



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

PLANNING COMMISSION AGENDA
September 24, 2012

**A meeting of the Farmington Planning Commission will be held on
Monday, September 24, 2012 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - August 27, 2012
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 HEARING**
 - A. **Renewal of Conditional Use Request – renewal of 62 Hwy. Gun & Pawn**
Property owned by: Wallace Andrade (leased by Lee D. Dancer)
Property Location: 233 E. Main Ste. 18
Presented by: Lee Dancer
 - B. **Roger Hurst - Rezoning Request from A-1 to C-1**
Property owned by: Cook, William E. Revocable Trust
Property Location: 285 Broyles
Presented by: Roger Hurst
5. **NEW BUSINESS**
 - A. **Large Scale Development - Roger Hurst Mini Storage**
Property owned by: Cook, William E. Revocable Trust
Property Location: 285 Broyles
Presented by: Blew and Associates, PA
 - B. **Large Scale Development – Gabriela’s Restaurant**
Property owned by: Rausch Coleman Development
Property Location: 308 E. Main St.
Presented by: Jorgensen & Associates

PLANNING COMMISSION MINUTES
AUGUST 27, 2012

1. ROLL CALL

PRESENT

Matt Hutcherson
Robert Mann
Gerry Harris
Judy Horne
Bobby Wilson
Sean Schader

ABSENT

Josh Clary
Toni Bahn

2. Approval of Minutes for July 23, 2012 approved unanimously.

3. Comments from Citizens: NONE

4. PUBLIC HEARING

A. Renewal of Conditional Use Request-Renewal of home daycare.

Property Location: 81 N. Double Springs

Presented by: Summer Lunsford.

The Commission ask about getting date on form that shows time frame for conditional use permit.

No citizen comments.

Since Ms Lunsford was 4 months behind in coming in to get renewal the Commission discussed with her about her delay. She was advised if she was not on time when it was due again it may not be approved. The Commission voted to approve permit upon City's approval. No citizen comments.

B. Roger Hurst – Rezoning Request from A-1 to C-1

Property owned by: Cook, William E. Revocable Trust

Property Location: 285 Broyles

Presented by: Roger Hurst

Mr. Hurst requested to table 4B and 5B due to rezoning & ownership.

The Commission voted to table until September 24th meeting.

Comments: Sharon Hunter lives across from where mini storage is planned.

Concerned about traffic flow. 57 signatures protesting.

Lorraine Bartlett: Busy thoroughfare. Speed limit 30 mph- cars speed thru there @ 55 mph.-dangers to children: concerned about decrease in property value. Crimes will increase- breaking into storage units.
Closed to public comment.

5. New Business

A. Preliminary Plat-Holland Crossing

Property Owned by: Rausch Coleman Development

Property Location: Hwy. 62 & Holland Dr.

Presented by: Brett Watts.

Derek Thomas, employee of Bates Engineering, recommended approval.

Motion to approve Preliminary Plat for Holland Crossing

Commercial Subdivision, subject due to all conditions being

met, per letter from Chris Brackett dated 8/22/12. No public comments. Approved.

The Commission asked Steve Tennant, City Attorney, to write an Ordinance to increase permit fee if permit lapses.

Motion to adjourn by Sean Schader and 2nd by Bobby Wilson.

Secretary, Planning Commission

Chairman, Planning Commission

CITY OF FARMINGTON

CONDITIONAL USE ON APPEAL APPLICATION

Initial Application

Renewal Application

CONDITIONAL USE ON APPEAL MUST BE RENEWED EACH YEAR.

Applicant's Name 62 Hwy Lunz Pawn Date 8-7-12
Address 233 E Main Ste 18 Zoning _____
Phone # 267-3232 Email 62 Pawn @Att-net
Description of proposed use:

PAWN Shop

The following criteria must be answered with a "yes" finding before the Farmington Planning Commission will hold a public meeting on the Conditional Use on Appeal application. For #3 through #10, provide a brief explanation.

- Yes No 1. A written application has been filed with the City and the \$50.00 permit application fee or renewal application fee has been paid.
- Yes No 2. The applicant has provided proof that each adjacent property (this includes property owners across the street) have been notified by Return Receipt mail or personal contact. If personal contact is used, a signed affidavit by the owner must be submitted. The affidavit must contain information notifying of the proposed intent and the date of the public hearing, at a minimum.
- Yes No 3. Are public services and utilities available and adequate?
- Yes No 4. Is fire protection adequate?
- Yes No 5. Is the proposed use compatible with the surrounding area and the planned use for the area.
- Yes No 6. Is screening and egress safe and convenient?
- Yes No 7. Are off-street parking and loading areas adequate?
- Yes No 8. Will refuse and service areas not cause adverse effects on adjacent property?
- Yes No 9. Will off street parking and loading areas not cause adverse effects on adjacent property?
- Yes No 10. Will signs be in compliance with the City's sign ordinance? (In some zoning classifications signs are not permitted.)

APPLICANT MUST BE PRESENT AT THE PLANNING COMMISSION MEETING FOR THIS CONDITIONAL USE PUBLIC HEARING.

RECEIPT

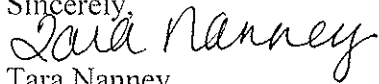
DATE	8-20-12	No.	212326
RECEIVED FROM	62 Hwy Gen & Pawn		\$50.00
	Jeffery C. No 1102		DOLLARS
FOR RENT	Condition Use on Appeal		
FOR			
ACCOUNT		<input type="radio"/> CASH	
PAYMENT	50.00	<input type="radio"/> MONEY ORDER	FROM _____ TO _____
BAL. DUE		<input checked="" type="radio"/> CHECK	BY <u>B. Coleman</u>
		<input type="radio"/> CREDIT CARD	

August 13, 2012

To whom this may concern:

As the business owner of 1st National Insurance having 62 Gun and Pawn located right beside is not a problem. I have not had any problems or complaints with the pawn shop since the business began last year.

Sincerely,



Tara Nanney

1st National Insurance

233 E Main St., Suite 9

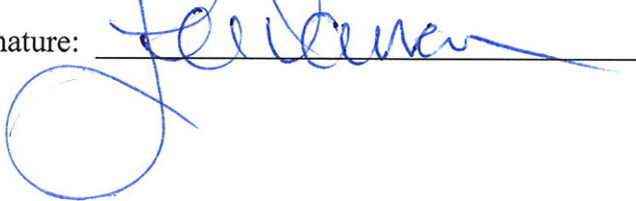
Farmington, AR 72730

479-267-5589

AFFIDAVIT

I hereby certify that I Lee Dancer
Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copies of the notice, mailing receipts, return cards, and nay notices that were undeliverable.

Signature: 

Date: 8-9-12

NOTICE OF HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION FOR CONDITINAL USE

To all Owners of land laying adjacent to the property at:

Location: 233 E main Ste 18

Owned by: Lee Decker

NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

The purpose of this request is to use this property for:
Explanation: PAWN SHOP

A hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on September 24, 2012 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place, or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main St., Farmington, Ar. 72730. Ph. #267-3865.

Handwritten signature

cutting crew

EAST

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tractor supply

St Bartholomew

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St. Bartholomew

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north property

contacted
Bo martin call
on Aug 9th 2012
at 10:24 Left
a message letting
him know the
meeting was
Sept 24th

mailed copy
of notice on
Aug 9th to
14990 Prairie view
72753

Farmington MPO
 Farmington, Arkansas
 727309998
 0451330230-0097
 08/09/2012 (479)267-3787 11:21:18 AM

Sales Receipt			
Product Description	Sale Unit Qty	Price	Final Price
(Forever) Purple Martin PSA #9 Security Envelope	1	\$0.56	\$0.56
PRAIRIE GROVE AR 72753 Zone-1 First-Class Letter 0.50 oz.			\$0.45
Expected Delivery: Fri 08/10/12			
Return Rcpt (Green Card)			\$2.35
Certified Label #:		70120470000109079296	\$2.95
Customer Postage			-\$0.45
Subtotal:			\$5.30
Issue PVI:			\$5.30
Total:			\$5.86

Paid by:
 Debit Card \$5.86
 Account #: XXXXXXXXXXXX1521
 Approval #: 916910
 Transaction #: 596
 23902841030
 Receipt#: 002862

Order stamps at usps.com/shop or call 1-800-Stamp24. Go to usps.com/clicknship to print shipping labels with postage. For other information call 1-800-ASK-USPS.

 Get your mail when and where you want it with a secure Post Office Box. Sign up for a box online at usps.com/poboxes.

Bill#:1000301086889
 Clerk:02

7012 0470 0001 0907 9296

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 (Domestic Mail Only, No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

PRAIRIE GROVE AR 72753

Postage	\$	\$0.45	0230
Certified Fee		\$2.95	02
Return Receipt Fee (Endorsement Required)		\$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$5.75	

Sent To: BO Martin Mail
 Street, Apt. No. or PO Box No.: 14950 Prairie View
 City, State, Zip+4: Prairie Grove, AR 72753
 Sent Date: 08/09/2012

PS Form 3800, August 2008 See Reverse for Instructions

City of Farmington Application for Rezoning

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

Applicant: Roger Duane Hurst Day Phone: 479-841-1105
Address: 12700 Canter Powell Rd Fax: _____
West Fork Ar 72774
Representative: Roger Hurst Day Phone: 479-841-1105
12700 Canter Powell Rd
Address: West Fork Ar 72774 Fax: _____
Property Owner: Bill Cook Day Phone: _____
Address: 285 Broyles Fax: _____

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

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

Property Description

Site Address -- 285 Broyles
Current Zoning -- A1 Proposed Zoning -- C1

Attach legal description and site plan (a scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.)

Type of zoning requested and reason for request:

C1 Storage Units

Responsibilities of the Applicant:

1. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit (see attached), that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the City of Farmington has accepted the application and the date of the public hearing has been confirmed. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy

of notice) shall be filed with the City of Farmington no later than seven (7) days prior to the meeting date. A sample notice is attached.

2. Pay a \$25.00 application fee

3. Provide a copy of the deed of the property.

4. Written authorization from the property owner if someone other than the owner will be representing the request.

5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 30 DAYS BEFORE THE PUBLIC HEARING DATE.**

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 28th day of June, 2012.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from A-1 to C-1 will be held on the 27th day of August, 2012, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

The City will post a sign on the property at a location visible to the public, notifying the public of the intent to rezone the property.

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.

Roger Duain Hunt Date 6-27-2012
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.)*

William E. Cook Date June 27-2012
Owner/Agent Signature

RECEIPT

DATE

7-23-12

No.

545500

RECEIVED FROM

Roger Hunt

\$ 25.00

DOLLARS

FOR RENT

for 28 wing

ACCOUNT	
PAYMENT	25.00
BAL. DUE	

- CASH
- MONEY ORDER
- CHECK
- CREDIT CARD

FROM

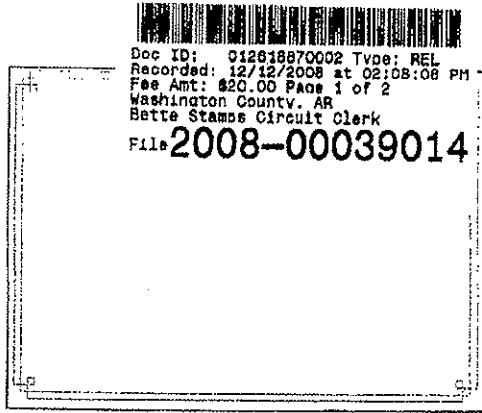
TO

BY *R. Colman*

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That I, William E. Cook, a single person, hereinafter called Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to me in hand paid by the William E. Cook Revocable Trust U/T/D December 4, 2008, hereinafter called Grantee, do hereby grant, bargain and sell unto the said Grantee and unto its heirs and assigns, the following described land, situate in Washington County, State of Arkansas, to-wit:



A one-fourth (1/4) interest in a Part of the Southwest Quarter of the Northeast Quarter of Section 23 of Township 16 North, Range 31 West and being more particularly described as follows, to-wit: Beginning at the Northeast Corner of said 40 acre tract, and running thence W West 660 feet; thence South 264 feet; thence East 660 feet; thence North 264 feet to the point of beginning, containing 4 acres, more or less.

AND

A one-half (1/2) interest in Part of the Southwest Quarter of the Northeast Quarter of Section 23 in Township 16 North of Range 31 West, and being more particularly described as follows: Beginning at a point which is 264 feet South of the Northeast corner of said 40 acre tract and running thence South 264 feet; thence West 660 feet; thence North 264 feet; thence East 660 feet to the point of beginning, containing 4 acres, more or less.

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

And I, the said Grantor in consideration of said sum of money, do hereby release and relinquish unto the said Grantee all my interest, right, title and dower/curtsey and convey my homestead in and to said lands.

WITNESS my hand and seal on this 4 day of December, 2008.

William E. Cook (Seal)

Article Number

7012 0470 0001 0907 5687

2. Article Number (Transfer from service label)

7012 0470 0001 0907 5663

Sharon Hunter
105 E. Lark LN
Farmington AR
72730-3058

Article Addressed to:
Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
Southwestern Power Co
%
American Electric Power
PO Box 660164
Dallas Tx, 75266

COMPLETE THIS SECTION ON DELIVERY

A. Signature
Raymond Alexander
 Agent
 Address
B. Received by (Printed Name)
Raymond Alexander
C. Date of Delivery
7-23-12
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

Article Number (Transfer from service label) 7012 0470 0001 0907 5687
Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

A. Signature
Scott Baker
B. Received by (Printed Name)
Scott Baker
C. Date of Delivery
7/21/12
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
Larayne O Bartlett
106 E. Lark LN
Farmington AR
72730-3058

COMPLETE THIS SECTION ON DELIVERY

A. Signature
Larayne Bartlett
 Agent
 Address
B. Received by (Printed Name)
Larayne Bartlett
C. Date of Delivery
7-24-12
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

Article Number (Transfer from service label) 7012 0470 0001 0907 5700
Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

Harman Landholdings LLC
13139 Bill Sellers Rd Wc#1
8602
Fayetteville AR
72704-8942

1. Article Addressed to:
Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

SENDER: COMPLETE THIS SECTION

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Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
Marie Martha Velasco
107 Pleasant Dr.
Farmington AR.
72730

COMPLETE THIS SECTION ON DELIVERY

A. Signature
JOSE T. VELASCO
J. VELASCO
 Agent
 Address
B. Received by (Printed Name)
C. Date of Delivery
7/21/12
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

Article Number (Transfer from service label) 7012 0470 0001 0907 5717
Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

A. Signature
Bill Sellers
B. Received by (Printed Name)
Bill Sellers
C. Date of Delivery
7/21/12
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

COMPLETE THIS SECTION ON DELIVERY

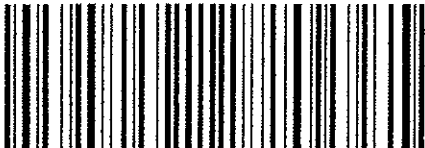
Article Number (Transfer from service label) 7012 0470 0001 0907 5663
Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

Roger Hurst
12700 Carter Powell Rd
West Fork Ar 72774

RECEIVED AS PAID
JUL 20 12
USPS
DECATUR, AR
000002997

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL™



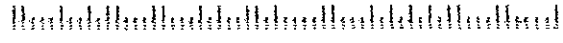
7012 0470 0001 0907 5670

SH Holdings LLC
1063 N Valley View Dr
Fayetteville

~~WLB~~
7-21-12

NIXIE 722 4E 1 02 08/0
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 72774932500 *1857-21864-

72701831229@9375



Roger Hurst
12700 Carter Powell Rd
West Fork Ar 72774

USPS
JUL 20 12
DECATUR, AR
000002996

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL™

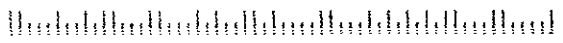


7012 0470 0001 0907 5724

Joey Alderson
108 E.
Farmington

NIXIE 722 5E 1 00 08/0
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 72774932500 *1857-11199-

7273033648@9375



7012 0470 0001 0907 5717

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OFFICIAL USE

Postage \$.45
Certified Fee 2.95
Return Receipt Fee (Endorsement Required) 2.35
Restricted Delivery Fee (Endorsement Required)

Total Postage & Fees \$ 5.75

Sent To

Street, Apt. No. or PO Box No. Marie Matha Velasco
107 Pleasant Dr.
City, State, ZIP+4 Farmington Ar 7130
PS Form 3800, August 2006

See Reverse for Instructions

7012 0470 0001 0907 5694

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage \$.45
Certified Fee 2.95
Return Receipt Fee (Endorsement Required) 2.35
Restricted Delivery Fee (Endorsement Required)

Total Postage & Fees \$ 5.75

Sent To

Street, Apt. No. or PO Box No. Sharon Huntz
105 E Lark Ln
City, State, ZIP+4 Farmington Ar 70733-3058
PS Form 3800, August 2006

See Reverse for Instructions

7012 0470 0001 0907 5700

U.S. Postal Service™
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(Domestic Mail Only; No Insurance Coverage Provided)

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OFFICIAL USE

Postage \$.45
Certified Fee 2.95
Return Receipt Fee (Endorsement Required) 2.35
Restricted Delivery Fee (Endorsement Required)

Total Postage & Fees \$ 5.75

Sent To

Street, Apt. No. or PO Box No. Laraine O Bartlett
106 E. Lark Ln
City, State, ZIP+4 Farmington Ar 7130-3058
PS Form 3800, August 2006

See Reverse for Instructions

7012 0470 0001 0907 5693

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage \$.45
Certified Fee 2.95
Return Receipt Fee (Endorsement Required) 2.35
Restricted Delivery Fee (Endorsement Required)

Total Postage & Fees \$ 5.75

Sent To

Street, Apt. No. or PO Box No. Harmon Landholdings LLC
13139 Bill Sellers Rd Unit 862
City, State, ZIP+4 Fateville Ar 70704-8492
PS Form 3800, August 2006

See Reverse for Instructions

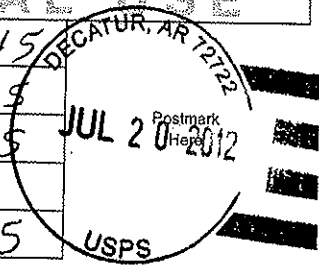
7012 0470 0001 0907 5670

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(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

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Postage	\$.45
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 Street, Apt. No., or PO Box No. 1063 N. Valley View Dr.
 City, State, ZIP+4 Fayetteville AR 72701
 PS Form 3800, August 2006 See Reverse for Instructions

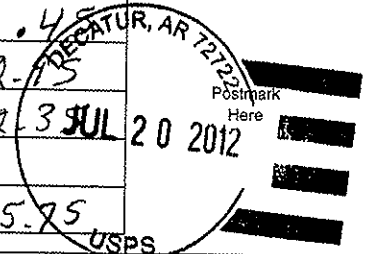
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 City, State, ZIP+4 Dallas TX 75266
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Total Postage & Fees	\$ 5.75



Sent To
 Joey Alderson
 Street, Apt. No., or PO Box No. 108 E. Pheasant Dr.
 City, State, ZIP+4 Farmington AR 72730-3040
 PS Form 3800, August 2006 See Reverse for Instructions

NOTICE OF HEARING BEFORE THE
FARMINGTON PLANNING COMMISSION
ON AN APPLICATION TO REZONE PROPERTY

TO ALL OWNERS of land lying adjacent to the property at:

285 N Broyles Farmington Ar
Location

Bill Cook
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for rezoning of the above property

The purpose of this request is to rezone and develop.

Explanation: To build a storage units.

A hearing on said application will be held by the Farmington Planning Commission in City Hall, 354 W. Main Street, on August 27th at 6:00 p.m.

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

NORTHWEST ARKANSAS NEWSPAPERS LLC

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NORTHWEST ARKANSAS DEMOCRAT-GAZETTE
THE MORNING NEWS OF SPRINGDALE
THE MORNING NEWS OF ROGERS
NORTHWEST ARKANSAS TIMES
BENTON COUNTY DAILY RECORD


AFFIDAVIT OF PUBLICATION

I, Holly Andrews, do solemnly swear that I am the Legal Clerk of the Northwest Arkansas Newspapers, LLC, printed and published in Washington and Benton County, Arkansas, bona fide circulation, that from my own personal knowledge and reference to the files of said publication, the advertisement of:

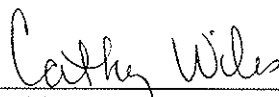
ROGER HURST
285 Broyles

Was inserted in the Regular Editions on:
July 18, 2012

Publication Charges: \$ 66.00


Holly Andrews

Subscribed and sworn to before me
This 18 day of July, 2012.


Notary Public
My Commission Expires: 2/20/2014



****NOTE****

Please do not pay from Affidavit. Invoice will be sent.

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 28th day of June, 2012.

Part of the Southwest Quarter of the Northeast Quarter of section 23 of Township 16 North Range 31 West and being more particularly described as follows to-wit: Beginning at the Northeast Corner of said 40 acre tract and running thence West 660 feet; thence South 264 feet; Thence East 660 feet; thence North 264 feet to the point of beginning, containing 4 acres, more or less.

AND

Part of the Southwest Quarter of the Northeast Quarter of Section 23 in Township 16 North of range 31 West, and being more particularly described as follows:

Beginning at a point which is 264 feet South of the Northeast corner of said 40 acre tract and running thence South 264 feet, thence West 660 feet, thence North 264 feet, thence East 660 feet to the point beginning containing 4 acres more or less.

Site address: 285 Broyles

A public hearing to consider this request to rezone the above described property from A-1 to C-1 will be held on the 27th day of August, 2012, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

71400151 July 18, 2012



Blew & Associates, P.A.

Civil Engineers

Professional Land Surveyors

524 West Sycamore St., Suite #4
Fayetteville, Arkansas 72703
479-443-4506
Fax 582-1883

September 14, 2012

Melissa McCarville
City Business Manager
354 W. Main
Farmington, AR 72730

RE: Roger Hurst LSD

Dear Ms. McCarville,

Attached you will find fifteen (15) sets of revised plans for the subject project which is being submitted for consideration at the September 24th Planning Commission meeting.

Sincerely,

Gerald Fox, PE, PLS

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: Roger Hurst Day Phone: (479) 841-1105
12700 Carter Powell Rd.
 Address: West Fork, AR 72774 Fax: _____
 Representative: Blew & Associates, PA Day Phone: (479) 443-4506
524 W. Sycamore St., Suite 4
 Address: Fayetteville, AR 72703 Fax: (479) 582-1883
 Property Owner: Cook, William E. Rev. Trust Day Phone: _____
16791 S. Hwy 265
 Address: West Fork, AR 72774 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 \$	Date	Receipt #

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

Property Description

Site Address -- 285 N. Broyles St.
 Current Zoning -- A-1 (Proposed Zoning - C-1)
 Attach legal description

Financial Interests

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

Roger Hurst

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.*

Roger Hurst
 Applicant Signature

Date 7-23-12

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 _____

Development Checklist:

	Yes	No	N/A, why?
1. Completed application form.	X		
2. Payment of application fee.	X		
3. One AutoCAD drawing – 1"=100' or larger, using layer, symbols and line types as required by City Engineer.	X		
4. Fifteen (15) copies of the plat folded to a size of no greater than 10" X 10 ½ ".	X		
The Following Shall Appear on the Plat:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.			NO EVIDENCE OF WETLANDS
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Curve data for any street which forms a project boundary.			NO CURVES
10. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		NOT IN THE 100-YEAR FLOODPLAIN. NOTE IS ON THE SITE PLAN
11. Status of regulatory permits:			
a. NPDES Storm water Permit			AFTER PREL APPROVAL
b. 404 Permit			IF NEEDED
c. Other			IF NEEDED
12. 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.	X		
13. Spot elevations at grade breaks along the flow line of drainage swales.	X		ON GRADING PLAN
14. A general vicinity map of the project at a scale of 1" = 2000' taken from the City of Farmington Street Base Map (1" = 2000').	X		NOT TO SCALE
15. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
16. 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.			NO NEW STREETS. NO FUTURE ROW REQUEST KNOWN
17. Existing topographic information with source of the information noted. Show:	X		

a. Two foot contour for ground slope between level and ten percent.	X		1' INTERVALS
b. Four foot contour interval for ground slope exceeding 10%.			NA
18. 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.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.			NONE APPARENT OR KNOWN
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	X		SERVICE ONLY
b. Provide pipe types and sizes.	X		SERVICE ONLY
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.			NO PUBLIC SEWER
b. Manhole locations.			NO PUBLIC SEWER
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			NONE OBSERVED
4. If a septic system is to be utilized, not that on the plat. Show the location and test data for all percolation tests.			NA
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		SERVICE ONLY
b. Note the static pressure and flow of the nearest hydrant.			NOT AVAILABLE FROM FAYETTEVILLE WATER
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.			NO PUBLIC WATER
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street.			NO NEW STREETS
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.			NO PUBLIC UTILITES
Proposed and Existing Streets, Rights-of -way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all exiting and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and	X		

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.	X		NO NEW STREETS
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
Easement Plat – LSD Only			
1. A final easement plat (in the same form as a final plat) must be submitted and recorded before the issuance of a building permit.			WILL PROVIDE IF NEEDED
Subdivision of Land			
1. The lot layout, the dimensions of each lot and total area in square footage or acreage to the nearest on-hundredth (1/100 th) acre of each lot. Lots shall be numbered consecutively for all phases. The total number of lots shall be indicated on the plat.			NA-NO NEW LOTS
2. The designation of all "outlots" and anticipated uses, if known.			NA-NO NEW LOTS
3. For phased development, a plat showing all phases is required.	X		FUTURE BLDGS SHOWN
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.			NA
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.)			NONE
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.)			NONE
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.			NONE
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			NA
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.)	X		
8. The location and size of existing and proposed signs, if any.	X		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
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.)	X		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.	X		
14. Indicate location and type of garbage service (Large Scale	X		

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.			NA
16. Draft of covenants, conditions and restrictions, if any.			NA
17. Draft POA agreements, if any.			NA
18. A written description of requested variances and waivers from any city requirements.	X		
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.	X		
20. Preliminary drainage plan as required by the consulting engineer.	X		
Data on Diskette			
1. Magnetic Media or CD with all information in AutoCAD or a similar format must be submitted with application. Questions concerning this requirement may be directed to Building Inspection.	X		

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

RECEIPT

DATE

7-24-2012

No.

219397

RECEIVED FROM

Roger Hurst Check # 2495

\$500.00

FOR

LSD

DOLLARS

ACCOUNT

PAYMENT

BAL. DUE

- CASH
- MONEY ORDER
- CHECK
- CREDIT CARD

FROM

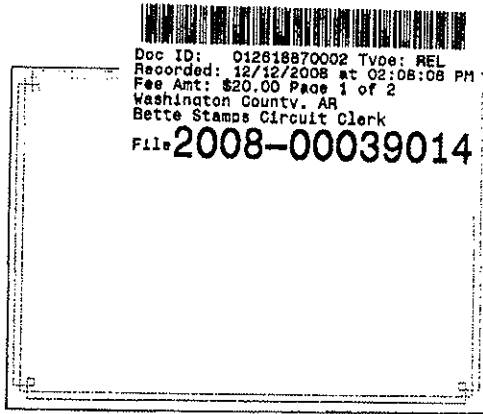
BY *[Signature]*

TO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That I, William E. Cook, a single person, hereinafter called Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to me in hand paid by the William E. Cook Revocable Trust U/T/D December 4, 2008, hereinafter called Grantee, do hereby grant, bargain and sell unto the said Grantee and unto its heirs and assigns, the following described land, situate in Washington County, State of Arkansas, to-wit:



A one-fourth (1/4) interest in a Part of the Southwest Quarter of the Northeast Quarter of Section 23 of Township 16 North, Range 31 West and being more particularly described as follows, to-wit: Beginning at the Northeast Corner of said 40 acre tract, and running thence W West 660 feet; thence South 264 feet; thence East 660 feet; thence North 264 feet to the point of beginning, containing 4 acres, more or less.

AND

A one-half (1/2) interest in Part of the Southwest Quarter of the Northeast Quarter of Section 23 in Township 16 North of Range 31 West, and being more particularly described as follows: Beginning at a point which is 264 feet South of the Northeast corner of said 40 acre tract and running thence South 264 feet; thence West 660 feet; thence North 264 feet; thence East 660 feet to the point of beginning, containing 4 acres, more or less.

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

And I, the said Grantor in consideration of said sum of money, do hereby release and relinquish unto the said Grantee all my interest, right, title and dower/curtsey and convey my homestead in and to said lands.

WITNESS my hand and seal on this 4 day of December, 2008.

William E. Cook (Seal)



To: Farmington Planning Commission
From: Christopher B. Brackett, P.E.
Date: 8/22/2012
Re: Large Scale Development Plan for Roger Hurst Storage

The Large Scale Development Plan for the Roger Hurst Storage has been reviewed and we cannot recommend that the Planning Commission approve the current plan based on the following comment from Technical Plat Review that has not been addressed properly in our opinion.

Note #7 from the August 7, 2012 Technical Plat Review comments: *The entrance off of Broyles needs to be relocated so that it will be directly across from East Lark Lane.*

In our opinion, standard engineering judgment dictates that the safest possible alignment for an intersection is to have the legs of the intersection located directly across of each other or off-set a distance from each other that would insure that the turning movements do not conflict. Currently the drive for this commercial property is shown approximately 60 feet off-set from East Lark Lane. It is our opinion that this off-set does not provide enough room to insure that the turning movements from this property and the turning movements from East Lark Lane do not conflict. It is our opinion that this is a potentially dangerous situation. As the applicant states in their response to this request, we agree that if the drive is relocated changes will have to be made to the site to insure emergency vehicles can access the storage building in the rear of the site. It is our opinion that if the drive is relocated, the changes required will be significant enough to warrant that this item be brought back to the Planning Commission after the changes have been made. If this item is tabled, we would recommend a meeting to discuss this issue with the applicant, their engineer, our firm and the City.

If the Planning Commission decides to approval this plan against our recommendation, this approval should be conditional on the following comments.

1. The entrance gate, fire lanes and fire flow must be reviewed and approved by the Fire Department, before final approval of the plans.
2. Submit two (2) copies of the filed easement plat before final approval of the plans.

3. Provide a drainage easement on the adjoining property between the discharge of the detention pond and the defined drainage way. This easement must be submitted to the City for review prior to filing with Washington County. Submit two (2) copies of the filed easement before final approval of the plans.
4. After a final review set of plans and drainage report has been approved by MWY, the applicant should submit to the City three (3) sets of full size plans and one (1) set of half size plans, and two (2) more copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

The following comments were not addressed fully from Technical Plat Review. These items can be addressed in the construction plan submittal.

1. Provide spot elevations at the corners of all of the buildings and drives to show how runoff will be conveyed through the site to the detention pond.
2. Label the radius at the entrance on the plan. Provide more details of how the entrance will be graded with the sidewalk continuous through the entrance. This sidewalk will have to be reconstruction at 6" thickness in the drive.
3. Provide drainage calculations to show that the grate inlet will accommodate the 100-year flow without overflowing onto the adjacent property to the south.

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

Applicant: Roger Hurst
Project Name: Mini Storage
Engineer/Architect: Blew & Associates, PA

Date: August 7, 2012

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 application needs to be signed by the property owner.

Site Plan

3. Label streets and site on the vicinity map.
4. Label streets on the site plan.
5. The entrance to the storage units must be a minimum ^{26'}20' wide. Is this entrance gated? Will the site be fenced and if so what kind of fence is proposed.
6. Locate the septic field for the Cook property to the north of the site. Is this system currently being used by the residence?
7. The entrance off of Broyles needs to be relocated so that it will be directly across from East Lark Lane. Provide detail of concrete commercial entrance with curbs in this location. Label the radius on the plan.
8. Show the centerline of Broyles Street and dimension the right of way from the centerline. The right of way line for Broyles is not clear on the plan.
9. Label all utility lines with their size, including any proposed water and sewer lines.
10. Is the dumpster pad intended to be concrete? Please provide details on the dumpster pad and fencing shown.

Grading Drainage SWPPP

11. Add spot elevations (existing and proposed) in the new drive location and at the corners of the parking lot. Also add spot elevation at the corners of the buildings and the drives between the buildings.
12. Provide how runoff will be conveyed through the site. Currently the site is shown as being graded flat in the north-south direction. How will runoff from the roofs of the storage building and the gravel parking lot be conveyed to the detention pond? The 100 year storm will have to be able to be conveyed through the site with at least 6" freeboard from the finished grade slab elevation of the buildings.
13. The drainage system shown along the south property line is designed for the 10-year storm. How will storms in excess of this design storm be conveyed into the detention pond? Currently it appears that runoff that overflows the grate inlet will spill unto the adjacent

property to the south and will not flow into the detention pond. The 100-year storm will have to be conveyed into the detention pond.

14. The detention pond is shown to discharge in the southwest corner of the property. There does not appear to be a defined drainage channel at this location. Runoff from this property currently sheet flows along the entire west property line. This discharge will have to be extended to a defined drainage channel that can accommodate the flow or the adjoining owner will have to agree in writing to the change in how runoff flows onto their property.

15. Drainage Report Comments

- a. The post development time of concentration sheet flow length is shown at 300'. Reduce this length to 100' (maximum).
- b. Provide reports/details for the outlet structure. It appears that one of the weirs shown in the outlet structure is an orifice if you are proposing a standard standpipe. Please clarify.

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Roger Hurst

Date: Aug. 7, 2012

Project Name: Mini Storage

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: D. Ledbetter

1) Asphalt Front Entry only

2) NO Waiver Required for Gravel Areas
Around Storage Facility

Received By: _____

CITY OF FARMINGTON TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Roger Hurst

Date: Aug. 7, 2012

Project Name: Mini Storage

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. Need Fire Flow per square footage Appendix B
 2. Need area between building to be at least 26' per code
 3. if Gravel is to be used it needs to be rated at 75,000^{lb} per code
- Appendix B, D, D102.1
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Received By: _____

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

Applicant: Roger Hurst

Date: Aug. 7, 2012

Project Name: Mini Storage

Engineer/Architect: Blew & Associates, PA

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Representing: CITY OF FAYETTEVILLE Name: MATT CASEY

THERE IS AN EXISTING 8" WATER MAIN AND AN 8" SEWER MAIN ALONG BOYLES ROAD. THE PLAN SHOWS A PROPOSED WATER AND SEWER SERVICE FOR THE SOUTH BUILDING ONLY. IS SERVICE NEEDED FOR THE NORTH BUILDING? IF SO, SHOW THE ADDITIONAL SERVICES. TAP FEES AND IMPACT FEES WILL BE BASED ON METER SIZE.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Roger Hurst

Date: Aug. 7, 2012

Project Name: Mini Storage

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 - 846-7255

We would like to request a 25' general utility easement paralleling Broyles Ave. along the front of the site.

We currently have a small cable that runs thru the middle of this property that was placed back in the 1980's. We will abandon this cable and relocate it to the front of the property. This will be at no expense to the property owner and ~~we~~ we will coordinate this with them.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Roger Hurst

Date: Aug. 7, 2012

Project Name: Mini Storage

Engineer/Architect: Blew & Associates, PA

RESPONSES 8/14/12 BY BLEW AND ASSOCIATES ARE SHOWN IN RED.

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: Christopher B. Brackett, P. E.

- 2
1. Note 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 the revised plat. **RESPONSE – The narrative is being provided in the form of this “Response to Comments.”**
The application needs to be signed by the property owner. **RESPONSE – The developer has submitted all required signed forms directly to the City – The Engineer does not have copies of these forms. The owner has signed the appropriate documents.**

Site Plan

3. Label streets and site on the vicinity map. **RESPONSE – The street name layer has been turned on for all sheets.**
4. Label streets on the site plan. **RESPONSE – The street name layer has been turned on for all sheets.**
5. The entrance to the storage units must be a minimum 26’ wide. Is this entrance gated? Will the site be fenced and if so what kind of fence is proposed. **RESPONSE – The width between the future office/retail buildings has been increased to 26’ as requested. The entrance drive coincides with the space between the buildings. The chain link fence and gate will be metal. The gate will be electrically operated and key coded with the code furnished to the Fire Department.**
6. Locate the septic field for the Cook property to the north of the site. Is this system currently being used by the residence? **RESPONSE – The septic tank was incorrectly depicted as being on the line between the two parcels. A meeting with the current owner clarified the correct location of the septic location of the tank and the lateral lines. The plans now depict this correctly. The residence is currently using the septic system.**
7. The entrance off of Broyles needs to be relocated so that it will be directly across from East Lark Lane. Provide detail of concrete commercial entrance with curbs in this

location. Label the radius on the plan. **RESPONSE – The developer is only requesting one driveway off Broyles Street. The most efficient place for this drive is at the center of the property. This will give not only customers with trailers, but also potential emergency vehicles a direct route to the proposed buildings in the west end of the property without the necessity for making two 90 degree turns. We respectfully submit that this is a safer and more efficient solution than that requested.**

8. Show the centerline of Broyles Street and dimension the right of way from the centerline.

The right of way line for Broyles is not clear on the plan. **RESPONSE – The right of way and centerline were previously shown on the plans. The drawing has been clarified to distinguish these lines from other lines on the plans.**

9. Label all utility lines with their size, including any proposed water and sewer lines. **RESPONSE – The water and sewer line sizes are reflected on the plans. The size of other utility lines is unknown to the Engineer.**

10. Is the dumpster pad intended to be concrete? Please provide details on the dumpster pad and fencing shown. **RESPONSE – The dumpster pad is intended to be concrete. The fence is correctly depicted.**

Grading Drainage SWPPP

11. Add spot elevations (existing and proposed) in the new drive location and at the corners of the parking lot. Also add spot elevation at the corners of the buildings and the drives between the buildings. **RESPONSE – The spot elevations have been added to the Grading Plan as requested.**

12. Provide how runoff will be conveyed through the site. Currently the site is shown as being -

graded flat in the north-south direction. How will runoff from the roofs of the storage building and the gravel parking lot be conveyed to the detention pond? The 100_year storm will have to be able to be conveyed through the site with at least 6" freeboard from the finished grade slab elevation of the buildings. **RESPONSE – The grading has been clarified to show the travel of runoff through the site. The 6" freeboard will be maintained.**

13. The drainage system shown along the south property line is designed for the 10-year storm.

How will storms in excess of this design storm be conveyed into the detention pond? Currently it appears that runoff that overflows the grate inlet will spill unto the adjacent property to the south and will not flow into the detention pond. The 100-year storm will have to be conveyed into the detention pond.

RESPONSE – The pipe along the south property line has been increased in size to handle the 100 year storm.

14. The detention pond is shown to discharge in the southwest corner of the property. There does not appear to be a defined drainage channel at this location. Runoff from this property currently sheet flows along the entire west property line. This discharge will have to be extended to a defined drainage channel that can accommodate the flow or the adjoining owner will have to agree in writing to the change in how runoff flows unto their property. **RESPONSE – The discharge from the detention will be below the**

historical discharge and will be directed through a swale to a defined drainage way to the west. The developer plans to settle on an agreement with the adjacent owner.

15. Drainage Report Comments

- a. The post development time of concentration sheet flow length is shown at 300'. Reduce this length to 100' maximum). **RESPONSE – The length has been reduced to 100'.**
- b. Provide reports/details for the outlet structure. It appears that one of the weirs shown in the outlet structure is an orifice if you are proposing a standard standpipe. Please clarify. **RESPONSE – The outlet structure is a standard rectangular weir. See Detail added.**

From verbal comments:

Wants revised plans & drainage report sent directly to him. **RESPONSE – agreed.**

Provide concrete area in front of dumpster for front wheels of truck. **RESPONSE – Agreed – see revised plans.**

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Roger Hurst

Date: Aug. 7, 2012

Project Name: Mini Storage

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. Need Fire Flow per square footage. Appendix B **RESPONSE – Fayetteville Water does not have fire flows for the fire hydrant across Broyles from the project. A fire flow has been ordered. The results will be submitted to the City when available**
2. Need area between building to be at least 26' per code. **RESPONSE – agreed – see response to City Engineer comment # 5.**
3. If gravel is to be used it needs to be rated at 75,000 lb per code. Appendix B, D, D102.1. **RESPONSE – Calculations have been performed to ensure that the gravel drive to the back and the turn-around at the back will stand a 75,000 lb. load.**

Discussion during the meeting:

1. **Provide fire flow requirements for buildings (or FIRE FLOW INFO FROM FIRE HYDRANT across Broyles).** Probably need a second fire hydrant either at rear (west) of property or front of office buildings if front buildings are 2-story. **RESPONSE – The future office/retail buildings at the front of the property are anticipated to be 1 story. See response above about fire flows.**
2. **BUILDINGS 26' APART (MIN)** **RESPONSE – See response above**
3. **Gravel drive to back with 26' RADIUS TURN-AROUND at west end of storage buildings.** **RESPONSE – The 26' (min) wide drive and turn around have been provided.**
4. **Gravel drive to be designed FOR 75,000 LB. LOADING.** **RESPONSE – Understood – see discussion above.**
5. **PROVIDE WAY FOR FIRE DEPARTMENT TO GET THROUGH GATE. KNOX BOX?** **RESPONSE – The fire department will be provided the key code to access the main gate.**

Received By: _____

CITY OF FARMINGTON

TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Roger Hurst

Date: Aug. 7, 2012

Project Name: Mini Storage

Engineer/Architect: Blew & Associates, PA

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Representing: City of Farmington

Name: Matt Casey

THERE IS AN EXISTING 8" WATER MAIN AND AN 8" SEWER MAIN ALONG CROILES

ROAD. THE PLAN SHOWS A PROPOSED WATER AND SEWER SERVICE FOR THE

South building only. Is service needed for the north building? If so, show the additional services. Tap fees and impact fees will be based on meter size. **RESPONSE – The subject buildings will not be built as part of Phase 1. Water and sewer taps will be requested when needed. Services are now shown for both buildings.**

Lined area for handwritten response or notes.

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Roger Hurst

Date: Aug. 7, 2012

Project Name: Mini Storage

Engineer/Architect: Blew & Associates, PA

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Representing: **PGTEL Co**

Name: SHANE BELL - 846-7255

We would like to request a 25' general utility easement paralleling Broyles Ave along the front of the site.

We currently have a small cable that runs thru the middle of this property that was placed back in the 1980's. We will abandon this cable and relocate it to the front of the property. This will be at no expense to the property owner and we will coordinate this work them.

RESPONSE: A 25' general utility easement will be dedicated as requested. It is understood that PGTELCO will replace the cable mentioned with no expense to the owner.

Received By: _____

General discussion by Melissa McCarville & others present (no written comments):

1. Provide narrative addressing all comments with revised plans.
 - a. Response – This narrative is being provided.
2. Show proposed landscaping
 - a. Response – Regulations do not require landscaping, but some landscaping is shown on the Site Plan
3. Show proposed lighting
 - a. Response – All lighting will be on the buildings and is shown on the Site Plan.
4. Fence / gate type / location. Concern with barbed wire fence symbol. Demo fence and move to property lines?
 - a. Response – The storage area will be completely enclosed by chain link fence. The storage building area will be gated at the back of the future retail/office buildings. See Site Plan
5. Show phasing. RESPONSE – all improvements that are not contemplated being built now are designated as “Future.”

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: GONZALEZ, INC. Day Phone: _____
 Address: 121 N. PITMAN Fax: _____
PRAIRIE GROVE, AR.
 Representative: JORGENSEN & ASSOC. Day Phone: 442-9127
 Address: 124 W. SUNBRIDGE, SUITE Fax: 582-4807
 Property Owner: RAUSCH-COLEMAN HOME Day Phone: _____
 Address: PO BOX 10178 Fax: _____
FORT SMITH, AR.

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 \$600, 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.

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

Property Description

Site Address - 308 E. MAIN ST.
Current Zoning - C-2/R-1
Attach legal description

Financial Interests

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

Property that is subject to this application is under contract to be purchased by the applicant. Full Rausch
8-23-12

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

Date _____

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.)

Full Rausch for Date 8-23-12

Owner/Agent Signature Rausch Coleman Development

Development Checklist:

	Yes	No	N/A, why?
1. Completed application form.	✓		
2. Payment of application fee.	✓		
3. One AutoCAD drawing – 1"=100' or larger, using layer, symbols and line types as required by City Engineer.	✓		
4. Fifteen (15) copies of the plat folded to a size of no greater than 10" X 10 ½ ".	✓		
The Following Shall Appear on the Plat:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	✓		
2. Names, addressed 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. Curve data for any street which forms a project boundary.	✓		
10. 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.	✓		
11. Status of regulatory permits:		✓	NOT DONE
a. NPDES Storm water Permit			
b. 404 Permit			
c. Other			
12. 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.	✓		
13. Spot elevations at grade breaks along the flow line of drainage swales.	✓		
14. A general vicinity map of the project at a scale of 1" = 2000' taken from the City of Farmington Street Base Map (1" = 2000').	✓		
15. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	✓		
16. 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.	✓		
17. 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%.	✓		
18. 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	✓		
4. If a septic system is to be utilized, not 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.	W/L	✓	NOT AVAIL.
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 exiting and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and	✓		

all curb return radii. Private streets shall be clearly identified and named.	✓		
2. A Layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	✓		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)			
Easement Plat – LSD Only			
1. A final easement plat (in the same form as a final plat) must be submitted and recorded before the issuance of a building permit.		✓	Not DONE
Subdivision of Land			
1. The lot layout, the dimensions of each lot and total area in square footage or acreage to the nearest on-hundredth (1/100 th) acre of each lot. Lots shall be numbered consecutively for all phases. The total number of lots shall be indicated on the plat.		✓	N/A
2. The designation of all “outlots” and anticipated uses, if known.		✓	N/A
3. For phased development, a plat showing all phases is required.		✓	N/A
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
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.		✓	N/A
16. Draft of covenants, conditions and restrictions, if any.		✓	N/A
17. Draft POA agreements, if any.		✓	N/A
18. A written description of requested variances and waivers from any city requirements.		✓	N/A
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	✓		N/A
20. Preliminary drainage plan as required by the consulting engineer.	✓		
Data on Diskette			
1. Magnetic Media or CD with all information in AutoCAD or a similar format must be submitted with application. Questions concerning this requirement may be directed to Building Inspection.	✓		

**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 8-21-12 No. 212328

RECEIVED FROM Pick It Construction \$ 500.00

Five hundred & no/100 DOLLARS

FOR RENT
 FOR Large Scale Development

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

CASH
 MONEY ORDER
 CHECK
 CREDIT CARD

FROM _____ TO _____
BY B Colman

© adams-1182



JORGENSEN & ASSOCIATES

CIVIL ENGINEERS • SURVEYORS

124 WEST SUNBRIDGE, SUITE 5 • FAYETTEVILLE, ARKANSAS 72703 • (479) 442-9127 • FAX (479) 582-4807

DAVID L. JORGENSEN, P.E., P.L.S.

JUSTIN L. JORGENSEN, P.E.

BLAKE E. JORGENSEN, P.E.

August 21, 2012

City of Farmington
354 West Main
Farmington, AR 72730

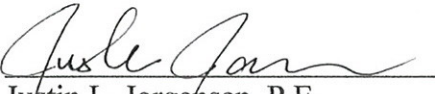
Attn: Administration Services
Re: Gabrielas Mexican Restaurant LSD

This letter is in regards to a proposed restaurant located at 308 East Main Street. It is my understanding this was part of a previous development that has recently been split to create Tract C which is 4.0 acres. This proposal is for a roughly 5,250 square foot with associated parking. With the recently approved lot split water & sewer are in the planning stages to be installed by another developer just off-site on the west side of this lot. As shown on the plan they are proposing to stub out a sewer service for us to connect to. The locations as shown on plan are proposed locations so our services may need to change after as-built locations are identified. It is also my understanding through conversations with Bates & Associates that they are designing regional detention for this area so no site specific detention is being proposed with this LSD therefore no drainage report as well.

Please consider and review this proposal and feel free to call with any questions.

Thank you.

Sincerely;


Justin L. Jorgensen, P.E.



JORGENSEN & ASSOCIATES

CIVIL ENGINEERS • SURVEYORS

124 WEST SUNBRIDGE, SUITE 5 • FAYETTEVILLE, ARKANSAS 72703 • (479) 442-9127 • FAX (479) 582-4807

DAVID L. JORGENSEN, P.E., P.L.S.
JUSTIN L. JORGENSEN, P.E.
BLAKE E. JORGENSEN, P.E.

September 11, 2012

City of Farmington

354 West Main
Farmington, AR 72730

Attn: Administration Services
Re: Gabrielas Mexican Restaurant LSD

This letter is in response to the comments from the Technical Plat Meeting on September 4, 2012. The following revisions have been made in response to the Technical Plat Review report:

1. All items have been addressed in this narrative.
2. Application has been signed by owner.
3. Recorded warranty deed has been included
4. Development checklist has been included
5. A copy of the AHTD permit will be submitted after approval
6. A sign location was included on the LSD
7. This comment was clarified at Technical Plat Meeting
8. Note has been added
9. Owner & applicant have been revised
10. Parking requirement has been revised
11. Fire lanes have been added to plan
12. Noted
13. Labels have been added
14. Radius has been revised to 20'
15. Date has been revised
16. Spot elevations have been revised
17. Ex contour labels have been revised
18. Spot elevations have been revised
19. Finished floor of the patio has been added and there will be a stem wall on the east side next to the sidewalk.
20. Erosion control has been added to legend
21. 100-year WSE has been added to ditch

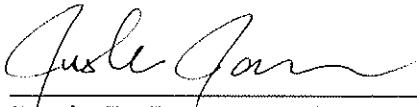
22.Drainage Comments

- a. Post development "CN" has been added to grading plan
- b. A swale has been included with grading plan for drainage
- c. Ditch drainage area map & calculation have been included

Please consider and review this proposal and feel free to call with any questions.

Thank you.

Sincerely;



Justin L. Jorgensen, P.E.

(2) 11

FILE # 03-4320

TRUSTEE WARRANTY DEED

Doc ID: 006541320002 Type: REL
Recorded: 09/25/2003 at 08:40:00 AM
Fee Amt: \$11.00 Page 1 of 2
Washington County, AR
Bette Stamos Circuit Clerk
File 2003-00050847

WACO CLO 03-4320 (Rausch-Coleman)

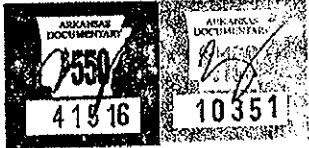
KNOW ALL MEN BY THESE PRESENTS:

That Sam Ray Welborn and Nancy Ann Welborn,
First Successor Co-Trustees of the Mary Holland
Welborn Trust u/t/a dated November, 2000,
hereinafter called GRANTORS, for and in consideration of the sum of One (1.00)
dollar and other good and valuable consideration, in hand paid by
Rausch-Coleman Homes, LLC

the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and
convey unto Rausch-Coleman Homes, LLC

hereinafter called GRANTEE(S), and unto its successors and assigns
forever, the following lands lying in Washington County,
to-wit:

The NW1/4 of the NW1/4, the E1/2 of the SW1/4 of the NW1/4, a part of the SE1/4
of the NW1/4, and a part of the N1/2 of the SW1/4, all in Section 24, Township
16 North, Range 31 West, being more particularly described as follows:
Beginning at a stone marking the Northwest corner of the NW1/4 of the NW1/4 of
said Section 24, and running thence S89°19'38"E 1323.86 feet to an iron pin
located at the Northeast corner of said 40 acre tract; thence S0°18'48"W
1316.35 feet to an iron pin located at the Southeast corner of said 40 acre
tract; thence S89°46'28"E 825.0 feet along the North line of the SE1/4 of the
NW1/4 of said Section 24 to an iron pipe; thence leaving said North line and
running S0°33'55"E 1805.22 feet to the Northeast corner of the Stapleton
Subdivision; thence S65°47'W 141.44 feet along the North line of said
subdivision; thence S80°36'W 190.41 feet along said North line of the
of said subdivision; thence leaving said North line and running North 25.0
feet, more or less, to the centerline of the North Fork of the Farmington



Continued

To have and to hold the same unto the said GRANTEE(S), and unto its successors and assigns forever,
with all appurtenances thereunto belonging.

And we hereby covenant with said GRANTEE(S) that we will forever warrant and defend the title to the said
lands against all claims whatever.

Witness our hand(s) and seal(s) as such GRANTORS, this 22nd day of September, 2003

Sam Ray Welborn, co-trustee
The Mary Holland Welborn Trust u/t/a dated November 2000

Nancy Ann Welborn, co-trustee
Nancy Ann Welborn, co-trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF Washington



BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the County
aforesaid, duly commissioned and acting, Sam Ray Welborn, co-trustee and Nancy Ann
Welborn, co-trustee, in their capacity(ies) as Trustee of The Mary Holland Welborn
Trust u/t/a dated November 2000

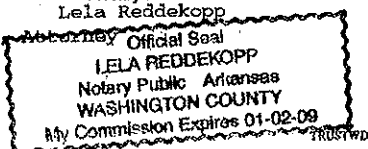
to me well known as the Grantors in the foregoing Deed, and stated that they had executed the same for the
consideration and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public this 22nd day of September, 2003

My Commission Expires: January 2, 2009

Lela Reddekopp
Notary Public

Prepared under the supervision of Walter P. Mayo
WACO Title Company
212 West Emma Avenue
Springdale, AR 72764



CONTINUATION OF LEGAL DESCRIPTION

Branch; thence Northwesterly along said centerline the following: West 20.0 feet, N46°43'26"W 112.52 feet, N80°00'W 30.0 feet, N40°00'W 50.0 feet, N75°00'W 35.0 feet, S82°00'W 20.0 feet, S61°00'W 55.0 feet, S45°00'W 45.0 feet, S77°50'28"W 160.9 feet, S62°25'57"W 15.12 feet, S62°25'58"W 49.88 feet, S40°00'20.0 feet, S30°00'W 35.0 feet, S47°00'W 15.0 feet, S80°00'W 20.0 feet, N75°00'W 75.00 feet, N65°00'W 30.0 feet, N36°34'42"W 94.92 feet, N48°00'W 80.0 feet, S75°00'W 33.0 feet, S55°00'W 25.0 feet, S25°0'W 25.0 feet, S52°07'42"W 92.95 feet; thence leaving said centerline and running N0°24'36"W 550.0 feet to the South line of the E1/2 of the SW1/4 of the NW1/4 of said Section 24; thence N89°46'W 241.21 feet to the Southwest corner of said 20 acre tract; thence N0°19'29"W 1319.73 feet to the Northwest corner of said 20 acre tract; thence N89°46'22"W 651.68 feet to the Southwest corner of the NW1/4 of the NW1/4 of said Section 24; thence N0°34'15"W 1326.81 feet to the point of beginning, containing 99.41 acres, more or less, Washington County, Arkansas. Subject to the Arkansas Western Gas line easement running Southeasterly through the running East and West through the West side, the Arkansas Western Gas line and the SWEPSCO transmission line easements running East and West through the South side, and any other easements and/or right of ways of record. AND

A part of the NW1/4 of the SW1/4 and a part of the NE1/4 of the SW1/4 all in Section 24 Township 16 North, Range 31 West, being more particularly described as follows: Beginning at a point that is N0°22'52"W 1460.67 feet from the Southeast corner of the SW/4 of the SW1/4 of said Section 24, said point of beginning being located on the North right of way line of East Main Street (U.S. Highway No. 62) and running thence S71°58'55"W 95.1 feet along said right of way to an iron pin; thence leaving said right of way and running N2°27'35"W 321.56 feet to an iron pin at a fence corner; thence S84°04'33"W 312.55 feet along a fence line to an iron pin; thence N0°24'36"W 415.0 feet, more or less, to the centerline of the North Fork of the Farmington Branch; thence Easterly along said centerline the following N52°07'42"E 92.95 feet, N25°00'E 25.0 feet, N55°00'E 25.0 feet, N75°00'E 33.0 feet, S48°00'E 80.0 feet, S36°34'42"E 94.92 feet, S65°00'E 30.0 feet, S75°00'E 76.0 feet, N80°00'E 20.0 feet, N47°00'E 15.0 feet, N30°00'E 35.0 feet, N40°00'E 20.0 feet, N62°25'58"E 49.88 feet, N62°25'57"E 15.12 feet, N77°50'28"E 160.9 feet, N45°00'E 45.0 feet, N61°00'E 55.0 feet, N82°00'E 20.0 feet, S75°00'E 35.0 feet, S40°00'E 50.0 feet, S80°00'E 30.0 feet, S46°43'26"E 112.52 feet, East 20.0 feet; thence leaving said centerline and running South, 25.0 feet to the Northwest corner of the Stapleton Subdivision; thence South 490.58 feet along the West line of said Subdivision to the North right of way of said East Main Street; thence Southwesterly along said right of way the following: S73°40'50"W 30.5 feet, S65°11'33"W 40.3 feet, S73°40'50"W 459.6 feet more or less to the point of beginning.

Subject to easements, rights-of-way, and protective covenants of record, if any.

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

Grantees BARBACH COLEMAN HOMES LLC

Address P.O. Box 23422
BARLING, AR 72923

Subject to Protective Covenants and easements, if any.



JORGENSEN & ASSOCIATES

CIVIL ENGINEERS • SURVEYORS

124 WEST SUNBRIDGE, SUITE 5 • FAYETTEVILLE, ARKANSAS 72703 • (479) 442-9127 • FAX (479) 582-4807

DAVID L. JORGENSEN, P.E., P.L.S.

JUSTIN L. JORGENSEN, P.E.

BLAKE E. JORGENSEN, P.E.

JARED S. INMAN, P.E.

DITCH DRAINAGE AREA

$$Q = CiA$$

- “C”
 - Commercial / Neighborhood: 13 acres @ 0.60= 7.8
 - Hilly / Residential: 15 acres @ 0.60= 9.0
 - Hilly / Woods: 50 acres @ 0.30= 15.0
 - Hilly / Pasture: 12 acres @ 0.55= 6.60

Composite “C” = 0.43

- Time of Concentration = 27.0 min (see attached)
 - I(100) = 5.65
- **Q(100 yr) = (0.43)(5.65)(90 acres) = 218.65 cfs**

Ditch Tc.txt

Sheet Flow

Description	SHEET FLOW
Manning's n	0.4000
Flow Length	250.0000 ft
Two Yr, 24 hr Rainfall	4.0800 in
Land Slope	0.1000 ft/ft
Computed Sheet flow time	> 20.7931 min

Channel Flow

Description	CHANNEL
Flow Area	5.0000 ft2
wetted Perimeter	4.0500 ft
Flow Length	1825.0000 ft
Channel Slope	0.0400 ft/ft
Manning's n	0.0750
Hydraulic radius	1.2346 ft
Velocity	4.5603 fps
Computed channel flow time	> 6.6698 min

Total Time of Concentration

Gabrielas Ditch 100 YR

Project Description

Friction Method Manning Formula
Solve For Normal Depth

Input Data

Roughness Coefficient	0.045	
Channel Slope	0.02000	ft/ft
Left Side Slope	3.00	ft/ft (H:V)
Right Side Slope	4.50	ft/ft (H:V)
Bottom Width	5.00	ft
Discharge	220.00	ft ³ /s ← 100YR FLOW TO POINT

Results

Normal Depth	2.52	ft ← CALC. DEPTH < 7' DEEP DITCH SO OKAY.
Flow Area	36.30	ft ²
Wetted Perimeter	24.55	ft
Hydraulic Radius	1.48	ft
Top Width	23.86	ft
Critical Depth	2.35	ft
Critical Slope	0.02716	ft/ft
Velocity	6.06	ft/s
Velocity Head	0.57	ft
Specific Energy	3.09	ft
Froude Number	0.87	
Flow Type	Subcritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	2.52	ft
Critical Depth	2.35	ft
Channel Slope	0.02000	ft/ft

Cross Section for

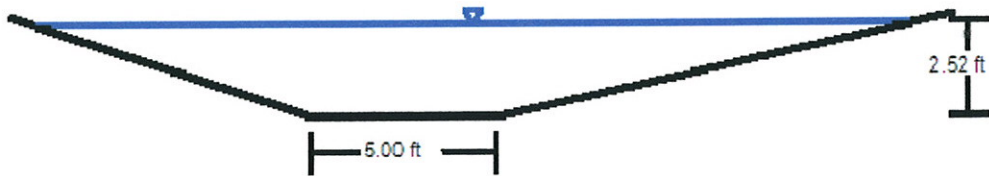
Project Description

Friction Method Manning Formula
Solve For Normal Depth

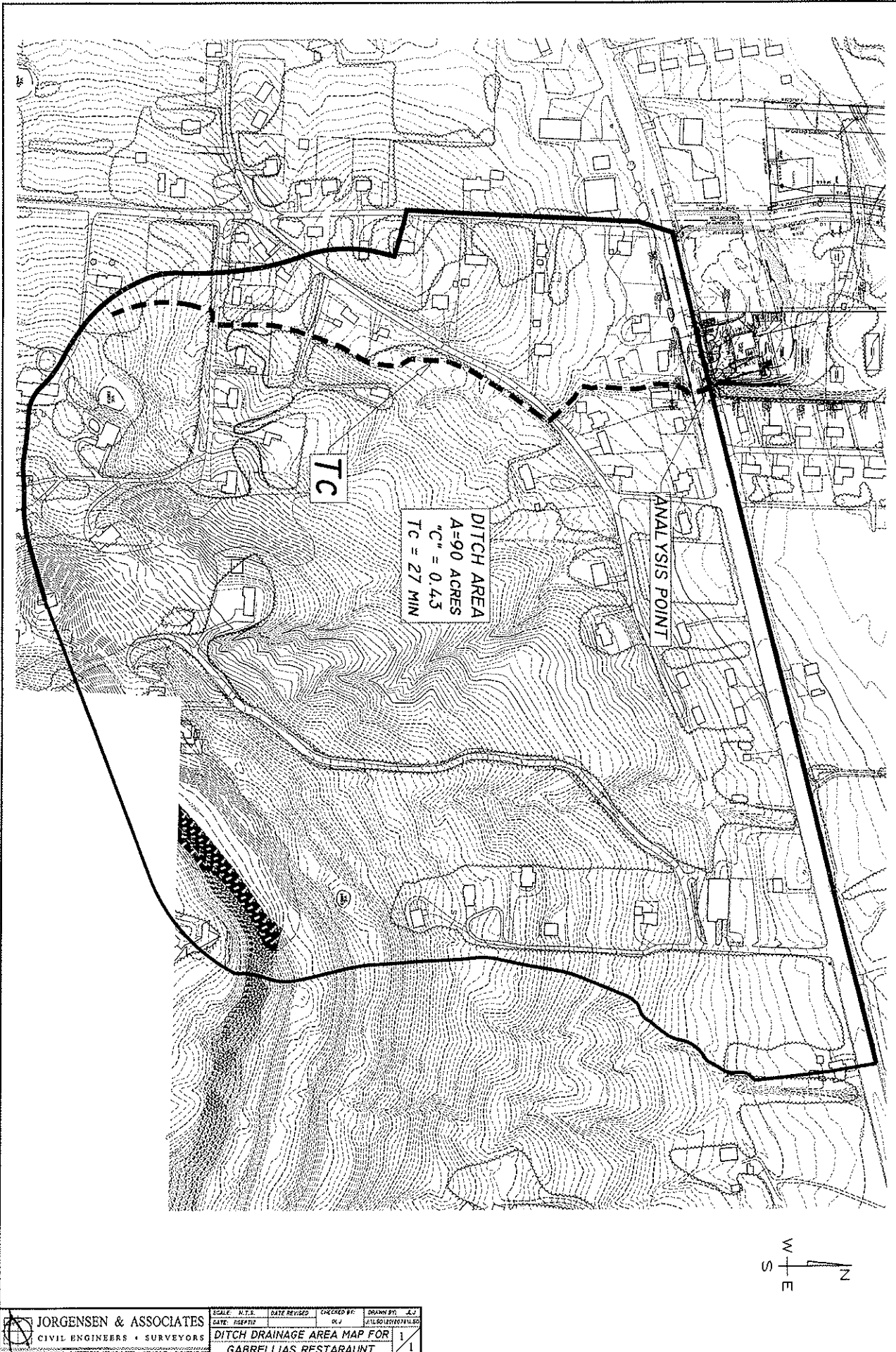
Input Data

Roughness Coefficient	0.045
Channel Slope	0.02000 ft/ft
Normal Depth	2.52 ft
Left Side Slope	3.00 ft/ft (H:V)
Right Side Slope	4.50 ft/ft (H:V)
Bottom Width	5.00 ft
Discharge	220.00 ft ³ /s

Cross Section Image



V: 1
H: 1



 JORGENSEN & ASSOCIATES CIVIL ENGINEERS • SURVEYORS	SCALE: N.T.S.	DATE REVISED	CHECKED BY:	DRAWN BY: J.J.
	DATE: 10/27/10		BY: J.L.	DATE: 10/27/10
DITCH DRAINAGE AREA MAP FOR				
GABRELLIAS RESTAURANT				