provide one original and 6 copies of the recorded plat to the City.”

Keith Macedo noted that ADA compliant ramps were not shown at one place in the Phase II west section. The engineer said there would be ADA compliant ramps installed on the west side of the development and the plat will be changed to show this.

Phyllis Young- 546 Goose Creek: Her property is adjacent to Phase I. She stated that at the beginning of construction of Phase I, they dug a drainage ditch from the middle of the Phase I to her fence line. She was very concerned because of water damage this could cause. Then, large 24” pipes were installed that point directly at her property. She had a meeting with Jorgenson’s people and the developer in early summer to discuss what they were going to do to address it. They assured her that they would be putting in a level spreader (cement barrier) to disperse the water flow from the two 24” pipes. She felt they should not be able to turn the water onto her property. She was also concerned that even more water will be coming her direction when the ground in Phase I and II are covered with houses and paving.

Jared Inman said he had not seen any water damage to her property. Gerry Harris asked Mrs. Young about this and she said that water is now standing in a different place than before.

Chairman Mann said that a developer can’t turn water onto other properties and/or make their water situation worse than it was prior to development.

Diamond Olivas – 25 N Double Springs: The workers are starting work with their very noisy construction equipment at 5 AM, causing a noise disturbance. He said that they also are leaving trash all over the place which blows onto his 6-acre property.

Chris Brackett said that there is no more water being directed to the site than was already existing which is following the law. The level spreader is supposed to funnel it to one spot and then disburse it into a ravine that is a part of the natural water flow in that area. Also, the very large detention pond will serve both Phase I and Phase II. It is a natural valley that has been dammed and is sized to 100-year-flood standards. He did note that he had spoken in the summer to the developer about finishing their work by installing the level spreader.

Bobby Wilson said this has been an ongoing issue for 3-4 months, and he was not inclined to approve this final plat. Keith Macedo asked when construction could legally begin and the answer is 8 AM. Judy Horne was concerned that there will be additional runoff when Phase II is constructed. It was felt that this will need proof of erosion control and that the trash and noise have been addressed.

Keith Macedo moved that this matter be tabled until the level spreader is constructed and trash is cleaned up on Mr. Olivas’ property and further that construction work should not begin before 8 AM. Judy Horne seconded the motion to table which passed unanimously.

4B. Preliminary Plat for Goose Creek Village Phase II property located off Double Springs owned by Red Canyon Development as presented by Jorgenson & Associates:

Gerry asked if lots 82-90 were going to be sloped or flat. They will be leveled. The drainage going toward Mrs. Young’s property will be run to the large detention pond.

Chris Brackett read his memo:

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

1. The fire hydrant locations and Traffic Circle shown on the plat must be reviewed and approved by the Fire Department.
2. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to any construction activities.
3. Payment in lieu of Park Land Conveyance will be required for this subdivision. This fee will be \$600 per single family unit (\$34,200). If Park Land Dedication is requested prior to final plat, then the dedication must be approved by the Planning Commission.
4. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
5. After a final review set of plans and drainage report has been approved by Olsson, the applicant should submit to the City two (2) sets of full size plans and three (3) sets of half size plans, and two (2) more copies of the final drainage report that have been sealed by the engineer for final approval and distribution.”

Mr. Brackett said that the developer might decide to dedicate some park land further to the west rather paying the \$600 per buildable lot fee; if so, the park land proposal will have to be brought back to the Planning Commission for its approval.

Mr. Inman of Jorgenson’s said he had received City Engineer’s memo.

Public Comment:

Phyllis Young- 456 Goose Creek: She doesn’t want any more damage to her property.

Keith Macedo asked for more clarification regarding the park land dedication issue and where the money, if paid, would be placed in the City’s budget. They can decide to pay \$34,200 at the time of signatures on the Final Plat. Melissa McCarville said the money would be deposited into the General Fund and put under a specific line item for park land conveyance.

Bobby Wilson felt this Preliminary Plat for Phase II should not be addressed until the developer has met the requirements for Phase I. He moved to table the Phase II request until the requirements for Phase I are done satisfactorily. Gerry Harris seconded the motion to table.

Having no further discussion, Robert Mann called the question to table the Preliminary Plat for Goose Creek Village Phase II. Upon roll call, Commissioners voted unanimously to table the agenda item.

4C. Large Scale Development for Tractor Supply side lot project property located at 215 E. Main owned by Goldstein Farmington, LLC as presented by Onyx Creative:

This item was pulled for the reason of improper notification to adjacent property owners.

Keith Macedo said cities hoped that the Commission will commit to the December 28 meeting to address any Commission business. It appears that Commissioners can meet on that date.

6. Adjournment: With no further business, the on-line Planning Commission meeting was adjourned.

Planning Commission Minutes
December 10, 2020 at 6 PM

1. ROLL CALL – Meeting which was held using Zoom on-line service due to Corona Virus pandemic, was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Chad Ball, via zoom
Keith Macedo, via zoom
Gerry Harris
Judy Horne, via zoom
Howard Carter
Bobby Wilson
Jay Moore, via zoom

ABSENT

none

City Employees Present: Melissa McCarville,
City Business Manager; Bill Hellard, Fire Chief

2. Comments from Citizens: none.

Public Hearing:

3. Large Scale Development located at 215 E. Main owned by Goldstein Farmington, LLC as presented by Onyx Creative:

.Aaron with Onyx Creative was present to discuss the request. Chris Brackett had no comments. There were some concerns with the direction of the drive thru area being too tight of a turn for trailers. Due to safety concerns they suggested that they exit to the left instead of the right.

Having no further discussion, Robert Mann called the question to approve the large scale development for Tractor Supply. Upon roll call, the motion passed unanimously.

4. Adjournment: Having no further business, the third on-line Planning Commission meeting was adjourned.

Judy Horne - Secretary

Robert Mann - Chair

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.

→ mailing address: P.O. Box 1328 Farmington

Applicant: JEFF OXFORD Day Phone: 479-422-4669

Address: 12186 Hwy 170 Fax: _____

Representative: JEFF OXFORD Day Phone: 479-422-4669

Address: 12186 Hwy 170 Fax: _____

Property Owner: JEFF & REE OXFORD Day Phone: 479-422-4669

Address: 12186 Hwy 170 Fax: _____

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

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

Property Description
Site Address - 12186 Hwy 170
Current Zoning -- R2

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:
SET BACK VARIANCE

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 7 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 at the property described below has been filed with the City of Farmington on the _____ day of _____, 20____.

PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

A public meeting to consider this request for variance at the above described property will be held on _____ day of _____, 20____, 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.

Jeff Offord Date 12-7-20
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.)

Jeff Offord Date 12-7-20
Owner/Agent Signature

RECEIPT

DATE 12-7-20

No. 269826

RECEIVED FROM Jeff Oxford

25.00

Twenty five & ^{no} 100 DOLLARS

FOR RENT
 FOR Set back variance

ACCOUNT	
PAYMENT	<u>25.00</u>
BAL. DUE	<u>0</u>

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____
BY B. Coleman 3-11



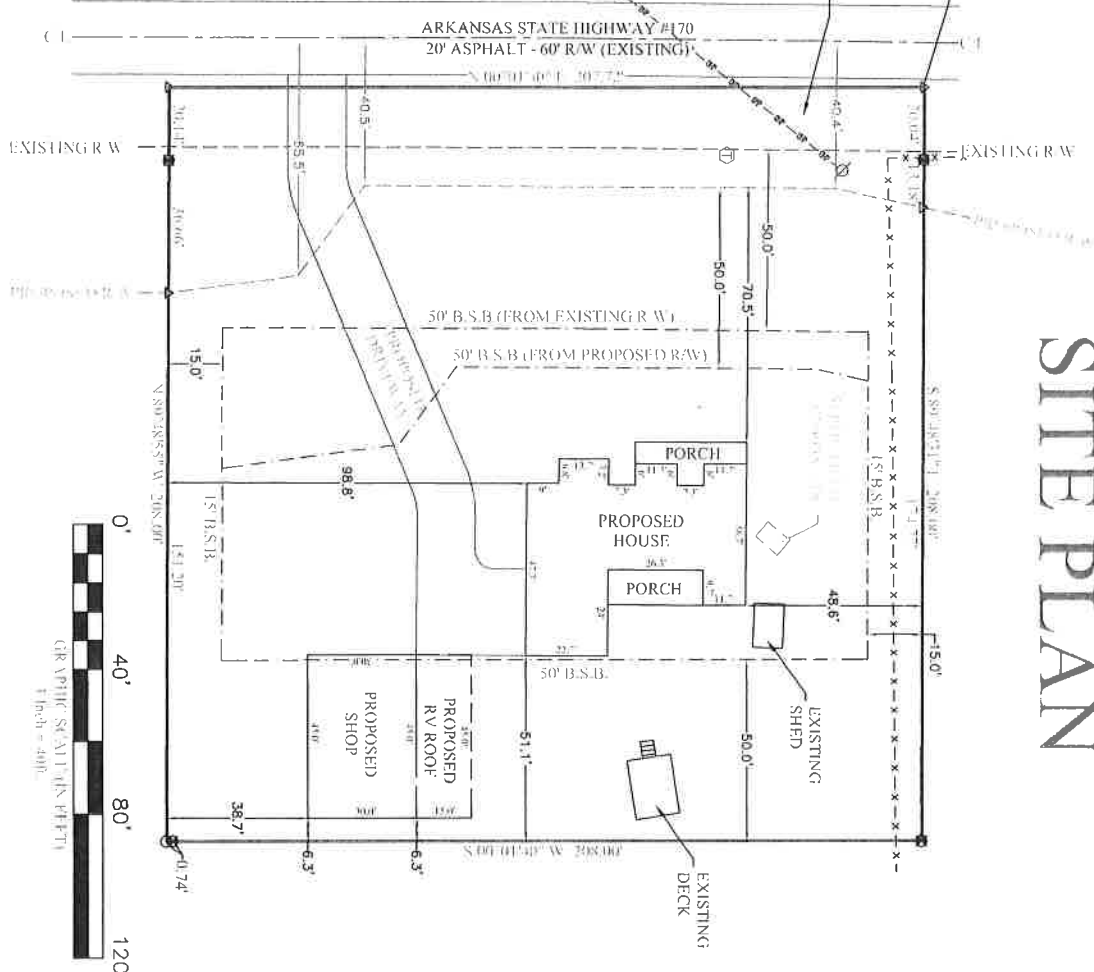
POB
NW CORNER
SERIA, NW1/4
SECTION 35
T-16-N, R-31-W
PER SURVEY
000N - 27

AREA WITHIN PROPOSED
RIGHT-OF-WAY OF
NORTH HIGHWAY #170
0.16 ACRES +/-
(PER GARVER R/W PLANS)

TOTAL ACREAGE
PARCEL #760-03203-000
0.99 ACRES +/-

**HOUSE LAYOUT
NOT FOR CONSTRUCTION**

NOTES:
1. DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINES.
2. THIS PLAN DEPICTS FUTURE CONSTRUCTION OF IMPROVEMENTS AS SHOWN.
3. THIS IS NOT A BOUNDARY SURVEY. IT IS NOT INTENDED FOR TRANSFER.
4. ALL DIMENSIONS MEASURED TO WALLS.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF THE BUILDING AND BUILDING DIMENSIONS SHOWN HEREON MUST BE VERIFIED BEFORE PROCEEDING WITH CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BUILDING DOES NOT ENCROUGH UPON ANY BUILDING SETBACKS AND OR EASEMENTS.



SITE PLAN

LEGEND: THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

—	BOUNDARY LINE	⊙	UTILITY PILE/STAKE
- - -	EASEMENTS, EUBRIDGE	⊗	WATER POOL
- · - · -	EXISTING RIGHT-OF-WAY	⊕	COMPUTED POINT
- · - · -	PROPOSED RIGHT-OF-WAY		
- · - · -	BOUNDARY TRAIL		
- · - · -	UTILITY EASEMENT		
- · - · -	OVERHEAD POWERLINE		
- · - · -	FENCE		
⊗	FOUND UTILITY BAR		
⊙	UTILITY REMARK CAP		
⊕	COMPUTED POINT		

FOR USE AND BENEFIT OF
JEFF OXFORD

ADDRESS:
**12186 N. HIGHWAY 170
FARMINGTON, ARKANSAS**

DATE: 12/03/20	SCALE: 1" = 40'
LOCATION:	SURVEYED: DRAFTED:
SECTION: 35	JRICH AH/JY
TOWNSHIP: 16 N	REVIEWED: DT
RANGE: 31 W	

Bates & Associates, Inc.
Engineers - Surveyors - Landscape Architects

7230 S. Pleasant Ridge Dr., Fayetteville, Arkansas 72703 | 479.482.9350 • Fax 479.521.9350

RESERVED BY BATES & ASSOCIATES, INC. FROM 12/03/2020
This drawing is the property of Bates & Associates, Inc. and is not to be reproduced, copied, or used in any way without the written consent of Bates & Associates, Inc. Bates & Associates, Inc. is not responsible for any errors or omissions in this drawing. Bates & Associates, Inc. is not responsible for any damages, including consequential damages, arising from the use of this drawing. Bates & Associates, Inc. is not responsible for any claims, damages, or liabilities arising from the use of this drawing. Bates & Associates, Inc. is not responsible for any claims, damages, or liabilities arising from the use of this drawing.

DRAWING #18-091 SP

File# 2020-00041603

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That I, **Madison Haley Barnes**, an unmarried person, hereinafter called "Grantor", for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to me in hand paid by **Rebecca Marie Oxford and Charles Jeffory Oxford**, wife and husband, hereinafter called "Grantees", do hereby grant, bargain, sell and convey unto the said Grantees, as tenants by the entirety, and unto Grantees' heirs and assigns, the following described land situate in Washington County, State of Arkansas, to-wit:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S89°48'31"E 33.03' FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S89°48'31"E 174.97' TO AN EXISTING REBAR, THENCE S00°01'40"W 208.00', THENCE N89°48'55"W 151.36' TO THE PROPOSED EAST RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY #170, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING N07°32'26"W 36.08', N53°50'14"W 30.81', N02°15'58"E 154.27' TO THE POINT OF BEGINNING, CONTAINING 0.83 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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

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

TO HAVE AND TO HOLD the said lands and appurtenances thereunto belonging unto the said Grantees and Grantees' heirs and assigns, forever. And I, the said Grantor, hereby covenant that I am lawfully seized of said land and premises, that the same is unencumbered, and that I will forever warrant and defend the title to the said lands against all claims whatever.

WITNESS my hand and seal on this 9th day of November, 2020.

MAIL TAX STATEMENT TO:

Rebecca Marie Oxford and

Charles Jeffery Oxford

79 Jeannie Rd.

Farmington AR 72730

(Address)

Mad Barnes

Madison Haley Barnes

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

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
COUNTY OF Washington) ss.

On this the 9th day of November, 2020, before me, a Notary Public, personally appeared Madison Haley Barnes, an unmarried person, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that she had executed the same for the consideration, uses and purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires **OFFICIAL SEAL**
TERESA GOSS
Notary Public Arkansas
Washington County
Commission# 12690624
Commission Exp. 07/12/2025

[Signature]

Notary Public

Prepared by: Stephen J. Miller, Harrington, Miller, Kieklak, Eichmann & Brown, P.A.
4710 S. Thompson, Suite 102, Springdale, Arkansas 72764

Transaction c9xwjhxz

Merchant Information

Merchant

ARKANSAS DEMOCRAT-GAZETTE

Transaction Information

Type	Sale
Amount	\$27.00 USD
Transaction Date	Dec 10 2020, 09:30 AM CST
Order ID	nc6022402
Approval Code	553120
Status	Submitted For Settlement

Payment Information

Payment Type	Credit Card
Transaction Origin	E-Commerce
Card Type	Visa
Cardholder Name	Jeff Oxford
Credit Card Number	*****0323

Customer Information

Name	Jeff Oxford
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Jeff Oxford

From: Cathy Wiles <cwiles@nwadg.com>
Sent: Wednesday, December 9, 2020 4:51 PM
To: Jeff Oxford
Subject: RE: Public Notice

Hi Jeff, the cost is \$27.00 you can give me a call tomorrow with payment information.
479-571-6421 I have it set to run next Wed 12/16 in the Washington Co. Enterprise Leader.
Thanks
Cathy

NOTICE OF PUBLIC HEARING
A petition for a set-back variance for the property described below has been filed with the City of Farmington on 7th day of December 2020.
Farmington, Arkansas in Washington County 35-16-31 FARMINGTON OUTLOTS (otherwise known as 12186 N HWY 170), parcel #760-03203-001, .83 acres more or less. A public hearing to consider this request to grant a set-back variance from 25' to 6' on the above described property will be held on the 28th day of December, 2020 at 6:00 PM at the Farmington City Hall, 354 West Main Street, Farmington AR. All interested person are invited to attend.
75357850 dEC 16, 2020

Always reply to legalads@nwadg.com



Cathy Wiles

Classified Supervisor | cwiles@nwadg.com
479-571-6421 |  

Northwest Arkansas Democrat-Gazette www.nwadg.com
Our community. Our paper.

212 N. East Ave. Fayetteville, AR 72701

From: Jeff Oxford [<mailto:joxford@mathiasproperties.com>]
Sent: Wednesday, December 09, 2020 11:01 AM

To: cwiles@nwadg.com
Subject: Public Notice

Good Morning Cathy,

I was talking to Lynn Cutter and she told me that you were the person that I needed to contact in regards to running a public notice in the Enterprise-Leader next week. I have asked the City of Farmington for a set-back variance to build a shop on my property. You will find attached my application to get added to the agenda for the Planning Commission along with a copy of the property description. Would you please let me know what I need to do to get this in next Wed (Dec 16th) paper.

Thanks,

Jeff Oxford

Mathias Real Estate
5571 Bleaux Ave Ste B
Springdale, AR 72766
Cell – 479-422-4669
Office - 479-251-9400
<https://madsdynwa.com/>
www.facebook.com/madsdynwa



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

APPLICATION:

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

Date of preliminary plat approval: _____

Date of grading permit: _____

Date of final infrastructure inspection: _____

Engineering Fees Paid yes no

Goosecreek Village Ph. 1

Development site address or location: North of Double Springs Rd and Goose Creek Rd Intersection

GENERAL INFORMATION:

Primary Contact Person: Jared Inman PE

Business Name: Jorgensen + Associates

Address: 124 W. Sunbridge Dr Ste 5

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

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

Check all that apply: Applicant Owner Other _____

Name: Darin Riggins

Business Name: Red Canyon Development LLC

Address: 1204 E Joyce Blvd

City: Fayetteville State AR Zip Code 72703

Check all that apply: Applicant Owner Other Representative

Name: SAME AS PRIMARY CONTACT PERSON

Business Name: _____

Address: _____

City: _____ State _____ Zip Code _____

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

Jared Inman Date: 10-16-2020

PROPERTY OWNER/AUTHORIZED AGENT: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his/her behalf)

JR member Date: 10/16/2020

LSD/Subdivision Application Checklist:

Yes No N/A, why?

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	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	This will be a residential subdivision.
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	Provided on plat. Notification letter to be provided at a later date when PC date is known.
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	Provided at a later date.
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).		X	Provided at a later date.
The Following Shall Appear on the Site Plan:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
10. Status of regulatory permits:			
a. NPDES Storm water Permit		X	Will provide prior to construction
b. 404 Permit		X	Will provide prior to construction
c. Other		X	Will provide prior to construction if needed.
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.	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	No structures onsite
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		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems	X		
a. Provide pipe locations, sizes and types.	X		
b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site		X	None known.
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			N/A
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.		X	Obtaining info from City of Fayetteville
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			Only at entrances. No change in grade.

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
Proposed and Existing Streets, Rights-of –way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all exiting and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
Site Specific Information			
1. Provide a note describing any off site improvements.	X		Offsite sewer
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	None known.
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.			N/A
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			N/A
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			N/A
8. The location and size of existing and proposed signs, if any.		X	None proposed.
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			N/A
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			N/A
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			N/A
12. Location of existing and purposed sidewalks.	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.		X	None known.
16. Draft of covenants, conditions and restrictions, if any.		X	Owner has not drafted.
17. Draft POA agreements, if any.		X	Owner has not drafted.
18. A written description of requested variances and waivers from any city requirements.		X	None requested at this time.
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.*

Ph. 1

7015 1730 0000 4225 6429

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

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

Certified Mail Fee \$13.55

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

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

Postage \$6.95

Postmark Here 11/10/2020

JENNIFER L KEPHART
297 N. DOUBLE SPRINGS ROAD
FARMINGTON, AR. 72730

7015 1730 0000 4225 6436

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

For delivery information visit www.usps.com
Fort Smith, AR 72918

Certified Mail Fee \$13.55

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

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

Postage \$4.95

Postmark Here 11/10/2020

GHOST RIDER DEVELOPMENT INC
PO BOX 180428
FORT SMITH, AR 72918

7015 1730 0000 4225 6443

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

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

Certified Mail Fee \$13.55

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

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

Postage \$4.95

Postmark Here 11/10/2020

RICHARD A II & ABIGAIL MILLER
102 S DOUBLE SPRINGS RD
FARMINGTON, AR 72730

7015 1730 0000 4225 6450

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

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

Certified Mail Fee \$13.55

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

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

Postage \$6.95

Postmark Here 11/10/2020

WALTER BURNETT II
62 S DOUBLE SPRINGS RD
FARMINGTON, AR 72730

7015 1730 0000 4225 6474

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

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

Certified Mail Fee \$13.55

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

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

Postage \$6.95

Postmark Here 11/10/2020

PFALZGRAF FAMILY TRUST
20 N DOUBLE SPRINGS RD
FARMINGTON, AR 72730

7015 1730 0000 4225 6474

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

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

Certified Mail Fee \$13.55

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

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

Postage \$6.95

Postmark Here 11/10/2020

DIAMOND & TERESA LYNN OLIVAS
25 N. DOUBLE SPRINGS ROAD
FARMINGTON, AR. 72730-2515

7015 1730 0000 4225 6496

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

Return Receipt (hardcopy) \$ 2.80
 Return Receipt (electronic) \$ 3.00
 Certified Mail Restricted Delivery \$ 3.00
 Adult Signature Required \$ 3.00
 Adult Signature Restricted Delivery \$

Postage \$ 10.95

Postmark Here

11/10/2020

MOUNTAIN TOWN COUNSELING LLC
 297 N. DOUBLE SPRINGS ROAD
 FARMINGTON, AR. 72730

7015 1730 0000 4225 6481

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

Return Receipt (hardcopy) \$ 2.80
 Return Receipt (electronic) \$ 3.00
 Certified Mail Restricted Delivery \$ 3.00
 Adult Signature Required \$ 3.00
 Adult Signature Restricted Delivery \$

Postage \$ 10.95

Postmark Here

11/10/2020

RED CANYON DEVELOPMENT LLC
 611 W BOWEN BLVD
 FAYETTEVILLE, AR 72703-9754

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

Applicant: Red Canyon Development, LLC.

Date: November 3, 2020

Project Name: Goose Creek Village Phase I (Final Plat)

Engineer/Architect: Jorgensen & Associates, Inc.

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Add the Final Plat Signature Block to this plat. The signature block is included with these comments.
3. Since the detention ponds are not be shown in separate lots, you will have to dedicate them as drainage easements up to the 100-year WSE at least.
4. How will the easements at are not shown on this Final Plat be dedicated?
5. Payment in lieu of Park Land Conveyance will be required for this subdivision. This fee will be \$600 per single family unit (\$30,600).
6. Label the general utility easement in the rear of Lots 26-36.
7. The sidewalk along Double Springs Road will have to be completed with the infrastructure for the subdivision. If the remainder of the sidewalk construction is to be delayed until the home construction then the developer shall provide an escrow account in accordance with Ordinance No 8.1(C), 3(A.). You will need to provide a cost estimate for the construction of the sidewalk for approval.
8. When all improvements have been installed, a final inspection must be conducted with the Engineer of Record, the contractor, Olsson representatives and City representatives. All punch list items must be completed and accepted prior to final approval of the final plat.

CERTIFICATE OF APPROVAL FOR RECORDING:

THIS PLAT WAS APPROVED BY THE FARMINGTON PLANNING COMMISSION AT A MEETING HELD _____, 20____

DATE

CHAIRMAN

CERTIFICATE OF SURVEY AND ACCURACY:

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED ON THIS PLAT IS A TRUE AND CORRECT SURVEY AND THAT THE CORNERS HAVE BEEN SET AS INDICATED ON THE PLAT.

DATE

REGISTERED LAND SURVEYOR/PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS:

WE HEREBY CERTIFY THAT ALL UTILITY EASEMENTS, INCLUDING CABLE TELEVISION EASEMENTS, PLATTING IN THIS SUBDIVISION ARE SHOWN AS REQUESTED AND WERE APPROVED BY THE UNDERSIGNED UTILITIES OF THE CITY OF FARMINGTON, ARKANSAS.

DATE

ELECTRIC

DATE

GAS SERVICE

DATE

TELEPHONE

DATE

CABLE TELEVISION

DATE

WATER

DATE

SEWER

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE, THE UNDERSIGNED, HEREBY TRANSMIT THIS PLAT TO THE CITY OF FARMINGTON FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER(S) OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. ALSO, ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS AND STRUCTURES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW.

DATE

OWNER

DATE

OWNER

CERTIFICATE OF APPROVAL:

THE UNDERSIGNED HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF FARMINGTON AS EACH PERTAINS TO THIS PLAT AND TO THE AREA OF RESPONSIBILITY SHOWN BELOW.

DATE

SIGNATURE

BUILDING SETBACK DIMENSIONS:

BUILDING INSPECTOR

PUBLIC PROTECTION PROVISIONS:

FIRE CHIEF

POLICE CHIEF

PUBLIC INFRASTRUCTURE

CITY'S ENGINEERING CONSULTANT

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

Applicant: Red Canyon Development, LLC

Date: 11/03/20

Project Name: Goose Creek Village Ph. 1 (Final Plat)

Engineer/Architect: Jorgensen & Associates, Inc.

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

Representing: City of Farmington Name: Judy Horne – 267-1022, 856-1911
Landscaping Ordinance Requirements

- 1) It appears no landscaping is planned in this Phase 1 of Goose Creek Village subdivision so the Landscaping Ordinance requirements for entryway(s) does not apply.
- 2) There is no park land shown in this subdivision. Therefore, Landscape Ordinance will require developer to pay \$600 per 51 buildable lots or \$30,600 in lieu of park land dedication. This payment is to be made to the Farmington City Parks and Trails Development Fund. Also the ordinance states that "Intention for cash payment shall be included in the development agreement and paid prior to the City's signature of, and release of, the final plat."

Additional information is available at Article XII. Dedication and Landscaping of Neighborhood Parks.

Received By: _____

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

Applicant: Red Canyon Development, LLC.

Date: 11/3/20

Project Name: Goose Creek Village Ph. 1 (Final Plat)

Engineer/Architect: Jorgensen & Associates, Inc.

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

Representing: Ozark Electric Name: Wes Mahaffey
NEED 15 FT. U.E. Between Lots
38 And 39. For AR15 Primary

Thanks

Received By: _____

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

Applicant: Red Canyon Development, LLC.

Date: 11/03/2020

Project Name: Goose Creek Village Phase 1, Final Plat

Engineer/Architect: Jorgenson & Associates, Inc..

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

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer 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 10 days prior to the planning commission meeting. Proof of publication must be provided when it is available.
4. The revised plan must be submitted by next Tuesday, November 10th by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan. Plans must be folded with all sheets included in one set.
5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office.
6. Planning Commission meeting will be **Monday, November 23, 2020 at 6:00 pm**. We are currently doing our meetings virtual. Please provide me with email addresses for whoever wants to participate in that meeting. My email is melissamccarville@cityoffarmington-ar.gov. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.



JORGENSEN
+ ASSOCIATES
Civil Engineering + Surveying

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

November 10, 2020

City of Farmington
354 W Main
Farmington, AR 72730

Attn: Melissa McCarville
RE: Goose Creek Ph I Final Plat

Please find below our responses to comments from each department that was provided at the Technical Review on November 3rd.

Comments from Planning (Melissa McCarville)

1. Engineering fees will continue to accrue throughout the project. We will bill the engineer or the developer monthly. *Noted.*
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission. *Noted. Will provide receipts.*
3. An advertisement regarding the public hearing should be in the paper no later than 10 days prior to the planning commission meeting. Proof of publication must be provided when it is available. *Noted. Will provide proof of publication.*
4. The revised plan should be submitted by next Tuesday, November 10th at noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan. Plans must be folded with all sheets included in one set.
5. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office. *A PDF has been emailed.*
6. Planning Commission meeting will be Monday, November 23, 2020 at 6:00 pm. We are currently doing our meetings virtual. Please provide me with email addresses for whoever wants to participate in that meeting. My email is melissamccarville@cityoffarmington-ar.gov. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details. *Noted.*

Comments from Engineering (Chris Brackett, PE)

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat. *Noted. Narrative provided.*
2. Add the Final Plat Signature Block to this plat. The signature block is included with these comments. *Added.*
3. Since the detention ponds are not be shown in separate lots, you will have to dedicate them as drainage easements up to the 100-year WSE at least. *Offsite drainage easements to be dedicated by separate plat. Will dedicate them up to the 100-year WSE at the very least.*
4. How will easements that are not shown on this Final Plat be dedicated? *By separate plat/document.*
5. Payment in lieu of Park Land Conveyance will be required for this subdivision. This fee will \$600 per single family unit (\$30,600). *Concur. Developer/Owner to pay.*
6. Label the general utility easement in the rear of Lots 26-36. *Labeled.*
7. The sidewalk along Double Springs Road will have to be completed with the infrastructure for the subdivision. If the remainder of the sidewalk construction is to be delayed until the home construction then the developer shall provide an escrow account in accordance with Ordinance No 8.1(C), 3(A). You will need to provide a cost estimate for the construction of the sidewalk for approval. *Will provide.*
8. When all improvements have been installed, a final inspection must be conducted with the Engineer of Record, the contractor, Olsson representatives and City representatives. All punch list items must be completed and accepted prior to final approval of the final plat. *Noted.*

No Comments from Building (Rick Bramall)

Comments from Landscape (Judy Horne)

1. It appears no landscaping is planned in this Phase 1 of Goose Creek Village subdivision so the Landscaping Ordinance requirements for entryway(s) does not apply. *Concur.*
2. There is no park land shown in this subdivision. Therefore, Landscape Ordinance will require developer to pay \$600 per 51 buildable lots or \$30,600 in lieu of park land dedication. This payment is to be made to the Farmington City Parks and Trails Development Fund. Also the ordinance states that "Intention for cash payment shall be included in the development agreement and paid prior to the City's signature of, and release of, the final plat."

Additional information is available at Article XII. Dedication and Landscaping of Neighborhood Park.

Developer to pay fees.

No Comments from Fire

Comments from City of Fayetteville Engineering (Jonathan Ely)

1. Include necessary signature blocks for approval of water and sewer system, as well as approval of utility easements. *Blocks added.*
2. Show extents of new sewer main to the south. Show dedication of all new easements and/or reference existing easements. Including offsite. *Offsite easements to be dedicated by separate plat.*
3. Prior to the sign off on the final plat, Jorgensen & Associates must schedule a final inspection with City of Fayetteville, and provide all closeout documents, certifications, as built, etc. *Will schedule and provide.*

Comments from Ozarks Electric Coop. (Wes Mahaffey)

We added a 15ft UE between lots 38 and 39 for primary per request.

Comments from PGTELCO were not received.

Comments from Blackhills Gas were not received.

Comments from Cox Communications were not received.

Thank you for reviewing this project. If there are any questions, comments, or concerns, please let us know.

Sincerely,

Jared S. Inman, PE

City of Farmington
Application and Checklist
Preliminary Plat

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

Applicant: Red Canyon Development LLC Day Phone: 479-582-9597

Address: 1204 E Joyce Blvd Fayetteville AR 72703 Fax: _____

Representative: Jorgensen + Assoc. Day Phone: 479-442-9127

Address: 124 W Sunbridge #5, Fayetteville, AR, 72703 Fax: _____

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

For office use only:

Fee paid \$ _____ Date _____ Receipt # _____

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

Property Description

Site Address -- Just west of Goose Creek Subd. Ph I

Current Zoning -- R-1

Attach legal description

Goose Creek Village Ph 2

Financial Interests

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

Red Canyon Development 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.*

Applicant Signature

Date Oct 19 2020

Property Owner/Authorized Agent: *I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)*

Owner/Agent Signature

Date Oct 19 2020

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	This will be a residential subdivision.
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	Provided on plat. Notification letter to be provided at a later date when PC date is known.
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	Provided at a later date.
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).		X	Provided at a later date.
The Following Shall Appear on the Site Plan:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
10. Status of regulatory permits:			
a. NPDES Storm water Permit		X	
b. 404 Permit		X	
c. Other		X	Will provide prior to construction if needed.
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.	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	No structures onsite
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		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems	X		
a. Provide pipe locations, sizes and types.	X		
b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site		X	None known.
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			N/A
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.		X	Obtaining info from City of Fayetteville
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			Only at entrances. No change in grade.

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	None known.
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.			N/A
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			N/A
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			N/A
8. The location and size of existing and proposed signs, if any.		X	None proposed.
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			N/A
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			N/A
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			N/A
12. Location of existing and purposed sidewalks.	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.		X	None known.
16. Draft of covenants, conditions and restrictions, if any.		X	Owner has not drafted.
17. Draft POA agreements, if any.		X	Owner has not drafted.
18. A written description of requested variances and waivers from any city requirements.		X	None requested at this time.
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.*

RECEIPT

DATE _____

No. _____

RECEIVED FROM _____

\$ _____

DOLLARS

 FOR RENT FOR _____

ACCOUNT		
PAYMENT		
BAL. DUE		

 CASH CHECK MONEY ORDER CREDIT CARD

FROM _____

TO _____

BY _____

3-11

City of Farmington, AR

10/21/2020 9:03AM 01
000000#0148 CLERK01Development Fees
\$2000.00ITEMS 10
CHECK \$2000.00

NOTICE OF PUBLIC HEARING

A petition for Preliminary Plat for the property as described below has been filed with the City of Farmington on the _____ day of _____, 20_____.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

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

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

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

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

Location

Riggins Construction & Development
Owned by

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

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

All parties interested in this matter may appear and be heard at said time and place; or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main, 479-267-3865.

ADJOINING PROPERTY OWNERS

Parcel: 760-02350-002
RIGGINS CONSTRUCTION OF NWA INC
1204 E JOYCE BLVD #102
FAYETTEVILLE, AR 72703

Parcel: 760-02351-200
MCCONNELL, DAVID C & MICHELE L
14489 DRAIN RD
FARMINGTON, AR 72730-8707

Parcel: 760-02740-000
PEARCY, JAY D & HAVEN E
483 W HYDRANGEA DR
FARMINGTON, AR 72730

Parcel: 760-02741-000
PEARCY, JAY D & HAVEN E
483 W HYDRANGEA DR
FARMINGTON, AR 72730

Parcel: 760-02743-000
ISMAIL, MOHAMMAD & ROSHAN ARA
471 W HYDRANGEA DR
FARMINGTON, AR 72730

Parcel: 760-02742-000
MATHIAS, SAM; PEARCY, JAY D & HAVEN E
443 HYDRANGEA DR
FARMINGTON, AR 72730

Parcel: 760-02745-000
THOMPSON, BEAU P & KATHERINE P
443 W HYDRANGEA DR
FARMINGTON, AR 72730

Parcel: 760-02747-000
BLAKELY, ROBERT ALLEN & STEPHANIE
429 W HYDRANGEA DR
FARMINGTON, AR 72730

Parcel: 760-02748-000
PENNE, PHILIP J; MACKLEM, MELISSA A
592 N MCLEOD DR
FARMINGTON, AR 72730

Parcel: 760-02350-800
SIEGEL, DEBORAH & LOPEZ DE LA CRUZ, MARICELA
117 N DOUBLE SPRINGS RD
FARMINGTON, AR 72730

Parcel: 760-02350-700
OLIVAS, DIAMOND R & TERESA LYNN
25 N DOUBLE SPRINGS RD
FARMINGTON, AR 72730

Parcel: 765-16214-100
PFALZGRAF FAMILY TRUST KELLYE E & CHARLOTTE
PFALZGRAF
20 N DOUBLE SPRINGS RD
FARMINGTON, AR 72730

Parcel: 765-16225-600
BURNETT, WALTER II
62 S DOUBLE SPRINGS RD
FARMINGTON, AR 72730

Parcel: 765-16225-500
MILLER, RICHARD A II & ABIGAIL
102 S DOUBLE SPRINGS RD
FARMINGTON, AR 72730

Parcel: 765-16225-400
GHOST RIDER DEVELOPMENT INC
9524 WEY BRIDGE DR
FORT SMITH, AR 72916

Parcel: 760-02350-003
KEPHART, JENNIFER L
297 DOUBLE SPRINGS RD
FARMINGTON, AR 72730

Parcel: 760-02350-000
MOUNTAIN TOWN COUNSELING LLC
297 N DOUBLE SPRINGS RD
FARMINGTON, AR 72730

Parcel: 765-16225-800
PRUETT, GARY; PRUETT FAMILY TR;
PRUETT, KEVIN; PRUETT, STEPHEN;
438 RIVER PARK DR
REDDING, CA 96003

Parcel: 760-02383-000
WILLIAMS, DOUGLAS L REVOCABLE TRUST
P O BOX 1797
FARMINGTON, AR 72730

Parcel: 760-02382-000
GOOSE CREEK PROPERTIES LLC
496 DOUBLE SPRINGS RD
FAYETTEVILLE, AR 72702

ADJOINING PROPERTY OWNERS

Parcel: 760-02360-000
PURIFOY, JOHN & AMY
611 N DOUBLE SPRINGS RD
FARMINGTON, AR 72730

Parcel: 760-02358-000
MCCRATIC, DOUGLAS W & KAREN S
434 GOOSE CREEK RD
FARMINGTON, AR 72730

Parcel: 760-02386-000
MAHAN, DAVID D & PATRICIA A
412 GOOSE CREEK RD
FARMINGTON, AR 72730

Parcel: 760-02356-000
BURNS, MATTHEW D & LORI J
464 W GOOSE CREEK RD
FARMINGTON, AR 72730

Parcel: 760-02357-000
MAHAN, DAVID D & PATRICIA A
412 GOOSE CREEK RD
FARMINGTON, AR 72730

Parcel: 760-02352-000
YOUNG, PHYLLIS ANN
546 GOOSE CREEK RD
FARMINGTON, AR 72730-8506

Parcel: 760-02389-000
MCCRATIC, DOUGLAS W & KAREN S
434 GOOSE CREEK RD
FARMINGTON, AR 72730

Parcel: 760-02351-000
YOUNG, PHYLLIS ANN
546 GOOSE CREEK RD
FARMINGTON, AR 72730-8506

Ph. II

7015 1730 0000 4225 6597

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MATHIAS, SAM; PEARCY, JAY & HAVEN
 443 HYDRANGEA DR
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PEARCY, JAY D & HAVEN E
 483 W HYDRANGEA DR
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RIGGINS CONSTRUCTION OF NWA INC
 1204 E JOYCE BLVD #102
 FAYETTEVILLE, AR 72703

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ISMAIL, MOHAMMAD & ROSHAN ARA
 471 W HYDRANGEA DR
 FARMINGTON, AR 72730

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MCCONNELL, DAVID C & MICHELE L
 14489 DRAIN RD
 FARMINGTON, AR 72730-8707

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BLAKELY, ROBERT ALLEN & STEPHANIE
 429 W HYDRANGEA DR
 FARMINGTON, AR 72730

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GHOST RIDER DEVELOPMENT INC
 9524 WEY BRIDGE DR
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MILLER, RICHARD A II & ABIGAIL
 102 S DOUBLE SPRINGS RD
 FARMINGTON, AR 72730

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 62 S DOUBLE SPRINGS RD
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PFALZGRAF FAMILY TRUST KELLY E &
CHARLOTTE PFALZGRAF
 20 N DOUBLE SPRINGS RD
 FARMINGTON, AR 72730

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YOUNG, PHYLLIS ANN
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 FARMINGTON, AR 72730-8506

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BURNS, MATTHEW D & LORI J
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PURIFOY, JOHN & AMY
611 N DOUBLE SPRINGS RD
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GOOSE CREEK PROPERTIES LLC
496 DOUBLE SPRINGS RD
FAYETTEVILLE, AR 72702
FAYETTEVILLE, AR 72730

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WILLIAMS, DOUGLAS L REVOCABLE
TRUST
P O BOX 1797
FARMINGTON, AR 72730

7015 1730 0000 4225 6672

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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PRUETT, GARY; PRUETT FAMILY TR;
PRUETT, KEVIN; PRUETT, STEPHEN;
438 RIVER PARK DR
REDDING, CA 96003

7015 1730 0000 4225 6667

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Farmington, AR 72730

Certified Mail Fee	\$3.50	0190
Extra Services & Fees (check box, add fee as appropriate)		
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
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MOUNTAIN TOWN COUNSELING LLC
297 N DOUBLE SPRINGS RD
FARMINGTON, AR 72730

7015 1730 0000 4225 6696

U.S. Postal Service
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Farmington, AR 72730

Certified Mail Fee	\$3.50	0190
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$2.80	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
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11/10/2020

KEPHART, JENNIFER L
297 DOUBLE SPRINGS RD
FARMINGTON, AR 72730

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

Applicant: Red Canyon Development, LLC.

Date: 11/03/2020

Project Name: Goose Creek Village Phase 2, Preliminary Plat

Engineer/Architect: Jorgenson & Associates, Inc.

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

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer 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 10 days prior to the planning commission meeting. Proof of publication must be provided when it is available.
4. The revised plan must be submitted by next Tuesday, November 10th by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan. Plans must be folded with all sheets included in one set.
5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office.
6. Planning Commission meeting will be **Monday, November 23, 2020 at 6:00 pm**. We are currently doing our meetings virtual. Please provide me with email addresses for whoever wants to participate in that meeting. My email is melissamccarville@cityoffarmington-ar.gov. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.

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

Applicant: Red Canyon Development, LLC.

Date: November 3, 2020

Project Name: Goose Creek Village Phase II (Preliminary Plat)

Engineer/Architect: Jorgensen & Associates, Inc.

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Partial cul-de-sac are not allowed by Ordinance 8.1(D) Section 2. Remove the partial cul-de-sac on Cackling. I have included a copy of this ordinance with these comments.
3. Canada Street must extend to the phase line (the depth of Lot 39).
4. More details on the traffic circle at the intersection of Goose Crossing and Taverner. The City will have to agree to maintain this circle.
5. Label the proposed sidewalk and greenspace.
6. The street name must be approved by the City of Fayetteville 911 coordinator.
7. Continue the lot numbering from the last lot in Phase I.
8. Add fire hydrants to the plan.
9. The Planning Commission will have to accept the parkland. The banks of the pond are shown in the easement for the adjoining lots. The pond bank cannot be in the easement.

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

Applicant: Red Canyon Development, LLC

Date: 11/03/20

Project Name: Goose Creek Village Ph. 2 (Preliminary Plat)

Engineer/Architect: Jorgensen & Associates, Inc.

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

Representing: City of Farmington Name: Judy Horne - 267-1022, 856-1911
Landscaping Ordinance Requirements

- 1) I don't see entryways into subdivision in Phase 2 so the Landscaping Ordinance requirements for entryway(s) does not apply.
- 2) With the information provided, it is not possible to determine if the proposed "Lot #35, 1.09 acre "Pond/Park Land" meets the Landscape Ordinance requirements for appropriate park land. See excerpt from the ordinance below:

- I. **Unacceptable Park Land.** Street front landscape buffers or parking lot landscape buffers and islands; major utility easements over 30 feet wide; storm water detention ponds; irrigation ditches, swales, and storm water channels, land with steep grade, land with immovable trash, junk, and/or pollutants, or any other land deemed unsuitable by the Planning Commission, shall not be dedicated as park land.

The proposed "pond/parkland" area proposed (1.09 acre) does appear to come very close to meeting the .02 acre per buildable lot requirement (.02 X 55 = 1.1 acre). If developer believes this is appropriate land for park land, then perhaps an appeal could be made to Planning Commission for consideration of proposed greenspace area. That would be their decision to make.

If Lot 35 is not deemed appropriate for park land, then the ordinance will require developer to pay \$600 X 55 buildable lots or \$33,000 in lieu of park land dedication, if no other suitable park land is made available. This payment would be made to the Farmington City Parks and Trails Development Fund. Also the ordinance states that "Intention for cash payment shall be included in the development agreement and paid prior to the City's signature of, and release of, the final plat."

Additional information is available at Article XII. Dedication and Landscaping of Neighborhood Parks.

Received By: _____

Date: 10/28/2020

City: FARMINGTON

Subdivision Name: GOOSE CREEK VILLAGE 2

General Comments:

1. Any relocation of existing facilities or extension of line that must be built specifically to feed the subdivision will be at full cost to the developer.
 2. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
 3. All off site easements that are needed for Ozarks to extend electrical service to the subdivision property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
 4. All conduits placed for the road crossings will be installed by the developer and must be 4-inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 Pipes)
 5. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat. All conduits for road crossings and specific widths of U.E., Lot size, St. Light location and address to Lots must be shown on final plat before Ozarks Electric will sign the final plat.
 6. Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, re-sodding , etc.
 9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
 10. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If developer decide to go with their own contact Cooperative representative below.
 11. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.
- Wes Mahaffey at (479)263-2167 or wmahaffey@ozarksecc.com

Additional Comments:

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

Applicant: Red Canyon Development, LLC.

Date: 11/3/20

Project Name: Goose Creek Village Ph. 2 (Preliminary Plat)

Engineer/Architect: Jorgensen & Associates, Inc.

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

Representing: City of Fayetteville Utilities Name: Jonathan Ely

This project will require a utility permit from the City of Fayetteville. Detailed review of water and sanitary sewer improvements will be completed during that permit review. You can apply for this permit using the online Citizen Self Service Portal through Fayetteville-AR.gov

General comments from preliminary utility review:

Show water meters, indicate double/single and label size

Show fire hydrants, ensure max spacing is met

Show waterline fittings and valves

Waterline conflicts with storm sewer pipe near lot 38

Sewer conflict with storm near lot 51

Sewer conflict with light pole near lot 42

Show sewer stubouts at end of Goose Crossing Rd., Taverner Rd., and Canada Rd. for future phase.

Received By: _____



JORGENSEN
+ ASSOCIATES
Civil Engineering + Surveying

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

November 10, 2020

City of Farmington
354 W Main
Farmington, AR 72730

Attn: Melissa McCarville
RE: Goose Creek Ph II Preliminary Plat

Please find below our responses to comments from each department that was provided at the Technical Review on November 3rd.

Comments from Planning (Melissa McCarville)

1. Engineering fees will continue to accrue throughout the project. We will bill the engineer or the developer monthly. *Noted.*
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission. *Noted. Will provide receipts.*
3. An advertisement regarding the public hearing should be in the paper no later than 10 days prior to the planning commission meeting. Proof of publication must be provided when it is available. *Noted. Will provide proof of publication.*
4. The revised plan should be submitted by next Tuesday, November 10th at noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan. Plans must be folded with all sheets included in one set.
5. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office. *A PDF has been emailed.*
6. Planning Commission meeting will be Monday, November 23, 2020 at 6:00 pm. We are currently doing our meetings virtual. Please provide me with email addresses for whoever wants to participate in that meeting. My email is mellssamccarville@cityoffarmington-ar.gov. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details. *Noted.*

Comments from Engineering (Chris Brackett, PE)

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat. *Noted. Narrative provided.*
2. Partial cul-de-sac are not allowed by Ordinance 8.1 (D) Section 2. Remove the partial cul-de-sac on Cackling. I have included a copy of this ordinance with these comments. *Partial cul-de-sac removed.*
3. Canada Street must extend to the phase line (the depth of Lot 39). *Street has been extended.*
4. More details on the traffic circle at the intersection of Goose Crossing and Taverner. The City will have to agree to maintain this circle. *Detail and constructed example has been sent for reference.*
5. Label the proposed sidewalk and greenspace. *Labeled.*
6. The street name must be approved by the City of Fayetteville 911 coordinator. *Street names have been approved by the CoF 911 Coordinator. Will verify these names and street locations with them.*
7. Continue the lot numbering from the last lot in Phase I. *Revised.*
8. Add fire hydrants to the plan. *Added.*
9. The Planning Commission will have to accept the parkland. The banks of the pond are shown in the easement for the adjoining lots. The pond bank cannot be in the easement. *We lost a lot with the removal of the partial cul-de-sac and we Riggins decided to remove the parkland lot and add back lots in this area. They would like to dedicate a larger portion of parkland along the woods north of the regional detention pond.*

No Comments from Building (Rick Bramall)

Comments from Landscape (Judy Horne)

1. I don't see entryways into subdivision in Phase 2 so the Landscaping Ordinance requirements for entryway(s) does not apply. *Concur.*
2. With the information provided, it is not possible to determine if the proposed "Lot #35, 1.09 acre "Pond/Park Land" meets the Landscape Ordinance requirements for appropriate park land. See excerpt from the ordinance below:

The proposed "pond/parkland" area proposed (1.09 acre) does appear to come very close to meeting the .02 acre per buildable lot requirement (.02 x 55 = 1.1 acre). If developer believes this is appropriate land for park land, then perhaps an appeal could be made Planning Commission for consideration of proposed greenspace area. That would be their decision to make.

If Lot 35 is not deemed appropriate for park land, then the ordinance will require developer to pay \$600 x 55 buildable lots or \$33,000 in lieu of park land dedication, if no other suitable park land is made available. This payment would be made to the Farmington City Parks and Trails Development Fund. Also, the ordinance states that "Intention for cash payment shall be included in the development agreement and paid prior to the City's signature of, and release of, the final plat.

Additional information is available at Article XII. Dedication and Landscaping of Neighborhood Parks.

Since partial cul-de-sac was deleted and there was discussion of the pond being in backyard easements and the City possibly not wanting the land, Riggins decided to remove the parkland lot and add back lots in this area. They would like to dedicate a larger portion of parkland along the woods north of the regional detention pond. We would like to coordinate with you on what makes the most sense moving forward for future phases.

Comments from Fire

1. Add Fire Hydrants. *Added.*

Comments from City of Fayetteville Engineering (Jonathan Ely)

1. This project will require a utility permit from the City of Fayetteville. Detailed review of water and sanitary sewer improvements will be completed during that permit review. You can apply for this permit using the online Citizen Self Service Portal through Fayetteville-AR.gov. *Will apply.*
2. Show water meters, indicate double/single and label size. *Revised to show.*
3. Show fire hydrants, ensure max spacing is met. *Revised to show.*
4. Show waterline fittings and valves. *Revised to show.*
5. Waterline conflicts with storm sewer pipe near lot 38. *Revised.*
6. Sewer conflict with storm near lot 51. *Revised.*
7. Sewer conflict with light pole near lot 42. *Revised.*
8. Show sewer stubouts at end of Goose Crossing Rd., Taverner Rd., and Canada Rd. for future phase. *Future phases will drain a different direction.*

Comments from Ozarks Electric Coop. (Wes Mahaffey)

We have reviewed and are agreeable with the General Comments (1-11), dated 10/28/2020 for Red Canyon Subd., provided in letter form at City of Farmington Technical Review.

Comments from PGTELCO were not received.

Comments from Blackhills Gas were not received.

Comments from Cox Communications were not received.

Thank you for reviewing this project. If there are any questions, comments, or concerns, please let us know.

Sincerely,

Jared S. Inman, PE



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

APPLICATION:

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

Date of preliminary plat approval: May 21, 2018

Date of grading permit: October 2019

Date of final infrastructure inspection: _____

Engineering Fees Paid yes no

*Farmington Heights
Ph. 2*

Development site address or location: Unassigned , N. 54th Street

GENERAL INFORMATION:

Primary Contact Person: Ferdi Fourie

Business Name: Civil Design Engineers, Inc.

Address: P.O. Box 56

City: Cave Springs State AR Zip Code 72718

Phone: 479-381-1066 Email: ffourie@civilde.com

Check all that apply: Applicant Owner Other _____

Name: Ferdi Fourie

Business Name: Civil Design Engineers, Inc.

Address: P.O. Box 56
City: Cave Springs State AR Zip Code 72718

Check all that apply: Applicant Owner Other _____

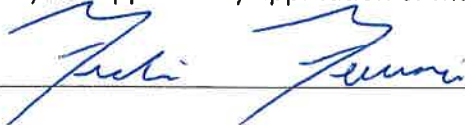
Name: Tom Sims

Business Name: Lots 102 Holdings, LLC.

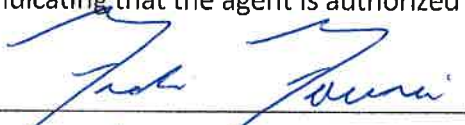
Address: P.O. Box 1496

City: Farmington State AR Zip Code 72730

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

 Date: 10/20/20

PROPERTY OWNER/AUTHORIZED AGENT: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his/her behalf)



AGENT Date: 10/20/20

LSD/Subdivision Application Checklist:

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.			
2. Payment of application fee.			
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.			
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".			
5. List of adjacent property owners and copy of notification letter sent. *			N/A This is a Final Plat
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).			N/A This is a Final Plat
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).			N/A This is a Final Plat
The Following Shall Appear on the Site Plan:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.			
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*			
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.			
4. Complete and accurate legend.			
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.			
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.			
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)			
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.			
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.			
10. Status of regulatory permits:			
a. NPDES Storm water Permit			N/A This is a Final Plat
b. 404 Permit			N/A This is a Final Plat
c. Other			N/A This is a Final Plat
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.			N/A This is a Final Plat
13. A general vicinity map of the project at a scale of 1" = 2000'	✓		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	✓		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	✓		
16. Existing topographic information with source of the information noted. Show:			
a. Two foot contour for ground slope between level and ten percent.			N/A This is a Final Plat
b. Four foot contour interval for ground slope exceeding 10%.			N/A This is a Final Plat
17. Preliminary grading plan.			
Existing Utilities and Drainage Improvements (Copy of the <u>Drainage Criteria Manual</u> can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.			N/A This is a Final Plat
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.			N/A This is a Final Plat
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			N/A This is a Final Plat
a. Provide structure location and types.			N/A This is a Final Plat
b. Provide pipe types and sizes.			N/A This is a Final Plat
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.			N/A This is a Final Plat
b. Manhole locations.			N/A This is a Final Plat
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			N/A This is a Final Plat
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 This is a Final Plat
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.			N/A This is a Final Plat
b. Note the static pressure and flow of the nearest hydrant.			N/A This is a Final Plat
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.			N/A This is a Final Plat
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.			N/A This is a Final Plat
b. Locations of all lines above and below ground.			N/A This is a Final Plat
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			N/A This is a Final Plat

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.			N/A This is a Final Plat
Proposed and Existing Streets, Rights-of-way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all exiting and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	✓		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	✓		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	✓		
Site Specific Information			
1. Provide a note describing any off site improvements.			N/A This is a Final Plat
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			N/A This is a Final Plat
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 This is a Final Plat
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 This is a Final Plat
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	✓		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			N/A This is a Final Plat
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 This is a Final Plat
8. The location and size of existing and proposed signs, if any.			N/A This is a Final Plat
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			N/A This is a Final Plat
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			N/A This is a Final Plat
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			N/A This is a Final Plat
12. Location of existing and purposed sidewalks.			N/A This is a Final Plat
13. Finished floor elevation of existing and purposed structures.			N/A This is a Final Plat
14. Indicate location and type of garbage service (Large Scale			N/A This is a Final Plat

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

**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.*

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

Applicant: Lots 102 Holdings, LLC.

Date: November 3, 2020

Project Name: Farmington Heights Subdivision Phase II (Final Plat)

Engineer/Architect: Civil Design Engineers, Inc.

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. The detention pond lot shall be shown as a drainage easement. Label the detention pond at Lot 92.
3. Clearly label the width of the easements in the rear and side lots.
4. Payment in lieu of Park Land Conveyance will be required for this subdivision. This fee will be \$600 per single family unit (\$54,600).
5. The sidewalk along the detention pond lot and along 54th Street will have to be completed with the infrastructure for the subdivision. If the remainder of the sidewalk construction is to be delayed until the home construction then the developer shall provide an escrow account in accordance with Ordinance No 8.1(C), 3(A.). You will need to provide a cost estimate for the construction of the sidewalk for approval.
6. When all improvements have been installed, a final inspection must be conducted with the Engineer of Record, the contractor, Olsson representatives and City representatives. All punch list items must be completed and accepted prior to final approval of the final plat.

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

Applicant: Lots 102 Holdings, LLC

Date: 11/03/2020

Project Name: Farmington Heights Phase 2, Final Plat

Engineer/Architect: Civil Design Engineering, Inc.

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

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer 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 development plan should be in the paper no later than 10 days prior to the planning commission meeting. Proof of publication must be provided when it is available.
4. The revised plan must be submitted by next Tuesday, November 10th by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan. Plans must be folded with all sheets included in one set.
5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office.
6. Planning Commission meeting will be **Monday, November 23, 2020 at 6:00 pm**. We are currently doing our meetings virtual. Please provide me with email addresses for whoever wants to participate in that meeting. My email is melissamccarville@cityoffarmington-ar.gov. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.

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

Applicant: Lots 102 Holdings, LLC.

Date: 11-3-20

Project Name: Farmington Heights Phase Ph. 2 (Final Plat)

Engineer/Architect: Civil Design Engineers, Inc.

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

Representing: City of Fayetteville Utilities Name: Jonathan Ely

Include necessary signature blocks for approval of water and sewer system, as well as approval of utility easements.

Show all new water and sewer mains, as well as water meters and sewer services.

Utility easement line work is not clear at the corners of lot 67 and 40

Note near lot 30 says to abandon 20ft water easement. This easement cannot be abandoned per plat, it must be abandoned by petition to City Council.

Remove this note.

Prior to sign off on the final plat, Civil Design Engineers, Inc. must schedule a final inspection with City of Fayetteville, and provide all closeout documents, certifications, as built, etc.

Received By: _____

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

Applicant: Lots 102 Holdings, LLC.

Date: 11-3-20

Project Name: Farmington Heights Phase Ph. 2 (Final Plat)

Engineer/Architect: Civil Design Engineers, Inc.

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

Representing: Ozark Electric Name: Wes Mahaffey

Looks Good

Thanks

Received By: _____

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

Applicant: Lots 102 Holdings, LLC

Date: 11/03/20

Project Name: Farmington Heights Phase 2 (Final Plat)

Engineer/Architect: Civil Design Engineers, Inc.

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

Representing: City of Farmington Name: Judy Horne – 267-1022, 856-1911
Landscaping Ordinance Requirements

1) No designed entryways into subdivision in Phase 2 at Woolsey Farm Road entrance are indicated, so the Landscaping Ordinance requirements for entryway(s) do not apply.

2) Note the Landscape Ordinance requirements for payment in lieu of park land dedication shown below. Based on the ordinance requirements developer shall pay to the City of Farmington City Parks and Trails Development Fund \$600 x 91 buildable lots or \$54,600.

ARTICLE XII. DEDICATION AND LANDSCAPING OF NEIGHBORHOOD PARKS

- C. Fee Payment In Lieu of Land Conveyance.** In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund \$600.00 for each single-family unit and \$300.00 for each multi-family unit. The City shall review the designated fees every two (2) years and make adjustment suggestions to the City Council.
- D. Timetable for Land Dedication.** Dedication of land must be made before the city signs the final plat or building permit is issued for the development. Deeded land is dedicated park land and is not subject to any right of reversion or refund.
- E. Timetable for cash dedication.** Intention for cash payment shall be included in the development agreement and paid prior to the City's signature of, and release of, the final plat. For subdivisions that do not require a development agreement, the cash dedication shall be paid before the City releases the signed approval of the subdivision for recording.

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

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

S54th Street and Woolsey Farm Road

Location

Indian Territory, LLC.

Owned by

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

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on May 21, 2018 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.

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Total Postage \$6.95

Indian Territory LLC
 PO Box 1496
 Farmington, AR 72730

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ELB Land Holdings LLC
 12/07/2020
 6354 Angel Falls
 Springdale, AR 72762

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Casey L Chenoweth
 12/07/2020
 528 N. Otoe Street
 Farmington, AR 72730

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Lots 102 Holdings, LLC
 12/07/2020
 630 Box 1527
 Farmington, AR 72730

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Cameron M. Rose
 12/07/2020
 426 Otoe Street
 Farmington, AR 72730

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Postage \$0.55

Total \$4.10

Sent To: Taylor Jason & Kayla Jean Dawson / 07/2020
 \$6878 Otoe Street
 Farmington, AR 72730

City: _____

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Sent To: Joseph Gatlin & Kaylee Cristy / 07/2020
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City: _____

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 \$5,376 N Otoe Street
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Sent To: DRP Holdings LLC
 2700 S Thompson St
 Suite 102
 Springdale, AR 72764

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Dennis W. Mullins
#5581 Sellers Rd
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Alec T Hartz
#5974 Oteo Street
Farmington, AR 72730

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Aaron & Courtney Beetch
#4671 Oteo Street
Farmington, AR 72730

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Shantae Wilson & Quincy Ward
#827N Oteo Street
Farmington, AR 72730

12/07/2020

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Laura Ann & David Luke Kimber
#347N Oteo Street
Farmington, AR 72730

12/07/2020

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City of Fayetteville
#437W Mountain St
Fayetteville, AR 72701

12/07/2020

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Hampton Holdings, LLC. 12/07/2020
 #6 P.O. Box 1120
 Tonitown, AR 72770

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Lots 102 Holdings, LLC
PO Box 1527
Farmingington, AR 72730



9590 9402 6229 0265 6898 52

Article Number (Transfer from service label)

7020 2450 0000 5501 9093

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A. Signature Cathy Cody Agent
B. Received by (Printed Name) Cathy Cody Address
C. Date of Delivery 7-2-20 Date of Delivery
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
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 Registered Mail Restricted Delivery
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 Signature Confirmation Restricted Delivery

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1. Article Addressed to:

Indian Territory LLC
PO Box 1496
Farmingington, AR 72730



9590 9402 6229 0265 6899 99

2. Article Number (Transfer from service label)

7020 2450 0000 5501 8942

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Article Addressed to:

Aaron & Courtney Beetch
346 N Otee Street
Farmingington, AR 72730



9590 9402 6229 0265 6899 37

Article Number (Transfer from service label)

7020 2450 0000 5501 9017

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B. Received by (Printed Name) A. Beetch Address
C. Date of Delivery 7/2/20 Date of Delivery
D. Is delivery address different from item 1? Yes
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1. Article Addressed to:

Taylor, Ernest & Donna Edwards
346 N. Otee Street
Farmingington, AR 72730



9590 9402 6229 0265 6898 21

2. Article Number (Transfer from service label)

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B. Received by (Printed Name) Cathy Cody Address
C. Date of Delivery 7-2-20 Date of Delivery
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A. Signature T. Edwards Agent
B. Received by (Printed Name) T. Edwards Address
C. Date of Delivery 7/2/20 Date of Delivery
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Joseph Gatlin & Kaylee Cristy
370 N. Otoe Street
Farmingington, AR 72730

9590 9402 6229 0265 6899 82
Article Number (Transfer from service label)
7020 2450 0000 5501 8966

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B. Received by (Printed Name)
K. Cristy
C. Date of Delivery
12/10/21
D. Is delivery address different from item 1? Yes No
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Article Addressed to:
James R & Viki A Doolittle
420 N Otoe Street
Farmingington, AR 72730

9590 9402 6229 0265 6899 75
Article Number (Transfer from service label)
7020 2450 0000 5501 8973

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A. Signature
X V. Doolittle
B. Received by (Printed Name)
V. Doolittle
C. Date of Delivery
12/10/21
D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
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 Certified Mail Restricted Delivery
 Collect on Delivery
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Article Addressed to:
Beth LeMarinn Denae Dawson
376 N Otoe Street
Farmingington, AR 72730

9590 9402 6229 0265 6900 01
Article Number (Transfer from service label)
7020 2450 0000 5501 8959

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COMPLETE THIS SECTION ON DELIVERY

A. Signature
X M. Dawson
B. Received by (Printed Name)
M. Dawson
C. Date of Delivery
12/10
D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

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 Registered Mail™
 Registered Mail Restricted Delivery
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Article Addressed to:
Taylor Jason & Kayla Jean Dawson
358 N. Otoe Street
Farmingington, AR 72730

9590 9402 6229 0265 6899 44
Article Number (Transfer from service label)
7020 2450 0000 5501 9000

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A. Signature
X M. Dawson
B. Received by (Printed Name)
M. Dawson
C. Date of Delivery
12/10
D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

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

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Article Addressed to:
Casey L Chenoweth
328 N. Otoe Street
Farrington, AR 72730

Form with fields for Signature, Received by, Date of Delivery, and delivery address confirmation.

Form with fields for Service Type, Adult Signature, Registered Mail, Certified Mail, Signature Confirmation, and Restricted Delivery.

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Dennis W. Mullins
5581 Sellers Rd
Farrington, AR 72730

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Form with fields for Service Type, Adult Signature, Registered Mail, Certified Mail, Signature Confirmation, and Restricted Delivery.

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Hampton Holdings, LLC.
PO Box 1120
Tontown, AR 72770

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

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Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ELB Land Holdings LLC
 354 Angel Falls
 Springdale, AR 72762



2. Article Number (Transfer from service label)

7020 2450 0000 5501 9116

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Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Adult Signature Agent
 Certified Mail® Addressee
 Collect on Delivery Restricted Delivery

B. Received by (Printed Name)

J D US

C. Date of Delivery

D. Is delivery address different from item 1? Yes No

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DRP Holdings LLC
 2790 S Thompson St
 Suite 102
 Springdale, AR 72764



2. Article Number (Transfer from service label)

7020 2450 0000 5501 8997

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Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Adult Signature Agent
 Certified Mail® Addressee
 Collect on Delivery Restricted Delivery

B. Received by (Printed Name)

D. Is delivery address different from item 1? Yes No

C. Date of Delivery

12/10/12

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