



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

PLANNING COMMISSION AGENDA
December 19, 2022

**A meeting of the Farmington Planning Commission will be held on
Monday, December 19, 2022, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes – November 28, 2022
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARINGS**
 - A. **Preliminary Plat – The Grove at Engles Mill Ph. 3**
Property owned by: Riverwood Homes
Property Location: S. Grace Lane
Presented by: Bates & Associates
 - B. **Final Plat – The Grove at Engles Mill Ph. 3**
Property owned by: Riverwood Homes
Property Location: S. Grace Lane
Presented by: Bates & Associates
 - C. **Preliminary Plat – Goose Creek Ph. 5**
Property owned by: Red Canyon Development
Property Location: West of Goose Creek Ph. 2
Presented by: Jorgensen & Assoc.



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: 03-2021

Date of grading permit: 12-2021

Date of final infrastructure inspection: 12-2022

Engineering Fees Paid yes no

Development site address or location: S Grace Ln Farmington, Ar 72730

GENERAL INFORMATION:

Primary Contact Person: Jake Chavis

Business Name: Bates and Associates

Address: 7230 S pleasant Ridge Drive

City: Farmington State AR Zip Code 72704

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

Check all that apply: Applicant Owner Other _____

Name: _____

Business Name: _____

Address: _____

City: _____ State _____ Zip Code _____

Check all that apply: Applicant Owner Other _____

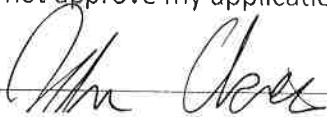
Name: _____

Business Name: _____

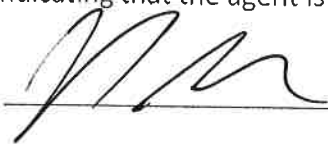
Address: _____

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: 11-22-22

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: 11-22-22



**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.batesnwa.com

RE: LEGAL DESCRIPTIONS FOR THE GROVE AT ENGLS MILL PHASE 3:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS S02°15'19"W 901.60' FROM AN EXISTING ALUMINUM MONUMENT MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°15'19"W 422.95' TO AN EXISTING REBAR TO AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE ALONG THE EAST LINE THEREOF S02°11'31"W 268.02', THENCE LEAVING SAID EAST LINE N87°48'29"W 105.30', THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00' FOR A CHORD BEARING AND DISTANCE OF S47°13'17"W 35.34', THENCE S02°15'03"W 100.01', THENCE N87°44'33"W 137.96', THENCE S02°15'19"W 125.00', THENCE N87°44'41"W 288.00', THENCE N02°15'19"E 125.00', THENCE N87°44'41"W 592.56', THENCE N01°59'36"E 89.16', THENCE N24°23'36"E 11.71', THENCE N87°44'41"W 84.00', THENCE N02°15'19"E 137.17', THENCE N29°46'30"W 114.00', THENCE N57°43'18"W 470.70', THENCE N68°10'41"W 27.61' TO AN EXISTING REBAR, THENCE N32°16'42"E 85.00' TO AN EXISTING REBAR, THENCE S57°43'18"E 589.04' TO AN EXISTING REBAR, THENCE N02°15'19"E 358.25' TO AN EXISTING REBAR, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00' FOR A CHORD BEARING AND DISTANCE OF N72°08'05"W 317.78' TO AN EXISTING REBAR, THENCE N02°16'42"E 70.00' TO AN EXISTING REBAR, THENCE S87°43'18"E 203.05', THENCE N02°14'37"E 27.93' TO AN EXISTING REBAR, THENCE S87°45'09"E 392.99', THENCE S02°15'19"W 140.29' TO AN EXISTING REBAR, THENCE S87°44'41"E 120.00' TO AN EXISTING REBAR, THENCE S86°43'26"E 50.01' TO AN EXISTING REBAR, THENCE S87°44'41"E 580.00' TO AN EXISTING REBAR, THENCE N02°15'19"E 58.14' TO AN EXISTING REBAR, THENCE S87°44'41"E 130.00' TO THE POINT OF BEGINNING, CONTAINING 24.73 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NORTHWEST ARKANSAS Democrat Gazette

PO BOX 844 FAYETTEVILLE, AR 72707 • 479 341 1700 • FAX 479 341 5116 • WWW.NWAZ.COM

AFFIDAVIT OF PUBLICATION

I, Paola Lopez, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of: Notice pending in the Court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County; that said newspaper had been regularly printed and published in said County, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.


Bates & Associates
PH Notice

Was inserted in the Regular Edition on:
December 4, 2022

Publication Charges: \$89.68


Paola Lopez

Subscribed and sworn to before me
This 5 day of Dec, 2022.


Catherine Staggs
Notary Public
My Commission Expires: 2/28/2025



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:
Washington County Parcels 760-01911-
900 &

760-01911-902, West Tyler Road,
Farmington, Arkansas

Owners:

RIVERWOOD HOMES LLC
3420 N. PLAINVIEW AVE
FAYETTEVILLE AR 72703
FARMINGTON COMMERCIAL LLC
12771 TYLER RD
FARMINGTON, AR 72730

Developer:

MARK MARQUESS
RIVERWOOD HOMES, LLC
3420 N. PLAINVIEW AVE.
FAYETTEVILLE, AR 72703

NOTICE IS HEREBY GIVEN THAT
an application has been filed for a
FINAL PLAT of the above property.
A public hearing on said application will
be held by the Farmington Planning
Commission at Farmington City Hall,
354 W. Main St. on December 19 at
6:00 p.m. All interested persons are
invited to attend.

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.

75628614 Dec 4, 2022

****NOTE****

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



**Bates &
Associates, Inc.**
Civil Engineering - Land Surveying - Landscape Architecture

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

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CITY OF FARMINGTON

November 30, 2022

**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:

Washington County Parcels 760-01911-900 & 760-01911-902, West Tyler Road, Farmington, Arkansas

Owners:

RIVERWOOD HOMES LLC
3420 N. PLAINVIEW AVE
FAYETTEVILLE AR 72703

FARMINGTON COMMERCIAL LLC
12771 TYLER RD
FARMINGTON, AR 72730

Developer:

MARK MARQUESS
RIVERWOOD HOMES, LLC
3420 N. PLAINVIEW AVE.
FAYETTEVILLE, AR 72703

NOTICE IS HEREBY GIVEN THAT an application has been filed for a FINAL PLAT of the above property.

A public hearing on said application will be held by the Farmington Planning Commission at **Farmington City Hall, 354 W. Main St. on December 19 at 6:00 p.m.** All interested persons are invited to attend.

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.

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LAKELAND PROPERTY LLC
170 LEGEND CIR
HOT SPRINGS, AR 71913

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MAESTRI, DUSTIN W & JAMIE J
279 S BRIARHILL DR
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FRANK, JAMES & RACHEL
464 S EMERALD WOODS RUN
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MURPHREE, RICHARD S
273 S BRIARHILL DR
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WALLIS, JASON E & CYNTHIA J
309 S BRIARHILL DR
FARMINGTON, AR 72730-8646

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WOOD, COREY L & LAURA A
303 S BRIARHILL DR
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ALFORD, KELLY O & SHELLY R
297 S BRIARHILL DR
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CANTRELL, CORNELIUS AARON
& SHANNON E
291 S BRIARHILL DR
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GLOVER, STARLET R
267 S BRIARHILL DR
FARMINGTON, AR 72730-8641

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FARMINGTON COMMERCIAL LLC
12771 TYLER RD
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RIVERWOOD HOMES LLC
3420 N PLAINVIEW AVE
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BROWN, CALVIN L & DANIEL L
263 S NIGHTFALL AVE
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DONAHUE, JOSHUA TERRELL
& MADALYN ELYSE
251 S NIGHTFALL AVE
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BEASLEY, MICHAELS
246 S ANGUS LN
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FARMINGTON SCHOOL DISTRICT # 6
42 S DOUBLE SPRINGS RD
FARMINGTON, AR 72730-2506

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BOBSON, CODY JOHN
317 W TYLER RD
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CHOKAKULA, AYYAPPA
264 S AMBER DAWN AVE
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HAYWARD, JACOB B & MELISSA
265 S AMBER DAWN AVE
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VANLAAR, JOSHUA CHARLES
262 S NIGHTFALL AVE
FARMINGTON, AR 72730

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Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

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RUSSELL, JOSHUA BIRCH & ABBY LYNN
322 W TYLER RD
FARMINGTON, AR 72730

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12/02

RUSSELL, JOSHUA BIRCH & ABBY LYNN
322 W TYLER RD
FARMINGTON, AR 72730

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Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

12/02

RUSSELL, JOSHUA BIRCH & ABBY LYNN
322 W TYLER RD
FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for Instructions

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

Applicant: Riverwood Homes LLC

Date: December 6, 2022

Project Name: The Grove at Engles Mill Phase 3 Preliminary and Final Plat

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: KMS Engineering/Farmington

Name: Christopher Brackett, P.E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-engr.com.

Preliminary Plat

3. Remove the Lot Numbers from the side setback table on the cover since you are proposing this setback for all of Phase 3. [Lot numbers removed from table.](#)

Final Plat

4. Remove the Lot Numbers from the side setback table on the cover since you are proposing this setback for all of Phase 3. [Lot numbers removed from table.](#)
5. The following sidewalk sections will have to be completed as part of the infrastructure improvements. [Owner/Developer has been made aware of this requirement.](#)
 - a. The sidewalk on the northside of West Divine Court along the R/W of Common Area 1 and around the cul-de-sac to the NW lot corner of Lot 131.
 - b. The sidewalk on the northwest side of Grace Lane extension to the intersection of Rosedale Street including the handicap ramps.
 - c. The sidewalk along the R/W of Common Area 2 including the handicap ramps.
6. Payment in lieu of Park Land Conveyance will be required for this subdivision. This fee will be \$600 per single family unit (82 lot = \$49,200). [Fee will be paid by owner/developer.](#)
7. When all improvements have been installed, a final inspection must be conducted with the Engineer of Record, the contractor, KMS and City representatives. All punch list items must be completed and accepted prior to final approval of the final plat. [Noted.](#)
8. It has come to our attention that there is an issue with recording the deed for the property that is part of Phase 3. We will need this done before this can be heard by the Planning Commission since Riverwood Homes was listed as the property owner.

[Boundary of subdivision has been revised to match deed. Three outlots were created per this revision.](#)

Received By: _____



Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: The Grove at Engles Mill Ph 3 Final Plat

EDA project #: 2464_F

Letter creation: December 6, 2022

Tech Plat Review meeting: December 6, 2022

Mrs. McCarville,

We have reviewed the Final Plat submitted by Bates & Associates for the project known as The Grove at Engles Mill, Ph3 Final Plat received by EDA on November 22, 2022. The date of 11/21/22 is within the engineer's sealed stamp on the civil plan's cover sheet. Based on our plan review for the City's landscape code, we offer the following comments:

Generally:

1. Final Plat: correct the last 4 lot numbers. Last 4 Lot Numbers were correct.
2. The submittal letter refers to 3 common areas and 82 lots. Our review of the plan and below comments are based off the 81 lots and 2 common areas we found on the submitted plans. Please notify us if there are indeed 82 lots and 3 common areas (in which case, the below calculation would change slightly). Subdivision has 82 lots, 3 common areas, and 3 outlots per revisions.
3. Dedication and Landscaping of Neighborhood Parks (code Sec. 14.04.25):
 - a. Per 14.04.25 (c), the City is requesting 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..."

81 single family units \$600/unit= \$48,600.00

(The two "common areas" do not count as single family unit) =

Fee will be paid by owner/developer for 82 lots.

\$48,600.00 TOTAL fee payment required

- b. Per 14.04.25 (e), *"Timetable for cash dedication. Intention for cash payment shall be included in the development agreement and paid prior to the City's signature of, and release of, the final plat."*
4. Will there be a landscaped entryway into this subdivision? If so, resubmit showing it/them on the plans for review. There will be no landscaped entryway.

5. Under sheet 1's Notes, #7 refers to the "Detention Pond" but sheet 2 labels this area as a "Retention Pond/Drainage Easement". Correct as needed. If a "detention pond", meet the following code requirements:

a. Code 14.04.23 – *Auxiliary landscaping/shielding/screening requirements:*

"(a) 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."

Stormwater was addressed in Phase II. References to detention removed from sheet 1. If you have any questions, please do not hesitate to contact EDA.

Please note that this review was for general compliance and does not warrant the work or documents submitted by the applicant and engineer; nor does it relieve the owner from any items discovered during design or construction which are deemed necessary to comply with City ordinances and criteria.

Sincerely,



Sarah Geurtz, PLA

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

Applicant: Riverwood Homes Date: 12/6/2022

Project Name: The Grove at Engles Mill Phase 3, (Preliminary Plat & Final Plat)

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: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineering fees monthly. **Noted.**

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

3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. **With this in mind, the ad had to be in the paper Sunday, December 4, 2022 to meet the deadline.** **Newspaper notice published on December 4.**

5. Please submit a revised plan as soon as possible. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for the planning commission, a site plan and landscape plan would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great. **Required copies of revisions will be provided for PC meeting.**

6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies. **Revised plans will be provided.**

7. Planning Commission meeting will be **Monday December 19, 2022 at 6:00 pm. This is a week earlier than normal.**

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: RED CANYON DEVELOPMENT LLC Day Phone: 479-582-9597

Address: 611 W BOWEN BLVD. FAY, AR 72703 Fax: _____

Representative: JORGENSEN & ASSOC. Day Phone: 479-442-9127

Address: 124 W SUNBRIDGE DR. FAY, AR 72703 Fax: _____

Property Owner: SAME AS APPLICANT Day Phone: _____

Address: _____ 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 -- WEST OF GOOSE CRK PH 2

Current Zoning -- R-1

Attach legal description

Financial Interests

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

RED CANYON DEVELOPMENT LLC

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

 _____ Date 11/14/2022
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.)*

 member _____ Date 11/14/2022
Owner/Agent Signature

LSD/Subdivision Application Checklist:

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
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.		X	This will be a residential subdivision.
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	X		
5. List of adjacent property owners and copy of notification letter sent. *		X	Provided on plat. Notification letter to be provided at a later date when PC date is known.
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	Provided at a later date.
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).		X	Provided at a later date.
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.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
10. Status of regulatory permits:			
a. NPDES Storm water Permit		X	
b. 404 Permit		X	
c. Other		X	Will provide prior to construction if needed.
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	X		

abutment, etc.	X		
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.		X	No structures onsite
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.	X		
16. Existing topographic information with source of the information noted. Show:	X		
a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.			X
17. Preliminary grading plan.	X		
Existing Utilities and Drainage Improvements (Copy of the <u>Drainage Criteria Manual</u> can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems	X		
a. Provide pipe locations, sizes and types.	X		
b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site		X	None known.
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			N/A
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.		X	Obtaining info from City of Fayetteville
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the		X	No instances

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.	X		
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.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
Site Specific Information			
1. Provide a note describing any off site improvements.	X		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		X	None known.
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		X	None known.
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.)		X	None known.
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.			N/A
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			N/A
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			N/A
8. The location and size of existing and proposed signs, if any.		X	None proposed.
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			N/A
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			N/A
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			N/A
12. Location of existing and proposed sidewalks.	X		
13. Finished floor elevation of existing and proposed structures.			N/A
14. Indicate location and type of garbage service (Large Scale			N/A

Developments only.) Dimension turnaround area at dumpster location.			N/A
15. A description of commonly held areas, if applicable.		X	None known.
16. Draft of covenants, conditions and restrictions, if any.		X	Owner has not drafted.
17. Draft POA agreements, if any.		X	Owner has not drafted.
18. A written description of requested variances and waivers from any city requirements.		X	None requested at this time.
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.			N/A
20. Preliminary drainage plan as required by the consulting engineer.	X		

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



**JORGENSEN
+ ASSOCIATES**

Civil Engineering • Land Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

November 14, 2022

City of Farmington
354 W. Main
Farmington, AR 72730

Attn: Planning Department

RE: Goose Creek Ph. 5 Preliminary Plat

Please find the enclosed submittal for the above-mentioned project. This development will consist of Phase 5 of the Goose Creek development. It will reside directly west of Phase 2. Phase 5 will consist of 102 lots (including 2 unbuildable). Water and Sewer will be connected onto existing utilities that were installed/constructed with Phase 2. Drainage infrastructure will be provided and will closely match the patterns provided in the original overall drainage report for Phase 1.

Sincerely,


Jared S. Inman, P.E.



CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10846726-9331
DATE	11/15/2022 10:52 AM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK #720450 DEV. FEE FOR GOOSE CREEK PH 5

1 × Development Fee	\$2,000.00
Subtotal	\$2,000.00

TOTAL	\$2,000.00
-------	-------------------

Receipt sent via SwipeSimple, powered by CardFlight

© CardFlight, Inc. 2022

LEGAL DESCRIPTION:

A part of the W1/2 of the SW1/4 of Section 15, T18N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the NE Corner of said W1/2, SW1/4, thence N88°21'31"W 102.99 feet to the POINT OF BEGINNING, thence S03°56'50"W 381.86 feet, thence S86°03'10"E 45.00 feet, thence S03°56'50"W 185.00 feet, thence S86°03'10"E 75.00 feet, thence S03°56'50"W 135.00 feet, thence S86°03'10"E 205.73 feet, thence S62°26'03"E 53.70 feet, thence S41°03'10"E 135.00 feet, thence S48°56'50"W 230.05 feet, thence S69°42'08"E 171.27 feet, thence along a non tangent curve to the left 35.67 feet, said curve having a radius of 125.00 feet and a chord bearing and distance of S12°07'21"W 35.55 feet, thence S03°56'50"W 11.95 feet, thence N86°03'10"W 135.00 feet, thence S03°56'50"W 105.00 feet, thence N86°03'10"W 300.00 feet, thence S88°39'58"W 106.37 feet, thence S61°43'00"W 127.99 feet, thence S48°56'50"W 525.00 feet, thence N48°13'00"W 154.28 feet, thence S61°27'36"W 154.90 feet, thence S48°56'50"W 119.76 feet, thence S03°25'37"E 115.11 feet, thence N41°02'00"W 443.07 feet, thence N02°34'11"E 1,456.27 feet, thence S88°21'31"E 1,225.00 feet to the POINT OF BEGINNING: Containing 45.91 acres more or less subject to easements and right of way of record.

NORTHWEST ARKANSAS Democrat Gazette

PO BOX 3007 FARMINGTON, AR 72703-0307 TEL: 501-783-1100 FAX: 501-783-1105 WWW.NWGAZETTE.COM

AFFIDAVIT OF PUBLICATION

I, Paola Lopez, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of: Notice pending in the Court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County; that said newspaper had been regularly printed and published in said County, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

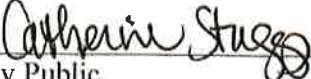
Jorgensen & Associates
PH – Preliminary Plat

Was inserted in the Regular Edition on:
December 4, 2022

Publication Charges: \$127.68


Paola Lopez

Subscribed and sworn to before me
This 5 day of Dec, 2022.


Catherine Staggs
Notary Public
My Commission Expires: 2/28/2025



A petition for Preliminary Plat for the property as described below was filed with the City of Farmington on the 15th day of November, 2022.

LEGAL DESCRIPTION:

A part of the W1/2 of the SW1/4 of Section 15, T18N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the NE Corner of said W1/2, SW1/4, thence N88°21'31"W 102.99 feet to the POINT OF BEGINNING, thence S03°56'50"W 381.86 feet, thence S86°03'10"E 45.00 feet, thence S03°56'50"W 185.00 feet, thence S86°03'10"E 75.00 feet, thence S03°56'50"W 135.00 feet, thence S86°03'10"E 205.73 feet, thence S62°26'03"E 53.70 feet, thence S41°03'10"E 135.00 feet, thence S48°56'50"W 230.05 feet, thence S69°42'08"E 171.27 feet, thence along a non-tangent curve to the left 35.67 feet, said curve having a radius of 125.00 feet and a chord bearing and distance of S12°07'21"W 35.55 feet, thence S03°56'50"W 11.95 feet, thence N86°03'10"W 135.00 feet, thence S03°56'50"W 105.00 feet, thence N86°03'10"W 300.00 feet, thence S88°39'58"W 106.37 feet, thence S61°43'00"W 127.99 feet, thence S48°56'50"W 525.00 feet, thence N48°13'00"W 154.28 feet, thence S61°27'36"W 154.90 feet, thence S48°56'50"W 119.76 feet, thence S03°25'37"E 115.11 feet, thence N41°02'00"W 443.07 feet, thence N02°34'11"E 1,456.27 feet, thence S88°21'31"E 1,225.00 feet to the POINT OF BEGINNING: Containing 45.91 acres more or less subject to easements and right of way of record. A public hearing to consider this Preliminary Plat will be held on the 19th day of December, 2022, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. This meeting can be attended in person or through Zoom (link provided closer to meeting date on City website or Facebook page). All interested persons are invited to attend.
75628701 December 4, 2022

****NOTE****

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



JORGENSEN
+ ASSOCIATES
Civil Engineering + Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION FOR PRELIMINARY PLAT**

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

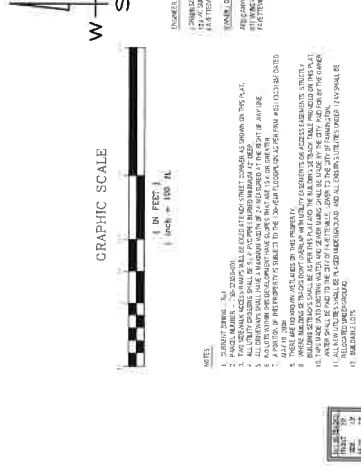
West of Double Springs Rd. West of Goose Creek Subdivision Phase Ph II (plan attached)
Location

Riggins Commercial Construction & Development Inc.
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for **PRELIMINARY PLAT** of the above property.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on **December 19th** 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. Please watch the City Facebook page and website for details. Persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main, 479-267-3865.



GRAPHIC SCALE
1 inch = 100 feet

NOTES:
 1. DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND PROVIDE PROTECTIVE COVERING FOR ALL UTILITIES.
 2. ALL UTILITIES SHALL BE RELOCATED TO THE INTERIOR OF EACH LOT.
 3. ALL UTILITIES SHALL BE RELOCATED TO THE INTERIOR OF EACH LOT.
 4. ALL UTILITIES SHALL BE RELOCATED TO THE INTERIOR OF EACH LOT.
 5. ALL UTILITIES SHALL BE RELOCATED TO THE INTERIOR OF EACH LOT.
 6. ALL UTILITIES SHALL BE RELOCATED TO THE INTERIOR OF EACH LOT.
 7. ALL UTILITIES SHALL BE RELOCATED TO THE INTERIOR OF EACH LOT.
 8. ALL UTILITIES SHALL BE RELOCATED TO THE INTERIOR OF EACH LOT.
 9. ALL UTILITIES SHALL BE RELOCATED TO THE INTERIOR OF EACH LOT.
 10. ALL UTILITIES SHALL BE RELOCATED TO THE INTERIOR OF EACH LOT.

LEGEND

X	CONCRETE
○	STAINLESS STEEL
○	ALUMINUM
○	COPPER
○	BRASS
○	STEEL
○	WOOD
○	GLASS
○	PLASTER
○	CEMENT
○	BRICK
○	TILE
○	PAINT
○	ROOFING
○	LANDSCAPE
○	UTILITIES
○	BARRIERS
○	PAVING
○	FURNITURE
○	PROJECT

LEGAL DESCRIPTION:
 A certain portion of the... [Detailed description of the property, including lot numbers and dimensions.]
 THIS PLAN SHOWS THE... [Description of the proposed development, including building footprints and site access.]

PROPOSED DEVELOPMENT

Lot #	Area (sq ft)	Volume (cu yd)	Character
01	35,000	100,000	RESIDENTIAL
02	35,000	100,000	RESIDENTIAL
03	35,000	100,000	RESIDENTIAL
04	35,000	100,000	RESIDENTIAL
05	35,000	100,000	RESIDENTIAL
06	35,000	100,000	RESIDENTIAL
07	35,000	100,000	RESIDENTIAL
08	35,000	100,000	RESIDENTIAL
09	35,000	100,000	RESIDENTIAL
10	35,000	100,000	RESIDENTIAL
11	35,000	100,000	RESIDENTIAL
12	35,000	100,000	RESIDENTIAL
13	35,000	100,000	RESIDENTIAL
14	35,000	100,000	RESIDENTIAL
15	35,000	100,000	RESIDENTIAL
16	35,000	100,000	RESIDENTIAL
17	35,000	100,000	RESIDENTIAL
18	35,000	100,000	RESIDENTIAL
19	35,000	100,000	RESIDENTIAL
20	35,000	100,000	RESIDENTIAL
21	35,000	100,000	RESIDENTIAL
22	35,000	100,000	RESIDENTIAL
23	35,000	100,000	RESIDENTIAL
24	35,000	100,000	RESIDENTIAL
25	35,000	100,000	RESIDENTIAL
26	35,000	100,000	RESIDENTIAL
27	35,000	100,000	RESIDENTIAL
28	35,000	100,000	RESIDENTIAL
29	35,000	100,000	RESIDENTIAL
30	35,000	100,000	RESIDENTIAL
31	35,000	100,000	RESIDENTIAL
32	35,000	100,000	RESIDENTIAL
33	35,000	100,000	RESIDENTIAL
34	35,000	100,000	RESIDENTIAL
35	35,000	100,000	RESIDENTIAL
36	35,000	100,000	RESIDENTIAL
37	35,000	100,000	RESIDENTIAL
38	35,000	100,000	RESIDENTIAL
39	35,000	100,000	RESIDENTIAL
40	35,000	100,000	RESIDENTIAL
41	35,000	100,000	RESIDENTIAL
42	35,000	100,000	RESIDENTIAL
43	35,000	100,000	RESIDENTIAL
44	35,000	100,000	RESIDENTIAL
45	35,000	100,000	RESIDENTIAL
46	35,000	100,000	RESIDENTIAL
47	35,000	100,000	RESIDENTIAL
48	35,000	100,000	RESIDENTIAL
49	35,000	100,000	RESIDENTIAL
50	35,000	100,000	RESIDENTIAL
51	35,000	100,000	RESIDENTIAL
52	35,000	100,000	RESIDENTIAL
53	35,000	100,000	RESIDENTIAL
54	35,000	100,000	RESIDENTIAL
55	35,000	100,000	RESIDENTIAL
56	35,000	100,000	RESIDENTIAL
57	35,000	100,000	RESIDENTIAL
58	35,000	100,000	RESIDENTIAL
59	35,000	100,000	RESIDENTIAL
60	35,000	100,000	RESIDENTIAL
61	35,000	100,000	RESIDENTIAL
62	35,000	100,000	RESIDENTIAL
63	35,000	100,000	RESIDENTIAL
64	35,000	100,000	RESIDENTIAL
65	35,000	100,000	RESIDENTIAL
66	35,000	100,000	RESIDENTIAL
67	35,000	100,000	RESIDENTIAL
68	35,000	100,000	RESIDENTIAL
69	35,000	100,000	RESIDENTIAL
70	35,000	100,000	RESIDENTIAL
71	35,000	100,000	RESIDENTIAL
72	35,000	100,000	RESIDENTIAL
73	35,000	100,000	RESIDENTIAL
74	35,000	100,000	RESIDENTIAL
75	35,000	100,000	RESIDENTIAL
76	35,000	100,000	RESIDENTIAL
77	35,000	100,000	RESIDENTIAL
78	35,000	100,000	RESIDENTIAL
79	35,000	100,000	RESIDENTIAL
80	35,000	100,000	RESIDENTIAL

Land Table

Lot #	Area (sq ft)	Volume (cu yd)	Character
01	35,000	100,000	RESIDENTIAL
02	35,000	100,000	RESIDENTIAL
03	35,000	100,000	RESIDENTIAL
04	35,000	100,000	RESIDENTIAL
05	35,000	100,000	RESIDENTIAL
06	35,000	100,000	RESIDENTIAL
07	35,000	100,000	RESIDENTIAL
08	35,000	100,000	RESIDENTIAL
09	35,000	100,000	RESIDENTIAL
10	35,000	100,000	RESIDENTIAL
11	35,000	100,000	RESIDENTIAL
12	35,000	100,000	RESIDENTIAL
13	35,000	100,000	RESIDENTIAL
14	35,000	100,000	RESIDENTIAL
15	35,000	100,000	RESIDENTIAL
16	35,000	100,000	RESIDENTIAL
17	35,000	100,000	RESIDENTIAL
18	35,000	100,000	RESIDENTIAL
19	35,000	100,000	RESIDENTIAL
20	35,000	100,000	RESIDENTIAL
21	35,000	100,000	RESIDENTIAL
22	35,000	100,000	RESIDENTIAL
23	35,000	100,000	RESIDENTIAL
24	35,000	100,000	RESIDENTIAL
25	35,000	100,000	RESIDENTIAL
26	35,000	100,000	RESIDENTIAL
27	35,000	100,000	RESIDENTIAL
28	35,000	100,000	RESIDENTIAL
29	35,000	100,000	RESIDENTIAL
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33	35,000	100,000	RESIDENTIAL
34	35,000	100,000	RESIDENTIAL
35	35,000	100,000	RESIDENTIAL
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55	35,000	100,000	RESIDENTIAL
56	35,000	100,000	RESIDENTIAL
57	35,000	100,000	RESIDENTIAL
58	35,000	100,000	RESIDENTIAL
59	35,000	100,000	RESIDENTIAL
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63	35,000	100,000	RESIDENTIAL
64	35,000	100,000	RESIDENTIAL
65	35,000	100,000	RESIDENTIAL
66	35,000	100,000	RESIDENTIAL
67	35,000	100,000	RESIDENTIAL
68	35,000	100,000	RESIDENTIAL
69	35,000	100,000	RESIDENTIAL
70	35,000	100,000	RESIDENTIAL
71	35,000	100,000	RESIDENTIAL
72	35,000	100,000	RESIDENTIAL
73	35,000	100,000	RESIDENTIAL
74	35,000	100,000	RESIDENTIAL
75	35,000	100,000	RESIDENTIAL
76	35,000	100,000	RESIDENTIAL
77	35,000	100,000	RESIDENTIAL
78	35,000	100,000	RESIDENTIAL
79	35,000	100,000	RESIDENTIAL
80	35,000	100,000	RESIDENTIAL

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	10/10/2020	J. SMITH	ISSUED FOR PERMIT
2	10/15/2020	J. SMITH	REVISIONS
3	10/20/2020	J. SMITH	REVISIONS
4	10/25/2020	J. SMITH	REVISIONS
5	10/30/2020	J. SMITH	REVISIONS
6	11/05/2020	J. SMITH	REVISIONS
7	11/10/2020	J. SMITH	REVISIONS
8	11/15/2020	J. SMITH	REVISIONS
9	11/20/2020	J. SMITH	REVISIONS
10	11/25/2020	J. SMITH	REVISIONS
11	12/01/2020	J. SMITH	REVISIONS
12	12/05/2020	J. SMITH	REVISIONS
13	12/10/2020	J. SMITH	REVISIONS
14	12/15/2020	J. SMITH	REVISIONS
15	12/20/2020	J. SMITH	REVISIONS
16	12/25/2020	J. SMITH	REVISIONS
17	01/05/2021	J. SMITH	REVISIONS
18	01/10/2021	J. SMITH	REVISIONS
19	01/15/2021	J. SMITH	REVISIONS
20	01/20/2021	J. SMITH	REVISIONS

ADJOINING PROPERTY OWNERS

Parcel: 760-02350-000
RIGGINS CONSTRUCTION OF NWA INC
1204 E JOYCE BLVD #102
FAYETTEVILLE, AR 72703

Parcel: 760-02350-005 & 760-02350-006
DOUBLE SPRINGS DEVELOPMENT LLC
1204 E JOYCE BLVD #102
FAYETTEVILLE, AR 72703

Parcel: 760-02740-000
PEARCY, JAY D & HAVEN E
483 W HYDRANGEA DR
FARMINGTON, AR 72730

Parcel: 760-02741-000
PEARCY, JAY D & HAVEN E
483 W HYDRANGEA DR
FARMINGTON, AR 72730

Parcel: 760-02743-000
ISMAIL, MOHAMMAD & ROSHAN ARA
471 W HYDRANGEA DR
FARMINGTON, AR 72730

Parcel: 760-02742-000
MATHIAS, SAM; PEARCY, JAY D & HAVEN E
443 HYDRANGEA DR
FARMINGTON, AR 72730

Parcel: 760-02745-000
THOMPSON, BEAU P & KATHERINE P
443 W HYDRANGEA DR
FARMINGTON, AR 72730

Parcel: 760-02747-000
BLAKELY, ROBERT ALLEN & STEPHANIE
429 W HYDRANGEA DR
FARMINGTON, AR 72730

Parcel: 760-02748-000
PENNE, PHILIP J; MACKLEM, MELISSA A
592 N MCLEOD DR
FARMINGTON, AR 72730

Parcel: 760-02351-000
YOUNG, PHYLLIS ANN
546 GOOSE CREEK RD
FARMINGTON, AR 72730-8506

7022 2410 0000 5049 2549

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TYLER SAMPLES & KATIE CARDONE
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FARMINGTON, AR 72730

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349 W TAVERNER XING
FARMINGTON, AR 72730

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CHRISTIAN & MALLORY FILES
402 W CACKLING BND
FARMINGTON, AR 72730

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MARK A. NOVAK
25107 JAYMARR COURT
PORTER, TX 77365

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JAMES & AMY CARROLL
3517 N GULLEY RD
FAYETTEVILLE, AR 72703

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ALEX B. & JERRY L. KENNEDY
379 W TAVERNER XING
FARMINGTON, AR 72730

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 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

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RALPH A WURSTER TRUST
200 NW TALL OAKS AVE
BENTONVILLE, AR 72712

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 Adult Signature Required \$0.00
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JASON & LYNLEE MALDONADO
365 W TAVERNER XING
FARMINGTON, AR 72730

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 Adult Signature Required \$0.00
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Postage \$0.60

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CURRENT OWNER
401 W CABADA DR
FARMINGTON, AR 72730

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 Return Receipt (hardcopy) \$3.25
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

\$4.60

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RIGGINS CONSTRUCTION OF NWA INC
1204 E JOYCE BLVD #102
FAYETTEVILLE, AR 72703

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 Adult Signature Restricted Delivery \$0.00

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JOHN & MAYRA SUCHOWSKI
526 N GOOSE XING
FARMINGTON, AR 72730

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 Certified Mail Restricted Delivery \$0.00
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Postage \$0.60

\$4.60

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THE ZACHARY DAVID BRASUETT TRUST
7.85
527 N GOOSE XING
FARMINGTON, AR 72730

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7022 2410 0000 5049 2662

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 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

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DOUBLE SPRINGS DEVELOPMENT LLC
1204 E JOYCE BLVD #102

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PEARCY, JAY D & HAVEN E
483 W HYDRANGEA DR

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MOHAMMAD & ROSHAN ARA

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 Return Receipt (electronic) \$0.00
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 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total \$4.60

City, State, ZIP+4®
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MATHIAS, SAM; PEARCY, JAY D
HAVEN E
443 HYDRANGEA DR
FARMINGTON, AR 72730

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

7022 2420 0000 5049 2709

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 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total \$4.60

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 USPS

THOMPSON, BEAU P & KATHERINE
443 W HYDRANGEA DR
FARMINGTON, AR 72730

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7022 2420 0000 5049 2709

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FARMINGTON, AR 72730
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 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
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Postage \$0.60

Total \$4.60

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CLARENCE B. CRAFT STA. FARMINGTON, AR 72703-9998
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BLAKELY, ROBERT ALLEN & STEPHANIE
429 W HYDRANGEA DR
FARMINGTON, AR 72730

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 Adult Signature Restricted Delivery \$0.00

Postage \$0.60

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PENNE, PHILIP J; MACKLEM, MELISSA
592 N MCLEOD DR
FARMINGTON, AR 72730

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CURRENT OWNER
394 W CACKLING BND
FARMINGTON, AR 72730

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YOUNG, PHYLLIS ANN
546 GOOSECREEK RD
FARMINGTON, AR 72730-8506

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

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December 13, 2022

City of Farmington
354 W Main
Farmington, AR 72730

Attn: Melissa McCarville
RE: Goose Creek Ph 5

Please find below our responses to comments from each department that was provided at the Technical Review on December 6th.

Comments from Planning (Melissa McCarville)

1. Engineering fees will accumulate as the development continues. We will bill the engineer or developer monthly. *Noted.*
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission. *Noted. Will provide receipts and notation.*
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise leader is published on Wednesday. Please add a not on your publication and letters that the meeting is in person or through Zoom. With this in mind, the ad must be in Sunday, December 4th, 2022 to meet the deadline. *Noted. Will provide proof of publication.*
4. Please submit a revised plan as soon as possible. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for the planning commission, a site plan and landscape plan would probably be sufficient. If I can also get a PDF of version that can be distributed to the public and added to Facebook and our website would be great. *Noted. Will provide.*
5. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies. *Noted. No changes to original drainage report.*
6. Planning Commission meeting will be Monday December 19, 2022 at 6:00 pm. This is as week earlier than normal. *Noted.*

Comments from Engineering (Chris Brackett, PE)

1. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat. *Noted.*
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-engr.com. *Noted. Will provide.*
3. There are 101 Buildable Lots included in Phase 5. Add this to Note 12. *Revised.*
4. The Fire Chief must approve the traffic circle shown at the intersection of W Taverner Xing and N McCleod Drive. *Noted. The traffic circle is the same one that is in Sloanbrook Phase 5 on W. Tofino Drive if he would like to drive it.*
5. Add the radius lengths and lane widths of the traffic circle to the plat. *Added.*
6. Add the radius lengths for the cul-de-sac on Tula Fighting. *Added.*
7. Add drainage to the end of W Taverner Xing to collect 100% of the runoff before it exits the site. *Street slopes (drains) toward the east.*

8. Show the 100-Year WSE in the large detention pond on Lot 333 on sheet 2. *Elevation added.*
9. Add a drive entrance to the right-of-way frontage on W Canada Drive for Lot 333. Verify that the entire detention can be maintained from this access point. *Added. Access to entire detention can be made from this point.*

Comments from Landscape (Sarah Geurtz - EDA)

1. Parkland: **WE HAVE REMOVED THE PARKLAND DEDICATION FROM THIS PROPOSAL. MONEY IN-LIEU WILL BE DONATED WITH THIS PROJECT.**
 - a. Provide detail on Lot 333, as it is called the 11Pond/Park Area11 but there is not enough detail in this plan submittal to aid their Planning Commission or EDA to determine if this lot would be acceptable as parkland area.
 - b. Please view code section 14.04.25 for information regarding parkland dedication requirements. Notably, section (h) states that storm water detention ponds, storm water channels, and land with steep grade are unsuitable as dedicated parkland. It appears that the submitted Pond/Park Area at least partially would fall under this category; however, without more plan detail, we cannot make a determination on this (see above item a).
 - c. 14.04.25 (k) states that every effort to preserve existing healthy native trees 8 inches in diameter or larger, unique specimen trees, native shrubs and other vegetation located in the proposed park area shall be made. It can't be determined from this submittal how much of the proposed Park Area has been graded out for detention versus left in its natural state. Please provide further information regarding the parkland area (topography, preserved tree canopy, top of the detention pond's banks, special natural site elements, where the required benches will be located, where the open turf area will be located, the location of the ADA accessible walking trail or path, and trash receptacle locations). The Planning Commission will need this information to make their determination of whether or not this proposed parkland will be acceptable as parkland.
2. Please update the title block's legend's linetypes to agree with those used in the drawing. *Revised.*
3. Correct Lot #270's numbering- it is labeled as being "Lot 271" *Revised.*
4. Will there be a landscaped entryway into this subdivision? If so, resubmit showing it them on the plans for review. *Not planned at this time.*
5. Code 14.04.23 -*Auxiliary landscaping/shielding/screening requirements: The pond is existing from Phase 1 of this overall development. It is heavily wooded and shouldn't require additional landscaping.*
 - a. Pond and Water Quality Pond Landscaping:
 - i. Several areas around detention pond shall be provided with low shrubs or grass plants for better appearance.
 - ii. Pond landscaping plants or shrubs shall be of a type and variety that prevents clogged drains.

Comments from Fire (William Hellard)

1. No comments *Thank you.*

Comments from City of Fayetteville (Josh Boccaccio)

1. A grading permit must be submitted to the City of Fayetteville Engineering Division for comprehensive construction-level review of the water and sanitary sewer system for this development. *Noted.*
2. City of Fayetteville 2022 Water and Sewer Specifications will apply. *Noted.*

Comments from Ozarks Electric Coop. (Wes Mahaffey)

We have reviewed and are agreeable with the General Comments, dated 11/21/2022 for Goose Creek Subd. Ph 5, provided in letter form at City of Farmington Technical Review.

Comments from PGTELCO were not received.

Comments from Blackhills Gas were not received.

Comments from Cox Communications were not received.

Thank you for reviewing this project. If there are any questions, comments, or concerns, please let us know.

Sincerely,


Jared S. Inman, PE