

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: Bates & Associates, Inc Day Phone: 479-442-9350  
 Address: 7230 S. Pleasant Ridge Drive  
Fayetteville, AR 72704 Fax: \_\_\_\_\_  
 Representative: Geoffrey Bates Day Phone: \_\_\_\_\_  
 Address: Same as Applicant Fax: \_\_\_\_\_  
 Property Owner: D&B of Northwest Arkansas, Inc. Day Phone: 479-251-9400  
 Address: 125 S. Sunbridge Dr  
Fayetteville, AR 72703 Fax: \_\_\_\_\_

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

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

For office use only:

Fee paid \$	Date	Receipt #

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

Property Description

Site Address -- 65 N Double Springs Road

Current Zoning -- R-1

Attach legal description

Financial Interests

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

D&B of Northwest Arkansas, LLC

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

 Date 10/23/18  
 Applicant Signature

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

*No Management LLC by R-18* Date 10/23/18  
 Owner/Agent Signature

## LSD/Subdivision Application Checklist:

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	✓		
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 <b>folded</b> to a size of no greater than 10" X 10 ½ ".	✓		
5. List of adjacent property owners and copy of notification letter sent. *	✓		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		✓	Will be provided by deadline
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).		✓	Will be provided by Deadline
<b>The Following Shall Appear on the Site Plan:</b>			
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			not needed
b. 404 Permit			
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 <sup>th</sup> of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	✓		

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

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

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.	✓		
16. Draft of covenants, conditions and restrictions, if any.		✓	none available at time of submittal
17. Draft POA agreements, if any.		✓	none available at time of submittal
18. A written description of requested variances and waivers from any city requirements.		✓	no variances or waivers requested
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	✓		
20. Preliminary drainage plan as required by the consulting engineer.	✓		

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



**Bates &  
Associates, Inc.**

**Civil Engineering & Surveying**

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

PH: 479-442-9350 \* FAX: 479-521-9350

October 23, 2018

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

RE: Engles Park Subdivision – Preliminary Plat and Rezoning Project Letter

Dear City Staff,

D & B of Northwest Arkansas, and Bates & Associates, Inc, propose a Preliminary Plat and Rezone at 65 North Double Springs Road in Farmington, Arkansas. The subject Washington County Parcel Numbers are 760-01339-000, 760-01340-000, 760-01337-000, & 760-01335-000, totaling 5.51 acres before Right-of-Way Dedication. Access to the site will be off of North Double Springs Road.

The proposed development will consist of 24 single-family residential lots, plus one lot dedicated as a stormwater facility. The subject parcels are within City of Fayetteville Water and Sewer Department's service area. The proposed water main will tie into an existing 6" Asbestos-Cement water main located on the east side of Double Springs Road. The proposed sewer main will tie into an existing manhole on the west side of Double Springs Road, with an existing 8" sewer main running north from said manhole.

The Applicant also is requesting a rezoning of said parcels. The current zoning is R-1, Single-Family Residential. The Applicant requests that the parcels be rezoned to R-3, Zero Lot Line Single-Family Residential. The resulting density would be 5.29 units per acre.

Please contact Bates & Associates with any questions regarding this proposed development.

Sincerely,

Geoff Bates, P.E.



**Bates &  
Associates, Inc.**

**Civil Engineering & Surveying**

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704  
PH: 479-442-9350 \* FAX: 479-521-9350

November 6, 2018

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

RE: Engles Park Subdivision

Dear City Staff,

Please see the attached Parcel Map and list of Adjoining Property owners for the Engles Park Subdivision.

ADJACENT LAND OWNERS (PARCELS 760-01337-000, 760-01339-000, 760-01335-000, & 760-01340-000)

- 1) BRUCE, CHARLES ELLIS  
407 W PINE ST  
LONOKE, AR 72086-3141  
PARCEL #760-02478-000  
ZONED: R-1
- 2) ALLEN, CECELIA & JEFFREY  
312 W RIDGEDALE DR  
FARMINGTON, AR 72730-2517  
PARCEL #760-02479-000  
ZONED: R-1
- 3) HOBGOOD, CHRISTOPHER GALE & RACHEL RENEE  
318 W RIDGEDALE DR  
FARMINGTON, AR 72730  
PARCEL #760-02480-000  
ZONED: R-1
- 4) FALKNOR, DOUGLAS W & LISA DIANE  
324 W RIDGEDALE DR  
FARMINGTON, AR 72730-2517  
PARCEL #760-02481-000  
ZONED: R-1

- 5) RAMOS, RICHARD WILLIAMSON & JAMIE LYNN  
330 W RIDGEDALE DR  
FARMINGTON, AR 72730  
PARCEL #760-02482-000  
ZONED: R-1
- 6) O'BRIEN, BARBARA H  
336 W RIDGEDALE DR  
FARMINGTON, AR 72730-2517  
PARCEL #760-02483-000  
ZONED: R-1
- 7) JONES, JAMES DENNIS  
342 W RIDGEDALE DR  
FARMINGTON, AR 72730  
PARCEL #760-01862-000  
ZONED: R-1
- 8) COLLINS, DOTSON & VELMA MILDRED  
76 DEBBIE RD  
FARMINGTON, AR 72730-9549  
PARCEL #760-02485-000  
ZONED: R-1
- 9) TOOLEY, PHILLIP E & MARGARET E JOINT REVOCABLE TRUST  
310 E ROGERS ST  
FARMINGTON, AR 72730  
PARCEL #760-02486-000  
ZONED: R-1
- 10) BROCK VENTURES LLC  
3561 W PROVIDENCE DR  
FAYETTEVILLE, AR 72704  
PARCEL #760-01337-100  
ZONED: R-1
- 11) KAISER, NINA; HALL, LEONARD  
PO BOX 27  
FARMINGTON, AR 72730-0027  
PARCEL #760-01904-000  
ZONED: R-1
- 12) SCHERER, BLAZE  
PO BOX 392  
FARMINGTON, AR 72730  
PARCEL #760-01334-000  
ZONED: R-1



- 13) PARCS LLC  
PO BOX 2175  
LOWELL, AR 72745  
PARCEL #760-01319-000  
ZONED: C-1
- 14) PEACOCK, MONTGOMERY W & MELISSA S  
97 N DOUBLE SPRINGS RD  
FARMINGTON, AR 72730  
PARCEL #760-01352-000  
ZONED: R-1
- 15) LEGACY PROPERTIES LLC  
PO BOX 605  
FARMINGTON, AR 72730  
PARCEL # 760-01346-000  
ZONED: R-1
- 16) LEGACY PROPERTIES LLC  
PO BOX 605  
FARMINGTON, AR 72730  
PARCEL # 760-01342-000  
ZONED: R-1
- 17) STEWART, JOSEPH E & JENNIFER D  
PO BOX 335  
FARMINGTON, AR 72730-0335  
PARCEL # 760-02283-000  
ZONED: R-1
- 18) BUTTS, NANCY J  
PO BOX 1201  
FARMINGTON, AR 72730-1201  
PARCEL #760-01327-000  
ZONED: R-1



**Bates &  
Associates, Inc.**

Civil Engineering & Surveying

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

PH: 479-442-9350 \* FAX: 479-521-9350

November 6, 2018

**RE: Engles Park Subdivision – Preliminary Plat and Rezoning**

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Friday, November 9, 2018. Please provide us with an affidavit of publication when the notice has run.

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NOTICE OF PUBLIC MEETING

An application for Preliminary Plat and Rezoning at the property described below has been filed with the City of Farmington on the 23<sup>rd</sup> Day of October, 2018.

Parcels 760-01339-000, 760-01340-000, 760-01337-000, & 760-01335-000:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID FORTY ACRE TRACT WHICH IS N88°14'59"W 150.03' FROM AN EXISTING NAIL MARKING THE NORTHEAST CORNER OF SAID FORTY TRACT AND RUNNING THENCE S02°25'57"W 249.38', THENCE S88°07'07"E 150.03' TO THE EAST LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID EAST LINE S02°25'57"W 203.59', THENCE LEAVING SAID EAST LINE N88°06'30"W 798.00' TO AND ALONG THE NORTH LINE OF NORTH RIDGE SUBDIVISION, THENCE LEAVING SAID NORTH SUBDIVISION LINE N02°25'26"E 202.98', THENCE S87°43'26"E 57.32' TO AN EXISTING REBAR, THENCE S88°05'23"E 215.76' TO AN EXISTING REBAR, THENCE N04°23'37"E 225.23', THENCE S88°14'59"E 347.21', THENCE N02°25'57"E 24.48', THENCE S88°14'59"E 20.00' TO THE POINT OF BEGINNING, CONTAINING 5.65 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN DOUBLE SPRINGS ROAD AND WOLFE LANE RIGHTS-OF-WAY ON THE EAST AND NORTH SIDES OF HEREIN DESCRIBED PROPERTY AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

65 N Double Springs Road, Farmington, Arkansas.

The Applicant requests a Preliminary Plat for a Subdivision. The Applicant also requests a rezoning from the current R-1 district to R-3.

A public meeting to consider this request for variance at the above described property will be held on the 26<sup>nd</sup> day of November, 2018, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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Thank you, and please contact us if you have any questions or concerns.

Sincerely,

Geoffrey H. Bates, P.E.

**Bates & Associates, Inc.**



7230 Pleasant Ridge Dr. / Fayetteville, AR 72704  
PH: 479-442-9350 \* FAX: 479-521-9350

November 13, 2018

### NOTICE OF PUBLIC HEARING

**NOTE: Please disregard previous letter as the date of Public Hearing was incorrect. The correct date of the Planning Commission Meeting for these items is November 26, 2018.**

Dear Adjacent Property Owner,

An Application for a Subdivision has been applied for by D&B of Northwest Arkansas, LLC and Bates & Associates, Inc. The proposed subdivision is located at 65 North Double Springs Road. The proposed development will contain 25 lots (24 Residential, 1 Detention), with required street, utility, and drainage improvements. Please see the attached Parcel Map for reference to where this proposed development will be located in relation to your property.

The current zoning of the property is R-1, Single-Family Residential. The developer is also requesting a Rezoning of the Subject Parcels to R-3, Zero Lot Line Single-Family Residential.

A hearing on the Application for the Subdivision as well as the Rezoning will be held by the Farmington Planning Commission on November 26 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington Arkansas. All interested persons are invited to attend.

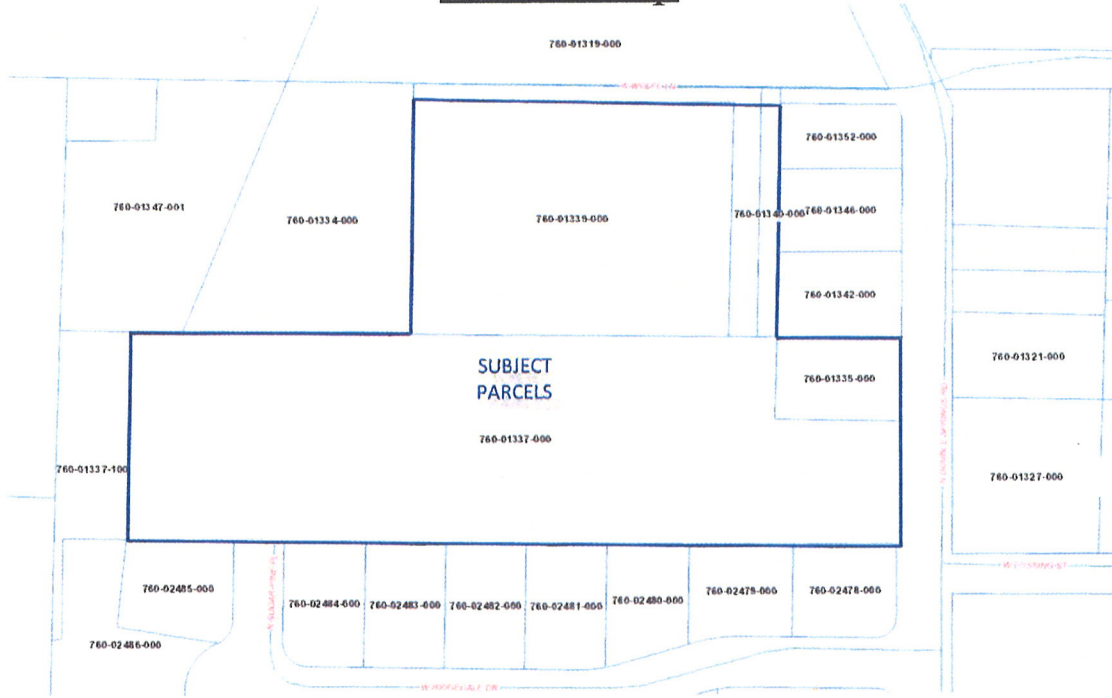
If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Young', is positioned above the typed name.

Jason Young  
Project Manager  
**Bates & Associates, Inc.**

# Parcel Map



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

Applicant: D & B of Northwest Arkansas, LLC

Date: November 5, 2018

Project Name: Engles Park Subdivision – Preliminary Plat

Engineer/Architect: Bates & Associates, Inc.

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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.

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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. Legal description does not match plat and omits a part of the subdivision.
3. Adjacent land owner information is incorrect.
4. Storm water permit is not needed at this time but will be required.
5. Drainage Report:
  - a. An increase in the post development flows will not be allowed. Move the point of analysis to a point downstream where Basin 1 and Basin 3 combine.
  - b. The post development Tc flow paths are shown incorrectly. The most likely grading from the house construction must be taken into account for these flow paths.

*c. Wet Detention Pond must be fenced.*

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

Applicant: D&B of Northwest Arkansas

Date: November 5, 2018

Project Name: Engles Park Subdivision

Engineer/Architect: Bates & Associates

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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.

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Representing: City of Farmington Name: Melissa McCarville

Approval of the subdivision would be contingent on the rezoning approval.

1. Per ordinance the adjacent property owners must be notified prior to the planning commission meeting. Return receipts must be provided no less than 7 days prior to the meeting.
2. An ad must be placed in the paper a minimum of 15 days prior to the planning commission meeting. Proof of publication should be provided a minimum of 7 days prior to the meeting.
3. Engineering fees will continue to accrue throughout the project. All engineering fees incurred by the City will be reimbursed to the City by the developer.
4. The revised plan should be submitted by next Tuesday , November 13<sup>th</sup> at noon. The City requires 15 copies for planning commission. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office.

Project Name: Engles Park Subdivision

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Farmington  
Landscape Ordinance Name: Judy Horne  
jhorne923@gmail.com

Subdivision must include a neighborhood park or pay a fee in lieu of park. See attached portion of landscape ordinance (Article XII, pp 13-15)

Landscaping of Detention Pond - (See Article X A.)  
Landscaping should enhance view of pond but <sup>ALSO</sup> consider visibility for safety of small children, when positioning plants & shrubs.  
1) suggest fewer Adagio Maeden Hair grass since they grow 5'-6' tall and 3'-4' width.  
2) perhaps include Dwarf Fountain Grass Pennisetum alopecuroides 'Hameln' which grows 2'-3' tall and 1'-2' wide. (See attached photo)  
3) suggest fewer Inkberry Holly which grows 6'-8' tall and 8'-10' width. Perhaps use dwarf variety such as 'Shamrock' 4' tall x 4' width or 'Compacta' 4'-6' tall x 4'-6' wide. They are both smaller Inkberry Holly.

Received By: \_\_\_\_\_

**ARTICLE X. AUXILIARY LANDSCAPING/ SHIELDING/ SCREENING REQUIREMENTS**

**A. Detention Pond and Water Quality Pond Landscaping:**

- (1) Several areas around detention pond shall be provided with low shrubs or grass plants for better appearance.
- (2) Pond landscaping plants or shrubs shall be of a type and variety that prevents clogged drains.

**ARTICLE XII. DEDICATION AND LANDSCAPING OF NEIGHBORHOOD PARKS**

Pages 13 - 15

- A. Purpose.** Parks provide health and wellness through recreational opportunities, social engagement, neighborhood community building, nature education; parks increase neighborhood and city property values and contribute to overall quality of life.
- B. Ratios for Dedication.** Developers of residential developments shall dedicate, in perpetuity, to the City of Farmington land area, exclusive of streets, for a park and/or trails within the development. Land shall be dedicated at a ratio of .02 acre (870 sq. ft.) of land for each single-family dwelling unit and .01 acre (435 sq. ft.) of land for each multi-family dwelling unit.
- 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.
- F. Location of Park.** The most suitable location for park may be determined by developer but dedicated park land shall be contiguous and shall be dedicated in perpetuity. Land, when dedicated, shall be shown on preliminary and final plats and on Site Plan and Landscaping Plan.
- G. Small Land Area.** When a proposed park dedication calculation is too small in area to provide an open space of suitable size and character, the Planning Commission may require dedicated land to be located next to open spaces or dedicated park land in adjacent development areas, so the combined land areas create park area of adequate size.
- 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.



- J. **Use of Fees.** Cash contributions for parks shall be deposited in the Farmington City Parks and Trails Development Fund and shall only be used for park or trail acquisition, development, or maintenance, as determined by the City based on the City of Farmington Master Trail and Park Plan. The Financial Officer of the City of Farmington shall maintain financial records of fees received and expenditures made.
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- M. **Required Essential Landscaping and Infrastructure.**

- (1) Community green space with bench seating (Minimum of two benches)

***(List of Park landscaping options continue on Page 15)***

## Dwarf Fountain Grass – Pennisetum alopecuroides ‘Hamlen

2-3 ft tall, 1-2 ft wide, Moderate Growth rate

Full sun to Part shade, Great for borders and container gardening.

Attractive grass highlighted by fluffy, buff-colored plumes arching above foliage. Terrific contrast used among shrubs or as a backdrop in a perennial bed. Foliage turns golden-russet in fall. Perennial. Landscapers love it.



3 Hamlen Grass in 4 inch Containers/ Dwarf Fountain Grass--one plant per pot, 3 pots of plants per order

\$15.95

[Ask a question](#)

Quantity

1

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

Applicant: D & B of Northwest Arkansas, Inc.

Date: 11-5-18

Project Name: Engles Park Subdivision

Engineer/Architect: Bates & Associates, Inc.

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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.

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Representing: City of Fayetteville      Name: Josh Boccaccio

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2. City of Fayetteville 2017 Water and Sewer Specifications will apply. Please change contact information on cover sheet for water. This subdivision is in the City of Fayetteville water service area.

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3. Please redesign sewer alignment to avoid crossing under detention pond.

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Received By: \_\_\_\_\_

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Date: 11/01/2018

City: FARMINGTON

Subdivision Name: ENGLES PARK SUBD.

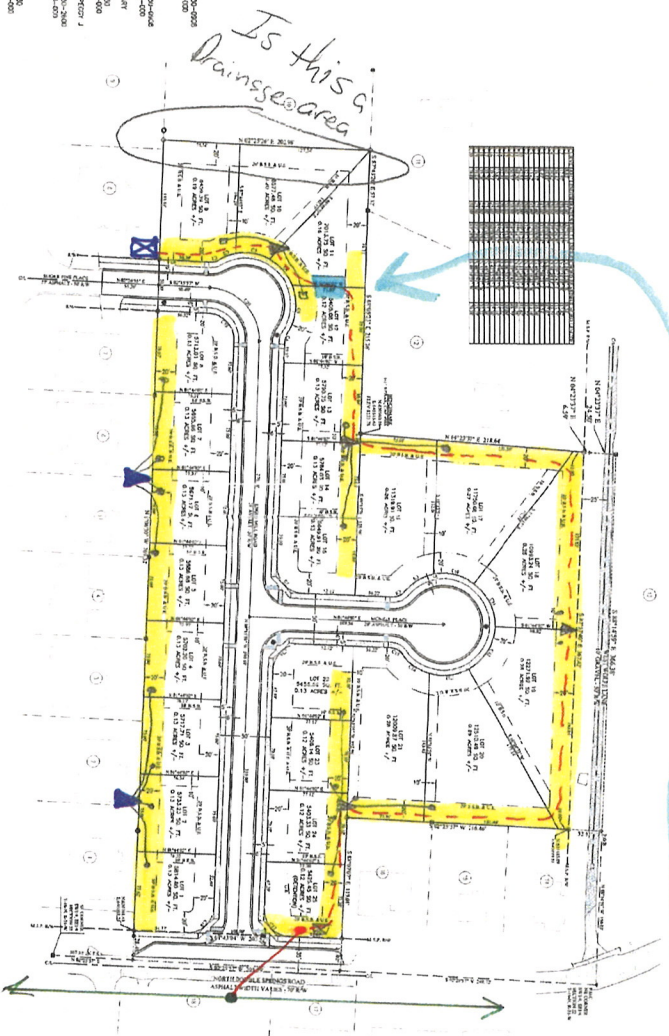
General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
  2. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
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  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](mailto:wmahaffey@ozarksecc.com)

Additional Comments:

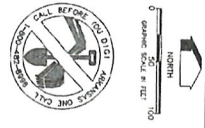


- ADDITIONAL COMMENTS:**
- 1) BOUNDARY SURVEY & FARMINGTON, AR 72720-0000  
PROJECT: 17-286-11-360-000
  - 2) SURVEY FOR A RESIDENTIAL DEVELOPMENT, FARMINGTON, AR 72720-0000  
PROJECT: 17-286-11-360-000
  - 3) SURVEY FOR A RESIDENTIAL DEVELOPMENT, FARMINGTON, AR 72720-0000  
PROJECT: 17-286-11-360-000
  - 4) SURVEY FOR A RESIDENTIAL DEVELOPMENT, FARMINGTON, AR 72720-0000  
PROJECT: 17-286-11-360-000
  - 5) SURVEY FOR A RESIDENTIAL DEVELOPMENT, FARMINGTON, AR 72720-0000  
PROJECT: 17-286-11-360-000
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  - 13) SURVEY FOR A RESIDENTIAL DEVELOPMENT, FARMINGTON, AR 72720-0000  
PROJECT: 17-286-11-360-000
  - 14) SURVEY FOR A RESIDENTIAL DEVELOPMENT, FARMINGTON, AR 72720-0000  
PROJECT: 17-286-11-360-000
  - 15) SURVEY FOR A RESIDENTIAL DEVELOPMENT, FARMINGTON, AR 72720-0000  
PROJECT: 17-286-11-360-000



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PROJECT NO: 17-286  
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**Bates & Associates, Inc.**  
 Civil Engineering & Surveying  
 7226 S. Pleasant Ridge Drive Phone: 479-442-9356 Fax: 479-621-6100  
 Fayetteville, Arkansas 72704

PRELIMINARY PLAT & CONST. PLANS  
 FOR ENGLS PARK SUBDIVISION  
 PRELIMINARY PLAT  
 FARMINGTON, ARKANSAS

REVISIONS	DATE
1	10-23-18

DRAWN BY: A. KING  
 CHECKED BY: B. KING  
 Copyright © 2018 Bates & Associates, Inc.



CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: D & B of Northwest Arkansas, LLC

Date: November 5, 2018

Project Name: Engles Park Subdivision – Preliminary Plat

Engineer/Architect: Bates & Associates, Inc.

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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.

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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. the following in blue will be the narrative
2. Legal description does not match plat and omits a part of the subdivision. Legal corrected & sent
3. Adjacent land owner information is incorrect. corrected to Melissa
4. Storm water permit is not needed at this time but will be required. Understood, we will send you a copy of the NOI and SWPPP
5. Drainage Report:
  - a. An increase in the post development flows will not be allowed. Move the point of analysis to a point downstream where Basin 1 and Basin 3 combine. Point of analysis moved and no
  - b. The post development Tc flow paths are shown incorrectly. The most likely grading from the house construction must be taken into account for these flow increase shown paths. Tc revised to my best assumption of where the runoff will go

*c. Wet Detention Pond must be fenced.*

Pond is not wet and will be sodded

CITY OF FARMINGTON  
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Engineer/Architect: Bates & Associates

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---

Representing: City of Farmington Name: Melissa McCarville

Approval of the subdivision would be contingent on the rezoning approval.

1. Per ordinance the adjacent property owners must be notified prior to the planning commission meeting. Return receipts must be provided no less than 7 days prior to the meeting. adjacent property owners notified
2. An ad must be placed in the paper a minimum of 15 days prior to the planning commission meeting. Proof of publication should be provided a minimum of 7 days prior to the meeting. add was placed in the paper and copy sent to city
3. Engineering fees will continue to accrue throughout the project. All engineering fees incurred by the City will be reimbursed to the City by the developer. developer is aware
4. The revised plan should be submitted by next Tuesday , November 13<sup>th</sup> at noon. The City requires 15 copies for planning commission. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office.

14 sets of plans submitted to city and one copy plus drainage report submitted to Brackett's office

Project Name: Engles Park Subdivision

Engineer/Architect: Bates & Associates, Inc.

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Representing: City of Farmington  
Landscape Ordinance Name: Judy Horne  
jhorne923@gmail.com

Subdivision must include a neighborhood park or pay a fee in lieu of park. See attached portion of landscape ordinance (Article XII, pp 13-15)

developer will pay a fee in lieu

Landscaping of Detention Pond - (See Article X A.)

Landscaping should enhance view of pond but <sup>ALSO</sup> consider visibility for safety of small children, when positioning plants & shrubs.

1) Suggest fewer Adagio Maeden Hair grass since they grow 5'-6' tall and 3'-4' width.

2) Perhaps include Dwarf Fountain Grass Pennisetum alopecuroides 'Hameln' which grows 2'-3' tall and 1'-2' wide. (See attached photo)

3) Suggest fewer Inkberry Holly which grows 6'-8' tall and 8'-10' width. Perhaps use dwarf variety such as 'Shamrock' 4' tall x 4' width or 'Compacta' 4'-6' tall x 4'-6' wide. They are both smaller Inkberry Holly.

Received By: landscaped revised per all comments above.



ARTICLE X. AUXILIARY LANDSCAPING/ SHIELDING/ SCREENING REQUIREMENTS

A. Detention Pond and Water Quality Pond Landscaping:

- (1) Several areas around detention pond shall be provided with low shrubs or grass plants for better appearance.
- (2) Pond landscaping plants or shrubs shall be of a type and variety that prevents clogged drains.

landscaping was added around the detention pond. the pond does NOT hold water.

ARTICLE XII. DEDICATION AND LANDSCAPING OF NEIGHBORHOOD PARKS

Pages 13 - 15

- A. **Purpose.** Parks provide health and wellness through recreational opportunities, social engagement, neighborhood community building, nature education; parks increase neighborhood and city property values and contribute to overall quality of life.
- B. **Ratios for Dedication.** Developers of residential developments shall dedicate, in perpetuity, to the City of Farmington land area, exclusive of streets, for a park and/or trails within the development. Land shall be dedicated at a ratio of .02 acre (870 sq. ft.) of land for each single-family dwelling unit and .01 acre (435 sq. ft.) of land for each multi-family dwelling unit.
- 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.
- F. **Location of Park.** The most suitable location for park may be determined by developer but dedicated park land shall be contiguous and shall be dedicated in perpetuity. Land, when dedicated, shall be shown on preliminary and final plats and on Site Plan and Landscaping Plan.
- G. **Small Land Area.** When a proposed park dedication calculation is too small in area to provide an open space of suitable size and character, the Planning Commission may require dedicated land to be located next to open spaces or dedicated park land in adjacent development areas, so the combined land areas create park area of adequate size.
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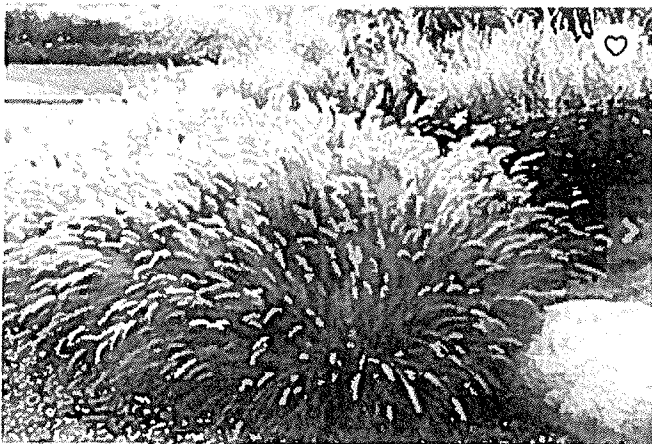
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[Ask a question](#)

Quantity

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TECHNICAL PLAT REVIEW COMMITTEE REPORT

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Representing: City of Fayetteville Name: Josh Boccaccio

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grading permit and plans sent to the city of Fayetteville for review

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cover updated

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3. Please redesign sewer alignment to avoid crossing under detention pond. alignment changed to avoid pond

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Received By: \_\_\_\_\_

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Date: 11/01/2018

City: FARMINGTON

Subdivision Name: ENGLS PARK SUBD.

We have been working with ozarks and have added there required info.

General Comments:

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Wes Mahaffey At (479)263-2167 or [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com)

Additional Comments:



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Representing: PGTELCO Name: SHANE BELL 841-0980

No comment. Plans look fine as submitted.

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