

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: Randy Osnes - Osnes Properties LLC Day Phone: 479-267-5113

Address: 3315 S. Archie Watkins Rd, Farmington Fax: _____

Representative: Geoff Bates - Bates & Associates Day Phone: 479-442-9350

Address: 7230 S. Pleasant Ridge Dr, Fayetteville, AR 72704 Fax: _____

Property Owner: Same as Applicant Day Phone: _____

Address: _____ 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 -- 2846 S. Archie Watkins Rd

Current Zoning -- A-1 Proposed Zoning -- R-1

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:

Applicant requests that the subject parcel (760-02984-000) at 2846 S. Archie Watkins Rd be rezoned from its current designation as A-1 Agricultural, to R-1 Single Family Residential. The purpose of this rezoning is to allow for a lot split under the R-1 street frontage requirements.

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 15 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 _____ day of _____, 201_____.

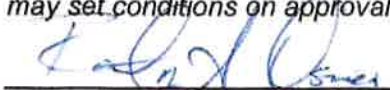
PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from _____ to _____ will be held on the _____ day of _____, 201_____, 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.



Applicant Signature Date 9/23/15

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 _____

RECEIPT DATE 9-24-19 No. 217118

RECEIVED FROM Boles & Assoc. \$ 25.00

Twenty five & no/100 DOLLARS

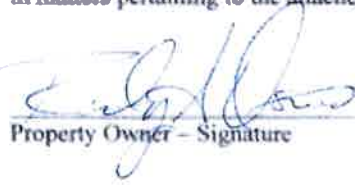
FOR RENT
 FOR Rozone 2846 Archie Watkin Rd

ACCOUNT		<input type="radio"/> CASH	FROM	TO
PAYMENT	<u>25.00</u>	<input checked="" type="radio"/> CHECK		
BAL. DUE		<input type="radio"/> MONEY ORDER	BY <u>D. Coleman</u>	
		<input type="radio"/> CREDIT CARD		

ck#
16284

AGENT AUTHORIZATION

I (We), Randy Osnes - Osnes Properties LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Geoff Bates - Bates & Associates, Inc., to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.



Property Owner - Signature

Randy Osnes - Osnes Properties LLC

Property Owner - Print

Property Owner - Signature

Property Owner - Print



**Bates &
Associates, Inc.**

Civil Engineering · Land Surveying · Landscape Architecture

7230 S. Pleasant Ridge Dr. Fayetteville, AR 72704

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

www.nwabatesinc.com

Randy Osnes Rezoning – Legal Description

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 31 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID 40 ACRE TRACT; THENCE $S00^{\circ}02'43''W$, 242.78' ALONG THE WEST LINE OF SAID 40 ACRE TRACT TO THE TRUE POINT OF BEGINNING, SAID POINT BEING WITHIN THE RIGHT-OF-WAY OF ARCHIE WATKINS ROAD; THENCE LEAVING THE WEST LINE OF SAID 40 ACRE TRACT, $S89^{\circ}44'17''E$, 398.64'; THENCE $S00^{\circ}02'43''W$, 175.00'; THENCE $N89^{\circ}44'17''W$, 64.94'; THENCE $N89^{\circ}18'47''W$, 333.72' TO A POINT ON THE WEST LINE OF SAID 40 ACRE TRACT; SAID POINT BEING WITHIN THE RIGHT-OF-WAY OF ARCHIE WATKINS ROAD; THENCE $N00^{\circ}02'43''E$, 172.53' TO THE POINT OF BEGINNING, CONTAINING 1.59 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS.



**Bates &
Associates, Inc.**

Civil Engineering - Land Surveying - Landscape Architecture

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

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

October 9, 2019

**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION FOR A REZONING**

To All Owners of land lying adjacent to the property at:

2846 S. Archie Watkins Road

Location

Randy Osnes, Osnes Properties, LLC

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from A-1 Agricultural to R-1 Single-Family Residential.

A public hearing on said application will be held by the Farmington Planning Commission at **Farmington City Hall, 354 W. Main St. on October 28 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, 479-267-3865.

Geoffrey Bates, P.E.

President of Engineering

Bates & Associates, Inc.



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

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

September 24, 2019

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

RE: Randy Osnes Rezoning

Dear City Staff,

Please see the attached Parcel Map and list of Adjoining Property owners for the Randy Osnes Rezoning Application.

ADJACENT PROPERTY OWNERS:

(ALL ADJACENT PROPERTIES ARE ZONED A-1)

1) PARCEL #760-03012-000
PLAIN, ELDNA
PETTYJOHN, EDWINA
LOWE, EDWIN
191 E WOLFDAL RD
FARMINGTON, AR 72730-9751

2) PARCEL #760-02985-000
KELLY, JON J
209 E WOLFDAL RD
FARMINGTON, AR 72730

3) PARCEL #760-02983-000
ROBINSON, STEFANA L
2319 N QUICK FOX AVE
FAYETTEVILLE, AR 72704

4) PARCEL #760-02989-000
FITZGERALD, KEVIN L & DARINDA L
223 E WOLFDAL RD
FARMINGTON, AR 72730

5) PARCEL #760-02994-000
WAGES, FRED C
2884 S ARCHIE WATKINS RD
FARMINGTON, AR 72730-8518

6) PARCEL #760-03021-000
DUNAGAN, MARION M
2923 ARCHIE WATKINS RD
FARMINGTON, AR 72730

7) PARCEL #760-03013-000
LOWE, ELZIE LEON
PO BOX 157
FARMINGTON, AR 72730-0157

PARCEL MAP





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

October 9, 2019

**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION FOR A REZONING**

To All Owners of land lying adjacent to the property at:

2846 S. Archie Watkins Road
Location

Randy Osnes, Osnes Properties, LLC
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from A-1 Agricultural to R-1 Single-Family Residential.

A public hearing on said application will be held by the Farmington Planning Commission at **Farmington City Hall, 354 W. Main St. on October 28 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, 479-267-3865.

Geoffrey Bates, P.E.
President of Engineering
Bates & Associates, Inc.



**Bates &
Associates, Inc.**
Civil Engineering & Surveying

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

October 10, 2019

RE: Osnes Rezone – Farmington AR

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Sunday, October 13. Please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for Preliminary Plat at the property described below has been filed with the City of Farmington on the 24th day of September.

Legal Description (Parcel #760-02984-000):

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 31 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID 40 ACRE TRACT; THENCE S00°02'43"W, 242.78' ALONG THE WEST LINE OF SAID 40 ACRE TRACT TO THE TRUE POINT OF BEGINNING, SAID POINT BEING WITHIN THE RIGHT-OF-WAY OF ARCHIE WATKINS ROAD; THENCE LEAVING THE WEST LINE OF SAID 40 ACRE TRACT, S89°44'17"E, 398.64'; THENCE S00°02'43"W, 175.00'; THENCE N 89°44'17"W, 64.94'; THENCE N89°18'47"W, 333.72' TO A POINT ON THE WEST LINE OF SAID 40 ACRE TRACT; SAID POINT BEING WITHIN THE RIGHT-OF-WAY OF ARCHIE WATKINS ROAD; THENCE N00°02'43"E, 172.53' TO THE POINT OF BEGINNING, CONTAINING 1.59 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS.

Layman's Description:

2846 S. Archie Watkins Road

The Applicant requests a REZONING of said property from A-1 Agricultural to R-1 Single-Family Residential.

A public meeting to consider this request for variance at the above described property will be held on the 28th day of October, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

Sincerely,

Geoffrey H. Bates, P.E.

Bates & Associates, Inc.

Prepared by:
Katherine M. Sager, Esq.
Sager Law Firm, P.A.
P.O. Box 8212
Fayetteville, AR 72703

File# 2016-00015797

WARRANTY DEED

Husband and wife

KNOW ALL MEN BY THESE PRESENTS:

That we, **Randy A. Osnes and Elizabeth Ann Osnes, husband and wife**, hereinafter called "Grantors", for good and valuable consideration in hand paid by **Osnes Properties, LLC, an Arkansas limited liability company**, hereinafter called Grantee, do hereby grant, bargain, sell and convey unto **Osnes Properties, LLC, an Arkansas limited liability company**, and Grantee's successors and assigns, all of our right, title and interest in and to the following described land situate in **Washington County, State of Arkansas**, to-wit:

Lots 5 and 6, Block 10, in the Original Town of Farmington, Washington County, Arkansas, as per plat on file in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

Lot 7, South Haven Subdivision, Phase III, Washington County, Arkansas, as shown on plat record 23 at Page 60, plat records of Washington County, Arkansas.

All that certain parcel of land situated in the County of Washington, State of Arkansas, being more particularly described as follows: Lot 4, South Haven, Phase II, Farmington, Arkansas, as shown on Plat of Record in Plat Book 14, Page 107, plat records of Washington County, Arkansas. Also known as 28 Briarmeadow St., Farmington, AR 72730

A PART OF THE NW ¼ OF THE SW ¼ OF SECTION 25, T-16-N, R-31-W, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING IRON REBAR; THENCE S 00°02'43" W, 242.78 FEET ALONG THE WEST LINE OF SAID 40 ACRE TRACT TO THE TRUE POINT OF BEGINNING, SAID POINT BEING WITHIN THE RIGHT-OF-WAY OF ARCHIE WATKINS ROAD AND FROM WHICH A ½" REFERENCE IRON SET ON THE EAST RIGHT-OF-WAY LINE OF SAID ROAD BEARS S 89°44'17" E, 51.31 FEET; THENCE LEAVING THE WEST LINE OF SAID 40 ACRE TRACT, S 89°44'17" E, 398.64 FEET TO A SET ½" IRON REBAR; THENCE S 00°02'43" W, 175.00 FEET TO A SET ½" IRON REBAR; THENCE N 89°44'17" W, 64.94 FEET TO A POINT IN AN EXISTING FENCE; THENCE N 89°18'47" W, 333.72 FEET ALONG AND IN LINE WITH SAID FENCE TO A POINT ON THE WEST LINE OF SAID 40 ACRE TRACT, SAID POINT BEING WITHIN THE RIGHT-OF-WAY OF ARCHIE WATKINS ROAD AND FROM WHICH A ½" REFERENCE IRON SET ON THE EAST RIGHT-OF-WAY LINE OF SAID ROAD BEARS S 89°18'47" E, 46.80 FEET; THENCE N 00°02'43" E, 172.53 FEET TO THE POINT OF BEGINNING, CONTAINING 1.59 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS. THE ABOVE DESCRIBED 1.59 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF ARCHIE WATKINS ROAD AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

**Subject to covenants, easements and rights of way, if any.
Subject to all prior mineral reservations and oil and gas leases.**

TO HAVE AND TO HOLD the said lands and appurtenances thereunto belonging unto the said Grantee and Grantee's successors and assigns, forever. And we, the said Grantors, hereby covenant that we are lawfully seized of said land and premises, that the same is unencumbered, and that we will forever warrant and defend the title to the said lands against all claims whatever.

AND we, Randy A. Osnes and Elizabeth Ann Osnes, husband and wife, for and in consideration of the sum of money, do hereby release and relinquish unto the said Grantee all our rights of curtesy, dower and homestead in and to the said lands.

WITNESS our hands and seals on this 6 day of June, 2016.

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

Grantee or Grantee's Agent:

3315 Archie Watkins
Grantee's Address:
Farmington, AR 72730

[Signature]
Randy A. Osnes

[Signature]
Elizabeth Ann Osnes

ACKNOWLEDGMENT

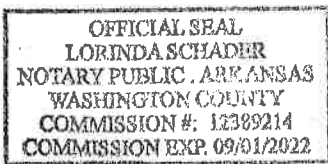
STATE OF Arkansas)
)ss.
COUNTY OF Washington)

On this the 6 day of June, 2016, before me, a Notary Public, personally appeared **Randy A. Osnes and Elizabeth Ann Osnes**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the consideration and purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:
9-1-2022

[Signature]
Notary Public



After recording please return to:
WACO Title Company
6815 Isaac's Orchard Rd. Suite D
Springdale, AR 72762



STATE OF ARKANSAS
 DEPARTMENT OF FINANCE AND ADMINISTRATION
 MISCELLANEOUS TAX SECTION
 P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Affidavit of Compliance



Grantee: OSNES PROPERTIES, LLC
Mailing Address: 3315 ARCHIE WATKINS
 FARMINGTON AR 727300000

Grantor: RANDY A. OSNES AND ELIZABETH ANN OSNES
Mailing Address: 3315 ARCHIE WATKINS
 FARMINGTON AR 727300000

Property Purchase Price: \$0.00
Tax Amount: \$0.00

Washington County, AR
 I certify this instrument was filed on
 6/8/2016 9:46:44 AM
 and recorded in REAL ESTATE

County: WASHINGTON
Date Issued: 06/08/2016
Affidavit ID: 728326144

File# 2016-00015797
 Kyle Sylvester - Circuit Clerk

The grantee/grantor claims the following exemption to the Real Estate Transfer Tax:

An instrument conveying land between corporations, partnerships, limited liability companies, or other business entities or between a business entity and its shareholder, partner, or member incident to the organization, reorganization, merger, consolidation, capitalization, asset distribution, or liquidation of a corporation, partnership, limited liability company, or other business entity.

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Osnes Properties, LLC

Grantee or Agent Name (signature): By Walter Title as Agent Date: 6-8-16

Address: _____

City/State/Zip: _____

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

FAIRMONT, AR 72730

Certified Mail Fee \$3.50 0190

Extra Services & Fees (check box, add fee)
 Return Receipt (hardcopy) \$2.80
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.55

10/09/2019

BLAIR, ELDENA
 PETTYJOHN, EDWINA
 LOWE, EDWIN
 191 E WOLFDALE RD
 FARMINGTON, AR 72730-9751

PS Form 3800, April 2015 PSN 7501-0200-9001 See Reverse for Instructions

**U.S. Postal Service™
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Domestic Mail Only

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

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Extra Services & Fees (check box, add fee)
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 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.55

10/08/2019

DUNGAN, MARION M
 2923 ARCHIE WATKINS RD
 FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7501-0200-9001 See Reverse for Instructions

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 Adult Signature Restricted Delivery \$0.00
 Postage \$0.55

10/09/2019

REEL, Y, JON J
 209 E WOLFDALE RD
 FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7501-0200-9001 See Reverse for Instructions

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 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.55

10/09/2019

LOWE, ELIZIE LEON
 PO BOX 157
 FARMINGTON, AR 72730-0157

PS Form 3800, April 2015 PSN 7501-0200-9001 See Reverse for Instructions

**U.S. Postal Service™
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FAIRMONT, AR 72730

Certified Mail Fee \$3.50 0190

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 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.55

10/09/2019

FITZGERALD, KEVIN L &
 DARINDA L
 223 E WOLFDALE RD
 FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7501-0200-9001 See Reverse for Instructions

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 Certified Mail Restricted Delivery \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.55

10/09/2019

ROBINSON, STEFANA L
 2319 NOBUCK FOX AVE
 FAYETTEVILLE, AR 72704

PS Form 3800, April 2015 PSN 7501-0200-9001 See Reverse for Instructions

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 Adult Signature Restricted Delivery \$0.00
 Postage \$0.55

10/09/2019

WAGES, FRED C
 2884 S ARCHIE WATKINS RD
 FARMINGTON, AR 72730-8518

PS Form 3800, April 2015 PSN 7501-0200-9001 See Reverse for Instructions

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 Postage \$0.55

10/09/2019

WAGES, FRED C
 2884 S ARCHIE WATKINS RD
 FARMINGTON, AR 72730-8518

PS Form 3800, April 2015 PSN 7501-0200-9001 See Reverse for Instructions

Item 4. A on agenda Variance
Jordan & Sarah Huckeba

NORTHWEST ARKANSAS
Democrat  Gazette

P.O. BOX 1607, FAYETTEVILLE, AR, 72702 • 479-442-1700 • FAX: 479-695-1118 • WWW.NWADG.COM


AFFIDAVIT OF PUBLICATION

I, Carla Gardner, do solemnly swear that I am the Director of Finance of the Northwest Arkansas Democrat-Gazette, printed and published in Washington County and Benton County, Arkansas, and of bona fide circulation, that from my own personal knowledge and reference to the files of said publication, the advertisement of:


Jordan Huckeba
PH City of Farmington

Was inserted in the Regular Edition on:
October 17, 2019

Publication Charges: \$39.00


Carla Gardner

Subscribed and sworn to before me
This 17th day of Oct, 2019.


Notary Public
My Commission Expires: 3-16-25



NOTICE OF PUBLIC MEETING
A petition for a variance at the property described below has been filed with the City of Farmington on the 27th day of September, 2019.
Parcel 760-02352-001, 3 Acres on Drain Road, Farmington, AR.
Requesting a variance in lot size in an A-1 district. Requesting that the 3 acre lot be split into 2 parcels: a 2 acre parcel and a 1 acre parcel.
A public meeting to consider this request for variance at the above described property will be held on 28th day of October, 2019, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.
75120169 10/17/2019

****NOTE****

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



City of Farmington, Arkansas Application for Variance/Waiver



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/Board of Adjustment until all information is furnished.

Applicant: Bleaux Barnes- D&B of Northwest Arkansas, LLC Day phone: 479-251-9400

Address: P.O. Box 1146, Farmington, AR 72730 Fax: _____

Representative: Same as Applicant Day phone: _____

Address: _____ Fax: _____

Property Owner: Same as Applicant Day phone: _____

Address: _____ Fax: _____

Indicate where the correspondence shall be sent (circle one): Applicant Representative Owner

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

Property description: Redbird Subdivision - 5.65 acres

Site address: 65 N Double Springs Road, Farmington, AR 72730

Current zoning: R-3

Attach legal description and site plan (a scaled drawing of the property showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.) Attach photos if they are helpful in describing your request.

Type of variance requested and reason for request:

Reduction of required rear setback from 20' to 15' for lots 1-8, 11-15, & 23-25.

Variance is requested to increase buildable area on said lots.

Responsibilities of the Applicant:

1. Complete application and pay a \$25.00 application fee.
2. Provide a copy of the deed for the property. If the property is rented, provide written permission from the owner that the variance is allowable.
3. Written authorization from the property owner if someone other than the owners will be representing the request.
4. Publish the following notice in a newspaper of general circulation in the City no later than 7 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 3 days before the meeting:

BATES & ASSOCIATES
7230 S. PLEASANT RIDGE DR.
FAYETTEVILLE, AR 72704
(479) 442-9350

ARVEST
BANK arvest.com
81-87/829

16350

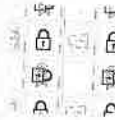
PAY TO THE
ORDER OF

City of Farmington
Twenty Five Dollars 00/100

\$ 25⁰⁰

DOLLARS

MEMO 17-286 Variance



[Handwritten Signature]
AUTHORIZED SIGNATURE

⑈016350⑈ ⑆082900872⑆ 0019619880⑈

RECEIPT DATE 10-15-19 No. 217137

RECEIVED FROM Bates & Associates \$ 25.00

Twenty five & no/100 DOLLARS

FOR RENT
 FOR Variance - Redbird Subd. near Setback

ACCOUNT		<input type="radio"/> CASH
PAYMENT	<u>25.00</u>	<input checked="" type="radio"/> CHECK
BAL. DUE	<u>0</u>	<input type="radio"/> MONEY ORDER
		<input type="radio"/> CREDIT CARD

FROM _____ TO _____

BY B. Coleman

3-11

ck#
16350

City of Farmington, AR

10/15/2019 7:43AM 01
000000#7603 CLERK01

Development Fees \$25.00

ITEMS CHECK 10 \$25.00



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

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

October 15, 2019

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

RE: Redbird Subdivision – Variance Legal Description (Washington County Parcels 760-01339-000, 760-01340-000, 760-01337-000, & 760-01335-000)

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

File# 2018-00026651

After recording please return to:
Waco Title Company
2592 S. 48th St.
Springdale, AR 72762

**WARRANTY DEED
(LLC)**

File #: **1808977-131**

KNOW ALL MEN BY THESE PRESENTS:

That, **Home Star Rentals LLC**, an Arkansas limited liability company, hereinafter called GRANTOR(S), for and in consideration of the sum of ---ONE AND 00/100--- DOLLAR---(\$1.00)---and other good and valuable consideration, in hand paid by **D & B of Northwest Arkansas, LLC, an Arkansas limited liability company, AND RLD Management, LLC, an Arkansas limited liability company, as tenants in common**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **D & B of Northwest Arkansas, LLC, an Arkansas limited liability company, AND RLD Management, LLC, an Arkansas limited liability company, as tenants in common**, hereinafter called GRANTEE(S), and unto its successors and assigns forever, the following described lands lying in **Washington County, Arkansas** to-wit:

SEE ATTACHED EXHIBIT "A"

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 the Grantor(s) hereby covenants with said Grantee(s) that it will forever warrant and defend the title to the said lands against all claims whatsoever.

Prepared under the supervision of
Brian Blackman, Attorney
2592 S. 48th St.
Springdale, AR. 72762

1808977-131

IN TESTIMONY WHEREOF, the name of the grantor and its seal are hereunto affixed by its duly authorized Member(s)/Manager(s), this 30 day of August, 2018.

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

GRANTEE OR AGENT: _____

GRANTEE'S ADDRESS: _____

Home Star Rentals LLC

Charles Palmer
Charles Palmer, Manager

ACKNOWLEDGMENT

STATE OF AR)
COUNTY OF Washington) SS.

On this day before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Charles Palmer to me personally known or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who stated that he is the authorized Manager of Home Star Rentals LLC, an Arkansas limited liability company, and is duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that he had so signed, executed and delivered said instrument for the consideration, uses, and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 30 day of Aug, 2018.

Ember Carter
Notary Public

My commission expires:
6/13/23

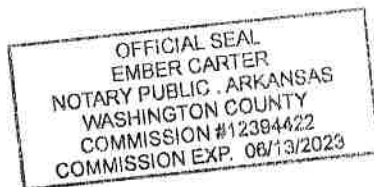


EXHIBIT "A"

A part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 22, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point on the North line of said Forty acre tract which is North 88°14'59" West 150.03 feet from an existing nail marking the Northeast corner of said Forty acre tract and running thence South 02°25'57" West 249.38 feet, thence South 88°07'07" East 150.03 feet to the East line of said Forty acre tract, thence along said East line, South 02°25'57" West 203.59 feet, thence leaving said East line North 88°06'30" West 798.00 feet to and along the North line of North Ridge Subdivision, thence leaving said North Subdivision line, North 02°25'26" East 202.98 feet, thence South 87°43'26" East 57.32 feet to an existing rebar, thence South 88°05'23" East 215.76 feet to an existing rebar, thence North 04°23'37" East 225.23 feet, thence South 88°14'59" East 320.23 feet, thence South 02°25'57" West 224.91 feet, thence South 88°15'58" East 26.99 feet, thence North 02°25'57" East 249.38 feet, thence South 88°14'59" East 20.00 feet to the Point of Beginning, containing 5.51 acres, more or less.

Subject to easements, rights-of-way, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases.



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 1808977-131

Grantee: D&B OF NWA
Mailing Address: 10800 BLUE SKY RD
FARMINGTON AR 727300000

Grantor: HOME STAR RENTALS LLC
Mailing Address: PO BOX 1527
FARMINGTON AR 727300000

Property Purchase Price: \$175,000.00
Tax Amount: \$577.50

County: WASHINGTON
Date Issued: 09/04/2018
Stamp ID: 1984819200

Washington County, AR
I certify this instrument was filed on
9/5/2018 9:39:01 AM
and recorded in REAL ESTATE

File# 2018-00026651
Kyle Sylvester - Circuit Clerk

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): D & B of NWA

Grantee or Agent Name (signature): By Waco Title Agent Date: 9/4/18

Address: _____

City/State/Zip: _____



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

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October 15, 2019

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**CITY OF FARMINGTON
APPLICATION & CHECKLIST
FOR A
FINAL PLAT / REPLAT**

APPLICATION:

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

Date of preliminary plat approval: 11-26-18

Date of grading permit: 03-12-19

Date of final infrastructure inspection: TBD

Redbird

Engineering Fees Paid yes no

Development site address or location: 65 N DOUBLE SPRINGS ROAD

GENERAL INFORMATION:

Primary Contact Person: Geoff Bates

Business Name: Bates & Associates, Inc

Address: 7230 S. Pleasant Ridge Dr

City: Fayetteville State AR Zip Code 72704

Phone: 479-442-9350 Email: geoff@batesnwa.com

Check all that apply: Applicant Owner Other _____

Name: Bleaux Barnes

Business Name: D&B of Northwest Arkansas, LLC

Address: PO Box 1146

City: Farmington State AR Zip Code 72730

Check all that apply: Applicant Owner Other _____

Name: _____

Business Name: _____

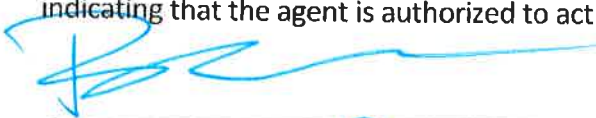
Address: _____

City: _____ State _____ Zip Code _____

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 application. I understand that the City may not approve my application or may set conditions on approval.

 Date: 8/21/19

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/her behalf)

 Date: 8/21/19

By: Bless x Barnes
DJ B of NWA, LLC

LSD/Subdivision Application Checklist:

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	✓		
2. Payment of application fee.	✓		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.			
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	✓		
5. List of adjacent property owners and copy of notification letter sent. *			N/A - Notification not required
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).			N/A - Notification not required
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).			N/A - Notification not required
The Following Shall Appear on the Site Plan:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	✓		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	✓		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	✓		
4. Complete and accurate legend.	✓		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	✓		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	✓		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	✓		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	✓		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	✓		
10. Status of regulatory permits:	✓		
a. NPDES Storm water Permit			
b. 404 Permit			
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	✓		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.			N/A - Not required
13. A general vicinity map of the project at a scale of 1" = 2000'	✓		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	✓		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	✓		
16. Existing topographic information with source of the information noted. Show:			N/A - Not required
a. Two foot contour for ground slope between level and ten percent.			
b. Four foot contour interval for ground slope exceeding 10%.			
17. Preliminary grading plan.			N/A - Not required
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:			N/A - Not required
a. Provide structure location and types.			
b. Provide pipe types and sizes.			
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.	✓		
b. Manhole locations.	✓		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site	✓		
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			N/A - Municipal Sewer
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.			N/A - Not required
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.)	✓		
Site Specific Information			
1. Provide a note describing any off site improvements.			N/A - No offsite improvements
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	✓		
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)	✓		
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)	✓		
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	✓		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			N/A - Not required
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			N/A - Residential
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.			N/A - Not required for Final Plat
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			N/A - not required
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.			N/A - Not Required
14. Indicate location and type of garbage service (Large Scale	✓		

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.	✓		
16. Draft of covenants, conditions and restrictions, if any.		✓	TBD
17. Draft POA agreements, if any.		✓	TBD
18. A written description of requested variances and waivers from any city requirements.			N/A - No Variances
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 - Not required
20. Preliminary drainage plan as required by the consulting engineer.			

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

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

Applicant: D & B of Northwest Arkansas, LLC

Date: November 5, 2018

Project Name: D&B Subdivision – Final Plat (formerly Engles Park)

Engineer/Architect: Bates & Associates, Inc.

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. All addresses need to be shown on plat.
3. Label centerline with bearing, distances and curvature information.

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

Applicant: D & B of Northwest Arkansas, Inc.

Date: 9-3-19

Project Name: D & B Subdivision

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Farmington, AR

Name: Judy Horne, Planning Commission
479-267-1022 jhorne923@gmail.com

1. Did not provide landscaping plans for detention pond as required by the Landscape Ordinance.

ARTICLE X. AUXILIARY LANDSCAPING/ SHIELDING/ SCREENING REQUIREMENTS

A. Detention Pond and Water Quality Pond Landscaping:

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

When choosing vegetation, child safety issues must be considered in selection of vegetation. Choose lower-growing vegetation.

2. For detention ponds, mulch is not required other than light mulching at initial planting.

3. A formal entryway and landscaping of entryway is NOT a mandatory requirement. However, if formal entryway is planned, refer to Entryway requirements Article XI. Landscaping of Residential Development Entryways beginning on p. 12 of ordinance; due to heavy traffic on Double Springs Road, only very low vegetation should be used.

4. If a small neighborhood park is not a part of this subdivision at a ratio of .02 acres (870 square feet) of land for each single family dwelling unit then a fee of \$600 for each single family unit shall be paid into the Farmington City Parks & Development Fund. See XII. Dedication and Landscaping of Neighborhood Parks.

Received By: _____

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

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Date: 9-3-19

Project Name: D & B Subdivision

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Representing: City of Farmington Name: Ricci Bramall

Dainah Gilbert asked me not to
sign off until street names have
been approved

Received By: _____

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

Applicant: D & B of Northwest Arkansas, Inc.

Date: 9-3-19

Project Name: D & B Subdivision

Engineer/Architect: Bates & Associates, Inc.

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Representing: Fire Dept. Name: Mark Cunningham
Fire Hydrant between lot 7 & 8

Received By: _____

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

Applicant: D & B of Northwest Arkansas, Inc.

Date: 9-3-19

Project Name: D & B Subdivision

Engineer/Architect: Bates & Associates, Inc.

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Representing: City of Fayetteville Name: Josh Boccaccio

1. The water/sewer utilities must be accepted by the City of Fayetteville Engineering Division prior to signing the Final Plat.

2. Attached is the closeout checklist for this project. Please schedule a walk through with the assigned Public Works Inspector prior to the final inspection.

Received By: _____



CITY OF
FAYETTEVILLE
ARKANSAS

August 27, 2019

Project Closeout Checklist —D&B Subdivision

~~Crossed Off~~ items have been completed and accepted.

Red text are comments and/or status descriptors.

Prior to **Project Acceptance** (Final Plat, Certificate of Occupancy, or Temporary Certificate of Occupancy) the following items must be performed or provided to the satisfaction of the Engineering Department:

- The work shown on the civil site package must be complete and the items on the final punch list completed.
Pending Final Inspection
- One (1) set of as-built drawings of the complete project (excluding details) as a hard copy, digital file .dwg, and PDF format;
 - Public infrastructure and services shall be surveyed after installation in relation to easements, property lines, and rights-of-way.
 - More than 2 ft deviation of design alignment of shall require new easement dedication or adjustment of the utility/storm drain.
 - Sanitary Sewer elevations must be verified and updated. (Elevations out of design tolerance must be corrected)
 - Subdivisions of land must include linework of all final plat lot lines, easements, etc. in the required CAD file (.dwg file).
 - As-builts should include the following information in a table: Linear Feet of new public streets, sidewalk (categorized by width), waterline, and sanitary sewer. Square feet of newly dedicated right-of-way.
- Unit price construction costs for review and approval and a single 2 year maintenance bonds in the amount of 25% of the public improvements; **Provide unit price estimate of bond amount for review prior to issuing the bond.**
- Certification that the water and sewer lines, etc., were installed per approved plans and City of Fayetteville requirements;
 - Provide all Inspection Reports; approved submittals; Data Forms from Utility Specifications (Including Consultants sewer TV report); compaction test results, etc...
 - Proof of Inspection and Certification Letter from Engineer of Record responsible for Retaining Walls.

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

Applicant: D & B of Northwest Arkansas, LLC

Date: November 5, 2018

Project Name: D&B Subdivision – Final Plat (formerly Engles Park)

Engineer/Architect: Bates & Associates, Inc.

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. Addresses will be provided when available from City of Fayetteville 911
2. All addresses need to be shown on plat. addressing
3. Label centerline with bearing, distances and curvature information. Bearings, distances, and curvature (C20) information provided with previous submittal.

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

Applicant: D & B of Northwest Arkansas, Inc.

Date: 9-3-19

Project Name: D & B Subdivision

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Farmington, AR

Name: Judy Horne, Planning Commission
479-267-1022 jhorne923@gmail.com

1. Did not provide landscaping plans for detention pond as required by the Landscape Ordinance.

ARTICLE X. AUXILIARY LANDSCAPING/ SHIELDING/ SCREENING REQUIREMENTS

A. Detention Pond and Water Quality Pond Landscaping:

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

When choosing vegetation, child safety issues must be considered in selection of vegetation. Choose lower-growing vegetation.

2. For detention ponds, mulch is not required other than light mulching at initial planting.

3. A formal entryway and landscaping of entryway is NOT a mandatory requirement. However, if formal entryway is planned, refer to Entryway requirements Article XI. Landscaping of Residential Development Entryways beginning on p. 12 of ordinance; due to heavy traffic on Double Springs Road, only very low vegetation should be used.

4. If a small neighborhood park is not a part of this subdivision at a ratio of .02 acres (870 square feet) of land for each single family dwelling unit then a fee of \$600 for each single family unit shall be paid into the Farmington City Parks & Development Fund. See XII. Dedication and Landscaping of Neighborhood Parks.

- Landscaping plans provided with Preliminary Plat submittal, and during review process
- All applicable fees will be paid.

Received By: _____

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

Applicant: D & B of Northwest Arkansas, Inc.

Date: 9-3-19

Project Name: D & B Subdivision

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Farmington Name: Rick Bramall

Dainah Gilbert asked me not to sign off until street names have been approved

Street names have (Kinniburgh Drive / Isabella Place) been approved by Fayetteville 911 coordinator. Addressing is in progress, and will be provided when available.

Received By: _____

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

Applicant: D & B of Northwest Arkansas, Inc.

Date: 9-3-19

Project Name: D & B Subdivision

Engineer/Architect: Bates & Associates, Inc.

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

Representing: Ozarkes Name: Des McKeefe

All Looks Good

Received By: _____

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

Applicant: D & B of Northwest Arkansas, Inc.

Date: 9-3-19

Project Name: D & B Subdivision

Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Fayetteville Name: Josh Boccaccio

1. The water/sewer utilities must be accepted by the City of Fayetteville Engineering Division prior to signing the Final Plat.

2. Attached is the closeout checklist for this project. Please schedule a walk through with the assigned Public Works Inspector prior to the final inspection.

Walk through will be scheduled, and all pertinent checklist items will be addressed.

Received By: _____



CITY OF
FAYETTEVILLE
ARKANSAS

August 27, 2019

Project Closeout Checklist —D&B Subdivision

~~Crossed-Off~~ items have been completed and accepted.

Red text are comments and/or status descriptors.

Prior to **Project Acceptance** (Final Plat, Certificate of Occupancy, or Temporary Certificate of Occupancy) the following items must be performed or provided to the satisfaction of the Engineering Department:

- The work shown on the civil site package must be complete and the items on the final punch list completed.
Pending Final Inspection
- One (1) set of as-built drawings of the complete project (excluding details) as a hard copy, digital file .dwg, and PDF format;
 - Public infrastructure and services shall be surveyed after installation in relation to easements, property lines, and rights-of-way.
 - More than 2 ft deviation of design alignment of shall require new easement dedication or adjustment of the utility/storm drain.
 - Sanitary Sewer elevations must be verified and updated. (Elevations out of design tolerance must be corrected)
 - Subdivisions of land must include linework of all final plat lot lines, easements, etc. in the required CAD file (.dwg file).
 - As-builts should include the following information in a table: Linear Feet of new public streets, sidewalk (categorized by width), waterline, and sanitary sewer. Square feet of newly dedicated right-of-way.
- Unit price construction costs for review and approval and a single 2 year maintenance bonds in the amount of 25% of the public improvements; **Provide unit price estimate of bond amount for review prior to issuing the bond.**
- Certification that the water and sewer lines, etc., were installed per approved plans and City of Fayetteville requirements;
 - Provide all Inspection Reports; approved submittals; Data Forms from Utility Specifications (Including Consultants sewer TV report); compaction test results, etc...
 - Proof of Inspection and Certification Letter from Engineer of Record responsible for Retaining Walls.



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

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

October 9, 2019

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

RE: Redbird Subdivision

Dear City Staff,

Please see the attached Parcel Map and list of Adjoining Property owners for the Redbird Subdivision Final Plat.

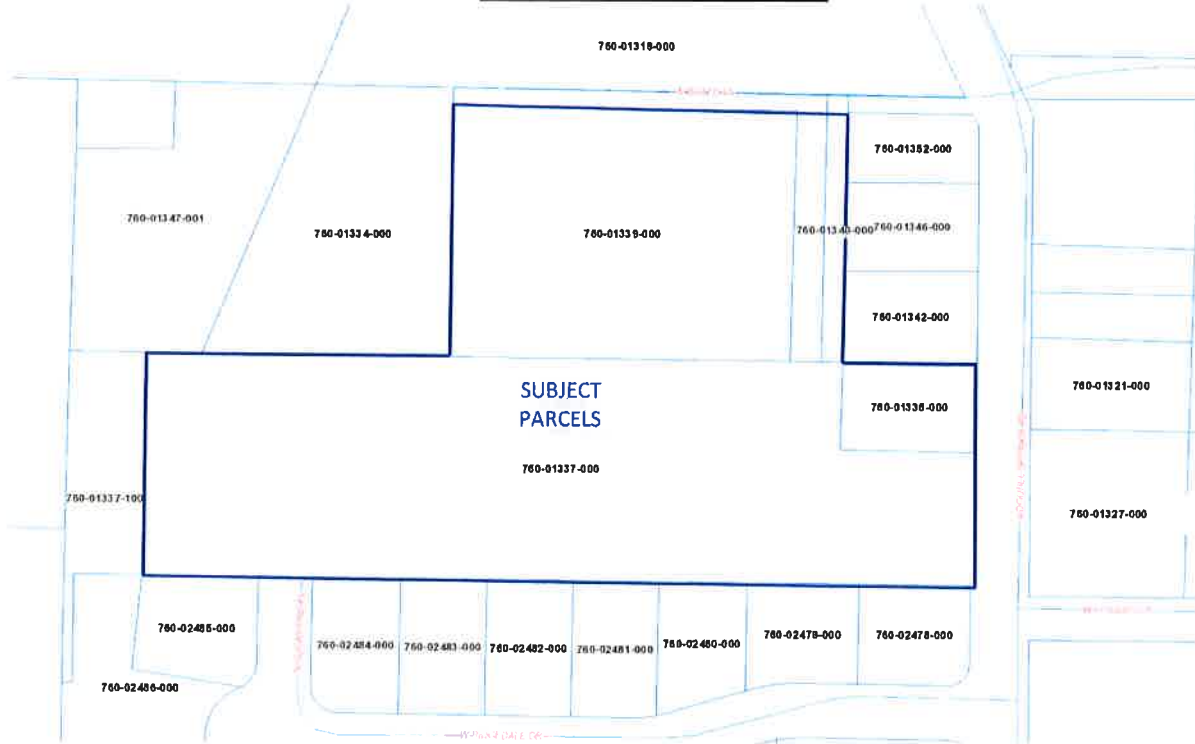
ADJACENT LAND OWNERS (PARCELS 760-01337-000, 760-01339-000, 760-01335-000, & 760-01340-000)

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

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

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

PARCEL MAP



7015 1A30 0001 3257 3074

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BRUCE, CHARLES ELLIS
407 W PINE ST
LONOKE, AR 72086-3141

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LONDON, JARROD C & HEATHER M
324 W RIDGEDALE DR
FARMINGTON, AR 72730

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JONES, JAMES DENNIS
342 W RIDGEDALE DR
FARMINGTON, AR 72730

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PROGRESS VENTURES LLC
3681 W PROVIDENCE DR
FAYETTEVILLE, AR 72704

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STEWART, JOSEPH
& JENNIFER D
PO BOX 335
FARMINGTON, AR 72730-0335

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ALLEN, CELIA & JEFFREY
312 W RIDGEDALE DR
FARMINGTON, AR 72730-2517

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RAMOS, RICHARD WILLIAMSON
& JAMIE LYNN
330 W RIDGEDALE DR
FARMINGTON, AR 72730

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CORRIGAN, DOTSON
& YELMA MILDRED
& VELLA MILDRED
& DEBBIE RB
76 DEBBIE RD
FARMINGTON, AR 72730-9549

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BUTTS, NANCY J
PO BOX 1201
FARMINGTON, AR 72730-1201

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HOBGOOD, CHRISTOPHER GALE
& RACHIEL RENEE
318 W RIDGEDALE DR
FARMINGTON, AR 72730

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O'BRIEN, BARBARA H
336 W RIDGEDALE DR
FARMINGTON, AR 72730-2517

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TOOLEY, PHILIP E & MARGARET E
JOINT REVOCABLE TRUST
310 E ROGERS ST
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PEACOCK MONTGOMERY W & MELISSA S
 97 N DOUBLE SPRINGS RD
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KAISER, MARGARET HALL LEONARD
 PO BOX 7
 FARMINGTON, AR 72730-0027

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LEGACY PROPERTIES LLC
 PO BOX 605
 FARMINGTON, AR 72730

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SCHERER, BLAZE
 PO BOX 382
 FARMINGTON, AR 72730

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PARCS LLC
 PO BOX 2175
 LOWELL, AR 72745

7018 1830 0001 3257 3050

7018 1830 0001 3257 3043

7018 1830 0001 3257 3041

7018 1830 0001 3257 3036

7018 1830 0001 3257 3067



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

October 9, 2019

**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION FOR A FINAL PLAT & VARIANCE**

To All Owners of land lying adjacent to the property at:

5.65 acres, located at 65 N. Double Springs Road, Farmington, Arkansas
Location

D&B of Northwest Arkansas, LLC
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for FINAL PLAT of the above property. The Applicant has also requested a VARIANCE from Building Setback Requirements.

A public hearing on said application will be held by the Farmington Planning Commission at **Farmington City Hall, 354 W. Main St. on October 28th 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, 479-267-3865.

Sincerely,

Jason Young
Project Manager
Bates & Associates, Inc.



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

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

October 9, 2019

RE: Redbird Subdivision – Final Plat

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Sunday, October 13, 2019. Please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for a Final Plat at the property described below has been filed with the City of Farmington on 20th day of August, 2019.

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

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

Layman's Description:

65 N Double Springs Road, Farmington, Arkansas.

The Applicant requests a Final Plat for a Subdivision. The Applicant also requests a Variance from Building Setback requirements.

A public meeting to consider this request for variance at the above described property will be held on the 28rd day of October, 2019, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

Sincerely,

Geoffrey H. Bates, P.E.

Bates & Associates, Inc.

City of Farmington
Application and Checklist
Preliminary Plat

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

Applicant: Engineering Services, Inc. Day Phone: 479-318-7248
 Address: P.O. Box 282, Springdale, AR 72765 Fax: _____
 Representative: Same as Applicant Day Phone: _____
 Address: _____ Fax: _____
 Property Owner: Michael H Mashburn Rev Trust Day Phone: 479-2366900
 Address: P.O. Box 4628 Fayetteville, AR 72702 Fax: _____

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

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

For office use only:

Fee paid \$	Date	Receipt #
-------------	------	-----------

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

Property Description
Site Address -- 760-03108-000
Current Zoning -- R-1
Attach legal description

Clyde Carnes Subd.

Financial Interests

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

Michael H. Mashburn, Rev. Trust & Mary Ann Mashburn Heirs.

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

[Signature] Date 9/24/19
Applicant Signature

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

[Signature] Date 9-20-2019
Owner/Agent Signature

LSD/Subdivision Application Checklist:

Yes No N/A, why?

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	✓		
2. Payment of application fee.	✓		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	✓		
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½".	✓		
5. List of adjacent property owners and copy of notification letter sent. * Will be submitted at later date.		✓	
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		✓	
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).		✓	
The Following Shall Appear on the Site Plan:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	✓		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	✓		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	✓		
4. Complete and accurate legend.	✓		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	✓		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	✓		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	✓		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	✓		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	✓		
10. Status of regulatory permits:	✓		
a. NPDES Storm water Permit			
b. 404 Permit			
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	✓		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.			✓
13. A general vicinity map of the project at a scale of 1" = 2000'	✓		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	✓		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	✓		
16. Existing topographic information with source of the information noted. Show:	✓		
a. Two foot contour for ground slope between level and ten percent.			
b. Four foot contour interval for ground slope exceeding 10%.			
17. Preliminary grading plan.			
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	✓		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	✓		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:	✓		
a. Provide structure location and types.			
b. Provide pipe types and sizes.			
2. Regarding all proposed sanitary sewer systems	✓		
a. Provide pipe locations, sizes and types.			
b. Manhole locations.			
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site	✓		
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			✓
5. Regarding all proposed water systems on or near the site:	✓		
a. Provide pipe locations, sizes and types.			
b. Note the static pressure and flow of the nearest hydrant.			
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.			
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)	✓		
a. Locations of all related structures.			
b. Locations of all lines above and below ground.			
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			

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

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.	✓		
16. Draft of covenants, conditions and restrictions, if any.	✓		
17. Draft POA agreements, if any.	✓		
18. A written description of requested variances and waivers from any city requirements.	✓		
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	✓		
20. Preliminary drainage plan as required by the consulting engineer.	✓		

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

September 23, 2019

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

RE: Overall Narrative
Clyde Carnes Subdivision

To Whom it May Concern,

Please let this letter serve as a narrative to accompany the first submittal for Clyde Carnes Subdivision. The proposed subdivision is located along the north side of Clyde Carnes Road, approximately 5000 linear feet east of Highway 62. It is a combination of parcel numbers 760-03106-000 and 760-03108-000, which are owned by Hogeye Investments LLC and Michael H Mashburn Revocable Trust respectively. The project area is approximately 75.28 acres, and consists primarily of pasture land. The existing site is zoned R-1 and no change in zoning is proposed. The existing zoning allows for single family residential developments with lot sizes 10,000 square feet or greater. The proposed development meets these criterion, and will have a density of approximately 3 units per acre with a detention pond in the southwestern corner.

Utilities

The site currently has water, with Washington Water Authority having an existing water main along the north side of Clyde Carnes. The site currently does not have sewer available to it, so a lift station is proposed on-site, to pump the water to the northeast corner of the property to connect to an existing manhole at Farmington High School. This gravity system eventually discharges to lift station number 12, which it is believe to have adequate capacity for the development. This lift station then pumps the sewer to West Side Wastewater Treatment Plant, which also has adequate capacity for the proposed development. Preliminary discussions have occurred with City of Fayetteville personnel who see no issues with the proposed development. A sewer capacity report will be submitted to Fayetteville Water and Sewer Department after the preliminary plat is approved, in which a few existing sewer mains could potentially need to be upsized by pipe bursting.

Phasing

The proposed development is broken up into two phases of construction. The southern phase is proposed to be developed first. Once this phase is largely built out, then the northern phase would be constructed. The detention pond, lift station, and force main would all be fully constructed with Phase 1.

Traffic

There are no known traffic issues along Clyde Carnes, and it is not anticipated that this development will have a substantial impact on existing street infrastructure. Clyde Carnes will be improved to Master Street Plan criteria as a Collector.

This submittal includes the following items:

- Preliminary Plat Application
- Preliminary Plat Plans
- Preliminary Drainage Report
- \$2000 Submittal Fee
- CD Containing All Material

Please let me know if I can answer any questions.

Sincerely,



Blake Murray, P.E., CFM

Project Engineer

RECEIPT DATE 9-24-19 No. 217120

RECEIVED FROM Riggins Construction \$ 2,000.00

Two thousand & no/100 DOLLARS

FOR RENT Preliminary Plat - Clyde Carner Subdivision

FOR

ACCOUNT

PAYMENT 2000.00

BAL. DUE

CASH

CHECK

MONEY ORDER

CREDIT CARD

FROM

TO

BY [Signature]

9-11

*Cliff
9/20/19*

City of Farmington, AR

09/25/2019 1:42AM 01
000000#7461 CLERK01

Development Fees
\$2000.00

ITEMS 10
CHECK \$2000.00

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

Applicant: Michael H. Mashburn

Date: October 8, 2019

Project Name: Clyde Carnes Subdivision – Preliminary Plat

Engineer/Architect: Engineering Services, Inc.

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 western most north-south street is in the general location of a future Collector as shown on the Farmington Mater Street Plan. Change this street to meet the City's Collector standard of 60' ROW and 36' Street back to back.
3. The partial cul-de-sac in the northeast corner of the subdivision is not allowed by the City of Farmington's Ordinance No. 8.1(D). I have attached this ordinance.
4. The eastern most north-south street stubs out to the Farmington High School Track site. Since this property is already developed there is not reason to stub the road out in the location. Change this to a Fire Department approved turn around (cul-de-sac/hammerhead).
5. Please add street names to the Preliminary Plat.
6. Will this development be constructed in phases? If so, please show the phase lines.
7. Show ADA ramps at all intersections. Add one ramp that crosses Clyde Carnes to the south at each intersection for future development to the south of Clyde Carnes.
8. Add concrete trickle channels to the detention pond from the inlets to the outlet.
9. Add a note stating the detention pond will be sodded.
10. The outlet structure for the detention pond is not shown.
11. The flow from Outlet B2 must be returned to a sheet flow condition prior to leaving the site.
12. Drainage Report:
 - a. The Fayetteville IDF curve is used in the calculations. Use the Farmington IDF curve from the Farmington Drainage Criteria Manual.
 - b. The Tc calculation for the Predevelopment Basin B2 is incorrect. The labels from the drainage area map do not match the calculation.

ORDINANCE NO. 8.1(D)

**AN ORDINANCE AMENDING ORDINANCE 8.1 CONCERNING
THE LOT FRONTAGE REQUIREMENTS FOR LOTS THAT ARE EITHER
PARTIALLY OR COMPLETELY PART OF A CUL-DE-SAC**

WHEREAS, the City of Farmington does not currently set forth with specificity the proper way to measure lot frontage for lots that are either completely or partially a part of a cul-de-sac; and

WHEREAS, the City of Farmington desires to set forth specific guidelines for lots that are either partially or completely a part of a cul-de-sac in those situations when through streets are not practicable; and

WHEREAS, the City of Farmington desires to provide the citizens of this City with equal access to appropriate police, fire and rescue services by developing guidelines for the development of cul-de-sacs within the City limits;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMINGTON, ARKANSAS:

Section 1: Finding of Fact: The City of Farmington in order to properly advise developers and in a desire to ensure uniformity in the development of subdivisions, ease of access to houses for emergency vehicles and basic traffic flow, after reviewing its current regulations, deems it necessary to set forth specific lot frontage measuring requirements for lots that are either partially or completely a part of a cul-de-sac for those situations where it is not practicable to have through streets. In fact, adopting a standard that requires lots to be measured for frontage at the point where the lot intersects the street right-of-way, ensures that all lots, whether or not located on a cul-de-sac, will have the same amount of frontage should the street be expanded to its maximum right-of-way.

Section 2: Policy Concerning Cul-de-sacs: The City of Farmington hereby expresses its policy that cul-de-sacs are to be avoided at all times in order to alleviate any traffic problems. Any cul-de-sacs proposed to be developed within a subdivision will only be allowed should it prove unpracticable to the satisfaction of the Planning Commission that through streets and/or connecting streets are not a viable option. Partial cul-de-sacs are not to be used when streets make any change of direction.

Section 3: Measuring Criteria: Lots that are either partially or completely a part of a cul-de-sac, for purposes of lot frontage, shall be measured by the length of the arc, based upon the radius of the cul-de-sac, that intersects the lot in question at the line signifying the street right-of-way. Said arc must have a minimum distance of at least seventy-five (75) feet.

Section 4: Construction of Cul-de-sacs: Cul-de-sacs shall be curbed and guttered at all times and shall be constructed in the same manner with materials required by the City for through streets.


Section 5: Repealing Clause: All other Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 6: Saving Clause: Nothing herein shall be deemed to affect any rights or obligations existing at the time of the passage of this Ordinance.

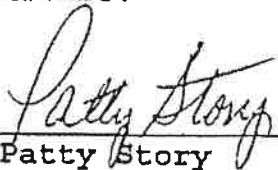
Section 7: Severability Clause: In the event any part of this Ordinance is declared inoperative or invalid as a result of a statute or judicial decision, then only that portion expressly so declared inoperative or invalid shall be affected thereby and all other provisions hereof shall remain in full force and effect.

Section 8: Effective Date: That the City Council of the City of Farmington, Arkansas further determines that this Ordinance is necessary to adequately and properly protect the inhabitants of the City; therefore, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 11 day of JANUARY, 1999.



Ernest Penn
Mayor

ATTEST:


Patty Story
City Clerk

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

Applicant: Michael Mashburn

Date: October 8, 2019

Project Name: Clyde Carnes Subdivision

Engineer/Architect: Engineering Services

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

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding plan for development of the subdivision should be in the paper no later than 10 days prior to the planning commission meeting. Proof of publication must be provided when it is available.
4. The revised plan should be submitted by next Tuesday, October 15th by noon. The City requires 15 copies for planning commission. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office.

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

Applicant: Michael H. Mashburn

Date: 10-8-19

Project Name: Clyde Carnes Subdivision

Engineer/Architect: Engineering Services, Inc.

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

Representing: Washington Water Authority Name: Zak Johnston, P.E.

General Commentary

- 1) Please submit a Utility Plan, Standard Details, and Specifications for the project. Plans will need to formally approved by WWA and subsequently approved by ADH before construction of the utilities can take place. WWA can provide a DWG file of Standard Details upon request.
- 2) WWA will NOT review plans in relation to sanitary sewer except for potential conflicts with water infrastructure. Please ensure this portion of the planset is compliant with the presiding utility.
- 3) All water infrastructure will need 10' horizontal and 18" vertical separation from sewer. If 18" of vertical separation cannot be maintained, or if water crossing under sewer in any location, water main must be encased to points 10' beyond the point of conflict.
- 4) This subdivision will need to be connected into the existing water infrastructure at multiple locations beyond what is shown currently on the plans.
 - Extend the water main between Lots 114 and 115 to capped tee located on the NE of Parcel #760-03106-001. Please have the tee, valves, and FH surveyed and shown on plans. Water main will need to be on north side of force main and have 10' horizontal separation. A wider offsite easement may be required.
 - Extend the water main between Lots 103 and 104 to the capped tee at the end of Claybrook DR. Please have the tee, valves, and FH surveyed and shown on plans. Provide additional easement.
 - Add a FH to the end of the proposed main at the NW corner of the project.
 - The water main does NOT need to be extended beyond the FH in the vicinity of Lot 126
- 5) No 90 Degree bends will be allowed except where absolutely necessary. Please update accordingly just south of Lot 114.
- 6) All road crossings will be encased in 16" steel encasement with Field Lok gaskets from ROW to ROW.

Received By: _____

Washington Water Authority
A Project of the Rural Development Authority
PO Box 178
12567 US Highway 62 West
Farmington, AR 72730
Phone (479) 267-2111
Fax (479) 267-5945

FINAL ACCEPTANCE OF CONSTRUCTED WATER FACILITIES CHECKLIST

The following provides a checklist for Final Acceptance of Constructed Water Facilities by Washington Water Authority (WWA). All items must be completed and bonding instruments in place before a Letter of Final Acceptance will be issued by WWA.

<u>Item</u>	<u>Description</u>
-------------	--------------------

- | | |
|-----------------------------|--|
| <input type="checkbox"/> 1. | Submittal and acceptance of AS-BUILT/RECORD DRAWINGS to the WWA Office.
A. The Engineer shall provide one hard copy.
B. The Engineer shall provide one digital copy in both .dwg and .pdf format on flash drive.
C. AS-BUILT/RECORD DRAWINGS shall include the minimum following information:
a. Horizontal Datum: NAD83 / Vertical Datum: NAVD88
b. Fire Hydrant; location, manufacturer, and model number
c. Water Valve; location, manufacturer, type, diameter
d. Water Fitting; location
e. Water Service Saddle; location
f. Water Test Ports; location
g. Tapping Sleeves; location
h. Steel Encasement; location of beginning and end, material, diameter
i. Waterpipe; location, material, diameter, pressure class
j. Construction Details
D. All sheets shall be signed by the Professional Engineer of Record registered in the State of Arkansas. |
| <input type="checkbox"/> 2. | Final Walkthrough and completion of all deficit items.
A. A walkthrough of the project site shall be conducted with a WWA representative, the Contractor, and the Engineer of Record. AS-BUILTS/RECORD DRAWINGS must be submitted before scheduling the walkthrough.
B. Any items found to be deficit according to the projects Standard Specifications must be corrected and re-inspected by all three parties. |
| <input type="checkbox"/> 3. | Completion of all necessary testing in accordance with the Arkansas Department of Health. |
| <input type="checkbox"/> 4. | Submittal of Construction Cost Certification of water improvements by the Engineer of Record. |
| <input type="checkbox"/> 5. | Submittal of Maintenance Bond for an amount equal to 50% of the construction cost, based on the Construction Cost Certification by the Engineer of Record. The Maintenance Bond shall be for a period of not less than one year and shall cover all defects in materials and workmanship. |

- 6. Submittal of Certificate of Construction Completion by the Engineer of Record, stating that the project was constructed in accordance with engineering plans and specifications as approved by the Arkansas Department of Health. The Certificate shall be signed and sealed.
- 7. Submittal of an affidavit from the Owner or Developer that all materials, supplies and labor bills have been paid in full.
- 8. Payment of all applicable fees for the project, including a meter fee and depletion fee for each meter service.

***NOTE: WWA will perform an inspection of the project before the expiration of the Maintenance Bond. Any deficiencies found will be forward to the Engineer of Record and are expected to be completed within a timely manner. If the corrections are not made, a claim will be filed with the bonding company. Once all deficiencies are corrected, WWA will issue full acceptance of the project for maintenance.

Should you have any questions during the close-out process, feel free to contact our office at your convenience.

CLYDE CARNES SUBD.



Date: 10/08/2019

City: FARMINGTON

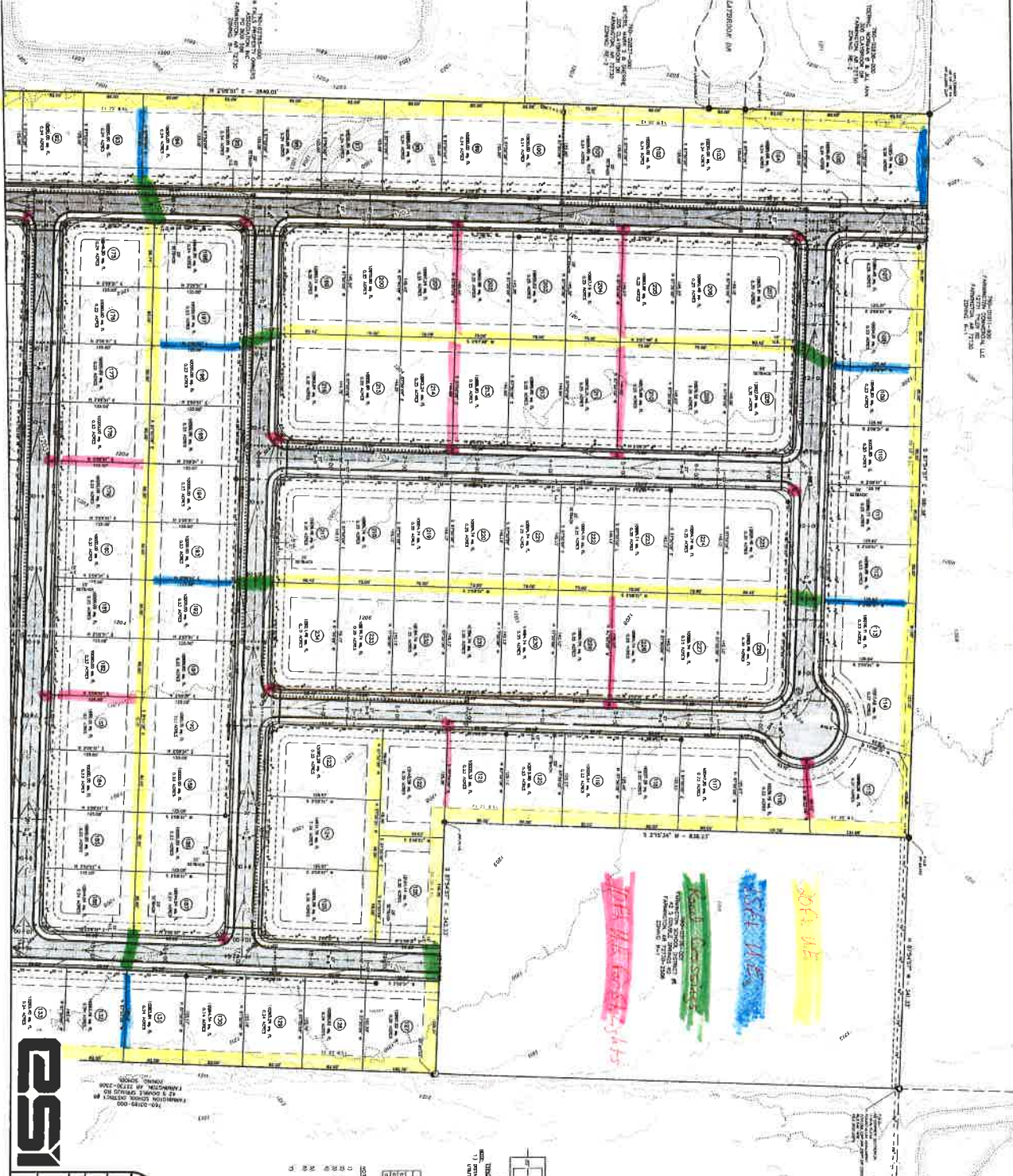
Subdivision Name: **CLYDE CARNES SUBD.**

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
2. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
3. All off site easements that are needed for Ozarks to extend electrical service to the subdivision property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. All conduits placed for the road crossings will be installed by the developer and must be 4 inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 Pipes)
5. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat. All conduits for road crossings and specific widths of U.E., Lot size, St. Light location and address to Lots must be shown on final plat before Ozarks Electric will sign the final plat.
6. Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
10. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If developer decide to go with their own contact Cooperative representative below.
11. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.

Wes Mahaffey At (479)263-2167 or wmahaffey@ozarksecc.com

Additional Comments:



THE PROJECT IS AN AMENDMENT TO THE ORIGINAL SUBDIVISION PLAN FOR THE CLYDE CARNES SUBDIVISION, FARMINGTON, ARKANSAS, AS SHOWN ON THE ORIGINAL SUBDIVISION PLAN DATED 05/11/2006.

DATE: 05/11/2006
 SCALE: 1"=50'
 DRAWN BY: DSJ
 CHECKED BY: DSJ
 PROJECT NO.: 199841

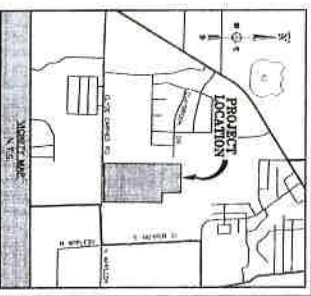
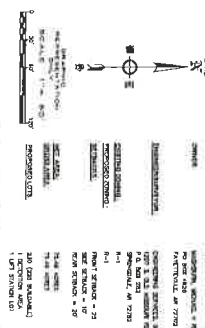
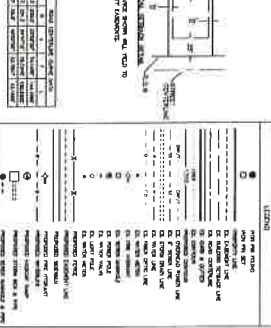


ESI
 ENGINEERING SERVICES, INCORPORATED
 SPRINGDALE, ARKANSAS
 W.O.# 199841 SHEET 3

PRELIMINARY PLAT
CLYDE CARNES SUBDIVISION
FARMINGTON, ARKANSAS

REVISION	DATE	DESCRIPTION

- NOTES:**
1. ALL EASEMENTS ARE TO BE SET AS SHOWN ON THE ORIGINAL SUBDIVISION PLAN (SPD) AS TO KIND OF USE.
 2. ALL EASEMENTS SHALL BE SET AS SHOWN ON THE ORIGINAL SUBDIVISION PLAN (SPD) AS TO KIND OF USE.
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**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Michael H. Mashburn

Date: 10-8-19

Project Name: Clyde Carnes Subdivision

Engineer/Architect: Engineering Services, Inc.

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

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

Easements requested by Ozarks Electric & AEP will be sufficient for PGTelco.

No other comments.

Received By: _____

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

Applicant: Michael H. Mashburn

Date: 10-08-19

Project Name: Clyde Carnes Subdivision

Engineer/Architect: Engineering Services, Inc.

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

Representing: City of Farmington, AR

Name: Judy Horne, Re: Landscape Ordinance
479-267-1022 jhorne923@gmail.com

1. (Note: Subdivision Entryway Landscaping Requirements Apply *ONLY* when developer chooses to incorporate an entryway into the Residential Subdivision Plan.)

There is no indication of planned landscaping at Clyde Carnes Subdivision entryways. If landscaped entries are planned, refer to XI. Landscaping of Residential Entryways, A. and B.

2. Subdivisions are required to include a park within the subdivision OR pay a fee into the City's Park Fund in lieu of creating park space in the subdivision. (Article XII Sections A. through P of the Landscaping Ordinance.) A. and B. below show the two options.

- A. Ratios for Dedication.** Developers of residential developments shall dedicate, in perpetuity, to the City of Farmington land area, exclusive of streets, for a park and/or trails within the development. Land shall be dedicated at a ratio of .02 acre (870 sq. ft.) of land for each single-family dwelling unit and .01 acre (435 sq. ft.) of land for each multi-family dwelling unit.
- B. Fee Payment In Lieu of Land Conveyance.** In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund \$600.00 for each single-family unit and \$300.00 for each multi-family unit. The City shall review the designated fees every two (2) years and make adjustment suggestions to the City Council.

If a park IS planned, see neighborhood park requirements in Article XII Sections D. through P of the Landscaping Ordinance.

3. Lot 1 (1.75 acres) is a detention pond. Landscape Ordinance requires that it must be landscaped. (See Article X. Auxiliary Landscaping/ Shielding/ Screening Requirements - A. Detention Pond and Water Quality Pond Landscaping). The landscaping is especially important because the pond can be seen from Clyde Carnes Rd and will be at one entrance into subdivision.

When considering landscaping plants, grasses, and shrubs, plan for dwarf shrubs, grasses and plants that allow better visibility of the pond. This is for the safety of small children.

Received By: _____

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

Applicant: Michael H. Mashburn

Date: 10-8-19

Project Name: Clyde Carnes Subdivision

Engineer/Architect: Engineering Services, Inc.

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

Representing: City of Fayetteville Name: Josh Boccaccio

1. This area is served by Washington Water Authority. The City of Fayetteville will not review the design or inspect the installation of this water system.

2. A grading permit must be submitted to the City of Fayetteville Engineering Division for comprehensive construction-level review of the sanitary sewer system for this development.

3. City of Fayetteville 2017 Water and Sewer Specifications will apply.

4. A lift station is proposed with this subdivision. The City of Farmington will own this lift station. All maintenance and repair costs will be the burden of the City of Farmington.

5. Provide economic analysis that proves to the satisfaction of the City of Fayetteville that the lift station exhibits a lower 20-year life cycle cost than extending gravity sewer to the development.

6. Provide clarification where the forcemain will terminate at a manhole.

Received By: _____

October 15, 2019

Mr. Josh Boccaccio, E.I.
Engineering Division
City of Fayetteville, Arkansas 72701

RE: Sewer Lift Station Analysis
Wagon Wheel Crossing Subdivision
Farmington, Arkansas

Dear Mr. Boccaccio:

Please let this letter serve as a narrative to accompany the life cycle cost analysis for Wagon Wheel Crossing Subdivision, a proposed subdivision off of Clyde Carnes Road in Farmington. The proposed site has no available sewer to gravity to, and is proposing to gravity the sewer to a lift station, which would then pump the sewer to an existing gravity sewer system north of the site. This existing sewer system is located at Farmington High School, northeast of the project area, at a rim elevation of approximately 1220. The proposed lift station for this project is at an elevation of approximately 1193. Because of this elevation difference, there is no feasible way for the site to gravity the sewer and a lift station will be needed.

Typically the Life Cycle Cost Analysis (LCA) is included to analyze which option is more economically feasible when considering 20-year maintenance costs, replacements costs, and the cost of the pump station and SCADA equipment compared to a gravity sewer option. Although a gravity sewer option does not exist, this LCA spreadsheet is included with this submittal from ASTM C1131-10. The Present Value calculated for the operations and maintenance costs over the twenty year period is \$136,996.90.

Please contact me if you have any other questions.

Sincerely,



Blake Murray, P.E., CFM
Project Engineer

**LIFT STATION O&M ESTIMATE
WAGON WHEEL CROSSING
FARMINGTON, ARKANSAS - October 15, 2019**

From ASTM C1131 - 10

Life Cycle Cost Analysis

Compute the LCA:

$$LCA = C - S + \sum(M + N + R)$$

where:

- C* = original cost,
- S* = residual value,
- M* = maintenance cost,
- N* = rehabilitation cost, and
- R* = direct and indirect replacement cost.

- C* = \$225,000.00
- S* = \$0.00
- M* = \$136,102.35
- N* = Assume \$0
- R* = \$44,351.44

**Assumed \$225,000 for the Pump Station waiting on a detailed quote from Instrumentand Supply. This cost includes the \$7,500 for SCADA Equipment.*

LCA = \$405,453.79

Compute F:

$$F = \left(\frac{1+I}{1+i} \right)$$

where:

F = inflation/interest factor.

- I* = 0.03
(Inflation Rate = 3%)
- i* = 0.05
(Interest Rate = 5%)
- F* = 0.981

Residual Value Cost

Compute S:

$$S = C(F)^{n_s} \left(\frac{n_s}{n_p} \right) \quad (7)$$

where:

- S* = residual value.
- C* = present constant dollar cost.
- n_s* = number of years the material, system, or structure service life exceeds the project design life,
- n* = service life, and
- n_p* = project design life.

- S* = \$0.00

Replacement Costs

Calculate R - For 2 Pumps Replaced in year 11

$$R = \sum C_R F^n \quad (11)$$

where:

- R = present value of replacement costs.
- C_R = constant dollar cost of direct and indirect replacement, and
- n = number of years after the project is completed that replacement costs are estimated to occur.

$$C_r = \$27,400.00$$

$$n = 11$$

$$R = \$44,351.44$$

\$13,7000 per pump from a detailed quote from Instrument and Supply.

Maintenance Costs

$$\begin{aligned} \text{M labor} &= \$40,000.00 \\ &\text{(50 hrs/year @ \$40/hr)} \end{aligned}$$

$$\begin{aligned} \text{M power} &= \$96,102.35 \\ &\text{Kilowatt Hr (Assumed 6 hr run time /day) =} \\ &\text{(*Based on 10 hp pumps, at 85% efficiency, running 6 hours/day for 20 years)} \end{aligned}$$

**Used \$0.25 per kW-Hr
384,409.41 kW-hr*

$$\text{M total (A)} = \$136,102.35$$

Present Value - Operation and Maintenance Cost + Pump Replacement Cost, R

$$PV = A(F)^n$$

$$PV = \$136,996.90$$

October 14, 2019

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

RE: Overall Narrative
Clyde Carnes Subdivision

To Whom it May Concern,

Please let this letter serve as a narrative to accompany the second submittal for Clyde Carnes Subdivision. All issues have been addressed from the tech plat review meeting. Please see below for the responses to Engineering comments. (Numbering correlates with the comments numbering).

1. All comments are addressed and included with the resubmittal.
2. This street has been updated to a collector to match the Farmington Master Street Plan.
3. The partial cul-de-sac has been removed from the plans.
4. This has been updated to a turnaround.
5. Street names have been added to the plans.
6. The phase lines are now shown on the overall plan sheet.
7. All ADA ramps are now shown in the plans.
8. This is now shown on the plans.
9. This has been noted in the plans.
10. This is now shown in the plans.
11. A level spreader is now shown on the outlet of area B2.
12. The drainage report has been updated to Farmingtons Drainage Criteria
13. This has been updated to show the correct information.

This submittal includes the following items:

- Responses to Comments
- Revised Preliminary Plat Plans
- Revised Drainage Report
- Lift Station Economic Analysis
- CD Containing All Material

Please let me know if I can answer any questions.

Sincerely,



Blake Murray, P.E., C.F.M.

Project Engineer

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

Applicant: Michael Mashburn

Date: October 8, 2019

Project Name: Clyde Carnes Subdivision

Engineer/Architect: Engineering Services

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

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding plan for development of the subdivision should be in the paper no later than 10 days prior to the planning commission meeting. Proof of publication must be provided when it is available.
4. The revised plan should be submitted by next Tuesday, October 15th by noon. The City requires 15 copies for planning commission. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office.

1. Engineering Fees will be payed by the developer.
 2. Adjacent Property Owners mailing have been sent. The receipts are attached with this resubmittal.
 3. This will be put in the paper soon and the city will be notified when this happens.
 4. Noted.

Responses to Comments:
Daniel Butler
479-751-8733
dbutler@engineeringservices.com

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

Applicant: Michael H. Mashburn

Date: October 8, 2019

Project Name: Clyde Carnes Subdivision – Preliminary Plat

Engineer/Architect: Engineering Services, Inc.

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 western most north-south street is in the general location of a future Collector as shown on the Farmington Mater Street Plan. Change this street to meet the City's Collector standard of 60' ROW and 36' Street back to back.
3. The partial cul-de-sac in the northeast corner of the subdivision is not allowed by the City of Farmington's Ordinance No. 8.1(D). I have attached this ordinance.
4. The eastern most north-south street stubs out to the Farmington High School Track site. Since this property is already developed there is not reason to stub the road out in the location. Change this to a Fire Department approved turn around (cul-de-sac/hammerhead).
5. Please add street names to the Preliminary Plat.
6. Will this development be constructed in phases? If so, please show the phase lines.
7. Show ADA ramps at all intersections. Add one ramp that crosses Clyde Carnes to the south at each intersection for future development to the south of Clyde Carnes.
8. Add concrete trickle channels to the detention pond from the inlets to the outlet.
9. Add a note stating the detention pond will be sodded.
10. The outlet structure for the detention pond is not shown.
11. The flow from Outlet B2 must be returned to a sheet flow condition prior to leaving the site.
12. Drainage Report:
 - a. The Fayetteville IDF curve is used in the calculations. Use the Farmington IDF curve from the Farmington Drainage Criteria Manual.
 - b. The Tc calculation for the Predevelopment Basin B2 is incorrect. The labels from the drainage area map do not match the calculation.

The responses to engineering comments can
be seen in the cover letter for this submittal.

Responses to Comments
Daniel butler
479-751-8733
dbutler@engineeringservices.com

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

Applicant: Michael H. Mashburn

Date: 10-8-19

Project Name: Clyde Carnes Subdivision

Engineer/Architect: Engineering Services, Inc.

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

Representing: Washington Water Authority Name: Zak Johnston, P.E.

General Commentary

- 1) Please submit a Utility Plan, Standard Details, and Specifications for the project. Plans will need to formally approved by WWA and subsequently approved by ADH before construction of the utilities can take place. WWA can provide a DWG file of Standard Details upon request.
- 2) WWA will NOT review plans in relation to sanitary sewer except for potential conflicts with water infrastructure. Please ensure this portion of the planset is compliant with the presiding utility.
- 3) All water infrastructure will need 10' horizontal and 18" vertical separation from sewer. If 18" of vertical separation cannot be maintained, or if water crossing under sewer in any location, water main must be encased to points 10' beyond the point of conflict.
- 4) This subdivision will need to be connected into the existing water infrastructure at multiple locations beyond what is shown currently on the plans.
 - Extend the water main between Lots 114 and 115 to capped tee located on the NE of Parcel #760-03106-001. Please have the tee, valves, and FH surveyed and shown on plans. Water main will need to be on north side of force main and have 10' horizontal separation. A wider offsite easement may be required.
 - Extend the water main between Lots 103 and 104 to the capped tee at the end of Claybrook DR. Please have the tee, valves, and FH surveyed and shown on plans. Provide additional easement.
 - Add a FH to the end of the proposed main at the NW corner of the project.
 - The water main does NOT need to be extended beyond the FH in the vicinity of Lot 126
- 5) No 90 Degree bends will be allowed except where absolutely necessary. Please update accordingly just south of Lot 114.
- 6) All road crossings will be encased in 16" steel encasement with Field Lok gaskets from ROW to ROW.

Received By: _____

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

Applicant: Michael H. Mashburn

Date: 10-8-19

Project Name: Clyde Carnes Subdivision

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Representing: Washington Water Authority Name: Zak Johnston, P.E.

- 7) Please shown meters and valves on the Utility Plan when prepared.
- 8) Please extend water mains along the road stub outs located just north of the detention pond and at the eastern property boundary. FH will need to be placed at the end of the extensions for flushing purposes.
- 9) Please place FH's at intersections off of crosses instead of using tees. Update subsequent FH spacing accordingly based on Fire Code. Also, all FH not at intersections will be placed on, or close to, property lines and not in the middle of lots (Example: FH on Lot 229 will not be allowed)
- 10) Please field locate, survey, and show on plans exact location of water main along Clyde Carnes Road. This water main is also a 12" C900 main, and not a 8" as shown on the plans. This water main will need to be relocated out of any proposed ROW and shall not be located under and sidewalk if a conflict exists.

Administrative Comments

- 1) Each lot will be subject to a Meter Fee (currently \$264) and a Depletion Fee (currently \$500) at the time of Final Platting. Pricing will be based on rates at the time the Final Plat is submitted.
- 2) WWA will not accept the water infrastructure associated with the project until all items on the Final Acceptance of Constructed Water Facilities Checklist (attached) are complete and approved by WWA.
- 3) The Final Plat will not be accepted until Emergency 911 addressing is provided for each lot and shown on the Plat.

The exact location of the water main will be located and coordination with WWA will be made for proper placement with construction plans. All other WWA comments have been addressed. A Utility plan, utility details, and specification have been added with the resubmittal.

Responses to Comments

Daniel Butler

479-751-8733

dbutler@engineeringservices.com

Received By: _____

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

Applicant: Michael H. Mashburn

Date: 10-08-19

Project Name: Clyde Carnes Subdivision

Engineer/Architect: Engineering Services, Inc.

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Representing: City of Farmington, AR

Name: Judy Horne, Re: Landscape Ordinance
479-267-1022 jhorne923@gmail.com

1. (Note: Subdivision Entryway Landscaping Requirements Apply *ONLY* when developer chooses to incorporate an entryway into the Residential Subdivision Plan.)

There is no indication of planned landscaping at Clyde Carnes Subdivision entryways. If landscaped entries are planned, refer to XI. Landscaping of Residential Entryways, A. and B.

2. Subdivisions are required to include a park within the subdivision OR pay a fee into the City's Park Fund in lieu of creating park space in the subdivision. (Article XII Sections A. through P of the Landscaping Ordinance.) A. and B. below show the two options.

- A. Ratios for Dedication.** Developers of residential developments shall dedicate, in perpetuity, to the City of Farmington land area, exclusive of streets, for a park and/or trails within the development. Land shall be dedicated at a ratio of .02 acre (870 sq. ft.) of land for each single-family dwelling unit and .01 acre (435 sq. ft.) of land for each multi-family dwelling unit.
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If a park IS planned, see neighborhood park requirements in Article XII Sections D. through P of the Landscaping Ordinance.

3. Lot 1 (1.75 acres) is a detention pond. Landscape Ordinance requires that it must be landscaped. (See Article X. Auxiliary Landscaping/ Shielding/ Screening Requirements - A. Detention Pond and Water Quality Pond Landscaping). The landscaping is especially important because the pond can be seen from Clyde Carnes Rd and will be at one entrance into subdivision.

When considering landscaping plants, grasses, and shrubs, plan for dwarf shrubs, grasses and plants that allow better visibility of the pond. This is for the safety of small children.

Received By: _____

1. No entry landscaping is proposed.
2. A Fee in Lieu shall be paid.
3. Landscaping will be added to the detention pond with construction plans.

Responses to Comments
Daniel Butler
479-751-8733
dbutler@engineeringservices.com

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

Applicant: Michael H. Mashburn

Date: 10-8-19

Project Name: Clyde Carnes Subdivision

Engineer/Architect: Engineering Services, Inc.

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Representing: City of Fayetteville Name: Josh Boccaccio

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3. City of Fayetteville 2017 Water and Sewer Specifications will apply. City of Fayetteville specs will be used in the design of the sewer.

4. A lift station is proposed with this subdivision. The City of Farmington will own this lift station. All maintenance and repair costs will be the burden of the City of Farmington. Noted.

5. Provide economic analysis that proves to the satisfaction of the City of Fayetteville that the lift station exhibits a lower 20-year life cycle cost than extending gravity sewer to the development. A narrative is included with the resubmittal that discusses this item.

6. Provide clarification where the forcemain will terminate at a manhole.

Received By: This is now shown on the plans.

Responses to comments:
Daniel Butler
479-751-8733
dbutler@engineeringservices.com