



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

***PLANNING COMMISSION AGENDA***

***March 25, 2024***

**A meeting of the Farmington Planning Commission will be held on  
Monday March 25, 2024, at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –February 26, 2024
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 limited to three minutes per person.

**1. UNFINISHED BUSINESS**

- A. **Final Plat** – Goose Creek Ph. 4  
**Property owned by:** DR Horton  
**Property Location:** West of Goose Creek Ph. 3  
**Presented by:** Jorgensen & Associates

**2. PUBLIC HEARINGS**

- B. **Conditional Use – Freedom Fireworks, LLC**  
**Property owned by:** Freedom Fireworks, LLC.  
**Property Location:** 233 E. Main St  
**Presented by:** Freedom Fireworks
- C. **Final Plat – Hillcrest Subdivision**  
**Property owned by:** Bart Bauer  
**Property Location:** 11294 N. Hwy 170  
**Presented by:** Blew & Associates
- D. **Request for extension of LSD - Farmington Vet Clinic**
- E. **Election of Officers**

## **Planning Commission Minutes February 26, 2024 at 6 PM**

1. **ROLL CALL** – The meeting was called to order by Chair Robert Mann. A quorum was present.

### **PRESENT**

Robert Mann, Chair  
Bobby Wilson  
Chad Ball  
Gerry Harris  
Judy Horne  
Keith Macedo  
Norm Toering  
Howard Carter

### **ABSENT**

**City Employees Present:** Melissa McCarville, City Business Manager; Jay Moore, City Attorney; Rick Bramall, City Building Inspector; Chris Brackett, City Engineer; Bill Hellard, Fire Chief; Ernie Penn, Mayor

2. **Approval of Minutes:** The January 22, 2024 minutes were approved, with the correction of Mr. Shepard's last name.

3. **Comments from Citizens: None**

### **Public Hearings**

#### **1.A. Final Plat – Goose Creek Ph. 4; Property Owned by DR Horton; West of Goose Creek Ph. 3; Presented by Jorgensen & Associates**

The City representatives had no comments regarding the Final Plat.

Chris Brackett, City Engineer, read his memo with conditions for approval of final plat:

“The Final Plat for the Goose Creek Village Subdivision Phase IV has been reviewed and it is our opinion that the Planning Commission’s approval should be conditional on the following comments.

1. The required Payment in Lieu of Park Land Conveyance must be paid prior to the signatures on the final Plat. This fee will be \$900 per single family unit. The fee will be \$53,100 for 59 single family lots.
2. All public improvements must be completed, and a Final Inspection scheduled. All punch list items must be completed and accepted prior to final approval of the final plat.
3. A one-year Maintenance Bond to the City of Farmington for all public improvements except for the water and sanitary sewer improvements must be provided prior to the signatures on the Final Plat. The engineer must submit an itemized cost of these improvements for approval prior to obtaining the bond.
4. If the sidewalk construction is to be delayed until the home construction, then the developer shall provide an escrow account in accordance with Ordinance 9.20.03 (a.). The engineer shall provide a cost estimate for the construction of the sidewalk for approval.
5. If the installation of the street lights has not been completed at the time of Final Plat signatures, then the developer shall provide the paid invoice from the electric company for these lights.

6. Provide one original and 6 copies of the recorded plat to the City.”

Jared Inman, of Jorgensen & Associates, agreed to the conditions set forth.

Gerry Harris pointed out that the plat should be changed to Ph 4, not Ph 3. She asked who would maintain the large pond which currently is a mess. Mr. Inman said the POA would be responsible for maintaining it. Jay Moore said if the POA did not maintain it, the City could take civil action.

Mr. Inman said the orange tape on trees indicates trees that will remain.

Gerry Harris reminded that there is supposed to be a park and at the present time it was not clear it was being created. Mr. Inman said it would be.

Keith Macedo pointed out that one street was named “Gaggle”. It will be named “Gaggle Way.”

There will only be a small amount of right-of-way on Goose Creek to be dedicated.

#### **Comments from Citizens:**

Phyllis Young, 546 Goose Creek, expressed concern that even more water from this proposed Phase 4 will flow down onto her land which is already being eroded much more than before the development was begun. In addition, there are places on her land where trash and debris are two feet high.

City Attorney Moore said she would have to let the court decide what would happen with her concerns.

Ms. Young said that parties involved in her lawsuit have asked for a continuance. She concluded by saying the Commission should do what is right and not approve Ph 4 and then Ph 5 until her lawsuit is decided. She said again that the water runoff is destroying her property, with much more water than before the subdivision construction began.

It was asked if a ditch could be dug on her land. She said given the amount of water that pours down, a ditch would have to be at least 10 feet wide.

Mr. Inman said they would take care of cleaning up the trash and debris the first thing tomorrow.

City Attorney Moore said that the Commission can't make decision based upon Ms. Young's legal case. He had checked on the status and saw that Ms. Young's lawyer, Mr. Dixon, had filed an amended complaint two weeks ago, but there had been no motion to continue.

Judy Horne moved to table this Final Plat request until the March 2024 meeting to ensure the trash and other debris are cleaned up. Upon roll call vote, motion passed 5-2 with Bobby Wilson and Chad Ball voting “No”.

#### **1 .B. Variance – Domino’s Pizza; Property owned by A & M Pizza Real Estate; Property Located on Highway 62, Farmington; Presented by Bates & Associates**

Mr. Bates explained that A & M Pizza Real Estate is requesting a variance for the north portion of the property because that landscaping would be destroyed when Phase 2 is developed. In addition, they

asked for a variance from section 14.04.21 requiring landscaping adjacent to the building frontage. They propose to put that additional 50 square feet of landscaping elsewhere on the property instead.

**Public Comment:**

Several homeowners to the north who are adjacent to the property, including Kathy Hutchins – 297 Willow Avenue, complained about large amounts of trash that blow onto their fences and asked who is responsible for cleaning it up. Ronnie Deese - 83 and 85 S. Double Springs Road said his property is next to Domino's and agreed that the dumpster piles up and overflows.

Jay Moore said the trash complaint should go to the City or City Code Enforcement if Domino's refuses to improve trash control.

Mr. Deese was concerned about the safety of students beginning at 3 PM on the driveway behind Domino's that extends to the Dairy Queen property. Students come over there after school, people park everywhere to pick up children, workers park there, and the pizza delivery vehicles speed through there too fast.

Chad Ball asked about perhaps using large boulders as part of the landscaping in the back that would be a traffic deterrent. It was noted that the new construction and landscaping will prevent cars traveling through as they do now.

Wes Marshall - 293 Willow has solar panels on the roof and does not want trees planted behind his home that might eventually block the sun.

Judy Horne suggested that Bates & Associates look carefully at the landscaping requirements because from the plat, it appeared that they are planting more vegetation than the ordinance requires. Also she asked Mr. Bates to work with the adjacent neighbors regarding screening next to their back fences, except not planting near the solar panels.

Chairman Mann called for question and upon roll call vote, the variance regarding landscaping passed unanimously.

**1. C. Large Scale Development – Domino's Pizza; Property owned by A & M Pizza Real Estate; Property Located on Highway 62, Farmington; Presented by Bates & Associates**

Geoff Bates had seen the memo listing conditions for approval of the LSD and was OK with the conditions. Mr. Brackett read the memo:

“The Large Scale Development for the Domino's Pizza has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The fire flow, fire hydrant and fire lane locations must be reviewed and approved by the Farmington Fire Department prior to construction plan approval.
2. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to construction plan approval.
3. Submit two (2) copies of the filed easement plat prior to construction plan approval. A copy of the proposed easement plat shall be submitted to KMS for review and approval prior to signatures.

4. A sign permit will be required for the construction of the signage for this project.
5. A completed Grading Permit Application and fee must be submitted to the City prior to final approval of the construction plans. A preconstruction conference will be required prior to any grading on the site. The owner, their engineering consultant, and the contractor responsible for the best management practices will be required to attend this conference.
6. After a final review set of plans and drainage report have been approved by KMS, the applicant shall submit to the City one (1) set of the full-size plans and two (3) sets of the half-size plans, and one (1) copy of the final drainage report that have been sealed by the engineer of record for final approval and distribution.
7. This approval of this large scale development is effective for a period of one year and thereafter as long as work is actively progressing on the installation of the required improvements.

Chad Ball noted that a crosswalk leads directly to the drive-through area and this will be changed. He also reminded that there needs to be a sidewalk on Kelli Avenue, just west of the development that connects to the Highway 62 sidewalk.

**Public Comment:**

Wes Marshall, 219 Willow Avenue – He repeated his concerns about the solar panels on the back roof of his house, stating he did not want trees planted that would eventually shade the panels.

Jill Toering, 306 Claybrook – She inquired about the gravel drive and that area will be paved.

Regarding queries about the yet-to-be developed land north of Domino’s, access and shielding from residential property owners will be considered at that time.

Chairman Mann called for question to approve the LSD, contingent upon meeting conditions in the City Attorney Brackett’s memo. The vote was 6 – 1 with Keith Macedo voting “No.”

**Consideration of Changes to Ordinances**

City Attorney Moore recommended that Commissioners decide upon any and all changes they would like to see made to ordinances. Then the changes could be made at one time instead of “piece-meal.”

Election of Officers will be held at the March 2024 meeting.

**Adjournment:** Having no further business, motion was made and seconded to adjourn; it was approved unanimously, and meeting was adjourned.

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Judy Horne, Secretary

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Robert Mann, Chair



**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: 7-26-21

Date of grading permit: March 2022

Date of final infrastructure inspection: 01-03-24

Engineering Fees Paid yes no

**Development site address or location:** West of Goose Creek Ph 3

**GENERAL INFORMATION:**

**Primary Contact Person:** Gisela Talbert

**Business Name:** DR Horton - NW Arkansas

**Address:** 5502 W Walsh Ln

**City:** Rogers **State:** AR **Zip Code:** 72758

**Phone:** 479-957-1524 **Email:** ggtalbert@drhorton.com

**Check all that apply:**  **Applicant**  **Owner**  **Other** \_\_\_\_\_

**Name:** Jared S. Inman, PE

**Business Name:** Jorgensen + Assoc.

Address: 124 W Sunbridge Dr Ste 5

City: Fayetteville State AR Zip Code 72703

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: 01/23/24

**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)

  
Notary Public for the State of Arkansas  
Date: 01/23/2024

## 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 1/2".	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 data 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.
<b>The Following Shall Appear on the Site Plan:</b>			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	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 <sup>th</sup> of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	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		
<b>Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)</b>			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	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		
<b>Proposed Utilities</b>			
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		
<b>Proposed and Existing Streets, Rights-of-way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	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		
<b>Site Specific Information</b>			
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 purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.			N/A
14. Indicate location and type of garbage service (Large Scale			N/A

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

## LeAnn Tolleson

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**From:** Melissa McCarville  
**Sent:** Wednesday, February 7, 2024 2:14 PM  
**To:** LeAnn Tolleson  
**Subject:** FW: Goose Creek Ph 3 Final Plat

**From:** Jared Inman <jared@jorgensenassoc.com>  
**Sent:** Wednesday, February 7, 2024 1:58 PM  
**To:** Anna Hernandez <ahernandez@rivervalleydemocratgazette.com>; legalads@nwaonline.com  
**Cc:** Melissa McCarville <melissamccarville@cityoffarmington-ar.gov>  
**Subject:** RE: Goose Creek Ph 3 Final Plat

Looks good. Thank you!

Jared S. Inman, P.E.  
Jorgensen + Associates  
Ph: 479-442-9127

**From:** Anna Hernandez <[ahernandez@rivervalleydemocratgazette.com](mailto:ahernandez@rivervalleydemocratgazette.com)>  
**Sent:** Wednesday, February 7, 2024 1:54 PM  
**To:** Jared Inman <[jared@jorgensenassoc.com](mailto:jared@jorgensenassoc.com)>; [legalads@nwaonline.com](mailto:legalads@nwaonline.com)  
**Cc:** 'Melissa McCarville' <[melissamccarville@cityoffarmington-ar.gov](mailto:melissamccarville@cityoffarmington-ar.gov)>  
**Subject:** RE: Goose Creek Ph 3 Final Plat

Cost to run on Sunday Feb. 11 is \$223.44, proof below.



Account #: NWC3935558

Company: JORGENSEN & ASSOCIATES  
124 W SUNBRIDGE 5  
FAYETTEVILLE, AR 72703

Ad number #: 373833

PO #:

Matter of: Goose Creek Ph 3 Final Plat

#### AFFIDAVIT • STATE OF ARKANSAS

I, Carla Gardner, do solemnly swear that I am the Finance Director of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

Goose Creek Ph 3 Final Plat

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.

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$223.44.  
(Includes \$0.00 Affidavit Charge).

*NWA Democrat Gazette 02/11/24; NWA nwaonline.com 02/11/24*

Finance Director

State of ARKANSAS, County of WASHINGTON, Subscribed  
and sworn to before me on this 12th day of February, 2024

NOTARY PUBLIC



A petition for Final Plat for the property as described below was filed with the City of Farmington on the 23rd day of January, 2024.

A PART OF THE SW1/4 OF THE SE1/4 AND A PART OF THE SE1/4 OF THE SW1/4 OF SECTION 15, T16N, R31W IN WASHINGTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE NW1/4, SE1/4, THENCE N88°21'31"W 102.99 FEET, 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 S80°39'58"W 106.37 FEET, THENCE S61°43'00"W 127.99 FEET, THENCE S48°56'50"W 525.00 FEET TO THE POINT OF BEGINNING, THENCE S41°03'10"E 135.00 FEET, THENCE S48°58'16"W 40.62 FEET, THENCE S41°01'44"E 140.02 FEET, THENCE N48°58'16"E 135.00 FEET, THENCE S41°01'44"E 44.87 FEET, THENCE N48°58'16"E 185.00 FEET, THENCE S41°01'44"E 200.40 FEET, THENCE S03°56'50"W 5.18 FEET, THENCE S86°03'10"E 185.00 FEET, THENCE N03°56'50"E 30.00 FEET, THENCE S86°03'10"E 135.00 FEET, THENCE S03°56'50"W 410.16 FEET, THENCE S86°03'10"E 139.95 FEET, THENCE S03°56'50"W 38.70 FEET, THENCE S30°33'14"E 103.66 FEET, THENCE S59°17'31"E 58.19 FEET, THENCE S36°14'23"E 141.28 FEET, THENCE N48°56'50"E 102.53 FEET, THENCE N41°03'10"W 140.34 FEET, THENCE N48°56'50"E 151.10 FEET, THENCE N48°56'50"E 76.10 FEET, THENCE ALONG A CURVE TO THE LEFT 43.24 FEET, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF N36°33'31"E 42.91 FEET, THENCE S87°09'21"E 152.20 FEET, THENCE S04°25'16"W 249.85 FEET, THENCE S68°31'04"W 148.40 FEET, THENCE S01°42'04"W 192.97 FEET, THENCE N87°52'27"W 294.95 FEET, THENCE N01°47'29"E 145.61 FEET, THENCE N87°51'00"W 591.17 FEET, THENCE S00°55'50"W 143.16 FEET, THENCE N41°01'38"W 427.21 FEET, THENCE N31°58'53"E 1.97 FEET, THENCE N41°04'47"W 730.87 FEET, THENCE S13°59'31"W 1.48 FEET, THENCE N41°01'38"W 26.55 FEET, THENCE N03°25'37"W 115.11 FEET, THENCE N48°56'50"E 119.76 FEET, THENCE N61°27'36"E 154.90 FEET, THENCE S48°13'00"E 154.28 FEET TO THE POINT OF BEGINNING; CONTAINING 21.44 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND

RIGHT OF WAY OF RECORD.

A public hearing to consider this Final Plat will be held on the 26th day of February, 2024, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. This meeting can be attended in person. All interested persons are invited to attend.

Feb. 11, 2024 373833



9589 0710 5270 0573 8931 50

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

FARMINGTON, AR 72730

Certified Mail Fee \$4.90

Extra Services & Fees (check box, add fee as appropriate)

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

Postage \$0.68

**PURIFOY, JOHN & AMY**  
611 N DOUBLE SPRINGS RD  
FARMINGTON, AR 72730



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- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$1.68

**PRUETT, GARY; PRUETT FAMILY TR;**  
**PRUETT, KEVIN; PRUETT, STEPHEN;**  
438 RIVER PARK DR  
REDDING, CA 96003



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FARMINGTON, AR 72730

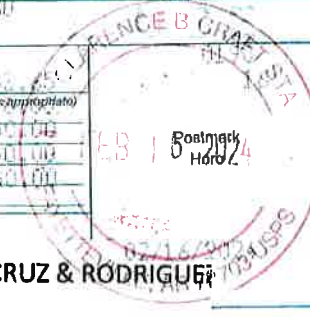
Certified Mail Fee \$4.90

Extra Services & Fees (check box, add fee as appropriate)

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**HERNANDEZ, MARICRUZ & RODRIGUEZ,**  
**PABLO**  
424 GAGGLE RD  
FARMINGTON, AR 72730



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- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$0.68

**YOUNG, PHYLLIS ANN**  
546 GOOSE CREEK RD  
FARMINGTON, AR 72730-8506



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

Postage \$0.68

**WHORTON, DANIELLE & MALLIE**  
485 W BRANTA ST  
FARMINGTON, AR 72730-3182



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

Postage \$1.68

**LYNCH, REED & STEPHANIE**  
522 GOOSE CREEK RD  
FARMINGTON, AR 72730



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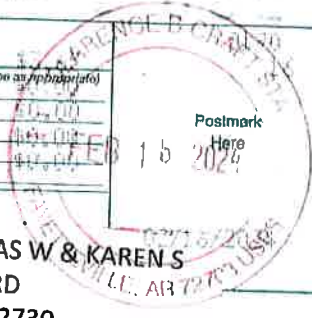
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68



MCCRATIC, DOUGLAS W & KAREN S  
434 GOOSE CREEK RD  
FARMINGTON, AR 72730

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68



WILLIAMS, DOUGLAS L REVOCABLE  
TRUST  
P O BOX 1797  
FARMINGTON, AR 72730

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68



MALONEY-STEINER, CALIB JAY & KELSEY  
CAROLIN MARY  
453 N GOOSE XING  
FARMINGTON AR 72730

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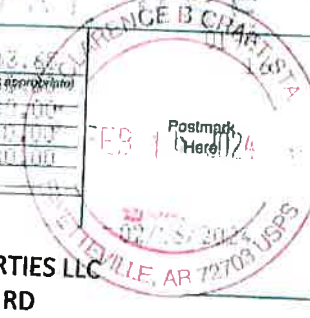
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GOOSE CREEK PROPERTIES LLC  
496 DOUBLE SPRINGS RD  
FAYETTEVILLE, AR 72702

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68



DANIELS, CONCIETTA  
449 N GOOSE XING  
FARMINGTON AR 72730

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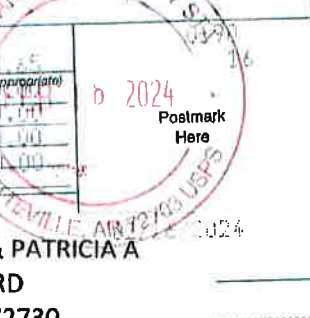
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Postage \$0.68



MAHAN, DAVID D & PATRICIA A  
412 GOOSE CREEK RD  
FARMINGTON, AR 72730



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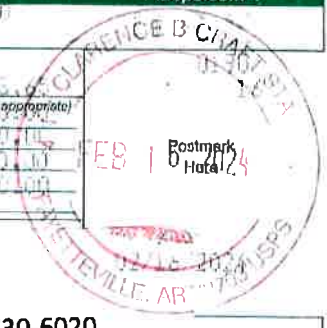
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68

THOMAS, MAX R  
445 N GOOSE XING  
FARMINGTON AR 72730-6020

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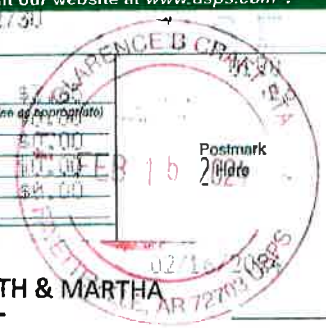
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68

BOXMAN, KENNETH & MARTHA  
509 W BRANTA ST  
FARMINGTON AR 72730

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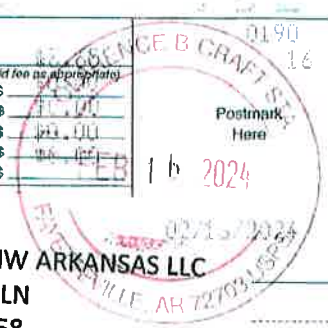
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Rogers, AR 72758

Certified Mail Fee	\$4.40
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68

R HORTON - NW ARKANSAS LLC  
5502 W WALSH LN  
ROGERS AR 72758

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68

THOMPSON, COLE MARUICE  
534 W BRANTA ST.  
FARMINGTON, AR 72730

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Postage	\$0.68

HORSFALL, KARLA M  
446 N YONA LN  
FARMINGTON AR 72730-5010

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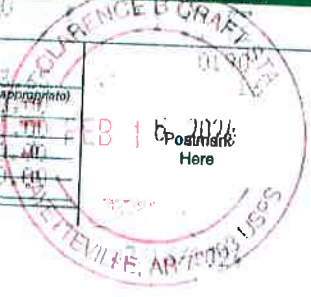
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Postage \$0.68

HAYDEN, ALICIA  
457 N GOOSE XING  
FARMINGTON AR 72730



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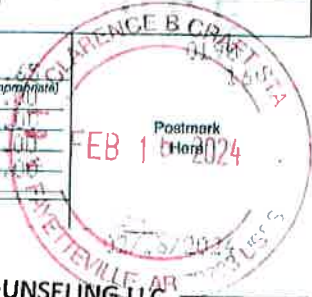
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  - Return Receipt (electronic) \$
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  - Adult Signature Restricted Delivery \$

Postage \$0.68

MOUNTAIN TOWN COUNSELING LLC  
297 N DOUBLE SPRINGS RD  
FARMINGTON, AR 72730



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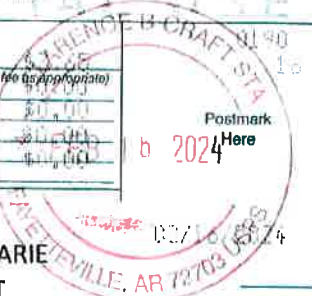
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  - Return Receipt (electronic) \$
  - Certified Mail Restricted Delivery \$
  - Adult Signature Required \$
  - Adult Signature Restricted Delivery \$

Postage \$0.68

SOUTHAVILAY, MARIE  
497 W BRANTA ST  
FARMINGTON AR 72730-3182



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

Applicant: DR Horton – NW Arkansas

Date: February 6, 2024

Project Name: Goose Creek Village Phases 4 Final Plat

Engineer/Architect: Jorgensen & 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: KMS Engineering/Farmington

Name: Christopher B. 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](mailto:chris@kms-engr.com).
3. The right-of-way for half of Double Springs Road will have to be dedicated with this plat. Double Springs Road is a Minor Arterial Street on the Farmington Master Transportation Plan with a 72' right-of-way.
4. Any items not completed at the time for signatures on the Final Plat shall require one of the following: Currency, Bond or Letter of Credit in the amount of 150% on the improvements not installed. The Engineer shall submit a cost estimate for approval prior to submitting one of the previously listed alternatives.

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

Applicant: Jorgenson & Associates  
Project Name: Goose Creek Village, Phase IV, Final Plat

Date: 2/6/2024

Engineer/Architect: Jorgenson & Associates

---

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. We will need a mailing address or email address to send the invoice to.
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 the development should be in the paper no later than 15 days prior to the planning commission meeting. If variances are required, they can be advertised with the development. The type of variance must be in the ad. Proof of publication must be provided when it is available. Advertisements can be in the Democrat-Gazette or The Washington County Enterprise Leader. The Washington County Enterprise Leader is published on Wednesday. **To meet the deadline, the ad has to be in the paper by Sunday, February 11, 2024.**
5. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. **Plans must be folded** with all sheets included in one set. Please also submit a PDF version that can be distributed to the public and added to Facebook and our website.
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.
7. Planning Commission meeting will be **Monday February 26, 2024, at 6:00 pm.**







**Fire Department**  
 City of Farmington, AR  
 372 W. Main St.  
 Farmington, AR 72730  
 479-267-3338



Date: 1/29/23

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

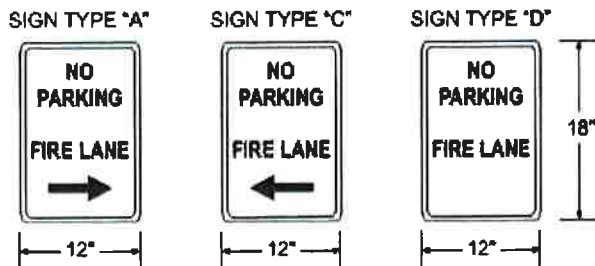
Subject: Goose Creek Phase 4

**Fire Lane Signage**

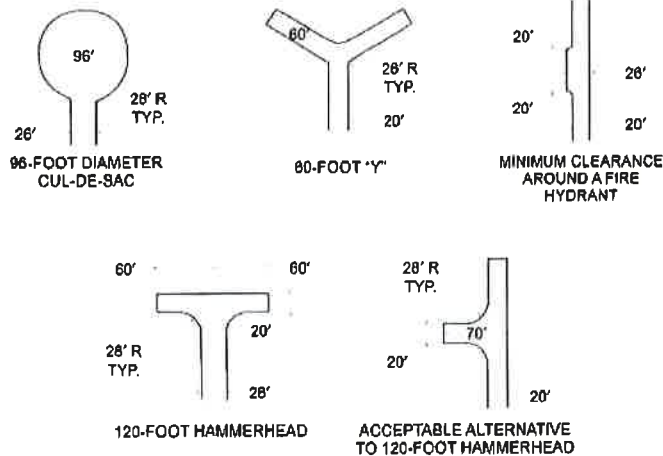
Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

**D103.6.2 Roads More Than 26 Feet in Width**

Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).



**Fire Access Roads**





**Aaron Burks**  
Utility Construction Planner  
Aaron.Burks@blackhillscorp.com

1811 E Borick Dr  
Fayetteville, AR, 72701  
P: 479-305-8207

Farmington Tech Plat review 2-6-24

Goose Creek ph IV – No Comment

Domino's LSD civil plan-No Comment

Sincerely,  
Aaron Burks

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

Applicant: Jorgensen & Associates

Date: 2/6/2024

Project Name: Goose Creek Village Ph. IV

Engineer/Architect: Jorgensen & Associates

---

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: Ozark Name: Wes Mahaffey  
Wes Mahaffey

All Looks Good

Received By: Wes Mahaffey





**Earthplan Design Alternatives, PA**  
Civil Engineering / Landscape Architecture

**TECH PLAT REVIEW LETTER**

**Project: Goose Creek Village Ph IV Final Plat**  
**EDA project #: 2535\_F**  
**Letter creation: February 6, 2024**  
**Tech Plat Review meeting: February 6, 2024**

Mrs. McCarville,

We have reviewed the Final Plat submitted by Jorgensen + Associates for the project known as Goose Creek Village Ph IV Final Plat received by EDA on January 24, 2024. The date of 1.17.24 is within the title block. Based on our plan review for the City’s landscape and park dedication code, we offer the following comments:

**Generally:**

1. Lot 23 (230 (Pond/Open Space lot) is partially a detention pond, floodplain, and is steeply sloped; these features are listed as “undesirable qualities” in parkland per 14.04.25, l, 3, (specifically under k & m) of the code. If the Owner’s intent is to dedicate this land to meet the required parkland requirement, a Variance application shall be submitted to the City and the Planning Commission will vote on the request.
2. If the Planning Commission determines that fee-in-lieu of will be required instead of parkland dedication, per the Parkland Dedication code (14.04.25), the required Fee Payment in Lieu of Land Conveyance will be as below:

*“In lieu of land dedication, developer shall contribute to the Farmington’s Parkland Fund \$900 for each single-family dwelling unit...”*

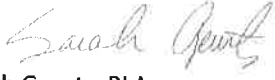
59 single family units =	\$900/unit=	\$53,100.00
		\$53,100.00 TOTAL fee payment required

3. *Per 14.04.25, K, 1, b: “The fee-in-lieu shall be paid prior to the City’s signature and release of the Final Plat or development plan.”*
4. If a landscaped entryway will be installed with this subdivision, resubmit showing it on the plans for review.

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,

A handwritten signature in cursive script that reads "Sarah Geurtz".

Sarah Geurtz, PLA

CITY OF FARMINGTON

Pd  
CET # 1019

APPLICATION FOR CONDITIONAL USE  
FOR SALE OF FIREWORKS

Applicant's Name Freedom Fireworks, LLC Date 1-25-24

Address 233 E. Main Street, Farmington, AR 72730

Phone # 870-538-8093

Zoning Commercial

Description of proposed use: fireworks tent for the sale of fireworks for  
some of June and July of 2024.

The following information must be provided before you will be placed on the Farmington Planning Commission agenda.

- 1. Location approval by fire department. (form must be completed and signed by Farmington Fire Chief)
- 2. Payment of \$250.00 fee.
- 3. The applicant has provided proof that each adjacent property owner has been notified by return receipt mail or personal contact. If personal contact is used, a signed affidavit by the owner must be submitted. The affidavit must contain information notifying of the proposed intent and the date of the public hearing, at a minimum.
- 4. The applicant has provided a site plan showing adequate ingress, egress and parking. (No on street parking will be allowed.)
- 5. The applicant has provided proof that arrangements for waste collection services have been made.
- 6. The applicant has provided proof of premises liability insurance that covers the insured (Fireworks Manufacturer and/or Wholesaler), the Farmington property owner where the stand is located, the Fireworks Stand Owner and Operator; Sub-Operator, if applicable, and the City of Farmington, Arkansas for bodily injury and/or property damage arising out of the ownership, operation, use and maintenance of the insured retail premises, with a minimum coverage of \$1,000,000 for each occurrence and a minimum of \$3,000,000 in general aggregate coverage.
- 7. Must place signs in compliance with the City's sign ordinance.
- 8. If electricity is needed, an electrical permit must be obtained from City Building Inspector.
- 9. If site is not addressed contact Gunder Coaty at the City of Fayetteville 575-8380, he will assign an address to the site.
- 10. Must have a representative present at the Planning Commission Meeting (Public Hearing).

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

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

233 E. Main Street, Farmington, AR 72730

Location

Two Daughters Properties, LLC

Owned by

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

The purpose of this request is to use this property for:

fireworks tent for the sale of fireworks for some of June and July of 2024

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on March 25, 2024 at 6:00 p.m.

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

I, Cheslee Mahan, member of Freedom Fireworks, LLC, mailed the "Notice of a Public Hearing Before the Farmington Planning Commission on An Application for Conditional Use" to the three adjacent property owners of 233 E. Main Street, Farmington, AR 72730. Copies of the certified mail receipts to Osur Farmington LLC c/o Registeres Agents, Inc. (registered agent for Osur Farmington LLC), Goldstein Farmington, LLC c/o Corporation Service Company (registered agent of Goldstein Farmington, LLC), and Marcus J. Nall are attached. A copy of the previously mentioned notice is also being submitted. I hope to supplement this application with return cards.

*Cheslee Mahan, member*  
 Cheslee Mahan, Member of Freedom Fireworks, LLC

7020 0640 0001 8565 5373

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
PRAIRIE GROVE, AR 72753	
<b>OFFICIAL USE</b>	
Certified Mail Fee \$4.40	0230
\$ 3.65	14
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.68	01/25/2024
Total Postage and Fees \$8.73	
Sent To Marcus Jason Nall Street and Apt. No., or PO Box No. P.O. Box 522 City, State, ZIP+4® Prairie Grove, AR 72753	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 0640 0001 8565 5397

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
LITTLE ROCK, AR 72201	
<b>OFFICIAL USE</b>	
Certified Mail Fee \$4.40	0230
\$ 3.65	14
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.68	01/25/2024
Total Postage and Fees \$8.73	
Sent To Goldstein Farmington, LLC c/o Corporation Service Company Street and Apt. No., or PO Box No. 300 Spring Building, Suite 900, 300 S. Spring Street City, State, ZIP+4® Little Rock, AR 72201	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 0640 0001 8565 5380

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
MOUNTAIN HOME, AR 72653	
<b>OFFICIAL USE</b>	
Certified Mail Fee \$4.40	0230
\$ 3.65	14
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.68	01/25/2024
Total Postage and Fees \$8.73	
Sent To Osur Farmington LLC c/o Registeres Agents, Inc. Street and Apt. No., or PO Box No. 701 South St., Suite 100 City, State, ZIP+4® Mountain Home, AR 72653	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	




**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Marcus Jason Nail  
P.O. Box 522  
Prairie Grove, AR 72753



9590 9402 6374 0303 6539 50

2. Article Number (Transfer from service label)  
7020 0640 0001 8565 5373

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
X   Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
Marcus Nail 1/30/24

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Signature Confirmation™  
 Collect on Delivery  Signature Confirmation Restricted Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail  
 Insured Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

OSUR Farmington LLC  
c/o Registeres Agents, Inc.  
701 South St., Suite 100  
Mountain Home, AR 72653



9590 9402 6374 0303 6539 74

2. Article Number (Transfer from service label)  
7020 0640 0001 8565 5380

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
X   Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
Steph Michel 1-29/24

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Signature Confirmation™  
 Collect on Delivery  Signature Confirmation Restricted Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail  
 Insured Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:


Goldstein Farmington LLC  
c/o Corporation Service Company  
300 Spring Building, Suite 900  
300 S. Spring Street  
Little Rock, AR 72201



9590 9402 6374 0303 6539 67

2. Article Number (Transfer from service label)  
7020 0640 0001 8565 5397

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
X   Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

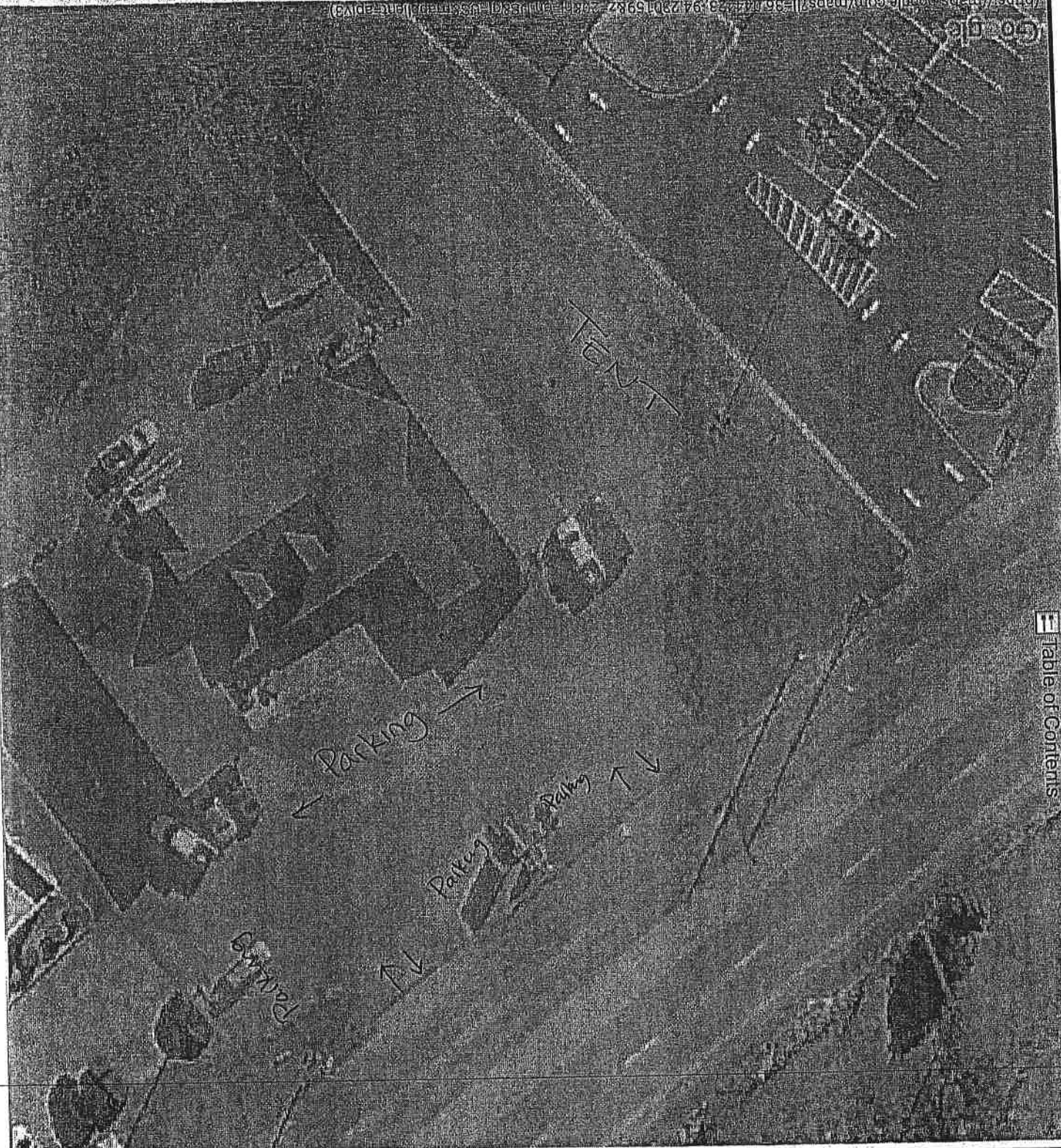
3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Signature Confirmation™  
 Collect on Delivery  Signature Confirmation Restricted Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail  
 Insured Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

-94.23087, 36.04432

(https://maps.google.com/maps/@36.04432,-94.23087,36.04432)

Google



Back
 



 EagleView Imagery
 Google



January 22, 2024

City of Farmington Planning Department:

The purpose of this letter is to notify you that Freedom Fireworks, LLC, has permission to sell fireworks during June and July of 2024 on property owned by Two Daughters Properties LLC at 233 E. Main Street in Farmington, Arkansas.

Two Daughters Properties, LLC, has a dumpster on the property at 233 E. Main Street that Freedom Fireworks, LLC is allowed to use.



---

TWO DAUGHTERS PROPERTIES LLC  
Lee Dander, Jr., Member



Freedom Fireworks, LLC, has secured access to a dump trailer that can be parked at 233 E. Main Street in Farmington during the proposed use for sale of fireworks. This can be used instead of, or in addition to, Two Daughters Properties, LLC's dumpster.

Cheslee Mahan, member

Cheslee Mahan, member of Freedom Fireworks, LLC



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/17/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Acrisure, LLC dba Britton Gallagher & Associates One Cleveland Center, Floor 30 1375 East 9th Street Cleveland OH 44114	<b>CONTACT NAME:</b> PHONE (A/C No, Ext): 216-658-7100 E-MAIL ADDRESS: info@brittongallagher.com		<b>FAX (A/C No):</b> 216-658-7101
	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURED</b> Ingram Enterprises, Inc. dba Fireworks Over America 3010 North Ingram Drive Springfield MO 65803	18166	<b>INSURER A :</b> Everest Indemnity Insurance Co.	10851
		<b>INSURER B :</b> Axis Surplus Ins Company	26620
		<b>INSURER C :</b>	
		<b>INSURER D :</b>	
		<b>INSURER E :</b>	
		<b>INSURER F :</b>	

**COVERAGES**                      **CERTIFICATE NUMBER:** 503849866                      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATION MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR \$10000 Ded. GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC			S18GL00655-231	10/1/2023	10/1/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED      RETENTION \$			P-001-000056744-06	10/1/2023	10/1/2024	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> Y <input checked="" type="checkbox"/> N N/A WC STATUTORY LIMITS      OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES** (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
 Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.  
 Stand Owner, Property Owner and Others listed below are named additional insured's.  
 Property Owner : Two Daughters Properties, LLC.  
 Additional Insured: City of Farmington AR for Bodily Injury & or Property Damage arising out of the Ownership Operation, use of Maintenance of the retail premises: as well as Freedom Fireworks: Blake Wells, Ceslee Mahan, Joe Paul Mahan  
 Location: 233 E Main Farmington AR 72730  
 Operating Date: June 15, 2024 thru July 15, 2024

<b>CERTIFICATE HOLDER</b>  Freedom Fireworks, LLC Blake Wells 49 E Main St. Farmington AR 72730	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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**Fire Department**  
City of Farmington, AR  
372 W. Main St.  
Farmington, AR 72730  
479-267-3338



To: Farmington Planning Commission and City Staff  
From: Farmington Fire Department  
Subject: Freedom Fireworks  
Date: 1/29/24

I have reviewed and approved the location for the Freedom Fireworks Stand.

William Hellard  
Fire Chief  
479-684-9799



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: 05/11/2021

Date of grading permit: 02/28/2022

Date of final infrastructure inspection: Water - 02/07/2024; Sewer - 02/09/2024

Engineering Fees Paid yes no

Development site address or location: 11294 N AR HWY 170, Farmington, AR 72730

**GENERAL INFORMATION:**

Primary Contact Person: Bart Bauer

Business Name: \_\_\_\_\_

Address: 3804 Copper Ridge Rd

City: Little Flock State AR Zip Code 72756

Phone: 479-283-0153 Email: bart.bauer@sbcglobal.net

Check all that apply:  Applicant  Owner  Other \_\_\_\_\_

Name: Cody Sexton, P.E.

Business Name: Blew & Associates, P.A.

Address: 5102 S Pinnacle Hills Pkwy

City: Rogers State AR Zip Code 72758

Check all that apply:  Applicant  Owner  Other \_\_\_\_\_

Name: Nick Limbird

Business Name: Limbird Real Estate Group

Address: 5247 Metro Park Crossing

City: Rogers State AR Zip Code 72758

**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: 2-20-24

**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)

DocuSigned by:  
 Date: 10/17/2023  
2CB7952165B34FE

## 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.	<b>X</b>		
2. Payment of application fee.			<b>N/A</b>
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.			<b>N/A</b>
4. Fifteen (15) copies of the site plan <b>folded</b> to a size of no greater than 10" X 10 ½ ".	<b>X</b>		
5. List of adjacent property owners and copy of notification letter sent. *	<b>X</b>		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).	<b>X</b>		
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).	<b>X</b>		
<b>The Following Shall Appear on the Site Plan:</b>			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	<b>X</b>		
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.*	<b>X</b>		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	<b>X</b>		
4. Complete and accurate legend.	<b>X</b>		
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.	<b>X</b>		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.			<b>N/A</b>
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	<b>X</b>		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	<b>X</b>		
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.	<b>X</b>		
10. Status of regulatory permits:			<b>N/A</b>
a. NPDES Storm water Permit			
b. 404 Permit			
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 <sup>th</sup> of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	<b>X</b>		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.			N/A
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.			N/A
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:			N/A
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
<b>Existing Utilities and Drainage Improvements (Copy of the <u>Drainage Criteria Manual</u> can be obtained from the City of Farmington)</b>			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.			N/A
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.			N/A
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:	X		
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			N/A
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:			N/A
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.			N/A
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.			N/A
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)	X		
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.			N/A
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			N/A

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		
<b>Proposed and Existing Streets, Rights-of –way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	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.)			N/A
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.			N/A
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			N/A
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.)			N/A
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)			N/A
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.			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.			N/A
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			N/A
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			N/A
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			N/A
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.			N/A
14. Indicate location and type of garbage service (Large Scale			N/A




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

*\*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.*

**AGENT AUTHORIZATION**

I (We), EBL Investments LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Bart Bauer, 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

2/1/02 Nick Lumbard  
\_\_\_\_\_  
Property Owner - Print

\_\_\_\_\_  
Property Owner – Signature

\_\_\_\_\_  
Property Owner - Print



Account #: STTMOWC

Company: THE MEADOWS OF WOODS CREEK, INC  
3804 COPPER RIDGE RD  
ROGERS, AR 72756-5012

Ad number #: 380091

PO #:

Matter of: PH Hillcrest Final Plat

**AFFIDAVIT • STATE OF ARKANSAS**

I, Carla Gardner, do solemnly swear that I am the Finance Director of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

PH Hillcrest Final Plat

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.

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$218.88.

(Includes \$0.00 Affidavit Charge).

*NWA Democrat Gazette 03/03/24; NWA nwaonline.com 03/03/24*

*Carla Gardner*

Finance Director

State of ARKANSAS, County of WASHINGTON, Subscribed  
and sworn to before me on this 4th day of March, 2024

*Catherine Staggs*

NOTARY PUBLIC



NOTICE OF PUBLIC HEARING  
A petition to final plat the property as described below has been filed with the City of Farmington on the 20th day of February, 2024.

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SAID SECTION 3, AND RUNNING THENCE N87°22'39"W 306.51' TO AN EXISTING 1/2" REBAR FOR THE POINT OF BEGINNING, THENCE S05°28'12"W 630.82' TO AN EXISTING 1/2" REBAR ON THE NORTHERLY RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 170, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 6 COURSES AND DISTANCES: S62°38'52"W 343.89', THENCE S62°29'34"W 182.31', THENCE S61°51'27"W 60.59', THENCE S60°24'46"W 109.55', THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 347.80', WITH A CHORD BEARING AND DISTANCE OF S50°31'15"W 127.18', THENCE S37°01'37"W 49.04' TO AN EXISTING 1/2" REBAR, THENCE LEAVING SAID RIGHT-OF-WAY N87°13'14"W 296.65' TO AN EXISTING 5/8" REBAR, THENCE S02°23'17"W 212.47' TO AN EXISTING 1/2" REBAR, THENCE S01°01'22"W 186.57' TO AN EXISTING 5/8" REBAR, THENCE N87°40'20"W 75.59' TO AN EXISTING 5/8" REBAR, THENCE N02°58'26"W 54.98' TO AN EXISTING 5/8" REBAR, THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 177.82', WITH A CHORD BEARING AND DISTANCE OF N19°29'17"W 125.43' TO AN EXISTING 5/8" REBAR, THENCE N23°36'29"W 64.83' TO AN EXISTING 5/8" REBAR, THENCE N16°12'30"E 30.94' TO AN EXISTING 5/8" REBAR, THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 55.93', WITH A CHORD BEARING AND DISTANCE OF N01°44'28"W 47.27' TO AN EXISTING 5/8" REBAR, THENCE N36°26'47"W 27.38' TO AN EXISTING 1/2" REBAR, THENCE N72°27'40"W 27.59' TO AN EXISTING 1/2" REBAR, THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 343.27', WITH A CHORD BEARING AND DISTANCE OF S79°08'25"W 263.68' TO AN EXISTING 5/8" REBAR, THENCE N88°48'26"W 153.61' TO AN EXISTING 5/8" REBAR, THENCE N33°30'48"E 150.89' TO AN EXISTING 1/2" REBAR, THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 6468.13', WITH A CHORD BEARING AND DISTANCE OF N27°12'52"E 1218.80' TO AN EXISTING 1/2" REBAR ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID SECTION 3, THENCE ALONG SAID NORTH LINE S87°19'21"E 46.92' TO AN EXISTING 1/2" REBAR FOR THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, THENCE S87°22'39"E 1019.74' TO THE POINT OF BEGINNING, CONTAINING 30.04 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF

RECORD.

A public hearing to consider this request to final plat the above described property will be held on the 25th day of March, 2024, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

March 3, 2024 380091

**AFFIDAVIT**

I hereby certify that I Burt Bauer  
Print name

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

Signature: Burt Bauer Date: 3/11/24

**NOTICE OF PUBLIC HEARING BEFORE  
THE FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION TO Final Plat PROPERTY**

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

11294 N Hwy 170, Farmington, AR, 72730  
Location

EBL Investments, LLC  
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for 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 March 25<sup>th</sup> 2024 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.

Cole and Jamie Reed 11292 Kendal Court Farmington, AR 72730	Paul and Anita Gilbert 1931 S Brower Ave Fayetteville, AR 72701	Benjamin & Kimberly Runnels 11287 Kendal Court Farmington, AR 72730	Philip & Ginger Revocable Trust Hamrick 11270 Kendal Court Farmington, AR 72730
Brandon & Tracy Danielle Albright 11245 Bear Drive Farmington, AR 72730	Robert & Amanda Schmitt 11263 Kendal Court Farmington, AR 72730	Richard Lee Grubbs 1215 NE Waverly Way Bentonville, AR 72712	James Duffy Revocable Trust 11324 Frisco Drive Farmington, AR 72730
Bille L. Revocable Trust Carnes 11423 N Hwy 170 Farmington, AR 72730	George Hart & Darlene Allen PO BOX 1588 Farmington, AR 72730	Valley View Golf, LLC 507 Fairway Circle Springdale, AR 72764	Larry & Gloria Blakemore 11918 N Hwy 170 Farmington, AR 72730
Don & Linda Wilhite 11858 Stratford Road Farmington, AR 72730	Sandra Davis 3601 SW Deerfield Blvd Unit 2 Bentonville, AR 72713	Loretta Boyd 11816 Stratford Rd #3210 Farmington, AR 72730	Tyler & Mekeshia Boyd 11272 N Hwy 170 Farmington, AR 72730
Jeffery & Shelly Thompson 11247 N Hwy 170 Farmington, AR 72730	Craner Properties, LLC 11308 Frisco Drive Farmington, AR 72730	Jimmy & Joni Black 11209 N Hwy 170 Farmington, AR 72730	Richard & Beverly Irvin 11133 Spring Mountain Drive Farmington, AR 72730
Travis & Trevak Ratchford PO BOX 326 Farmington, AR 72730	David & Donna Harper 11152 N Hwy 170 Farmington, AR 72730		



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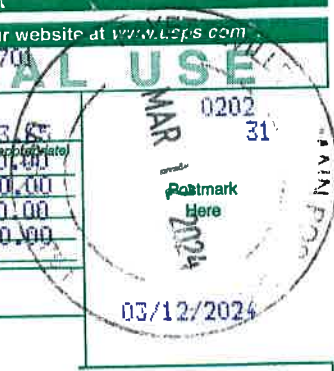
**Total Postage and Fees \$8.73**

Sent To Paul and Anita Gilbert

Street and 1931 S Brower Ave

City, State, Fayetteville, AR 72701

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



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**Total Postage and Fees \$8.73**

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Street and 11247 N Hwy 170

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Postage \$0.68

**Total Postage and Fees \$8.73**

Sent To David & Donna Harper

Street and 11152 N Hwy 170

City, State, Farmington, AR 72730

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

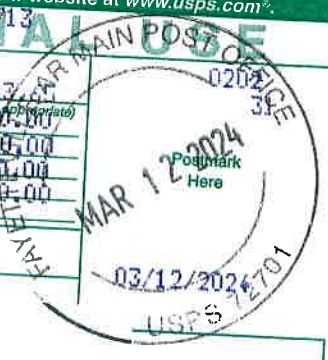
**Total Postage and Fees \$8.73**

Sent To Sandra Davis

Street and 3601 SW Deerfield Blvd # 2

City, State, Bentonville, AR 72713

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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Postage \$0.68

Total Postage and Fees \$8.73

Sent To Don & Linda Wilhite

Street 11858 Stratford Road  
City, State Farmington, AR 72730

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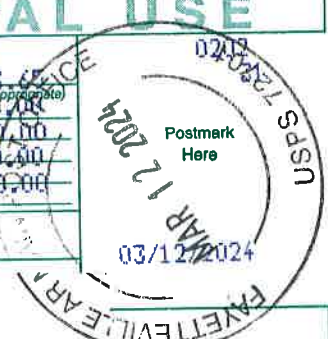
Postage \$0.68

Total Postage and Fees \$8.73

Sent To Valley View Golf, LLC

Street 507 Fairway Circle  
City, State Springdale, AR 72764

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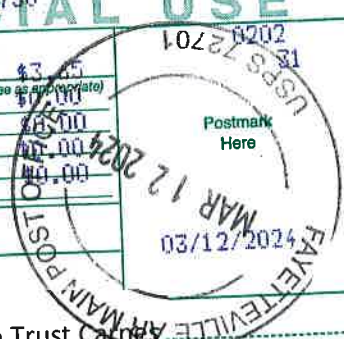
Postage \$0.68

Total Postage and Fees \$8.73

Sent To Bille L. Revocable Trust Carolyn

Street 11423 N Hwy 170  
City, State Farmington, AR 72730

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Total Postage and Fees \$8.73

Sent To George Hart & Darlene Allen

Street PO BOX 1588  
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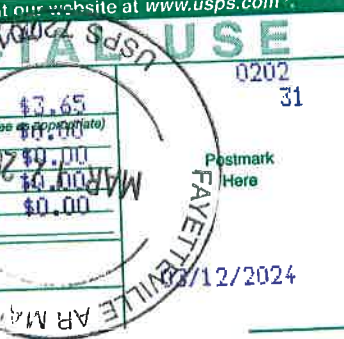
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City, State Farmington, AR 72730

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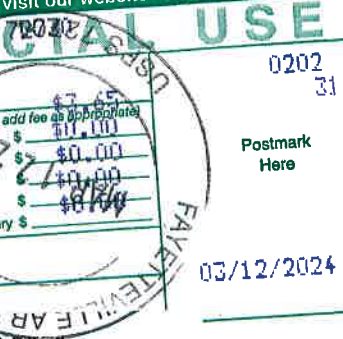
Postage \$0.68

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Sent To Jimmy & Joni Black

Street 11209 N Hwy 170  
City, State Farmington, AR 72730

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
<b>Total Postage and Fees</b>	<b>\$8.73</b>	

Postmark  
Here

03/12/2024

Sent To  
Street and  
City, State  
Cole and Jamie Reed  
11292 Kendal Court  
Farmington, AR 72730

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
<b>Total Postage and Fees</b>	<b>\$8.73</b>	

Postmark  
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03/12/2024

Sent To  
Street and  
City, State  
Brandon & Tracy Danielle Albright  
11245 Bear Drive  
Farmington, AR 72730

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
<b>Total Postage and Fees</b>	<b>\$8.73</b>	

Postmark  
Here

03/12/2024

Sent To  
Street and  
City, State  
James Duffy Revocable Trust  
11324 Frisco Drive  
Farmington, AR 72730

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
<b>Total Postage and Fees</b>	<b>\$8.73</b>	

Postmark  
Here

12/2024

Sent To  
Street and  
City, State  
Richard Lee Grubbs  
1215 NE Waverly Way  
Bentonville, AR 72712

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
<b>Total Postage and Fees</b>	<b>\$8.73</b>	

Postmark  
Here

03/12/2024

Sent To  
Street and  
City, State  
Robert & Amanda Schmitt  
11263 Kendal Court  
Farmington, AR 72730

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

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
<b>Total Postage and Fees</b>	<b>\$8.73</b>	

Postmark  
Here

03/12/2024

Sent To  
Street and  
City, State  
Philip & Ginger Revocable Trust  
Hamrick  
11270 Kendal Court  
Farmington, AR 72730

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

# BLEW

Surveying | Engineering  
Environmental

March 12, 2024

City of Farmington  
354 West Main Street  
Farmington, AR 72730

SUBJECT: Hillcrest Subdivision Technical Plat Review  
1226 Broadway Ave S

To Whom It May Concern:

The following are responses to Technical Plat Review Committee's comments from the meeting held on March 5, 2024.

KMS Engineering/Farmington

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.

*Understood.*

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](mailto:chris@kms-engr.com).

*Submitted.*

3. The handicap ramp shown on Hillcrest Drive between Harvest Fall Lane and Cedar Heights Place was not installed and should be removed from this plat. Verify the locations of all other handicap ramps.

*The handicap ramp has been removed.*

4. The surveyed location of the UTX should be shown on the plat. I don't believe they were all installed in the location shown in the plans.

*Locations have been verified.*

5. Have the street names been accepted by the Washington County 911 coordinator?

*The street names have been accepted.*

6. Add the addresses to the lots that have been approved by the Washington County 911 coordinator.

*Street addresses have been added to the lots.*



479-443-4506



[blewinc.com](http://blewinc.com)



5102 S Pinnacle Hills Pkwy  
Rogers, Arkansas 72758

7. You need to show the detention pond and the easement. You need to add a note that the detention pond will be maintained by the developer until the time that a Property Owners Association is formed that can take over the maintenance.

*Detention pond shown. The note has been added.*

8. Add a dimension from centerline of Highway 170 to the right-of-way on each sheet.

*Dimensions added.*

9. Any items not completed at the time for signatures on the Final Plat shall require one of the following: Currency, Bond or Letter of Credit in the amount of 150% on the improvements not installed. The Engineer shall submit a cost estimate for approval prior to submitting one of the previously listed alternatives.

### City of Farmington

1. Engineering fees will accumulate as the development continues. We will bill the engineering fees monthly. We will need a mailing address or email address to send the invoice to.

*bart.bauer@sbcglobal.net*

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

*Property owners notified and receipts submitted.*

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. Advertisements can be in the Democrat-Gazette or The Washington County Enterprise Leader. The Washington County Enterprise Leader is published on Wednesday. To meet the deadline, the ad has to be in the paper by Sunday, March 10, 2024.

*Advertisement published and proof of publication submitted.*

4. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. Please also submit a PDF version that can be distributed to the public and added to Facebook and our website.

*Submitted.*

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.

*Submitted.*

6. Planning Commission meeting will be Monday, March 24, 2024, at 6:00 pm.

*Understood.*

Sincerely,

A handwritten signature in black ink, appearing to read "W. Cody Sexton". The signature is fluid and cursive, with the first name "W." and last name "Sexton" clearly distinguishable.

W. Cody Sexton, P.E.

Blew & Associates, P.A.



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

Applicant: EBL Investments, LLC

Date: March 5, 2024

Project Name: Hillcrest Subdivision Final Plat

Engineer/Architect: Blew & Associates, PA

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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: KMS Engineering/Farmington

Name: Christopher B. 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.
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5. Have the street names been accepted by the Washington County 911 coordinator?
6. Add the addresses to the lots that have been approved by the Washington County 911 coordinator.
7. You need to show the detention pond and the easement. You need to add a note that the detention pond will be maintained by the developer until the time that a Property Owners Association is formed that can take over the maintenance.
8. Add a dimension from centerline of Highway 170 to the right-of-way on each sheet.
9. Any items not completed at the time for signatures on the Final Plat shall require one of the following: Currency, Bond or Letter of Credit in the amount of 150% on the improvements not installed. The Engineer shall submit a cost estimate for approval prior to submitting one of the previously listed alternatives.



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

Applicant: Blew & Associates  
Project Name: Hillcrest Subdivision

Date: 3/5/2024

Engineer/Architect: Blew & Associates

---

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Representing: City of Farmington Name: Melissa McCarville

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**Fire Department**  
City of Farmington, AR  
372 W. Main St.  
Farmington, AR 72730  
479-267-3338



Date: 3/5/24

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

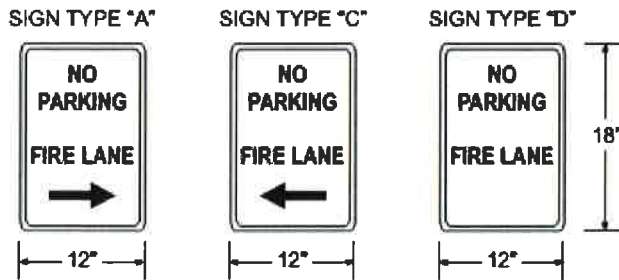
Subject: Hillcrest

**Fire Lane Signage**

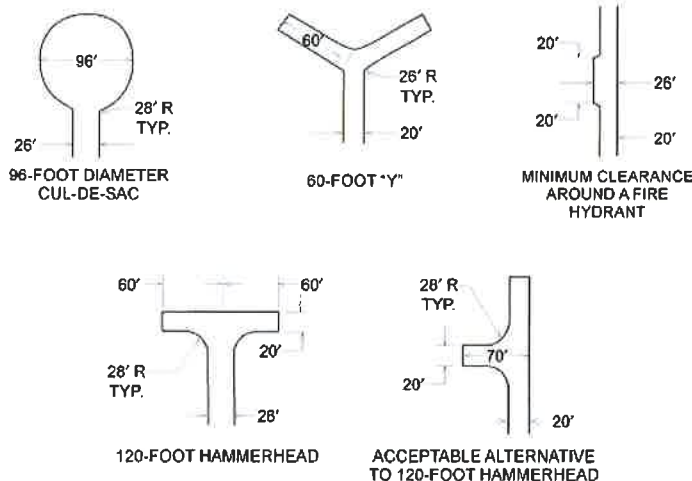
Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

**D103.6.2 Roads More Than 26 Feet in Width**

Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).



**Fire Access Roads**



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Sincerely,

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W. Cody Sexton, P.E.  
Blew & Associates, P.A.

## LeAnn Tolleson

---

**From:** Melissa McCarville  
**Sent:** Tuesday, March 19, 2024 12:06 PM  
**To:** LeAnn Tolleson  
**Subject:** RE: Permit/Approvals, Farmington Vet Clinic

**From:** Melissa McCarville  
**Sent:** Tuesday, March 19, 2024 11:56 AM  
**To:** 'Tim Schwartz' <[tschwartz@storebuild.com](mailto:tschwartz@storebuild.com)>; Christopher Brackett <[chris@kms-engr.com](mailto:chris@kms-engr.com)>; Richard Bramall <[richardbramall@cityoffarmington-ar.gov](mailto:richardbramall@cityoffarmington-ar.gov)>  
**Cc:** Ryan Murphy <[rmurphy@storebuild.com](mailto:rmurphy@storebuild.com)>; Mike Peirce <[mpeirce@storebuild.com](mailto:mpeirce@storebuild.com)>; John Paul Demirdjian <[john@storebuild.com](mailto:john@storebuild.com)>; Jeffrey Fox <[jfox@foxarchitecture.net](mailto:jfox@foxarchitecture.net)>  
**Subject:** RE: Permit/Approvals, Farmington Vet Clinic

The request to extend your approval for 6 months will be on the planning commission agenda on Monday, March 25, 2024; the meeting will begin at 6:00 pm. Please have someone there to represent the Vet Clinic. If approved, this action will require you to begin construction on or before September 25, 2024.

**From:** Tim Schwartz <[tschwartz@storebuild.com](mailto:tschwartz@storebuild.com)>  
**Sent:** Tuesday, March 19, 2024 11:47 AM  
**To:** Melissa McCarville <[melissamccarville@cityoffarmington-ar.gov](mailto:melissamccarville@cityoffarmington-ar.gov)>  
**Cc:** Ryan Murphy <[rmurphy@storebuild.com](mailto:rmurphy@storebuild.com)>; Mike Peirce <[mpeirce@storebuild.com](mailto:mpeirce@storebuild.com)>; John Paul Demirdjian <[john@storebuild.com](mailto:john@storebuild.com)>; Jeffrey Fox <[jfox@foxarchitecture.net](mailto:jfox@foxarchitecture.net)>  
**Subject:** Permit/Approvals, Farmington Vet Clinic

Melissa, thank you for getting us back on track.

Per our conversation this morning we are requesting a 6 month extension for our construction start date, based upon final Plan Commission approval of March 27, 2023. There have been several valid reasons for the delay but we now have updated documents with the parent company of the vet clinic, and are prepared to move forward with timely construction, and hope to be underway immediately following permit issuance.

It is my understanding that you will be contacting the City Engineer and Building Commissioner to advise them that they can now revisit the plans we submitted last spring. Of course, we will provide them with any updates or clarifications they might need. They can contact me directly.

Also, please let me know what additional forms you may need for us to complete, along with remaining fees.

Thank you for your support and patience.

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