

**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: BLEW & ASSOCIATES Day Phone: (479) 443-4506
 Address: 524 W SYCAMORE ST Fax: (479) 582-1883
FAYETTEVILLE, AR
 Representative: BLEW & ASSOCIATES Day Phone: (479) 443-4506
 Address: 524 W SYCAMORE ST Fax: (479) 582-1883
FAYETTEVILLE, AR
 Property Owner: LOTS 101, LLC Day Phone: (479) 267-9900
 Address: PO BOX 1527 Fax: _____
FARMINGTON, AR

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

Property Description

Site Address -- N. GARLAND McKEE RD.

Current Zoning -- RC-2/A-1

Attach legal description

(Hillside Estates Subd.)

Financial Interests

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

LOTS 101, 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.

[Signature] Date 11/23/16
 Applicant Signature

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

[Signature] Date _____
 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 folded to a size of no greater than 10" X 10 ½ ".	✓		
5. List of adjacent property owners and copy of notification letter sent. *	✓		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).	✓		
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).	✓		
The Following Shall Appear on the Site Plan:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	✓		
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		✓	To Be Applied For
b. 404 Permit		✓	To Be Applied For
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	✓		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	✓		
13. A general vicinity map of the project at a scale of 1" = 2000'	✓		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	✓		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	✓		
16. Existing topographic information with source of the information noted. Show:			
a. Two foot contour for ground slope between level and ten percent.	✓		
b. Four foot contour interval for ground slope exceeding 10%.		✓	NO PLAN TO GRADU IN AREA
17. Preliminary grading plan.	✓		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	✓		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	✓		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	✓		
b. Provide pipe types and sizes.	✓		
2. Regarding all proposed sanitary sewer systems	✓		
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 OCCURRENCES
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.	0 ✓		
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.		✓	TO BE PROVIDED ONCE RECEIVED FROM WASHINGTON WATER.
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	✓		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	✓		
b. Locations of all lines above and below ground.	✓		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the	✓		

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	✓		
Proposed and Existing Streets, Rights-of-way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	✓		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	✓		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	✓		
Site Specific Information			
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.		✓	NO KNOWN WELLS, SUMPS, ETC.
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)	✓		
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)	✓		
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	✓		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.		✓	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.	✓		
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.)		✓	NO PARKING
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	✓		
12. Location of existing and proposed sidewalks.		✓	NO SIDEWALKS
13. Finished floor elevation of existing and proposed structures.		✓	EXISTING FFE'S WILL BE PROVIDED WATER
14. Indicate location and type of garbage service (Large Scale		✓	NO GARBAGE SERVICE

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.		✓	N/A
16. Draft of covenants, conditions and restrictions, if any.	✓		
17. Draft POA agreements, if any.		✓	None at this time
18. A written description of requested variances and waivers from any city requirements.	✓		
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.*

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

Applicant: Lots 101, LLC
Project Name: Hillside Estates Subdivision – Preliminary Plat
Engineer/Architect: Blew and Associates, PA.

Date: February 7, 2017

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 improvements to North Garland McKee Road are not complete, please show sidewalk and street lights.
3. A minimum finished floor elevation must be set for all lots adjacent to as per the requirements of the Farmington Drainage Criteria Manual.
4. A determination from the U.S. Army Corps of Engineers on whether the stream is considered waters of the US and if so whether the improvements shown will be permitted. This determination will be required prior to this project moving forward to the Planning Commission.
5. Drainage Report – Due to the redesign of the detention, more discussion will be required concerning the detention design concept.. It would be best if a meeting was scheduled to discuss the necessary changes to the report prior to resubmittal of this project.

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

Applicant: Lots 101, LLC

Date: 2-7-17

Project Name: Hillside Estates Subdivision-- Preliminary Plat

Engineer/Architect: Blew & Associates, PA

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

Representing: Fire Dept Name: Mark Cunningham

1. good location of fire Hydrant that was requested.
2. Just add the other hydrant where we indicated.

Received By: _____

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

Applicant: Lots 101, LLC

Date: 2-7-17

Project Name: Hillside Estates Subdivision- Preliminary Plat

Engineer/Architect: Blew & Associates, PA

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

Representing: City of Farmington Name: Melissa McCarville

- Engineering fees will continue to accrue until development is complete
- An ad must be in a local paper on or prior to February 13th containing a notice of "Public Hearing". A sample is with the application. Proof of publication must be provided 10 days prior to planning commission meeting
- Adjacent property owners must be notified & proof of notification must be provided to the city 7 days prior to the planning commission meeting.

Received By: _____

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

Applicant: Lots 101, LLC

Date: 2-7-17

Project Name: Hillside Estates Subdivision- Preliminary Plat

Engineer/Architect: Blew & Associates, PA

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

Representing: AEP / Swepeco Name: RON BERTRAM

1) Any relocation will be @ owners expense.

2) This property is split between AEP & OZARKS ELEC.

3) Need 20' UE between LOT 8 & LOT 9

4) Need Easements to extend to other easements along north side of road.

5) Service to Lot 4 will be from pole in front of Lot

6) Service to Lots 5 & 6 will be from pole on Lot 5

7) Service to Lot 8 will be from the south

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Lots 101, LLC

Date: 2-7-17

Project Name: Hillside Estates Subdivision-- Preliminary Plat

Engineer/Architect: Blew & Associates, PA

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

Representing: PGTELCO Name: SHANE BELL
479-841-0980

We will work with the owner/developer for relocation of an existing Fiber Optic cable that will need to move. We are already in communication with owner.

Received By: _____

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

Applicant: Lots 101, LLC

Date: 2-7-17

Project Name: Hillside Estates Subdivision– Preliminary Plat

Engineer/Architect: Blew & Associates, PA

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

Representing: CITY OF FAYETTEVILLE Name: _____

Reviewed by Jonathan Ely
Engineering Division
jely@fayetteville-ar.gov
479-444-3424

The city of Fayetteville will not be reviewing this project for water service as it is located within the jurisdiction of Washington Water Authority per our records.

This subdivision is outside the city's sewer service area, and no sewer system is included on the proposed plans. No further comment.

Received By: _____

landscaping

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Lots 101, LLC

Date: 1-3-17

Project Name: Hillside Estates Subdivision- Preliminary Plat

Engineer/Architect: Blew & Associates, PA

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

Representing: City - Planning Commission Name: Judy Horne, Commissioner

①

Article IV. Landscape Site Plan Requirements

(5) "... Trees preserved & trees requested to be removed shall be clearly indicated."

If there are any large trees with DBH (Diameter at Breast Height) of 8 inches or greater, you are encouraged to preserve them if at all possible.

②

Article V I. (1) "As is practical, do not remove healthy, disease-free vegetation & environmentally sensitive or significant, natural areas such as woodlands, prairie, and wetlands on the development site."

③

Please refer to Article XII - Dedication & Landscaping of Neighborhood Parks (attached) to determine whether neighborhood park will be incorporated into the Plan or instead fee payment in lieu of land conveyance (Article I B. through E.) shall be made to City of Farmington.

Received By: _____

ORDINANCE NO. 2013-03

AN ORDINANCE PRESCRIBING AND REGULATING LANDSCAPING AND NATURAL VEGETATION PRESERVATION FOR CERTAIN ZONES IN THE CITY OF FARMINGTON, ARKANSAS FOR THE PURPOSE OF ENHANCING THE CITY'S APPEARANCE, ENSURING CITIZENS' PROTECTION, AND QUALITY OF LIFE; PRESERVING EXISTING NATIVE VEGETATION AND GREENSPACE; IMPROVING ENVIRONMENTAL QUALITY; AND PRESCRIBING REMEDIES FOR NON-COMPLIANCE.

ARTICLE III APPLICABILITY

- (3) Landscaped entryway or other individual lot landscaping for residential developments is **OPTIONAL**. However, if used, the requirements of this ordinance shall be adhered to.

ARTICLE XI LANDSCAPING OF RESIDENTIAL DEVELOPMENT ENTRYWAY(S)

(NOTE: THESE REQUIREMENTS APPLY ONLY WHEN DEVELOPER CHOOSES TO INCORPORATE AN ENTRYWAY INTO THE RESIDENTIAL PLAN.)

- A. Purpose.** Landscaping is an integral, planned component of residential subdivisions that promotes the development, increases property values, defines major entryways, defines vehicular and pedestrian roadways, and enhances the overall aesthetic qualities. Landscaping in a residential development provides landscaped buffer screening from adjacent, more intensive or incompatible land use areas or vehicular traffic.
- B. Landscaping Requirements.** The Landscaping Plan for a residential development shall show landscaping of entryway(s), neighborhood park(s), Street Frontage Buffer, and/or designated interior public parking lots.
- (1) A landscaped Street Frontage Buffer, if included, shall meet these landscaping guidelines:
 - (a) Minimum depth of fifteen (15) feet from street right-of-way.
 - (b) Trees - minimum of one shade tree with a two-and-one-half inch (2.5") diameter minimum, OR one ornamental tree with a one-and-one-half inch (1.5") diameter minimum, OR one conifer of four foot (4') minimum height, per thirty (30) linear feet.
 - (c) Shrubs, perennial ornamental grasses, and perennial flowering plants are optional but are encouraged.
 - (d) Groundcover may be turf grass or other allowed groundcover listed in Article V. M.
 - (e) Vegetative materials may be grouped together for optimal aesthetic impact.
 - (2) Residential Development landscaped entryway(s) may be provided at some, or all, entryways in a development. The main goal shall be to provide a safe, aesthetically pleasing, low-maintenance, and drought-resistant entryway.
 - (3) Sight-Triangle size. Sight-Triangle distances at the intersection of a public street and a residential development entryway shall be of a size distance that ensures safety of pedestrians, bicyclists, and motorists.
 - (4) Public interior parking lots, if created, shall meet the requirements set forth in ARTICLE IX - PARKING LOT LANDSCAPING Requirements.

C. Fences, Walls, and Hedges. Notwithstanding other provisions of this ordinance, fences, walls or hedges may be located at residential development entryways and/or along property lines. Unless otherwise specifically provided for, fences must be constructed and maintained in accordance with the following regulations:

- (1) Fencing may consist of materials such as masonry, brick, rock, stucco, wrought iron, or wood, or any combination of these materials. Fencing shall be utilized or installed in a manner that shall not cause injury to the general public.
- (2) Barbed wire and other wire fencing is absolutely prohibited in residential developments unless the barbed wire or other wire fencing is utilized by adjoining property owner(s) to contain livestock.
- (3) Residential fencing adjacent to street frontage must meet City Building Setback Requirements.

ARTICLE XII. DEDICATION AND LANDSCAPING OF NEIGHBORHOOD PARKS

- 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 (and, likewise, if 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.

K. **Park Naming Rights.** Developer shall have naming rights for the park, subject to the approval of the Planning Commission.

L. **Appropriate landscaping materials.** Developer shall make every effort to preserve existing healthy native trees eight (8") diameter or larger, Unique Specimen Trees, and native shrubs and other vegetation located in the proposed park area. Additional landscaping materials especially suited to Zone 6A are listed in ARTICLE XV. LANDSCAPING MATERIALS IDEAS- SHRUBS AND TREES, EVERGREEN AND DECIDUOUS. In addition, perennial flowers, perennial ornamental grasses, and bulb-flowers may be planted.

M. **Required Essential Landscaping and Infrastructure.**

- (1) Community green space with bench seating (minimum of two benches)
- (2) Open turf grass area
- (3) ADA accessible walking trail or path into park area
- (4) Trash receptacle (City will be responsible for trash disposal)
- (5) Vegetation planting requirements are listed below; however, substitutions may be approved by the Planning Commission when native trees, shrubs, grasses, and other vegetation are preserved.
 - (a) Five (5) native trees.
 - (b) Three (3) ornamental trees.
 - (c) Perennial ornamental grasses
- (6) A minimum of one active-use enhancement per acre of dedicated park land shall be incorporated into the park, with a focus on choosing amenity/amenities that best suit the specific geographic and recreational needs of future homeowners. Placement and spacing of all amenities shall be done in a layout that provides maximum safety during park use and shall meet all safety standards. Choose from this list:
 - (a) Children's playground equipment
 - (b) Tennis court(s)
 - (c) Basketball court
 - (d) Sand volleyball court
 - (e) Basketball goal
 - (f) Guided water features/spray-grounds
 - (g) Hiking and/or biking trail
 - (h) Boulder play area or climbing structure
 - (i) Frisbee/disk golf area

- (j) Open turf sculpted as a play berm, mound or hill with a maximum three-foot height
- (k) Other play features such as swings, spring toys, sand play, dramatic play, tetherball.
- (l) Shuffleboard
- (m) Bocce court
- (n) Other developer-suggested active-use amenities deemed appropriate for demographic population of the development.**

N. Ideal Park Additions (Optional - Not Required).

- (a) Lighting
- (b) Picnic table
- (c) Barbeque grill
- (d) Restroom facilities
- (e) Gazebo or other social/recreational facility
- (f) Display garden
- (g) Drinking fountain

O. Ownership and Maintenance/Replacement. Dedicated parks shall be maintained by City of Farmington.

P. Park Design and Construction Standards. Developer shall design and construct neighborhood park in compliance with all City design standards for public improvements.

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

April 7, 2017

City of Farmington
354 W. Main
Farmington, AR 72730

SUBJECT: 16-190 Hillside Estates

To Whom It May Concern:

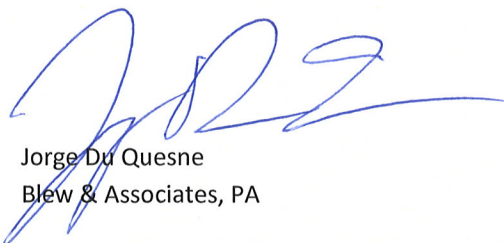
Plans

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.
This letter is to serve for this comment.
2. The improvements to North Garland McKee Road are not complete, please show street lights.
Street Lights have been added to the Site Plan. Maximum spacing is shown at 475 feet.
3. A minimum finished floor elevation must be set for all lots adjacent to the creek as per the requirements of the Farmington Drainage Criteria Manual. Show the minimal finish floor elevations on the plat.
Finished Floor Elevation have been set at 2 feet above the 100 year WSE for the existing channel based on HEC-RAS calculations. Maximum velocity is less than 8 fps. Per Section 9.2.2 (6) requires at least 1 foot of freeboard for velocities up to 8 fps. If we are referring to the correct section, we have exceeded the Drainage Manual Requirement.
4. Provide Soil Testing that conforms that the 1 acre lot size is adequate for the soils of this site.
See attached paperwork.

Drainage Report

5. The Pre-Development curve numbers for the pasture are incorrect. See your Post Development calculations for the correct curve numbers.
Curve Numbers in report and calculations have been corrected to match.
6. The sheet flow Manning's Coefficient for Drainage Area No. 1 should be the same as Drainage Area No. 2, 0.4.
The number has been corrected.

Sincerely,



Jorge Du Quesne
Blew & Associates, PA

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

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 21st day of March, 2017.

Part of the South Half of the Southeast Quarter of Section 3, and part of the Southwest Quarter of the Southwest Quarter of Section 2, Township 15 North, Range 31 West, Washington County, Arkansas being more particularly described as follows:

Beginning at an existing stone marking the Southeast Corner of the Southeast Quarter of the Southeast Quarter of Section 3. Thence along the South line of said Forty, North 87 degrees 03 minutes 46 seconds West, 1,331.98 feet to an existing rebar marking the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 3. Thence along the South line of said Forty, North 87 degrees 00 minutes 08 seconds West, 1,184.78 feet to a set nail. Thence leaving said South line and along a fence line the following bearings and distances: North 02 degrees 15 minutes 16 seconds East, 200.00 feet to a set rebar with cap. North 87 degrees 00 minutes 08 seconds West, 140.00 feet to a set rebar with cap on the West line of the Southwest Quarter of the Northwest Quarter. Thence North along the West line of said Forty, North 02 degrees 15 minutes 16 seconds East, 1,114.76 feet to a set rebar with cap marking the Northwest Corner of the Southwest Quarter of the Southeast Quarter. Thence along the North line of said Forty, South 87 degrees 36 minutes 20 seconds East, 1,661.96 feet to an existing stone. Thence leaving said North line, South 02 degrees 00 minutes 15 seconds West, 661.46 feet to an existing rebar. Thence South 87 degrees 22 minutes 58 seconds East, 1,001.48 feet to a 1" iron pipe. Thence South 86 degrees 59 minutes 09 seconds East, 1,292.33 feet to a flagged steel post on the East line of the Southwest Quarter of the Southwest Quarter of Section 2. Thence along the East line of said Forty, South 02 degrees 23 minutes 04 seconds West, 660.02 feet to an existing stone marking the Southeast Corner of the Southwest Quarter of the Southwest Quarter of Section 2. Thence along the South line of said Forty, North 87 degrees 41 minutes 36 seconds West, 1,300.47 feet to the Point of Beginning containing 85.20 acres and subject to Road Rights of Way and any Easements of Record.

A public hearing to consider this Preliminary Plat will be held on the 24th day of April, 2017 at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested parties are invited to attend.

Water & Environmental Testing of NWA

4170 Tara Street
Springdale, AR 72762
479-466-6117

Hillside Estates Subdivision
N. Garland McKee Road Property
Farmington, Arkansas

August 8, 2016

To Whom It May Concern,

Upon inspection of the property named above containing 63.84+- acres in Washington County, pits were dug on each of the proposed lots of the property and reviewed by Melissa Wonnacott of Arkansas Department of Health. This property is being divided into six 2acre+ lots and a larger parent tract not being included in the Subdivision.

Pit & Lot #	Brief SWT	Mod SWT	Adj SWT	Loading rate
Primary 1	22	29	27	0.68
Alt Area 1	13	24	20	0.35
Primary 2	22	29	27	0.68
Alt Area 2	14	22	19	0.30
Primary 3	20	30	27	0.68
Alt Area 3	20	26	24	0.54
Primary 4	17	24	22	0.44
Alt Area 4	13	23	20	0.35
Primary 5	13	20	18	0.26
Alt Area 5	13	20	18	0.26
Primary 6	14	24	21	0.40
Alt Area	13	23	20	0.35

As per Arkansas Department of Health guidelines, the soil is suitable for any Standard Septic system. All lots are sized for 3-Bedroom House. Septic Lines are set with 10' spacing on contour with the lay of the land.

Permits for the septic systems on all six lots should be submitted to the Area Soil Specialist, Piper Satterfield for inspection and approval. If you have any further questions, please call me at 479-466-6117.

Sincerely,


Linda Mayo Tillery, Designated Representative, AR License 1451570

Timms System Design Specifications

Tanks

- Designed for Piles Concrete 1250 Septic Tank
- Designed for D-Box with eight or more outlets

Flow Line Specs

- Clean out 3 ft from building
- Distance from clean out to tank is 10ft.
- Distance from Tank outlet to D-Box is 18ft.
- Distance from D-Box to trench of 1st line is 36ft
- Bench Mark under tree – 3’3
- Water –2’0

Pipe Specifications

- Use 5 ft of solid pipe from tight line to beginning of perforated line
- Designed for 4 lines at 95ft each with 10ft minimum centers on contour
- Use EZ Flow 1201P with 18 inch deep by 18 inch wide trenches or
- Use Sch40 Pipe and Washed Gravel with 18 inch deep by 24 inch wide trenches
- First 10’ pipe from tank to D-Box use SCH40
- All tight lines are PVC Schedule 40 or SDR35
- Pipe and Gravel Lateral Lines are 4 inch perforated PVC ASTM D-2729 or F810

	Ground Elevation	Bottom of trench Beginning	Bottom of trench Middle	Bottom of trench End
Stub Out House	3’6	3’10		
Septic Tank Inlet	3’9	4’6		
Septic Tank Outlet	3’9	4’9		
D-Box In	4’0	5’4		
D-Box Out	4’0	4’9		
Line 1	4’9	6’3	6’3	6’3
Line 2	4’11	6’5	6’5	6’5
Line 3	5’2	6’8	6’8	6’8
Line 4	5’5	6’11	6’11	6’11

**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:

On the east side of North Garland McKee Road just south of Highway 257
Location

Lots 101, 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 April 24th, 2017 at 6:00 p.m.

All parties interested in this matter may appear and be heard at same 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.

Washington Water Authority
PO Box 178
Farmington, AR 72730
Parcel #760-02961-000

Silva Properties, LLC
12198 Little Elm Road
Farmington, AR 72730
Parcel #001-07784-001

Danny B. & Linda B. Willkie
PO Box 264
Farmington, AR 72730
Parcel #001-07784-002

Wiley W. & Donna S. Vaughn
10744 N. Garland McKee Road
Prairie Grove, AR 72753
Parcel #405-03805-000

Stacy Wright
11411 Frisco Drive
Farmington, AR 72730
Parcel #405-03806-000

Dennis W. & Ellen F. Moore
10750 N. Garland McKee Road
Prairie Grove, AR 72753
Parcel #001-07785-001

Dennis W. & Ellen F. Moore
10750 N. Garland McKee Road
Prairie Grove, AR 72753
Parcel #001-07802-000

Rural Development Authority of Washington County
PO Box 178
Farmington, AR 72730
Parcel #001-07802-001

Rural Development Authority of Washington County
PO Box 178
Farmington, AR 72730
Parcel #001-07801-001

William C. Canfield
627 N. Skyline Drive
Fayetteville, AR 72701
Parcel #001-07531-000

Jerome D. & Linda Yates Revocable Trust
805 S. Dinsmore Trail
Fayetteville, AR 72704
Parcel #001-07516-000

Silva Properties, LLC
12198 Little Elm Road
Farmington, AR 72730
Parcel #001-07529-000

Bill & Linda Catt Living Trust
PO Box 604
Farmington, AR 72730
Parcel #760-02954-000

Bill & Linda Catt Living Trust
PO Box 604
Farmington, AR 72730
Parcel #760-02958-000

Tessa Latta
11703 Effie Way
Farmington, AR 72730
Parcel #760-02927-000

Gaylon & Linda Mitchell
PO Box 103
Farmington, AR 72730
Parcel #760-02919-000

Gaylon & Linda Mitchell
PO Box 103
Farmington, AR 72730
Parcel #760-02930-000

James C. & Sarah Smith
11863 Effie Way
Farmington, AR 72730
Parcel #760-02920-000

Travis & Treva K. Ratchford
PO Box 326
Farmington, AR 72730
Parcel #760-02922-000

John G. & Debra Kay Jenkins
11114 N. Highway 170
Farmington, AR 72730
Parcel #760-02923-000

Trade Mark Homes
PO Box 1527
Farmington, AR 72730
Parcel #760-02960-001

Ronald K. & Carla D. Bond
11088 N. Highway 170
Farmington, AR 72730
Parcel #760-03732-000

Scott W. & Alesha J. Crouch
11160 Waterleaf Lane
Prairie Grove, AR 72753
Parcel #760-03400-000

Rodney H. & Lauren A. Bailey
10910 Stonecrop Lane
Prairie Grove, AR 72753
Parcel #760-03430-000

John W. & Darlene Cheatham
PO Box 394
Lincoln, AR 72744
Parcel #760-03431-000

David & Kelly Melancon
10886 Stonecrop Lane
Prairie Grove, AR 72753
Parcel #760-03432-000

Bobbie C. & James R. Downing
10889 Stonecrop Lane
Prairie Grove, AR 72753
Parcel #760-03433-000

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Prairie Grove, AR 72753



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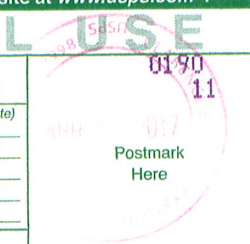
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<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.49		
Total Postage	\$6.59		04/10/2017

Sent To
David & Kelly Melancon
 10886 Stonecrop Ln
 Prairie Grove, AR 72753

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7015 1730 0001 3261 5609

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PRAIRIE GROVE, AR 72753

OFFICIAL USE

Certified Mail Fee	\$3.35		0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.75		11
<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	\$0.49		
Total Postage	\$6.59		04/10/2017

Sent To
Robert & Sara McCoy
 11155 Rosebay Ln
 Prairie Grove, AR 72753

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7015 1730 0001 3261 6645

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OFFICIAL USE

Certified Mail Fee	\$3.35		0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.75		11
<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	\$0.49		
Total Postage	\$6.59		04/10/2017

Sent To
Bobbie & James Downing
 10889 Stonecrop Ln
 Prairie Grove, AR 72753

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1730 0001 3261 5594

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FAYETTEVILLE, AR 72702

OFFICIAL USE

Certified Mail Fee	\$3.35		0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.75		11
<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	\$0.49		
Total Postage	\$6.59		04/10/2017

Sent To
AME Holdings, LLC
 PO Box 447
 Fayetteville, AR 72702

Postmark Here

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7015 1730 0001 3261 5587

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OFFICIAL USE

Certified Mail Fee	\$3.35		0190
Extra Services & Fees (check box, add fee as appropriate)	\$2.75		11
<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	\$0.49		
Total Postage	\$6.59		04/10/2017

Sent To
Oren & Erika Stokes
 10850 Stonecrop Ln
 Prairie Grove, AR 72753

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1730 0001 3261 5617

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PRAIRIE GROVE, AR 72753

Certified Mail Fee	\$3.35
\$	\$2.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$



Postage \$0.49
\$
Total Postage \$6.59
\$

04/10/2017

Sent To
Ethel McKee
Street and Ap 10725 N. Garland McKee Rd
City, State, Zl Prairie Grove, AR 72753

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1730 0001 3261 6591

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PRAIRIE GROVE, AR 72753

Certified Mail Fee	\$3.35
\$	\$2.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$



Postage \$0.49
\$
Total Postage \$6.59
\$

Ronald & Carla Bond
11088 N. Hwy 170
Farmington, AR 72730

Sent To
Street and Ap
City, State, Zl

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7015 1730 0001 3261 6652

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PRAIRIE GROVE, AR 72753

Certified Mail Fee	\$3.35
\$	\$2.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$

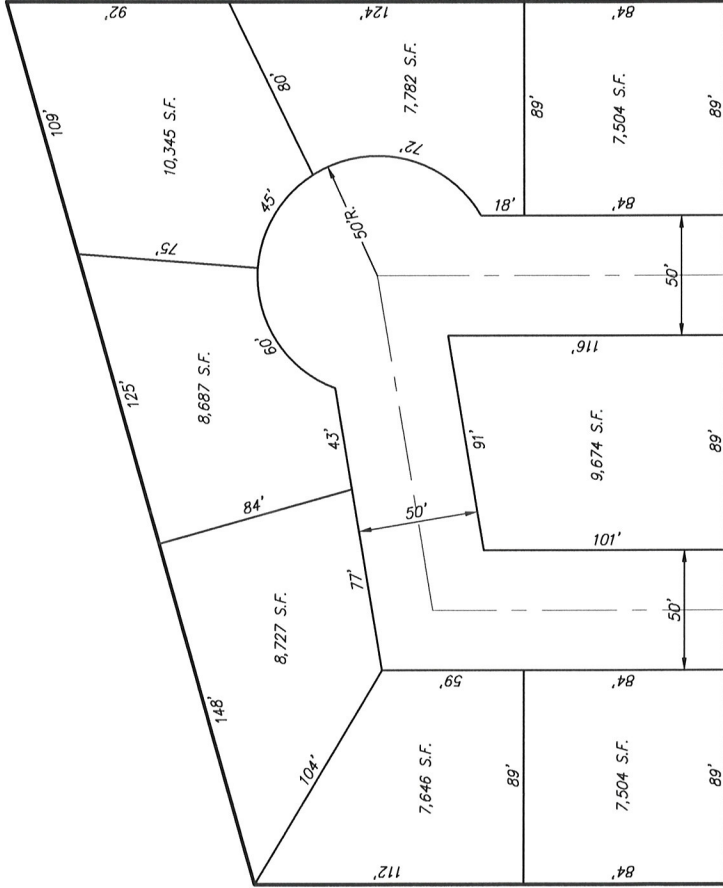
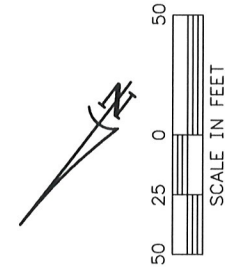


Postage \$0.49
\$
Total Postage \$6.59
\$

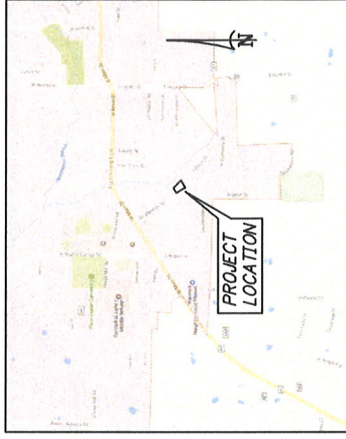
04/10/2017

Sent To
James Bryars
Street and Ap 10862 Stonecrop Ln
City, State, Zl Prairie Grove, AR 72753

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SOUTHWINDS DRIVE



VICINITY MAP
N.T.S.

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FARMINGTON, ARKANSAS
CONCEPTUAL SUBDIVISION LAYOUT

FOR: KEITH MARRS

DATE: 04/07/17 SCALE: 1" = 50' JOB NO. 2017031

