



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

PLANNING COMMISSION AGENDA

August 24, 2020

**A meeting of the Farmington Planning Commission will be held on
Monday, August 24, 2020 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - July 27, 2020
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARINGS**
 - A. **Preliminary Plat – Hillcrest Subdivision**
Property owned by: Nick Limbird
Property Location: Hwy. 170
Presented by: Blew & Associates, P.A.
 - B. **Revised Preliminary Plat – Farmington Height PH. II**
Property owned by: Indian Territory, LLC.
Property Location: S. 54th Street
Presented by: Civil Design Engineers, Inc.

Minutes

Planning Commission Minutes
July 27, 2020 at 6 PM

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

PRESENT

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

ABSENT

Keith Macedo

City Employees Present: Melissa McCarville, City Business Manager; Steve Tennant, City Attorney; Rick Bramall, City Building Inspector; Chris Brackett, City Engineer; Mayor Ernie Penn

2. **Approval of Minutes:** June 22, 2020 Minutes were approved as written.

3. **Comments from Citizens:** none

Public Hearings:

4A. Variance of sidewalk location located west of Hunter Street from Wilson St. to Farmington Branch owned by Pitts Dynasty Trust #3 as presented by Jorgensen & Associates:

Charles Zardin was present to discuss the request. Mr. Zardin stated that they agree with the recommendations of the City as presented in City Engineer Chris Brackett’s memo shown below:

“The Application for Variance/ Waiver for the Sidewalk Variance on Hunter Street for the improvements required of the Summerfield Subdivision Phase I has been reviewed and we recommend the acceptance of this variance for the following reasons. This recommendation follows a site meeting to discuss the challenges with the installation of the sidewalk on the west side of Hunter Street.

- The original challenge was the existing grade of the lot on the west side of Hunter, south of Candace Street. Hunter Street in front of this lot drops to the south while the lot stays a constant grade. This causes a high bank in front of this lot. If the sidewalk were installed with the standard greenspace, a retaining wall would be necessary to hold back this bank. This retaining wall would be required to be maintained by the City in the future. It was recommended that the sidewalk be installed behind the curb to eliminate the need for the retaining wall. This sidewalk would have to be moved to the back of the curb if it was ever extended to cross the bridge to the south.
- The remaining sidewalk in front the existing homes on Hunter Street is recommended to be installed at the back of the curb to allow the future powerlines to be built in a straight line. This would allow for the installation of the power poles without archers in the yards of these existing homes. This recommendation was to avoid any unnecessary disturbance to the existing home frontage.”

Melissa explained that there had been an on-site meeting to determine the right course of action that included project engineer, City’s engineer, Melissa McCarville, utilities representatives, other City staff, a City Council member, and several Planning Commission members. Due to the slope of Sherry

Matthews' property the variance would be the best solution to the grading issue and if the sidewalk is to be extended south to the creek and beyond. In addition, this will improve the placement of powerlines along Hunter.

Chad Ball asked how many feet of grading would be needed in order to address the issue. It was determined about 800 feet.

Chris Brackett further explained the reason for the variance: With such a steep grade there by the street, working with existing plans would create a kink in the lines instead of allowing powerline to be installed in a straight line.

Pedestrian safety concerns were expressed, fearing they would not have enough buffer between traffic and the sidewalks. It was mentioned that there is a sidewalk all along the east side of Hunter to the park entrance crosswalk.

Public Comment:

Sherry Matthews - Hunter Street spoke in favor of the variance for reasons stated.

It was also determined that in addition to the other factors mentioned, this plan would do the least damage to residents' front lawns.

Having no further discussion, Robert Mann called the question to approve the variance: motion passed 5 Ayes, 1 Nay (Chad Ball), and 1 Absent (Keith Macedo).

4B. Rezone of lots 12, 13, 14, 15, 16, 19, 20, 21 Farmington Creek Subdivision & parcel # 760-01318-000 from R-2 to MF-2 for property owned by City of Farmington as presented by City of Farmington:

Mayor Penn discussed the request. He said this was not a dedicated city park, the City had found it to be a maintenance nuisance, and it was very seldom used. City Council approved the sale of this property at their last meeting. Since then, the City has had two bids of \$77,000 and \$85,000. This higher bid is contingent upon the rezoning for multi-family dwellings. There are flooding concerns but the high bidder understands that they will have to meet all requirements. This will be addressed during preliminary plat review. The proposed purchaser has been buying other property in the area and has renovated those properties. He proposes that the multi-family installation will be approximately a 3 million dollar investment.

Public comment:

Donald Williams - 496 Double Springs: He stated that he owns land on three sides of this property. Years ago, there was a "handshake deal" with the City concerning easements and 3 water gates that are used on the property by Mr. Williams. The flooding is controlled by these three water gates. Also, there was a fence that he built and it is maintained by the City. He asked who will maintain the fence and right-of-way.

Steve Tennant said he had found no formal, recorded easements/ documents showing any agreements for access or the fence. Therefore, this will all have to be agreed upon with the new property owner.

Cindy Kuhns - 277 Ecology Drive: She has lived in this area since 2007 and has seen this area flood significantly at least four times. She has even seen a large trash dumpster float by her home; also she remembers firemen having to come rescue someone during flooding. She feels it would be irresponsible to put buildings on those lots due to making flooding worse. She stated that she has had water to her front door before and she lives across from this proposed rezoning.

City Engineer Chris Brackett addressed the questions of new development and flooding control. Engineering on this project will have to guarantee that there will not be increased flooding beyond what now happens. This will require a flood plain development permit.

Patty Baker- 311 Nature Lane and Ecology Drive: She noted that this is a peaceful area and lots of children do play in the park area. She would rather see single family houses there and not apartments. The increased traffic is also a concern.

Melissa responded that the builder would have to allow 6,000 square feet per dwelling, so a four-plex would have to have 24,000 square feet, for example.

Chad Ball brought it to the attention of the Commission that this area is on the transportation plan for trails to run through to connect to the schools. He suggested that if the land isn't rezoned and thus remains with the City, the plan could eventually be utilized there. He also suggested that the \$85,000 bid price was too little money.

However, the City Council has already voted to sell the property, so it no longer belongs to the City plus it was never a dedicated city park.

Judy Horne suggested that the City work with the future developer to see if they might reserve space for a trailhead on the far eastern side of this property for future trail development.

Having no further discussion, Robert Mann called the question to approve the rezoning: Motion passed 4 Ayes and 2 Nos (Chad Ball and Judy Horne).

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

Judy Horne - Secretary

Robert Mann - Chair

Agenda Item 4. A

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: Nick Limbird Day Phone: 855-755-7653
 Address: Arkansas Hwy 170, Farmington, AR Fax: _____
 Representative: Blew & Associates, P.A. Day Phone: 479-443-4506
 Address: 3825 N Shiloh Dr, Fayetteville, AR Fax: _____
 Property Owner: Nick Limbird Day Phone: 855-755-7653
 Address: Arkansas Hwy 170, Farmington, AR 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 -- Arkansas Hwy 170, Farmington, AR

Current Zoning -- R-1

Attach legal description

Hillcrest Subd.

Financial Interests

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

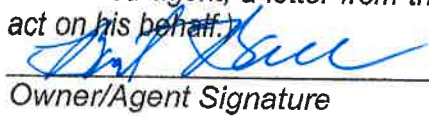
Nick Limbird & Bart Bauer

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 7/21/2020

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


Owner/Agent Signature

Date 7/21/2020

LSD/Subdivision Application Checklist:

Yes No N/A, why?

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	✓		
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 1/2".	✓		
5. List of adjacent property owners and copy of notification letter sent. *		✓	NOT DUE YET
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.	✓		SEE SURVEY
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.			NO FLOODPLAIN ON SITE
10. Status of regulatory permits:			
a. NPDES Storm water Permit		✓	
b. 404 Permit		✓	
c. Other		✓	
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	✓		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	✓		N/A
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.	✓		
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	✓		NONE ON 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.			N/A
5. Regarding all proposed water systems on or near the site:	✓		
a. Provide pipe locations, sizes and types.	✓		
b. Note the static pressure and flow of the nearest hydrant.		✓	
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	✓		
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.			NONE
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			NONE KNOWN
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		X	
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.			TO BE DETERMINED
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			N/A
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			N/A
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			N/A
12. Location of existing and purposed sidewalks.	✓		
13. Finished floor elevation of existing and purposed structures.			N/A
14. Indicate location and type of garbage service (Large Scale			N/A

Developments only.) Dimension turnaround area at dumpster location.			N/A
15. A description of commonly held areas, if applicable.		✓	
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.*

RECEIPT

DATE 7-21-20

No. **217188**

RECEIVED FROM Blew & Associates PA

\$ 2000.00

Two thousand & no/100

DOLLARS

FOR RENT
 FOR Preliminary Plat - Hillcrest Subd

ACCOUNT	
PAYMENT	<u>2000.00</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____
BY B. Coleman

3-11

ck#
39177

City of Farmington, AR

07/20/2020 2:09PM 01
000000#9603 CLERK01

Development Fees
\$2000.00

ITEMS 10
CHECK \$2000.00

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

July 21, 2020

City of Farmington
354 W. Main Street
Farmington, AR 72730
c/o Ms. Melissa McCarville

SUBJECT: Hillside Estates S/D

To Whom It May Concern:

EBL Investments, LLC c/o Mr. Nick Limbird proposes an 85 Lot Single Family Subdivision, which includes 1 Lot for a Private Park and 2 Lots for Detention Ponds. The property is currently zoned R-1. All the Buildable Lots meet the requirements of the R-1 Zoning. Water is to be provided by Washington Water Authority and Sewer is to be provided by the Valley View Sewer System which, from our understanding, will be pumped to the Prairie Grove Sewer System.

Sincerely,



George Du Quesne
Blew & Associates, PA

Survey Description

TRACT 2

A PART OF THE SW1/4 OF THE NE1/4 AND A PART OF THE SE1/4 OF THE NW1/4 OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET IRON PIN FOR THE NORTHEAST CORNER OF SAID SW1/4 OF THE NE1/4, AND RUNNING THENCE ALONG THE EAST LINE OF SAID SW1/4 OF THE NE1/4 S02°30'18"W 429.13' TO A SET IRON PIN ON THE NORTHERLY RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 170, THENCE LEAVING SAID EAST LINE AND ALONG SAID RIGHT-OF-WAY WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 893.70', AN ARC LENGTH OF 69.82', AND A CHORD BEARING AND DISTANCE OF S59°54'17"W 69.81', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY THE FOLLOWING 5 COURSES AND DISTANCES: S62°08'34"W 162.16', S62°38'52"W 505.73', S62°29'34"W 182.29', S61°51'27"W 60.58', AND S60°24'46"W 109.54', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 347.80', AN ARC LENGTH OF 127.89', AND A CHORD BEARING AND DISTANCE OF S50°31'15"W 127.17', THENCE S37°01'37"W 49.03' TO A SET IRON PIN, THENCE LEAVING SAID RIGHT-OF-WAY N87°13'14"W 296.62' TO A FOUND IRON PIN, THENCE N87°26'10"W 523.44' TO A FOUND IRON PIN, THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 6430.66', AN ARC LENGTH OF 1221.21', AND A CHORD BEARING AND DISTANCE OF N27°17'08"E 1219.38' TO A SET IRON PIN ON THE NORTH LINE OF SAID SE1/4 OF THE NW1/4, THENCE WITH THE NORTH LINE OF SAID SE1/4 OF THE NW1/4 S87°19'21"E 45.25' TO A SET IRON PIN FOR THE NORTHWEST CORNER OF SAID SW1/4 OF THE NE1/4, THENCE WITH THE NORTH LINE OF SAID SW1/4 OF THE NE1/4 S87°22'39"E 1326.14' TO THE POINT OF BEGINNING. CONTAINING 31.95 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

TOGETHER WITH

A PART OF THE SW1/4 OF THE NE1/4 OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S02°30'18"W 524.73' FROM THE NORTHEAST CORNER OF SAID SW1/4 OF THE NE1/4, SAID POINT BEING A SET IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 170, AND RUNNING THENCE ALONG THE EAST LINE OF SAID SW1/4 OF THE NE1/4 S02°30'18"W 786.69' TO A SET IRON PIN FOR THE SOUTHEAST CORNER OF SAID SW1/4 OF THE NE1/4, THENCE WITH THE SOUTH LINE OF SAID SW1/4 OF THE NE1/4 N87°22'29"W 248.06' TO A POINT, FROM WHICH A FOUND IRON PIN BEARS N05°33'22"E 3.23', THENCE LEAVING SAID SOUTH LINE N05°33'22"E 226.32' TO A FOUND IRON PIN, THENCE N89°32'12"W 436.95' TO A SET IRON PIN, THENCE N00°03'48"E 182.85' TO A SET IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 170, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 4 COURSES AND DISTANCES: N62°29'34"E 95.93', N62°38'52"E 450.22', N62°38'52"E 55.76', N62°08'34"E 162.51', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 973.70', AN ARC LENGTH OF 21.43', AND A CHORD BEARING AND DISTANCE OF N61°30'45"E 21.43' TO THE POINT OF BEGINNING. CONTAINING 6.99 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

TOGETHER WITH

A PART OF THE SE1/4 OF THE NW1/4 AND A PART OF THE NE1/4 OF THE SW1/4 OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND IRON PIN FOR THE NORTHWEST CORNER OF LOT 1, SHANNONDOAH VALLEY, PHASE I, A SUBDIVISION TO WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 11, PAGE 39, ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, AND RUNNING THENCE S01°01'22"W 186.56' TO A FOUND IRON PIN, THENCE N87°40'20"W 75.59' TO A FOUND IRON PIN, THENCE N02°58'26"W 54.98' TO A FOUND IRON PIN, THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 177.82', AN ARC LENGTH OF 128.18', AND A CHORD BEARING AND DISTANCE OF N19°29'17"W 125.42' TO A FOUND IRON PIN, THENCE N23°36'29"W 64.82' TO A FOUND IRON PIN, THENCE N16°12'30"E 30.94' TO A FOUND IRON PIN, THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 55.93', AN ARC LENGTH OF 48.80', AND A CHORD BEARING AND DISTANCE OF N01°44'28"W 47.27' TO A FOUND IRON PIN, THENCE N36°26'47"W 27.37' TO A SET IRON PIN, THENCE N72°27'40"W 27.59' TO A SET IRON PIN, THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 343.27', AN ARC

LENGTH OF 270.61', AND A CHORD BEARING AND DISTANCE OF S79°08'25"W 263.65' TO A FOUND IRON PIN, THENCE N88°48'26"W 153.60' TO A FOUND IRON PIN, THENCE N33°30'48"E 150.88' TO A FOUND IRON PIN, THENCE S87°26'10"E 523.45' TO A FOUND IRON PIN, THENCE S02°23'17"W 212.45' TO THE POINT OF BEGINNING. CONTAINING 1.96 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LESS & EXCEPT

A PART OF THE SW1/4 OF THE NE1/4 OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET IRON PIN FOR THE NORTHEAST CORNER OF SAID SW1/4 OF THE NE1/4, AND RUNNING THENCE ALONG THE EAST LINE OF SAID SW1/4 OF THE NE1/4 S02°30'18"W 429.13' TO A SET IRON PIN ON THE NORTHERLY RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 170, THENCE LEAVING SAID EAST LINE AND ALONG SAID RIGHT-OF-WAY WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 893.70', AN ARC LENGTH OF 69.82', AND A CHORD BEARING AND DISTANCE OF S59°54'17"W 69.81', THENCE CONTINUING WITH SAID RIGHT-OF-WAY S62°08'34"W 162.16', THENCE S62°38'52"W 161.87' TO A SET IRON PIN, THENCE LEAVING SAID RIGHT-OF-WAY N05°28'12"E 630.77' TO A SET IRON PIN ON THE NORTH LINE OF SAID SW1/4 OF THE NE1/4, THENCE ALONG SAID NORTH LINE S87°22'39"E 306.49' TO THE POINT OF BEGINNING. CONTAINING 3.90 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

ALSO LESS AND EXCEPT

A PART OF THE SW1/4 OF THE NE1/4 OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: A PART OF THE SW1/4 OF THE NE1/4 OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S02°30'18"W 524.73' FROM THE NORTHEAST CORNER OF SAID SW1/4 OF THE NE1/4, SAID POINT BEING A SET IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 170, AND RUNNING THENCE ALONG SAID EAST LINE S02°30'18"W 322.25' TO A SET IRON PIN, THENCE LEAVING SAID EAST LINE N86°40'03"W 219.53' TO A SET IRON PIN, THENCE N06°07'51"E 198.54' TO A SET IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 170, THENCE ALONG SAID RIGHT-OF-WAY N62°38'52"E 55.76', THENCE N62°08'34"E 162.51', THENCE CONTINUING WITH SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 973.70', AN ARC LENGTH OF 21.43', AND A CHORD BEARING AND DISTANCE OF N61°30'45"E 21.43' TO THE POINT OF BEGINNING. CONTAINING 1.26 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Notice of Public Hearing

A petition for Large Scale Development for the property as described below has been filed with the City of Farmington on the 21st Day of July 2020.

A PART OF THE SW1/4 OF THE NE1/4 AND A PART OF THE SE1/4 OF THE NW1/4 OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET IRON PIN FOR THE NORTHEAST CORNER OF SAID SW1/4 OF THE NE1/4, AND RUNNING THENCE ALONG THE EAST LINE OF SAID SW1/4 OF THE NE1/4 S02°30'18"W 429.13' TO A SET IRON PIN ON THE NORTHERLY RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 170, THENCE LEAVING SAID EAST LINE AND ALONG SAID RIGHT-OF-WAY WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 893.70', AN ARC LENGTH OF 69.82', AND A CHORD BEARING AND DISTANCE OF S59°54'17"W 69.81', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY THE FOLLOWING 5 COURSES AND DISTANCES: S62°08'34"W 162.16', S62°38'52"W 505.73', S62°29'34"W 182.29', S61°51'27"W 60.58', AND S60°24'46"W 109.54', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 347.80', AN ARC LENGTH OF 127.89', AND A CHORD BEARING AND DISTANCE OF S50°31'15"W 127.17', THENCE S37°01'37"W 49.03' TO A SET IRON PIN, THENCE LEAVING SAID RIGHT-OF-WAY N87°13'14"W 296.62' TO A FOUND IRON PIN, THENCE N87°26'10"W 523.44' TO A FOUND IRON PIN, THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 6430.66', AN ARC LENGTH OF 1221.21', AND A CHORD BEARING AND DISTANCE OF N27°17'08"E 1219.38' TO A SET IRON PIN ON THE NORTH LINE OF SAID SE1/4 OF THE NW1/4, THENCE WITH THE NORTH LINE OF SAID SE1/4 OF THE NW1/4 S87°19'21"E 45.25' TO A SET IRON PIN FOR THE NORTHWEST CORNER OF SAID SW1/4 OF THE NE1/4, THENCE WITH THE NORTH LINE OF SAID SW1/4 OF THE NE1/4 S87°22'39"E 1326.14' TO THE POINT OF BEGINNING. CONTAINING 31.95 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, TOGETHER WITH A PART OF THE SE1/4 OF THE NW1/4 AND A PART OF THE NE1/4 OF THE SW1/4 OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND IRON PIN FOR THE NORTHWEST CORNER OF LOT 1, SHANNONDOAH VALLEY, PHASE I, A SUBDIVISION TO WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 11, PAGE 39, ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, AND RUNNING THENCE S01°01'22"W 186.56' TO A FOUND IRON PIN, THENCE N87°40'20"W 75.59' TO A FOUND IRON PIN, THENCE N02°58'26"W 54.98' TO A FOUND

IRON PIN, THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 177.82', AN ARC LENGTH OF 128.18', AND A CHORD BEARING AND DISTANCE OF N19°29'17"W 125.42' TO A FOUND IRON PIN, THENCE N23°36'29"W 64.82' TO A FOUND IRON PIN, THENCE N16°12'30"E 30.94' TO A FOUND IRON PIN, THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 55.93', AN ARC LENGTH OF 48.80', AND A CHORD BEARING AND DISTANCE OF N01°44'28"W 47.27' TO A FOUND IRON PIN, THENCE N36°26'47"W 27.37' TO A SET IRON PIN, THENCE N72°27'40"W 27.59' TO A SET IRON PIN, THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 343.27', AN ARC LENGTH OF 270.61', AND A CHORD BEARING AND DISTANCE OF S79°08'25"W 263.65' TO A FOUND IRON PIN, THENCE N88°48'26"W 153.60' TO A FOUND IRON PIN, THENCE N33°30'48"E 150.88' TO A FOUND IRON PIN, THENCE S87°26'10"E 523.45' TO A FOUND IRON PIN, THENCE S02°23'17"W 212.45' TO THE POINT OF BEGINNING, CONTAINING 1.96 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

A public hearing to consider this Large Scale Development will be held on the 24th day of August, 2020, at six o'clock p.m. at Farmington City Hall 354 West Main, Farmington Arkansas. All interested persons are invited to attend.

75305198 Aug. 9, 2020

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

Applicant: EBL Investments, LLC

Date: August 4, 2020

Project Name: Hillcrest Subdivision

Engineer/Architect: Blew & Associates, P.A.

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. Highway 170 is a Minor Arterial on the Farmington Master Transportation Plan. Minor Arterials require 72' Right-of-Way, 49' of pavement with 5' of sidewalk and 6' of greenspace. This development will be required to improve their half of Highway 170 to these standards.
3. Show handicap ramps at all intersections.
4. Show streetlights at 300' on center and at all intersections.
5. The vicinity map shows property on the southside of Highway 170, is this property a part of this subdivision?
6. What is purposed to be done with Lot 84?
7. The detention pond outlet appears to be discharging perpendicular to the flow of the channel. This culvert should be directed downstream in this channel.
8. Drainage Report:
 - The two study points that show an increase in post development flow will not be allowed. Modification will need to be made to limit all discharges to predevelopment numbers.
 - The Post Development narrative states that the runoff curve number for the post development is for pasture. I assume this should read 1/3 acres Residential. The majority of this property has 1/4 acre lots so use 83 for soil C and 87 for soil D.
 - The labels on the Watershed Model Schematic are not legible.
 - Show the Tc flow path on the Drainage Area Maps. The Tc calculation could not be reviewed without this information.
 - Limit the Post Development Sheet Flow within the subdivision to 100'.

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

Applicant: Nick Limbird

Date: 8/4/2020

Project Name: Hillcrest Subdivision

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

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding development plan should be in the paper no later than 10 days prior to the planning commission meeting. Proof of publication must be provided when it is available.
4. The revised plan must be submitted by next Tuesday, August 11th by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan. Plans must be folded with all sheets included in one set.
5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office.
6. Planning Commission meeting will be **Monday, August 24, 2020 at 6:00 pm**. We are currently doing our meetings virtual. Please provide us with email addresses for whoever wants to participate in that meeting. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Nick Limbird

Date: 8/4/2020

Project Name: Hillcrest Subdivision

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: WWA Name: Zak Johnston, P.E.

General Note: The following represents a preliminary review of the proposed project for general design guidance in relation to the Farmington Planning Commission process. If approved, a set of construction grade plans, including, but not limited to, a formal Utility Plan, Grading Plan, Construction Details, and specifications shall be submitted to the WWA office for review and approval before being submitted to the Arkansas Department of Health.

1) All Sheets: Please ensure the entire front B.S.B (25 feet) double as a U/E on all lots. U/E's shown on plans are currently 20'.

2) All Sheets: Please field locate the existing 12" water main. Coordinate with the WWA office to pothole potential areas of conflict with proposed infrastructure to determine top of pipe elevations to include on the plans.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Nick Limbird

Date: 8/4/2020

Project Name: Hillcrest Subdivision

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: WWA Name: Zak Johnston, P.E.

3) All Sheets: For the portion of the project that will utilize the existing 12" water main, ensure the grading plan does not remove soil from existing ground level.

4) All Profile Sheets: Please add existing and proposed water mains, with corresponding stations and sizes to the profiles.

5) Sheet C1: Please add WWA contact information to the Cover Sheet.

6) Sheet C1-1: Add note "Mandatory Pre-Construction meeting shall be held at the WWA office before construction begins."

7) Sheet C2-1: Current plans show a gap in existing U/E's in relation to the SE corner of Lot 8; however both gas and water main run through this area. Ensure the back B.S.B for Lot 8 doubles as a U/E.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Nick Limbird

Date: 8/4/2020

Project Name: Hillcrest Subdivision

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: WWA Name: Zak Johnston, P.E.

8) Sheets C5-1 through C5-3: Please field locate and show the 2" water main that runs parallel to, and along the south east side of, HWY 170 on the plans.

9) Sheets C5-1 through C5-3: All water mains, both existing and proposed, running under proposed streets will need to be encased with steel encasement from R/W to R/W.

10) Sheets C5-1 through C5-3: The existing 12" water main will not be taken offline to cut-in tees or crosses. Please show tapping sleeves and tapping cross, with gate valves, for each corresponding connection.

11) Sheets C5-1 through C5-3: All proposed water mains will need to be installed 10' minimum from R/W.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Nick Limbird

Date: 8/4/2020

Project Name: Hillcrest Subdivision

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: WWA Name: Zak Johnston, P.E.

12) Sheets C5-1 through C5-3: All proposed Fire Hydrants will need to be able to be isolated for flushing. Please include gate valves both upstream and downstream of each hydrant.

13) Sheets C5-1 through C5-3: All proposed water taps on the existing 12" water main will be performed by WWA at the owners expense. Please contact the WWA office for pricing details.

14) Sheet C5-1: Fittings, including, but not limited to, reducers will not be permitted under pavement.

15) Sheets C5-3: An additional connection to the existing 2" water main along HWY 170 will need to be made in the vicinity of Barn Valley RD. Please shown the water main extending along Barn Valley RD and corresponding bore/fittings for this connection.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Nick Limbird

Date: 8/4/2020

Project Name: Hillcrest Subdivision

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 / Zing Broadband

Name: Shane Bell

Phone: 479-841-0980

Email: sbell@pgtc.com

1. In addition to the Utility Easements already proposed on the preliminary plat, we are requesting additional easements as highlighted on the attached map. If any of these are in conflict, please let me know as I am flexible.

2. Once the plat has been approved, I would like to receive a PDF and AutoCAD copy for my files and design.

Thank you.

Received By: _____

August 10, 2020

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

SUBJECT: Hillcrest Estates Subdivision

To Whom It May Concern:

The following are the comments received on August 4, 2010 during the Technical Plat Review for the Hillcrest Subdivision:

City of Farmington / Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.

Please send the bill to the developer at the address listed on the Cover Sheet C1.

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

White cards will be submitted with the resubmittal. Green Cards will be submitted once received.

3. An advertisement regarding development plan should be in the paper no later than 10 days prior to the planning commission meeting. Proof of publication must be provided when available.

This has been completed. Proof of publication will be provided when available.

4. The revised plans must be submitted by next Tuesday, August 11th by noon. The City required 15 copies for planning commission meeting. Proof of publication must be provided when it is available. The Planning Commission needs only a site plan. Plans must be folded with all sheets included in one set.

The plans as requested will be submitted as requested.

5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at this office.

We will drop off the City's copies first and then drop off Mr. Brackett's copy separately.

6. Planning Commission meeting will be Monday, August 24th, 2020 at 6:00 pm. We are currently doing our meetings virtual. Please provide us with e-mail addresses for whoever wants to participate in that meeting. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and

website for details.

An e-mail with the list of Attendees has been sent to Melissa McCarville as requested.

City of Farmington / 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.

Noted.

2. Highway 170 is a Minor Arterial on the Farming Master Transportation Plan. Minor Arterials require 72' Right-of-Way, 49' of pavement with 5' of sidewalk and 6' of greenspace. This development will be required to improve their half of Highway 170 to these standards.

I have shown the improvements for the Planning Commission Meeting with the understanding that the developer will be paying a fee in lieu of improvements for the Highway 170 improvements.

3. Show handicap ramps at all intersections.

Handicap Ramps have been added at all intersections.

4. Show streetlights at 300' on center and at all intersections.

Streetlights are at 300' and now shown at all intersections. It has been labeled on the Preliminary Plat

5. The vicinity map shows property on the southside of Highway 170, is this property a part of this subdivision.

The property on the southside of Highway 170 has been removed from the Vicinity Map. Please see revised plans.

6. What is proposed to be done with Lot 84?

Lot 84 has been removed.

7. The detention pond outlet appears to be discharging perpendicular to the flow of the channel. The culvert should be directed downstream in this channel.

Per the discussion at the Technical Plat Meeting, we have looked at this and the release point appears to be East of the Site. As such, we have directed the flow perpendicular to the flow of the channel.

8. Drainage Report:

- The two study points that show an increase in post development flow will not be allowed. Modification will need to be made to limit all discharges to predevelopment numbers.

Please see the updated Drainage Report.

- The Post Development narrative states that the runoff curve number for the post development is for pasture. I assume this should read 1/3 acre Residential. The majority of this property has ¼ acre lots so use 83 for soil C and 87 for soil D.

Please see updated Drainage Report.

- The labels on the Watershed Model Schematic are not legible.

Please see updated Drainage Report.

- Show the Tc flow path on the Drainage Areas Maps. The Tc calculation could not be reviewed without this information.

Please see updated Drainage Area Maps.

- Limit the Post Development Sheet Flow within the Subdivision to 100'.

Please see the updated Drainage Report.

PGTelco / Zing Broadband

1. In addition to the Utility Easements already proposed on the preliminary plat, we are requesting additional easements as highlighted on the attached map. If any of these are in conflict, please let me know as I am flexible.

All requested Easements are now shown on the plat.

2. Once the plat has been approved, I would like to receive a PDF and AutoCAD copy for my files and design.

Noted.

Farmington Fire:

Remove island from Cul-de-sac on Hillcrest Drive.

Island has been removed as requested.

Washington Water Authority:

General Note: The following represents a preliminary review of the proposed project for general design guidance in relation to the Farmington Planning Commission process. If approved, a set of construction grade plans, including, but not limited to, a formal Utility Plan, Grading Plan, Construction Details, and specifications shall be submitted to the WWA office for review and approval before being submitted to the Arkansas Department of Health.

Noted.

1. All Sheets: Please ensure the entire front B.S.B. (25 feet) double as U/E on all lots. U/E's shown on plans are currently 20'.

Please see revised plans. All front BSBs now serve as 25 ft UEs as well.

2. All Sheets: Please field locate the existing 12" water main. Coordinate with the WWA office to pothole potential areas of conflict with proposed infrastructure to determine top of pipe elevations to include on the plans.

The waterline was located using one-call marks. This comment is an "in progress" at this time.

3. All Sheets: For the portion of the project that will utilize the existing 12" water main, ensure the grading plan does not remove soil from existing ground level.

After checking the grading plan, it appears that we are filling over the water line.

4. All Profile Sheets: Please add existing and proposed water mains with corresponding stations and sizes to the profiles.

This will be submitted with the Construction Grade Plan Review.

5. Sheet C1: Please add WWA contact information to the Cover Sheet.

Contact Information has been added to the Cover Sheet.

6. Sheet C1-1: Add note "Mandatory Pre-Construction meeting shall be held at the WWA office before construction begins."

Note has been added to Sheet C1-1 under Washington Water Authority Notes.

7. Sheet C2-1: Current plans show a gap in existing U/E's in relation to the SE corner of Lot 8; however, both gas and water main run through this area. Ensure the back BSB for Lot 8 doubles as a U/E.

The back of Lot 8 was adjusted. However, a 20' UE is now shown where the back of Lot 8 used to be.

8. Sheet C5-1 through C5-3: Please field locate and show the 2" water main that runs parallel to, and along the south east side of Hwy 170 on the plans.

We did not have enough time to accomplish this, we will locate in time for the Construction Grade Review.

9. Sheet C5-1 through C5-3: All Water mains, both existing and proposed, running under proposed streets will need to be encased with steel encasement from R/W to R/W.

Please see revised Utility Plan. I do have a question about the Cul-de-Sac Waterline that I have e-mailed

Zak Johnston about.

10. Sheet C5-1 through C5-3: The existing 12" water main will not be taken offline to cut-in tees or crosses. Please show Tapping Sleeves and Tapping Cross, with gate valves, for each corresponding connection.

Plans have been updated accordingly.

11. Sheets C5-1 through C5-3: All proposed water mains need to be installed 10' minimum from R/W.

The proposed Water Mains have been moved so that they are 10' minimum from the R/W.

12. Sheets C5-1 through C5-3: All proposed Fire Hydrants will need to be able to isolated for flushing. Please include gate valves both upstream and downstream of each hydrant.

A Gate Valve has been shown upstream and downstream of each hydrant where possible. At the Tapping Sleeve Fire Hydrants, I can't do this and at the dead end line Fire Hydrants, this is also not possible.

13. Sheet C5-1 through C5-3: All proposed water taps on the existing 12" water main will be performed by WWA at the owner's expense. Please contact the WWA office for pricing details.

Note has been added to the plans.

14. Sheet C5-1: Fittings, including but no limited to reducers will not be permitted under pavement.

The Waterline has been moved out of under the pavement in the area of the Cul-de-Sac, thereby removing the fittings from being under the pavement.

15. Sheet C5-3: An additional connection to the existing 2" water main along Hwy 170 will need to be made in the vicinity of Barn Valley Rd. Please show the water main extending along Barn Valley Rd. and corresponding bore / fittings for this connection.

Connection to 2" Water Main is shown.

16. In an effort to reduce review times and resubmittals to WWA, feel free to call the WWA office if you have any questions or seek additional technical guidance.

Noted. Thank you.

Sincerely,



Jorge Du Quesne
Blew & Associates, PA

Agenda Item 4. B



August 7, 2020

Melissa McCarville
City Business Manager
City of Farmington
354 W. Main
Farmington, AR 72730
Phone: (479) 267-3865

**Re: Preliminary Plat Revision
Farmington Heights Phase 2
Farmington, Arkansas
CDE Project No. 1105**

Dear Ms. McCarville:

Please find enclosed revised Preliminary Plat drawing for the Farmington Heights Phase 2 project. This revision deletes the proposed 1.04 acre public park and replace it with four additional lots.

In accordance with Ordinance 2016-01 Article 7 (C) the developer proposes a contribution to the Farmington City Parks and Trails Development Fund, a payment of \$600 per single-family residential lot, for a total of **\$54,600.00** for this 91-lot subdivision at Final Plat in lieu of the public park dedication.

Please let me know if you have any questions.

Thank you,

A handwritten signature in blue ink, which appears to read "Ferd Fourie". The signature is written in a cursive, flowing style.

Ferdi Fourie, P.E.
Project Manager
FF/FF