

City of Farmington  
Application and Checklist  
Large Scale Development

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

Applicant: Geoff Bates Day Phone: 479-442-9350  
 Address: 7230 S. Pleasant Ridge Dr, Fayetteville, AR Fax: \_\_\_\_\_  
 Representative: Geoff Bates Day Phone: 479-442-9350  
 Address: 7230 S. Pleasant Ridge Dr, Fayetteville, AR Fax: \_\_\_\_\_  
 Property Owner: Oakland Farms, LLC Day Phone: \_\_\_\_\_  
 Address: 12771 Tyler Rd, Farmington AR Fax: \_\_\_\_\_

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

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

For office use only:  
**Fee paid \$** 500.00 **Date** 5-23-17 **Receipt #** 564564

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

Property Description  
 Site Address -- W. Hwy 62, Parcel #760-1626-000  
 Current Zoning -- C-2  
 Attach legal description

*(Taco Bell)*

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

\_\_\_\_\_

\_\_\_\_\_

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 \_\_\_\_\_

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.)*

Paul E. Phillips Date 5-24-2017  
 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).			
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).			
<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			
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.	✓		
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 <u>Drainage Criteria Manual</u> 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.	✓		
<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	✓		
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.	✓		
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.		✓	unavailable at time of submittal
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.	✓		
<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.	✓		
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.	✓		
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)	✓		
8. The location and size of existing and proposed signs, if any.	✓		
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.)	✓		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	✓		
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	✓		

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.	✓		
17. Draft POA agreements, if any.	✓		
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, AR

# RECEIPT

DATE 5-23-17

No. 564564

05/24/2017 8:00AM  
000000#1363

01  
CLERK01

Development Fees \$500.00

ITEMS  
CHECK

10  
\$500.00

PAID FROM Bates & Associates \$500.00

has been paid 5/20/17 DOLLARS

FOR RENT Large Scale - Taxes Re 00

ACCOUNT	
PAYMENT	<u>500.00</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY: R. Colman



**Bates &  
Associates, Inc.**

**Civil Engineering & Surveying**

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

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

May 23, 2017

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

RE: Taco Bell Project Letter

Dear City Staff,

Gerald Oney of G. Oney & Associates, along with Bates & Associates, Inc, proposes a commercial development on Old Farmington Road. The property is zoned C-2, and is concurrently undergoing a tract split. The original Tract is Washington County Parcel #760-1326-000. Access to the site will be off of West Highway 62.

The proposed development will consist of a 2,250 sq. ft. Taco Bell restaurant, along with associated parking, storm drainage infrastructure, and landscaping improvements.

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

Sincerely,

Geoff Bates, P.E.



**Bates &  
Associates, Inc.**

**Civil Engineering - Land Surveying - Landscape Architecture**

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

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

May 23, 2017

**TACO BELL ~~TOWNHOMES~~ LSD - LEGAL DESCRIPTION**

LEGAL DESCRIPTION (SUBJECT TO TRACT SPLIT):

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT AND RUNNING THENCE N02°23'53"E 296.60' TO A POINT ON SOUTH RIGHT-OF-WAY OF HIGHWAY #62, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: N58°29'19"E 421.34', N51°37'41"E 201.26', N58°28'50"E 293.30' TO AN EXISTING REBAR MARKING THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY N58°28'50"E 130.00' TO A SET REBAR, THENCE LEAVING SAID RIGHT-OF-WAY THENCE N58°28'50"E 130.00' TO AN EXISTING REBAR, THENCE S31°31'10"E 233.33' TO A SET REBAR, THENCE S66°43'28"W 106.34' TO AN EXISTING REBAR, THENCE N87°46'24"W 29.94', THENCE N31°28'47"W 201.45' TO THE POINT OF BEGINNING, CONTAINING 0.66 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Sincerely,

Jason Young  
Project Manager  
Bates & Associates, Inc.



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

Applicant: G Oney & Associates, Inc.  
Project Name: Taco Bell  
Engineer/Architect: Bates & Associates, Inc.

Date: June 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. Provide a cross access drive to the east. Cross Drive Provided
3. Add fire lane striping as directed by the Fire Chief. Fire Lane striping and signage added.
4. Show the proposed Lot Split boundary on the Parcel Map on Sheet 02. Boundary added to parcel map.
5. Show approximate Adjacent Property Lines on the site plan. Adjacent property lines added.
6. Show existing entrance across Highway 62 from site. Existing Entrance Added
7. Is existing pavement on-site to remain? The construction entrance is currently shown in this location and their appears to be proposed grading also in this area. Asphalt to remain, with 8' removed
8. The update utility notes on Sheet 03. Current notes are from a subdivision. Notes corrected
9. Is the water Washington Water Authority or City of Fayetteville? The easement is labeled as City of Fayetteville but water is listed as Washington Water Authority on the water contact table. Fayetteville water serves this property. Contact updated.
10. Show the ADA Symbol Striping in the ADA parking spaces. ADA Striping added
11. Show the 100-year WSE on the Grading Plan. WSE added
12. The entrance must be approved by the Arkansas Highway and Transportation Department. Noted

**Drainage**

13. Show a concrete trickle channel in detention pond. spots added to show not necessary
14. Show the Post Development Drainage Area Map at the same scale as the Predevelopment Drainage Area Map. map changed to same scale
15. Show how the Detention Pond Elevation Areas were determined. The areas shown in the report do not appear to match the grading in the detention pond. see updated post dev map
16. The bottom of the detention is shown as 26.25 but there is a 26 contour shown in the detention pond. 26 contour removed and spot elevations added
17. The detention pond backs up into the parking lot. The depth of water cannot be more than 6" in the parking lot. It appears to be more than 6" currently. only 2" deep in driveway swale in 100 year storm
18. The Plan calls for 5-2" orifices but the report calls for 6-6" orifices. storm

plans updated to match drainage report

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

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

Applicant: Bates and Associates

Date: 6/7/2017

Project Name: Taco Bell

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 Farmington Name: Melissa McCarville

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. Ad ran on Sunday, June 11
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 (June 13) 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.



CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Gerald Oney & Associates

Date: 6-7-17

Project Name: Taco Bell

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 Name: Judy Horne  
Landscaping Ordinance Requirements Page 1

Landscaping as shown at entry/exit onto Hwy 62 may interfere with safety when it matures. Note Article V.E. "Vegetation planted within site triangle shall be a maximum 30" height at maturity. Trees may be planted if limbs are pruned up to provide clear view of traffic for pedestrians & motorists.

Interfering landscaping removed

See Article V.M for mulch requirements

Mulch requirements added to notes

Property adjacent to Commercial zone (Casey's and Wal-Mart) See Article VII Landscaped Side & Back Perimeter Buffer Requirements in C-1, C-2... for perimeter landscaping

If any ~~part~~ portion of property adjacent to Residential zone see Article VII B.(2) (4) and especially VII. B.(6) "Special Side and Rear Perimeter Screening Requirements when Residential Use is Adjacent to Commercial Use. See attached map

Received By: marked in yellow.

All adjacent property is zoned C-2.

CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Gerald Oney & Associates

Date: 6-7-17

Project Name: Taco Bell

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 Farmington Name: Judy Harne  
Landscaping Ordinance Requirements - P. 2

See Article VIII for landscaping requirements  
immediately adjacent to building's front.

Foundation landscaping added

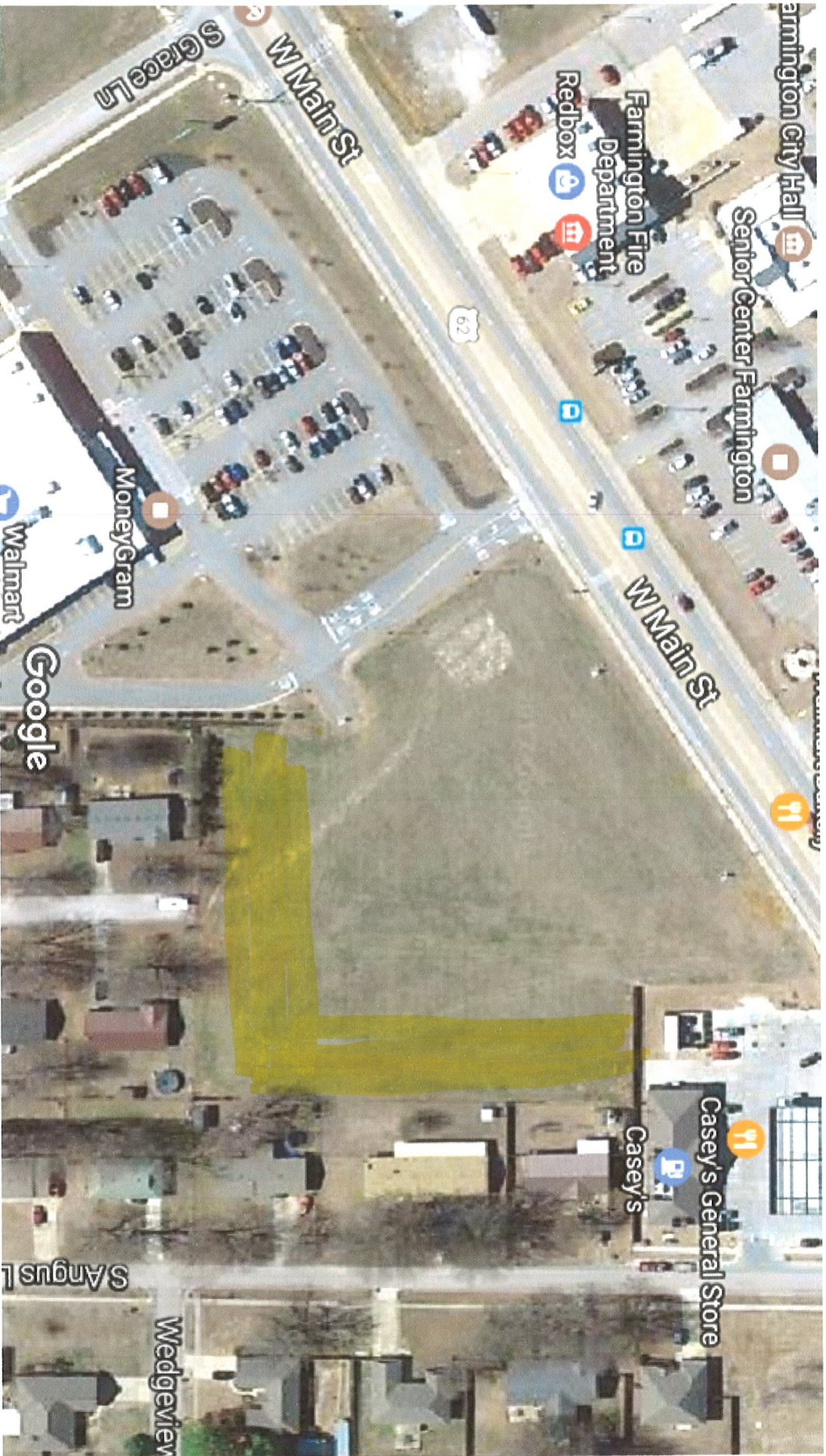
Suggest Colorado Blue Spruce near SW  
back entry/exit be eliminated for  
site safety.

Tree eliminated.

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

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**Bates &  
Associates, Inc.**

**Civil Engineering & Surveying**

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

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

May 23, 2017

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

RE: Taco Bell Large Scale Development

Dear City Staff,

Please see the attached Parcel Map and list of Adjoining Property owners for the Taco Bell Large Scale Development.

ADJACENT LAND OWNERS (PT. PARCEL 760-01626-000):

1) CASEY'S MARKETING COMPANY  
ONE SE CONVENIENCE BLVD  
ANKENY, IA 50021  
PARCEL #760-01626-001  
ZONED: C-2

2) DEWITT, SAMMY L  
149 S ANGUS LN  
FARMINGTON, AR 72730  
PARCEL #760-01629-000  
ZONED: R-1

3) DICKERSON, JOHNNIE LEE & BERTHA JANE  
PO BOX 128  
MULBERRY, AR 72947  
PARCEL #760-01635-000  
ZONED: R-1

4) HIGGS, MICHAEL A & MELANIE A  
165 S ANGUS LN  
FARMINGTON, AR 72730  
PARCEL #760-01630-000  
ZONED: R-1

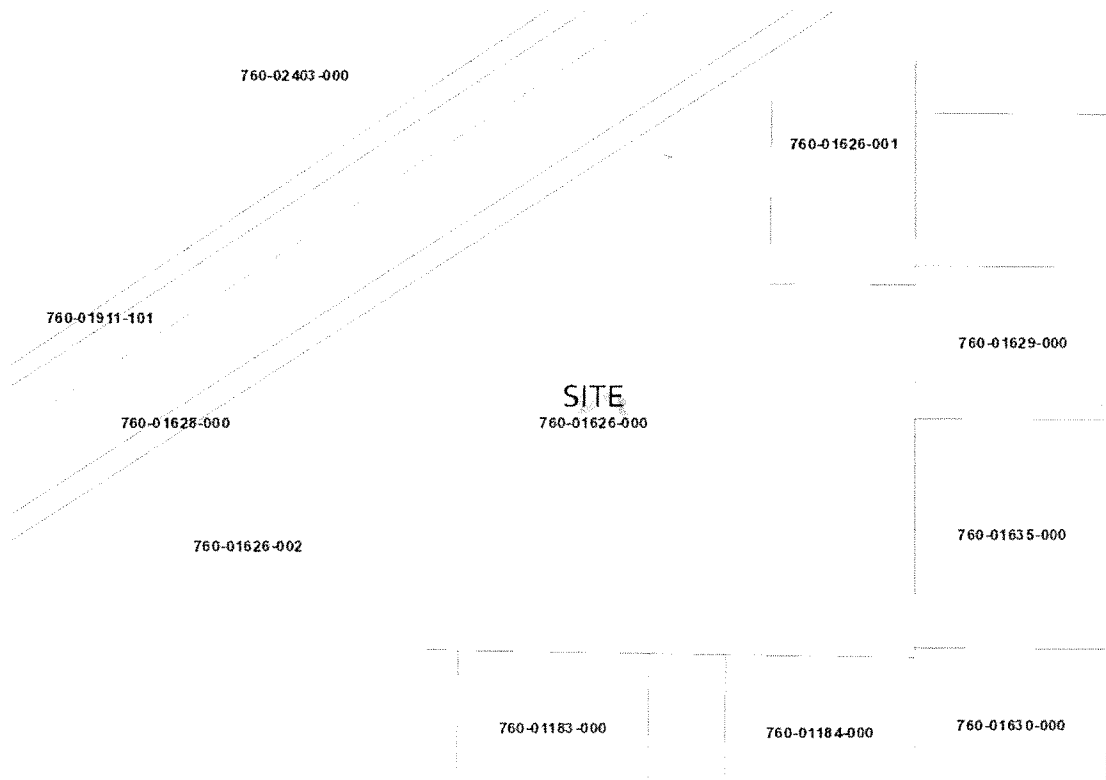
5) FARMINGTON COMMERCIAL LLC  
12771 TYLER RD  
FARMINGTON, AR 72730  
PARCEL #760-01184-000 & #760-01183-000  
ZONED: R-1

6) WALMART REAL ESTATE BUSINESS TRUST  
PO BOX 8050 PROPERTY TAX DPT #72  
BENTONVILLE, AR 72716  
PARCEL #760-01626-002  
ZONED: C-2

7) CITY OF FARMINGTON  
PO BOX 150  
FARMINGTON, AR 72730  
PARCEL #760-02403-000  
ZONED: R-0

8) ARKANSAS STATE HIGHWAY COMMISSION  
PO BOX 2261  
LITTLE ROCK, AR 72203  
PARCEL #760-01628-000 & 760-01911-101  
ZONED: N/A

### PARCEL MAP







**Bates &  
Associates, Inc.**

**Civil Engineering - Land Surveying - Landscape Architecture**

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

May 23, 2017

### NOTICE OF PUBLIC HEARING

Dear Adjacent Property Owner,

An Application for a Large Scale Development has been applied for by Bates & Associates, Inc. The proposed 0.66 acre development is located on the south side of W Highway 62, between Casey's General Store and Walmart Neighborhood Market. The proposed development consists of one 2,250 Square Foot Taco Bell Restaurant, and associated parking lot, asphalt paving, landscaping, and drainage improvements. The property resides under the C-2 zoning district designation. Please see the attached Parcel Map for reference to where this proposed development will be located in relation to your property.

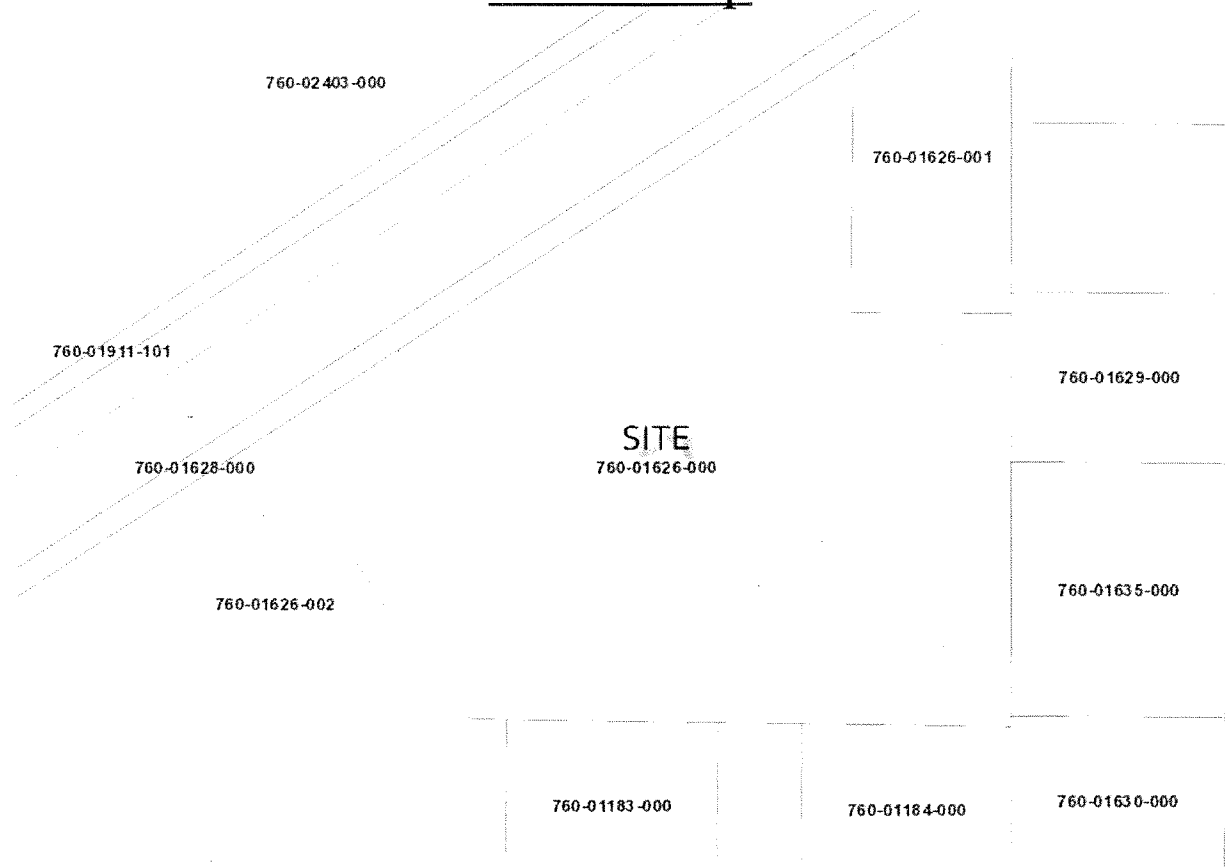
A hearing on this Application will be held by the Farmington Planning Commission on Monday, June 26th at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington Arkansas. All interested persons are invited to attend.

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

Sincerely,

Jason Young  
Project Manager  
Bates & Associates, Inc.

# Parcel Map



760-02403-000

760-01626-001

760-01911-101

760-01629-000

760-01628-000

**SITE**  
760-01626-000

760-01626-002

760-01635-000

760-01183-000

760-01184-000

760-01630-000



# Bates & Associates, Inc.

Civil Engineering - Land Surveying - Landscape Architecture

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

May 23, 2017

RE: Taco Bell Large Scale Development

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Friday, June 9, 2017. Please provide us with an affidavit of publication when the notice has run.

## NOTICE OF PUBLIC MEETING

An application for a Subdivision at the property described below has been filed with the City of Farmington on the 23<sup>rd</sup> Day of April, 2017.

### LEGAL DESCRIPTION (SUBJECT TO TRACT SPLIT):

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT AND RUNNING THENCE N02°23'53"E 296.60' TO A POINT ON SOUTH RIGHT-OF-WAY OF HIGHWAY #62, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: N58°29'19"E 421.34', N51°37'41"E 201.26', N58°28'50"E 293.30' TO AN EXISTING REBAR MARKING THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY N58°28'50"E 130.00' TO A SET REBAR, THENCE LEAVING SAID RIGHT-OF-WAY THENCE N58°28'50"E 130.00' TO AN EXISTING REBAR, THENCE S31°31'10"E 233.33' TO A SET REBAR, THENCE S66°43'28"W 106.34' TO AN EXISTING REBAR, THENCE N87°46'24"W 29.94', THENCE N31°28'47"W 201.45' TO THE POINT OF BEGINNING, CONTAINING 0.66 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

### Layman's Description:

0.66 Acres, located on the south side of West Hwy 62, between Casey's General Store and Walmart Neighborhood Market.

The Applicant requests a commercial development, consisting of one 2,250 sq. ft. Taco Bell restaurant, as well as associated parking lot, paving, landscape and drainage improvements.

A public meeting to consider this request for a Subdivision at the above described property will be held on the 26th day of June, 2017, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Sincerely,

Jason Young  
Project Manager  
Bates & Associates, Inc.

## Melissa McCarville

---

**From:** Jason Young <jason@batesnwa.com>  
**Sent:** Friday, June 09, 2017 9:15 AM  
**To:** melissamccarville@cityoffarmington-ar.gov  
**Subject:** FW: Public Notice of Development in Farmington, AR

Melissa – we never get the **Affidavit of Publication** for these in time, so see below for the confirmation that the ad for **Taco Bell** will be published on Sunday.

Also, what was the issue with the Tract Split on this? You mentioned something about it at Tech Review. Justin says that it was submitted on May 23<sup>rd</sup>.

Thank You,




Jason P. Young  
Project Manager  
Bates & Associates, Inc.  
479-442-9350

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**From:** Karen Caler [<mailto:kcaler@nwadg.com>]  
**Sent:** Thursday, June 08, 2017 9:52 AM  
**To:** 'Jason Young'  
**Subject:** RE: Public Notice of Development in Farmington, AR

Scheduled for June 11; cost will be \$123.12

Thank you

 **Karen Caler**  
Legal Advertising Clerk | [kcaler@nwadg.com](mailto:kcaler@nwadg.com)  
479-571-6415 |  

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212 N. East Ave. Fayetteville, AR 72701

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**From:** Jason Young [<mailto:jason@batesnwa.com>]  
**Sent:** Thursday, June 08, 2017 8:08 AM  
**To:** [kcaler@nwadg.com](mailto:kcaler@nwadg.com)  
**Subject:** Public Notice of Development in Farmington, AR

I have attached a Word document containing a Public Notice that needs to run in the Democrat Gazette no later than Sunday, June 11. The billing information is below. Please confirm that you have received this email and let me know that the notice will run by the required date.

Billing Info:  
Bates & Associates, Inc  
7230 S. Pleasant Ridge Dr  
Fayetteville, AR 72704

Thank You,

Jason P. Young  
Project Manager  
Bates & Associates, Inc.  
479-442-9350