



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

PLANNING COMMISSION AGENDA

April 25, 2022

**A meeting of the Farmington Planning Commission will be held on
Monday, April 25, 2022, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –March 28, 2022
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARINGS**
 - A. **Conditional Use – Fireworks City**
Property owned by: Meramec Specialty Co.
Property Location: 380 W. Main Street
Presented by: Meramec Specialty Co.
 - B. **Rezoning –From R-2 to R-O**
Property owned by: Pops Holdings LLC
Property Location: 175 W. Vine Street
Presented by: Mike Thompson
 - C. **Final Plat- Summerfield Subdivision Phase I**
Property owned by: DRP Holdings, LLC
Property Location: West side of Hunter St., west of Summerfield Ph. I
Presented by: Jorgensen & Associates

Planning Commission Minutes
March 28, 2022 at 6 PM

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

PRESENT

Robert Mann, Chair
Gerry Harris, Vice Chair
Chad Ball
Judy Horne
Keith Macedo
Jay Moore
Howard Carter
Bobby Wilson

ABSENT

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

2. **Approval of Minutes:** February 28, 2022 meeting minutes were approved as written.

3. **Comments from Citizens:** None.

Public Hearings:.

4A. Variance 12226 Clyde Carnes Rd, owned and presented by Logan Boudrey:

Logan Boudrey was present to discuss his variance request. He had a previous lot split but this request is to allow his brother 1 ½ acres which would be at the corner of Clyde Carnes and Jim Brooks Road. There are currently 6 large lots and this split would make a seventh.

Public Comment: None.

Melissa McCarville presented her recommendation to approve the requested lot split.

There were concerns about this not meeting undue hardship requirements of a variance. This property was granted a Variance in past to waive subdivision requirements so he did not have to do any improvements. It was also suggested that they put the driveway on the Jim Brooks side of the property. due to the increased traffic load on Clyde Carnes. This parcel originally had a Jim Brooks address.

Mr. Boudrey said he thought this request for curb cut on Jim Brooks could be done.

Chairman Robert Mann called for question to approve the Variance for 12226 Clyde Carnes and upon roll call vote motion passed unanimously.

4B. Variance for McDonald Subdivision, property located off N. Hwy 170, parcel #760-03023-001 owned by McDonald Building Group as presented by Jorgensen & Associates:

Justin Jorgensen was present via zoom to discuss the request. Since there are street improvements already in place due to the Hwy 170 project, they would like their responsibility for street improvements be waived. It was noted that the lawsuit filed by West Washington Authority against the City was dismissed without prejudice so the Hwy 170 project will continue. It is possible for an appeal

to a higher Court, but they would have to provide proof of damage; a potential threat is not sufficient. This 170 Project will include 3 lanes and sidewalks. It has already been paid for by state and city so this creates an unusual circumstance for the developer.

Upon roll call, the motion to allow a variance for the McDonald Subdivision passed unanimously.

4C. Preliminary Plat for McDonald Subdivision property; located east off N. Hwy 170; parcel #760-03023-001 owned by McDonald Building Group as presented by Jorgensen & Associates:

Justin Jorgensen was present via zoom to discuss the request. Within the subdivision there will be street and drainage improvements as well as a detention pond. He had seen Chris Brackett's memo prior to this meeting and agrees to the conditions. Chris Brackett read his memo as follows:

"The Preliminary Plat for the McDonald Subdivision has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments:

1. The fire hydrant locations shown on the plat and the utility plans must be reviewed and approved by the Fire Department.
2. The water and sewer improvements must be reviewed and approved by Washington Water Authority, the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to construction plan approval.
3. Payment in lieu of Park Land Conveyance will be required for this subdivision at \$600 per single family unit. This fee will be \$9,00 for the 15 lots.
4. 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.
5. After a final review set of plans and drainage report have been approved by KMS, the applicant shall submit to the City two (2) full size sets and three (3) half size sets of plans, and two (2) copies of the final drainage report that have been sealed by the engineer of record for final approval and distribution.

The following comments can be addressed in the construction plan review.

- a. The cul-de-sac must be increased to 96' diameter clear to meet the Fire Code.
- b. Verify that after increasing the diameter of the pavement, that the lot configuration in the cul-de-sac meet the Chapter 15.08- Lots in Cul-De-Sac in the Code of Ordinances.
- c. Coordinate with Garver for the adjustments needed in the Highway 170 Improvements."

The cul-de-sac is currently shown as 92 feet. However, the Fire Code will require the cul-de-sac to be 96 feet for the fire vehicles to maneuver through that space. Melissa stated that they must comply with this Code. There can be no variance.

There were no comments from the public. Having no further discussion, Robert Mann called the question to approve the Preliminary Plat subject to Chris Brackett's memo. Upon roll call, the motion was approved unanimously.

4D. Final Plat for Wagon Wheel Subdivision Phase I; property located at 11828 Clyde Carnes Rd.; owned by Riggins Commercial Construction & Development as presented by ESI:

Blake Murray of ESI was present to discuss the request. He said they have almost completed the sewer lift station. Also, the subdivision has decided to dedicate park land to the City instead of paying money in lieu of a dedicated park. Located south of Farmington High School, this land will provide a buffer in between the school and the subdivision development. This also will provide walkability as well as connectivity between the phases. Chris Brackett read his memo as follows:

“The Final Plat for the Wagon Wheel Crossing Subdivision Phase I has been reviewed and it is my opinion that the Planning Commission’s approval should be conditional on the following comments.

1. The Planning Commission must decide whether to accept the parkland that the developer is offering for this subdivision. The condition of approval will be based on this determination.
 - a. **If the parkland is accepted:** the developer will be required to provide a lot line adjustment and/or lot split to the boundary shown in the drawing. The deed will have to be transferred to the City of Farmington prior to signatures on the Final Plat. All improvements shown in the drawing must be constructed/installed within 6 months of the Final Plat being recorded or there will be a stop work order on all current building permit for the subdivision and no new building permits will be issued until these improvements are installed.
 - b. **If the parkland is *not* accepted:** The required Payment in Lieu of Park Land Conveyance must be paid prior to the signatures on the Final Plat. This fee will be \$600 per single family unit. The fee will be \$50,400 for 84 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 with the exception to 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 Sec. 9.20.03. 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 on original and 6 copies of the recorded Easement Documents for the required easements outside of this phase of the subdivision.
7. Provide one original and 6 copies of the recorded plat to the City.”

Chris said all improvements must be completed before the park land dedication can be deeded over to the City. The City will be responsible for maintenance after the park land is deeded to the City.

The drainage easement in Phase III will be an open ditch due to watershed regulations. There will be a detention pond in the dedicated park land. Also, there will be parking spots in that park land for public use. As this was discussed, the City staff requested that there should be six parking spots with one spot dedicated as ADA parking. Mr. Murray agreed to this condition.

Public comment:

Tommy Johnson - 441 Driftwood: he wants to see if the City will put the various documents into PDF format for easier public access. It was explained that this would be difficult to do but citizens are always welcome to come to the City office and see the large-size documents.

Norm Toering- 306 Claybrook Drive He asked if this proposed park land would be able to handle all phases of this subdivision. He was concerned that initially, residents adjacent to the Wagon Wheel development weren't notified of all the phases that were going to be developed. Staff noted that the various phases had been discussed at public meetings before. Mr. Toering requested to be added to the FOIA e-mail list. It was noted that the Wagon Wheel East phase had been tabled previously due to the Hwy 170 lawsuit, but now can be brought before the Commission.

Having no further discussion, Robert Mann called the question to approve the Final Plat contingent upon acceptance of the park land dedication including the ADA compliant parking spot and subject to the conditions set forth in Chris Brackett's memo. Upon roll call, the motion passed unanimously.

Adjournment: Having no further business, the on-line/in-person Planning Commission meeting was adjourned at 6:30 PM.

Judy Horne - Secretary

Robert Mann - Chair

CITY OF FARMINGTON

APPLICATION FOR CONDITIONAL USE FOR SALE OF FIREWORKS

Applicant's Name Meramec Specialty Co. dba. Fireworks City Date 3-1-2022

Address 380 W. Main Street, Farmington, Ar. 72730

Phone # 901.409.1884

Zoning C-2

Description of proposed use: Seasonal Use of Retail Fireworks

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).


After conditional use approval the following are required:

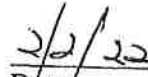
1. Business license. (\$50.00 for new one and \$25.00 for a renewal)
2. Site inspection prior to opening must be completed by Fire Chief.

LOCATION APPROVAL OF FIREWORKS STAND

The Farmington Fire Department must approve the location of the fireworks stand in accordance with the following requirements:

1. The fireworks are not being stored or sold in a permanent structure in the city.
2. The fireworks stand is in compliance with Arkansas and federal law and the 2000 International Fire code, and approved by the Farmington Fire Department.
3. Fireworks stand is not located within 250 feet of a fuel dispensing facility and fireworks stand has a setback of a minimum of 50 feet from the nearest street or highway and 200 feet from school grounds.


Farmington Fire Chief


Date

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:

Location 380 W. Main Street, Farmington, Ar. 72730

Owned by Farmington Commercial, LLC

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:

Retail Fireworks Sales (Seasonal)

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on April 25, 2022 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.

U.S. Postal Service Certified Mail Receipt	POSTAGE TRACKING NUMBER 9514 7113 0359 1214 8378 93	FEEES	
	RETURN RECEIPT TRACKING NUMBER 9514 9113 0359 1214 8378 93	Postage per piece	\$0.530
		Certified Fee	\$3.750
		Return Receipt Fee	\$3.050
		Total Postage & Fees:	\$7.330
ARTICLE ADDRESS TO:			
Walmart Real Estate Business Trust Property Tax Dept. #72 PO Box 8050 Bentonville AR 72712-8055			
		Postmark Here ~	
			2/25/22 #191

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U.S. Postal Service
Certified Mail Receipt

OUTBOUND TRACKING NUMBER 9414 7118 9956 1214 8421 05	FEEES	
RETURN RECEIPT TRACKING NUMBER 9490 8118 9956 1214 8421 92	Postage per piece	\$0.530
	Certified Fee	\$3.750
	Return Receipt Fee	\$3.050
	Total Postage & Fees:	\$7.330

ARTICLE ADDRESS TO:

Oakland farms LLC
12771 Tyler Rd
Farmington AR 72730-9665

Postmark
Here

2/25/22

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U.S. Postal Service
Certified Mail Receipt

OUTBOUND TRACKING NUMBER 9414 7118 9956 1214 0039 19	FEEES	
RETURN RECEIPT TRACKING NUMBER 9490 9118 9956 1214 0039 51	Postage per piece	\$0.530
	Certified Fee	\$3.750
	Return Receipt Fee	\$3.050
	Total Postage & Fees:	\$7.330

ARTICLE ADDRESS TO:

City of Farmington
P.O. Box 150
Farmington AR 72730-0150

Postmark Here

2/25/22

#121

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:

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U.S. Postal Service
Certified Mail Receipt

OUTBOUND TRACKING NUMBER 9414 7118 9956 1214 0528 56	FEES	
RETURN RECEIPT TRACKING NUMBER 9490 9118 9956 1214 0528 67	Postage per piece	\$0.530
	Certified Fee	\$3.750
	Return Receipt Fee	\$3.050
	Total Postage & Fees:	\$7.330

ARTICLE ADDRESS TO:

James Albert Darnell Jr.
700 West Main Street
Farmington AR 72730-2624

Postmark Here

2/25/22

#101

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:

380 W. Main Street, Farmington, Ar. 72730
Location

Farmington Commercial, LLC
Owned by

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U.S. Postal Service Certified Mail Receipt	OUTBOUND TRACKING NUMBER 9414 7118 9956 1214 0664 26	FEEES	
	RETURN RECEIPT TRACKING NUMBER 9490 9118 9956 1214 0664 06	Postage per piece	\$0.530
		Certified Fee	\$3.750
		Return Receipt Fee	\$3.050
		Total Postage & Fees:	\$7.330
	ARTICLE ADDRESS TO:		
	William Mckinley Sorrels III. 450 W. Main St. Farmington AR 72730-2613	Postmark Here	2/25/22

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

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U.S. Postal Service Certified Mail Receipt	OUTBOUND TRACKING NUMBER 9414 7118 9956 1219 9679 40	FEES	2/25/22
	RETURN RECEIPT TRACKING NUMBER 9490 9118 9956 1219 9679 82	Postage per piece	\$0.530
		Certified Fee	\$3.750
		Return Receipt Fee	\$3.050
		Total Postage & Fees:	\$7.330
ARTICLE ADDRESS TO:			
Margaret L. Harrington 317 Kelli Ave. Farmington AR 72730-2603			
Postmark Here			
#191			

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

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2/25/22

OUTBOUND TRACKING NUMBER 9414 7118 9956 1219 9528 32	FEES	
RETURN RECEIPT TRACKING NUMBER 9490 9118 9956 1219 9528 74	Postage per piece	\$0.530
	Certified Fee	\$3.750
	Return Receipt Fee	\$3.050
	Total Postage & Fees:	\$7.330

ARTICLE ADDRESS TO:

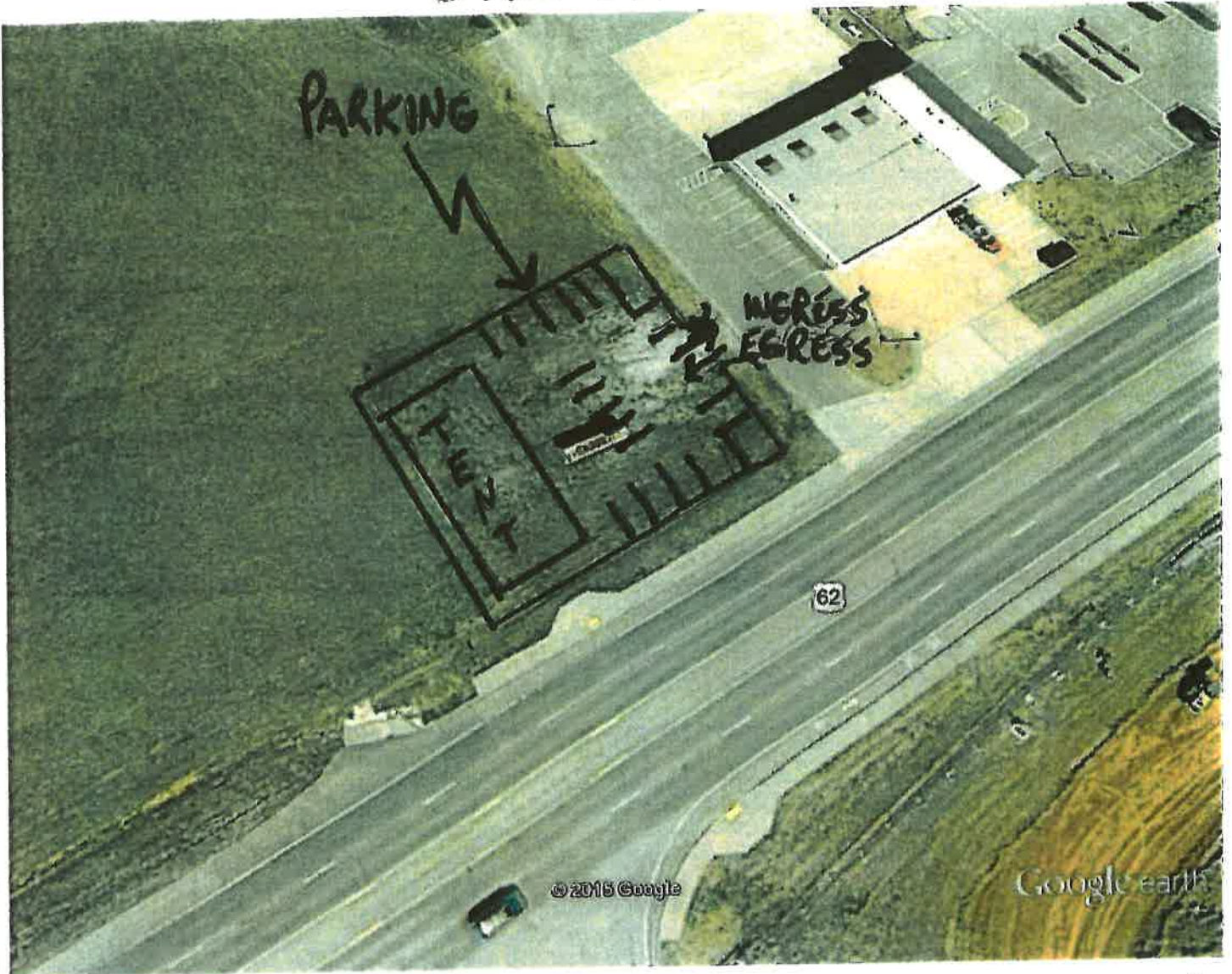
James T. & Linda D. Rathell
315 Kelli Ave.
Farmington AR 72730-2603

Postmark Here

191

U.S. Postal Service
Certified Mail Receipt

SITE PLAN



Google earth



380 W. MAIN ST.
FARMINGTON, AR

DRAYTON INSURANCE BROKERS, INC.

2500 CENTER POINT ROAD, SUITE 301
BIRMINGHAM, ALABAMA 35215
PHONE: (205) 854-5806
FAX: (205) 854-5899

POST OFFICE BOX 94067
BIRMINGHAM, ALABAMA 35220
EMAIL: dib@draytonins.com

CERTIFICATE OF INSURANCE

NO. 240431

We certify that insurance is afforded as stated below. This Certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by the insurance policy and the insurance afforded is subject to all the terms, exclusions and conditions of the policy.

INSURER	Admiral Insurance Company	POLICY NO. CA000018967-09
NAMED INSURED	Atomic Fireworks Inc. of Arkansas Atomic Fireworks Inc. of Missouri Meramec Specialty Company P.O. Box 305 Arnold, Missouri 63010	T.E.A. Enterprises, Inc. Pacific Specialty Company West Alton Properties, Inc. ATLG, LLC ATLH, LLC
POLICY TERM	March 1, 2022 to March 1, 2023; Both Days 12:01 A.M. Standard Time	
COVERAGE	Premises-Operations Liability:	<input checked="" type="checkbox"/> Occurrence Basis <input type="checkbox"/> Claims Made Basis
LIMIT OF LIABILITY	\$5,000,000 each occurrence, \$10,000,000 general aggregate The limit of liability shall not be increased by the inclusion of more than one insured or additional insured.	

INSURED OPERATIONS The sale of consumer fireworks (1.4G) and related products at the **Insured location**, during the **period of operation**.

It is certified that, for the period of operation stated below and when named below as such, this policy includes as **Additional Insureds** 1) the operator(s), sponsor(s), promoter(s), organizer(s), of the **Insured Premises** used principally for the retail sale of consumer fireworks supplied by the Named Insureds and/or 2) the owner(s), manager(s), tenant(s), mortgagee(s) (including other entities having similar interests), of the property on which the **Insured Premises** is located and/or 3) the licensing authority issuing a permit or license for the operation of the **Insured Premises** and/or 4) any entity for which the Named Insured is required, by written contract, to provide insurance such as is afforded by the terms of this policy.

**NAME(S) OF
ADDITIONAL INSURED(S)**

Farmington Commercial LLC-Property Owner
Meramec Specialty Company Stan Owner and Operator
Stand Manager and Sub-Operator
Licensing Authorities-State of Arkansas, City of Farmington

**ADDRESS OF
INSURED PREMISES** An area measuring approximately 150' x 150' fronting on the north side of Hwy 62 approximately 1000' west of Kelli Avenue/Hwy 62 Intersection in the Farmington, Arkansas #191

PERIOD OF OPERATION March 1, 2022 through February 28, 2023

It is certified that this policy requires a 30 day mutual notice of cancellation between the Insurer and the Named Insured. In the event of such cancellation we will endeavor to mail 10 days written notice to the Additional Insured(s), whose name and address is shown hereon, but failure to mail such notice shall impose no obligation or liability of any kind upon the insurer and/or the undersigned.

DRAYTON INSURANCE BROKERS, INC.

March 1, 2022
DATE OF ISSUE

To Our Valued Customer:

We would like to take the opportunity to thank you for your continued business with Republic Services and thank you for choosing us to be your trash provider.

In our continuing efforts to provide the best and most efficient service possible, we are sending this letter to ensure that we will be able to provide service for the Farmington, Ar. area for all Meramec Fireworks locations during the July 4th holiday season.

We sincerely appreciate the opportunity to continue serving your waste disposal needs. If you have any questions, please don't hesitate to contact us.

Sincerely,

Bob Wentworth

Division Sales Manager

36 Bella Vista Way

Bella Vista, Ar. 72714

e rwentworth@republicservices.com


o 620-808-3416

c 620-210-1106

w RepublicServices.com



We'll handle it from here."





PO Box 848
Fayetteville, AR 72702
800.521.6144
www.ozarksecc.com

Reduce the clutter with paperless billing. Visit ozarksecc.com/paperless for information.

Meramec Speciality Co 380 Main W
Account Number 95432003
Statement Date 01/27/2022

TOTAL DUE

\$25.18

PAYMENT DUE
02/14/2022

Billing Summary

Balance From Last Billing	\$25.18
Payments Received - Thank you!	-\$25.18
Balance Forward	\$0.00

Service Summary

Electric Service	\$25.18
Current Charges	\$25.18
Total Due on 02/14/2022	\$25.18
Amount due after February 14, 2022	\$30.11
\$4.93 late charge applies after 5 p.m. on 02/14/2022	



Sending us a check? Did you know we offer a bank draft payment option? Stop worrying about due dates and misplaced bills. Call 800-521-6144 for more information.



KEEP





**City of Farmington
354 West Main St.
Farmington, AR 72730**

2022

Business License Number: 3524

Date Issued: 01/01/2022

Expiration Date: 12/31/2022

**Fireworks City
380 W. Main
Farmington, AR 72730**

**The license named herein is authorized to do business at the above specified
BUSINESS LOCATION as provided for in Ordinance #2007-13.**

**Mayor
Ernie Penn**



**THIS LICENSE MUST BE
POSTED IN A CONSPICUOUS PLACE.
BUSINESS LICENSE NOT TRANSFERABLE**

**PAUL PHILLIPS
FARMINGTON COMMERCIAL, LLC
12771 TYLER RD.
FARMINGTON, AR 72730**

August 24, 2021

City of Farmington Planning Department:

The purpose of this letter is to notify you that Meramec Specialty Company has permission to sell fireworks during the period of June 21, 2022 through July 5, 2022 on property owned by Farmington Commercial, LLC. in Farmington, Arkansas.

Sincerely,

FARMINGTON COMMERCIAL, LLC.


Paul Phillips

AFFIDAVIT

I hereby certify that I KEVIN A. BAILEY
Print name

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

Kevin A. Bailey
Signature

3.3.2022
Date



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured

02/07/11

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

ADDRESS 3008 EVA DRIVE

CITY PINE BLUFF

STATE AR 71602



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

MIL-C-43085

FMVSS-502

CAN/ULC-S109

CPAI-84

A-A-55300

SNYDER MANUFACTURING INC. By

PRV 13100 DARK BLUE 61" HI-GLOSS

TITLE

Supervisor, Quality Control

STYLE

18347

CONTROL NO.

215565

CUSTOMER ORDER NO.

VBL RAY

SNYDER S-ORDER NO.

75

DATE PROCESSED 02/07/11

YARDS OR QUANTITY

DATE CERTIFIED 02/22/11

4-10-a-SOP-02



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured

01/06/11

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

ADDRESS 3008 EVA DRIVE

CITY PINE BLUFF

STATE AR 71602



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

MIL-C-43085

FMVSS-502

CAN/ULC-S109

CPAI-84

A-A-55300

SNYDER MANUFACTURING INC. By

STYLE PRV 13100 WHITE 61" HI GLOSS

TITLE

Supervisor, Quality Control

CONTROL NO.

19254

CUSTOMER ORDER NO. RAY

SNYDER S-ORDER NO. 220003

DATE PROCESSED 01/06/11

YARDS OR QUANTITY 300

DATE CERTIFIED 01/21/11

4-10-a-SOP-02



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured

06/02/10

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

ADDRESS 3008 EVA DRIVE

CITY PINE BLUFF

STATE AR 71602



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

MIL-C-43008

FMVSS-302

CANULC-S108

CPAI-84

A-A-55308

SNYDER MANUFACTURING INC. By

Michael G. [Signature]

Title Supervisor, Quality Control

STYLE PRV 13108 WHITE 61" HI GLOSS

CONTROL NO. 18629

CUSTOMER ORDER NO. RAY

SNYDER S-ORDER NO. 216670

DATE PROCESSED 06/02/10

YARDS OR QUANTITY 375

DATE CERTIFIED 06/04/10

4.10-4-002-R2



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured

06/02/10

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

ADDRESS 3008 EVA DRIVE

CITY PINE BLUFF

STATE AR 71602



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

MIL-C-43008

FMVSS-302

CANULC-S108

CPAI-84

A-A-55308

SNYDER MANUFACTURING INC. By

Michael G. [Signature]

Title Supervisor, Quality Control

STYLE PRV 13108 RED 61" HI GLOSS

CONTROL NO. 18564

CUSTOMER ORDER NO. RAY

SNYDER S-ORDER NO. 216670

DATE PROCESSED 06/02/10

YARDS OR QUANTITY 375

DATE CERTIFIED 06/04/10

State of Arkansas
ARKANSAS SALES AND USE TAX PERMIT

MERAMEC SPECIALITY CO

DATE ISSUED:

P.O. BOX 1150

PERMIT NUMBER: 035048-18-001

WEST MEMPHIS AR 72301

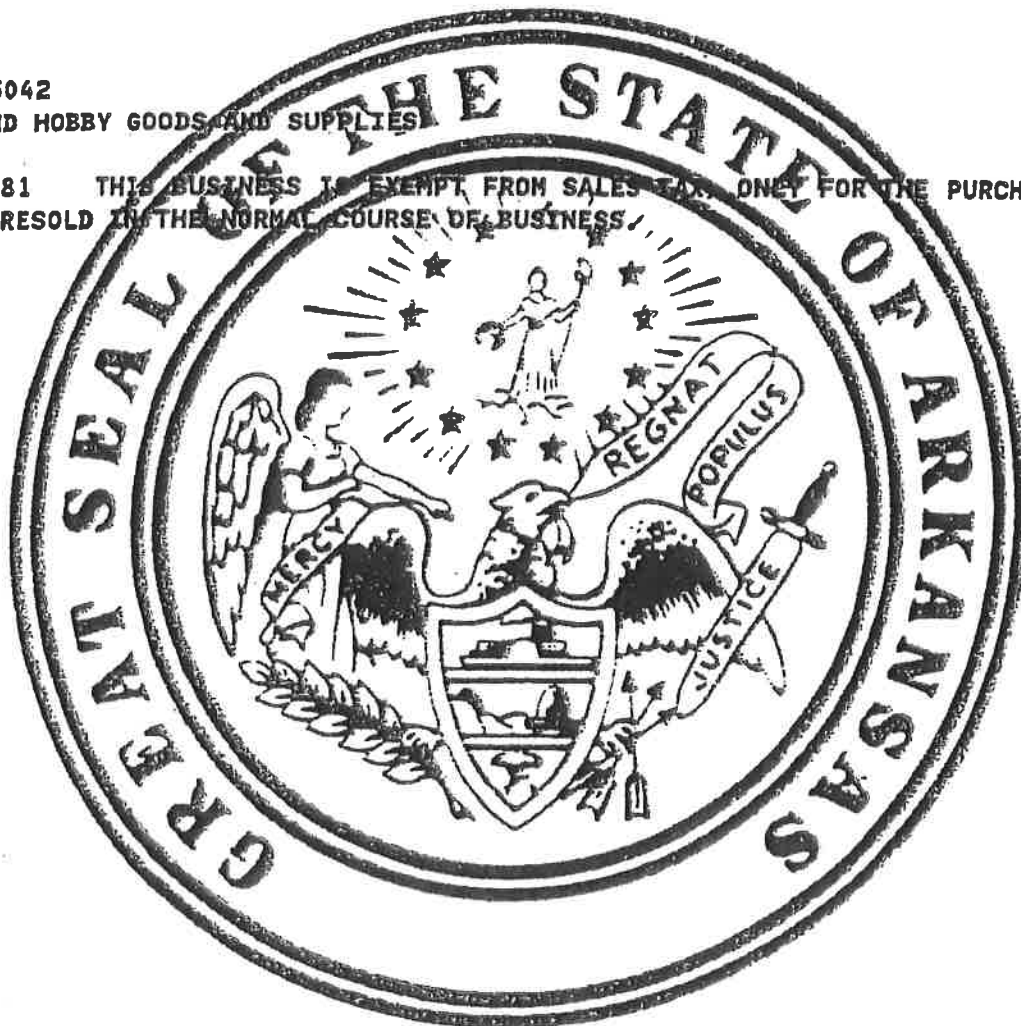
DLN:

DATE OPENED: 01/01/1965

SIC: 5042

TOYS AND HOBBY GOODS AND SUPPLIES

EXEMPTION: 81 THIS BUSINESS IS EXEMPT FROM SALES TAX, ONLY FOR THE PURCHASES OF
GOODS TO BE RESOLD IN THE NORMAL COURSE OF BUSINESS.



THIS PERMIT IS VALID UNTIL IT IS CANCELED AND SURRENDERED BY THE PERMIT HOLDER OR REVOKED BY THE COMMISSIONER OF REVENUES.

HIS PERMIT MUST BE SURRENDERED IF BUSINESS IS SOLD, DISCONTINUED OR LOCATION CHANGED.

WHEN THIS PERMIT IS SURRENDERED FOR ANY OF THE ABOVE REASONS, YOU MUST REPORT AND PAY ANY SALES OR USE TAX PLUS ANY PENALTIES OR INTEREST THAT IS OWED BY THIS BUSINESS. FAILURE TO PAY THESE TAXES WILL RESULT IN A LIEN BEING PLACED AGAINST THE STOCK AND FIXTURES OF THIS BUSINESS AND THE SAME IS ENFORCEABLE AGAINST PURCHASERS AND THIRD PARTIES.

※※ PERMIT MUST BE DISPLAYED IN A PROMINENT PLACE IN YOUR BUSINESS ※※

FINAL SITE APPROVAL OF FIREWORKS STAND

The Farmington Fire Department must give final approval to the site for any fireworks stand prior to opening . The fireworks stand must be in operating condition for final approval.

- ___ 1. Adequate and designated parking.
- ___ 2. Accessibility requirements (distance between isles, 2 entrances and exits).
- ___ 3. Business license.
- ___ 4.

Farmington Fire Chief

Date



CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10745851-5159
DATE	03/07/2022 4:19 PM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK #025352 DEV FEES MERAMEC SPECIALTY

1 × Development Fee	\$250.00
Subtotal	\$250.00

TOTAL (USD)	\$250.00
-------------	-----------------

Receipt sent via SwipeSimple, powered by CardFlight

© CardFlight, Inc. 2022

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:

380 W. main Street, Farmington, Ar. 72730
Location

Farmington Commercial, 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:

Retail Fireworks Sales (seasonal)

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on April 25, 2022 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.

City of Farmington Application for Rezoning

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

Applicant: <u>Pops Holdings LLC</u>	Day Phone: <u>(404) 290-1916</u>
Address: <u>175 West Vine St</u>	Fax: _____
Representative: <u>Mike Thompson</u>	Day Phone: <u>(404) 290-1916</u>
Address: <u>2522 W. Vanlike Dr Fayetteville, AR 72704</u>	Fax: _____
Property Owner: <u>Pops Holdings LLC</u>	Day Phone: <u>(404) 290-1916</u>
Address: <u>175 W. Vine St</u>	Fax: _____

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

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

Property Description

Site Address -- 175 West Vine St
 Current Zoning -- R2 Proposed Zoning -- RO

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

Type of zoning requested and reason for request:

Requesting zoning change from R2 to RO. Looking to build a parking lot on the property for employee parking. Main property is 169 W. Main Street.

Responsibilities of the Applicant:

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

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

2. Pay a \$25.00 application fee

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

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

5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 7th day of March, 2022.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from

B2 to RO will be held on the 25th day of April, 2022, at 6:00 p.m. at Farmington City Hall,

354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

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

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

M. S. Sley Date 3/6/22
Applicant Signature

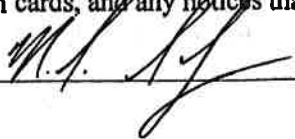
Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating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

M. S. Sley Date 3/6/22
Owner/Agent Signature

AFFIDAVIT

I hereby certify that I Michael J. Thompson
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:  Date: 3/6/22

AGENT AUTHORIZATION

I (We), Pops Holdings LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Michael J. Thompson, 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

Michael J. Thompson

Property Owner - Print

Property Owner - Signature

Property Owner - Print

Parcel: 760-00893-000
 Prev. Parcel: 121533-000-00
 As of: 3/4/2022

Washington County Report

ID: 34142

Property Owner

Name: POPS HOLDINGS LLC

Property Information

Physical Address: 175 W VINE ST

Mailing Address: 2522 W VANIKE
 FAYETTEVILLE, AR 72704

Subdivision: FARMINGTON ORIGINAL

Block / Lot: 009 / 001

Type: (RV) Res. Vacant

S-T-R: 26-16-31

Tax Dist: (061) FARMINGTON SCH, FARM

Size (Acres): 0.000

Millage Rate: 53.90

Extended Legal: LOT 1, W 5 FT LOT 2 BLOCK 9 FARMINGTON ORIGINAL FURTHER DESCRIBED IN WD 2007-12492 AS: FIVE (5) FEET OF EQUAL AND UNIFORM WIDTH OFF OF THE WEST SIDE OF LOT NUMBERED TWO (2) AND ALL OF LOT NUMBERED ONE (1), IN BLOCK NUMBERED NINE (9) IN THE ORIGINAL TOWN (NOW CITY) OF FARMINGTON, ARKANSAS AS SHOWN UPON THE RECORDED PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS: BEGINNING AT A SET 1/2" IRON REBAR AT THE NORTHWEST CORNER OF SAID LOT ONE (1); THENCE N89°34'13"E 54.59 FEET TO A SET 1/2" IRON REBAR ON THE NORTH LINE OF SAID LOT TWO (2), SAID POINT BEING N89°34'13"E 5.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT ONE (1); THENCE S00°04'12"E 149.98 FEET TO A SET 1/2 IRON REBAR ON THE SOUTH LINE OF SAID LOT TWO (2), SAID POINT BEING N89°32'45"E 5.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT ONE (1); THENCE S89°32'45"W 54.64 FEET TO A SET 1/2" IRON REBAR AT THE SOUTHWEST CORNER OF SAID LOT ONE (1); THENCE N00°03'00"W 150.00 FEET TO THE POINT OF BEGINNING.

Market and Assessed Values

Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$263
Land:	\$25,000	\$5,000	\$4,875	Homestead Credit:	\$0
Building:	0	0	0	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	
Total:	\$25,000	\$5,000	\$4,875		

Land

Land Use	Size	Units
	1.000	House Lot
Total	1.000	

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

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

175 West Vine Street; Farmington, AR 72730
Location

POPS HOLDINGS, LLC
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from R2 to RO.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on April 25, 2022 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.

Parcel: 760-00893-000
 Prev. Parcel: 121533-000-00
 As of: 3/4/2022

Washington County Report

ID: 34142

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
2/11/2022	2/14/2022	2022	4935	Warr. Deed	49.50	\$15,000	POPS HOLDINGS LLC	Unval.	Land Only
4/4/2008		2008	11808	Warr. Deed	5791.50	\$1,755,000	WARNOCK FAMILY LLC	Change After Sale	Improved
3/28/2008		2008	11805	Warr. Deed			DAILY, ADAM J & BROOKE	Additional Properties	N/A
6/23/2007		2007	25857	CorrDeed	148.50	\$45,000	DAILY, ADAM	Additional Properties	Improved
6/23/2007		2007	24707	Warr. Deed	148.50	\$45,000	DAILY, ADAM	Additional Properties	Improved
6/22/2007		2007	25856	CorrDeed	148.50	\$45,000	DAILY, ADAM; ROBBINS, STEVEN T	Additional Properties	Improved
6/22/2007		2007	24706	Warr. Deed	148.50	\$45,000	DAILY, ADAM; ROBBINS, STEVEN T	Additional Properties	Improved
4/4/2007		2007	12491	Survey			ROBBINS INVESTMENT S, INC; ROBBINS, STEVEN T	Additional Properties	Land Only
4/2/2007		2007	12492	Warr. Deed	95.70	\$29,000	ROBBINS INVESTMENT S, INC; ROBBINS, STEVEN T	Change After Sale	Improved
2/5/2004		2004	6706	Quit Claim			COLEMAN, JERROLD DAVID	N/A	N/A
9/8/1992		97	60658	Warr. Deed	0.00	\$0	COLEMAN, J DAVID	N/A	N/A
8/26/1968	8/27/1968	742	238	Warr. Deed	0.00	\$0	COLEMAN, JESSE & KATHLEEN	N/A	Land Only

Not a Legal Document.
 Subject to terms and conditions.
www.actDataScout.com

Type: REAL ESTATE
Kind: WARRANTY DEED
Recorded: 2/14/2022 2:21:29 PM
Fee Amt: \$25.00 Page 1 of 3
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2022-00004935

This instrument prepared by: Samuel P. Martin, Attorney at Law, 3100 S 70th, Fort Smith, AR 72903.

LIMITED LIABILITY COMPANY
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT WARNOCK FAMILY, LLC, GRANTOR, by its duly authorized Members/Managers, duly authorized so to act, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, paid by POPS HOLDINGS, LLC, GRANTEE, the receipt of which is hereby acknowledged, does hereby grant bargain, sell and convey unto the said Grantee, and unto Grantee's successors and assigns forever, the following described lands situated in the County of Washington, State of Arkansas:

(Vine Street, West Parcel) Five (5) feet of equal and uniform width off the West side of Lot Numbered Two (2) and all of Lot Numbered One (1) in Block Numbered Nine (9) in the Original Town (now City) of Farmington, Arkansas, as shown upon the recorded plat on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, also being described as follows: Beginning at a set 1/2" iron rebar at the Northwest corner of said Lot One (1); thence N89°34'13"E 54.59 feet to a set 1/2" iron rebar on the North line of said Lot Two (2), said point being N89°34'13"E 5.00 feet from the Northeast corner of Lot One (1); thence S00°04'12"E 149.98 feet to a set 1/2" iron rebar on the South line of said Lot Two (2), said point being N89°32'45"E 5.00 feet from the Southeast corner of said Lot One (1); thence S89°32'45" W 54.64 feet to a set 1/2" iron rebar at the Southwest corner of said Lot One (1); thence N00°03'00" W 150.00 feet to the point of beginning. SUBJECT TO PRIOR RESERVATIONS AND/OR CONVEYANCES OF OIL, GAS, AND OTHER MINERALS. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, COVENANTS, AND RESTRICTIONS.

To have and to hold the same unto the said Grantee and unto Grantee's successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

This instrument prepared by: Samuel P. Martin, Attorney at Law, 3100 S 70th, Fort Smith, AR 72903.

LIMITED LIABILITY COMPANY
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

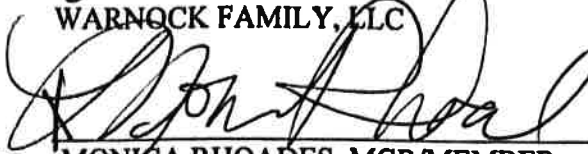
THAT WARNOCK FAMILY, LLC, GRANTOR, by its duly authorized Members/Managers, duly authorized so to act, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, paid by POPS HOLDINGS, LLC, GRANTEE, the receipt of which is hereby acknowledged, does hereby grant bargain, sell and convey unto the said Grantee, and unto Grantee's successors and assigns forever, the following described lands situated in the County of Washington, State of Arkansas:

(Vine Street, West Parcel) Five (5) feet of equal and uniform width off the West side of Lot Numbered Two (2) and all of Lot Numbered One (1) in Block Numbered Nine (9) in the Original Town (now City) of Farmington, Arkansas, as shown upon the recorded plat on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, also being described as follows: Beginning at a set 1/2" iron rebar at the Northwest corner of said Lot One (1); thence N89°34'13"E 54.59 feet to a set 1/2" iron rebar on the North line of said Lot Two (2), said point being N89°34'13"E 5.00 feet from the Northeast corner of Lot One (1); thence S00°04'12"E 149.98 feet to a set 1/2" iron rebar on the South line of said Lot Two (2), said point being N89°32'45"E 5.00 feet from the Southeast corner of said Lot One (1); thence S89°32'45" W 54.64 feet to a set 1/2" iron rebar at the Southwest corner of said Lot One (1); thence N00°03'00" W 150.00 feet to the point of beginning. SUBJECT TO PRIOR RESERVATIONS AND/OR CONVEYANCES OF OIL, GAS, AND OTHER MINERALS. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, COVENANTS, AND RESTRICTIONS.

To have and to hold the same unto the said Grantee and unto Grantee's successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

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

DATED this 11th day of February, 2022.

WARNOCK FAMILY, LLC

By: MONICA RHOADES, MGR/MEMBER

ACKNOWLEDGMENT

STATE OF Arkansas)
COUNTY OF Washington)ss

On this 11th day of February, 2022, before me, a Notary Public, duly commissioned, qualified and acting within the State and County aforesaid, appeared in person the within named MONICA RHOADES, to me personally well known, who stated that he was the Member/Manager of WARNOCK FAMILY, LLC, and was duly authorized in said capacity to execute the foregoing instrument for and in the name and behalf of said entity, and further stated and acknowledged that he had so signed, executed, and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal on the day and date last above written.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

8-25-2030

[SEAL]

2022-125

OFFICIAL SEAL
JACKSON JONES
NOTARY PUBLIC ARKANSAS
WASHINGTON COUNTY
COMMISSION# 12711665
COMMISSION EXP 08/25/2030



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

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 2022-125

Grantee: POPS HOLDINGS, LLC
Mailing Address: 2522 W VANIKE DR
FAYETTEVILLE AR 727040000

Grantor: WARNOCK FAMILY, LLC
Mailing Address: 1156 W. SUNSET AVE.
SPRINGDALE AR 727640000

Property Purchase Price: \$15,000.00
Tax Amount: \$49.50
County: WASHINGTON
Date Issued: 02/14/2022
Stamp ID: 43259904

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

Grantee or Agent Name (printed): Martin Land & Title Company, Inc.

Grantee or Agent Name (signature): [Signature] Date: 2/14/22

Address: PO Box 11722

City/State/Zip: FORT SMITH, AR 72917

NORTHWEST ARKANSAS Democrat Gazette

1101 WEST MAIN STREET • FARMINGTON, AR 72701 • 479-641-1700 • FAX 479-696-3016 • WWW.NWADG.COM

AFFIDAVIT OF PUBLICATION

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

Mike Thompson
PH City of Farmington

Was inserted in the Regular Edition on:
April 6, 2022

Publication Charges: \$91.00

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 6 day of Apr, 2022.

Cathy Wiles
Notary Public
My Commission Expires: 2/20/24

Cathy Wiles
Benton COUNTY
NOTARY PUBLIC – ARKANSAS
My Commission Expires 02-20-2024
Commission No. 12397118

****NOTE****

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

NOTICE OF PUBLIC HEARING
A petition to rezone the property as described below has been filed with the City of Farmington on the 6th day of March, 2022.

LOT 1, W 5 FT LOT 2 BLOCK 9
FARMINGTON ORIGINAL.
FURTHER DESCRIBED IN WD 2007-12492 AS: FIVE (5) FEET OF EQUAL AND UNIFORM WIDTH OFF OF THE WEST SIDE OF LOT NUMBERED TWO (2) AND ALL OF LOT NUMBERED ONE (1), IN BLOCK NUMBERED NINE (9) IN THE ORIGINAL TOWN (NOW CITY) OF FARMINGTON, ARKANSAS AS SHOWN UPON THE RECORDED PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS: BEGINNING AT A SET 1/2" IRON REBAR AT THE NORTHWEST CORNER OF SAID LOT ONE (1); THENCE N89°34'13"E 54.59 FEET TO A SET 1/2" IRON REBAR ON THE NORTH LINE OF SAID LOT TWO (2), SAID POINT BEING N89°34'13"E 5.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT ONE (1); THENCE S00°04'12"E 149.98 FEET TO A SET 1/2" IRON REBAR ON THE SOUTH LINE OF SAID LOT TWO (2), SAID POINT BEING N89°32'45"E 5.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT ONE (1); THENCE S89°32'45"W 54.64 FEET TO A SET 1/2" IRON REBAR AT THE SOUTHWEST CORNER OF SAID LOT ONE (1); THENCE N00°03'00"W 150.00 FEET TO THE POINT OF BEGINNING.

A public hearing to consider this request to rezone the above described property from R2 to RO will be held on the 25th day of April, 2022, at 6:00 pm at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.
75537609 Apr. 6, 2022

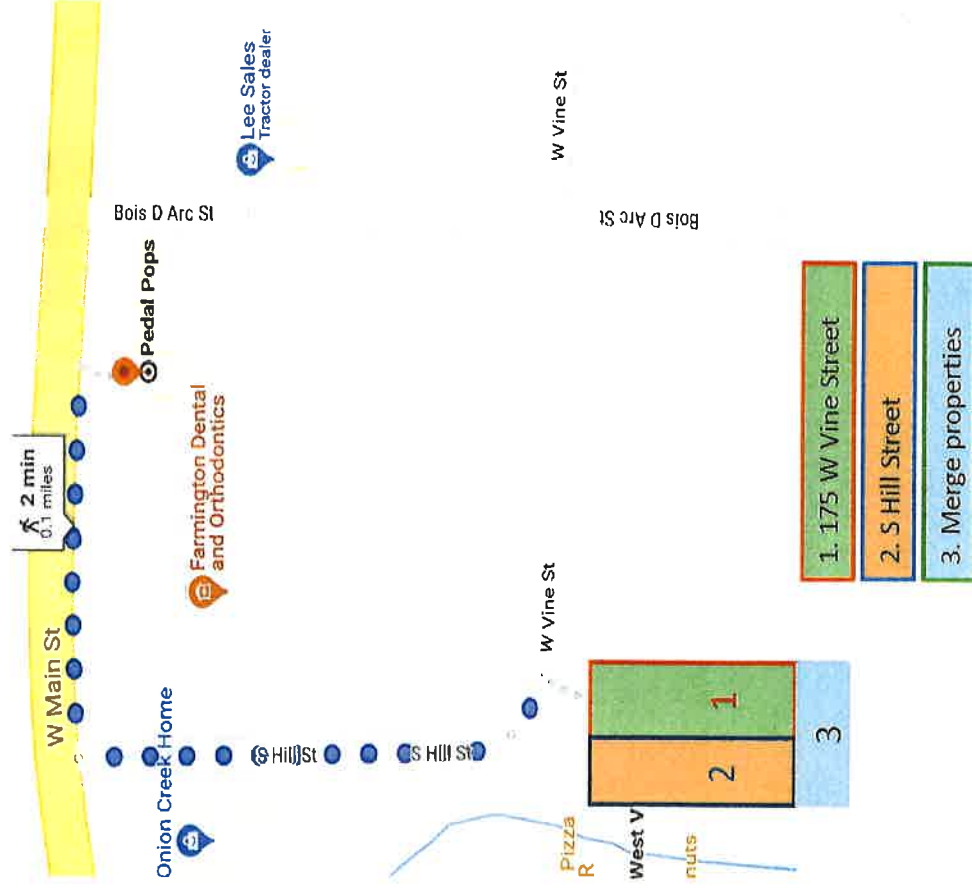
Proposed Solution: Invest in Offsite Parking within Neighborhood

Pops Holdings has purchased the lot at 175 W. Vine Street and proposes the following to the City of Farmington for approval:

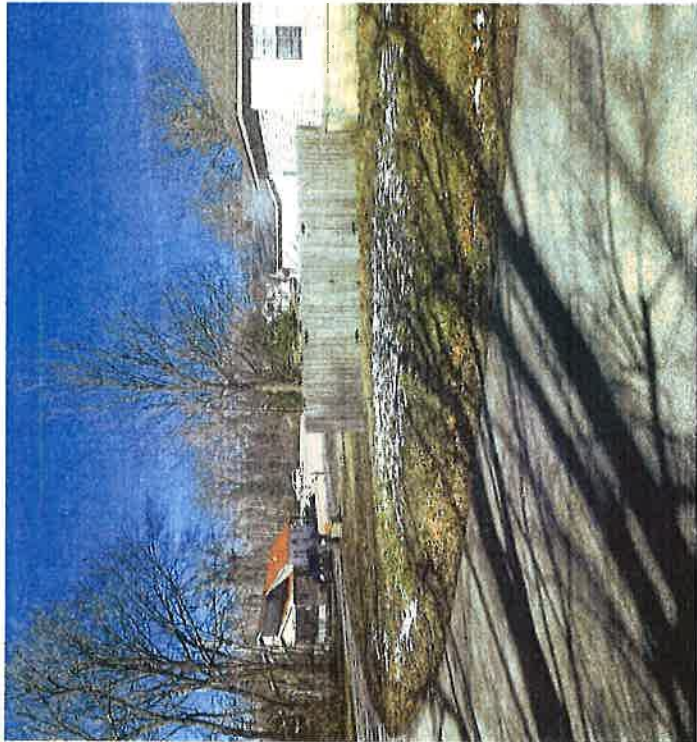
1. Re-zone 175 W Vine Lot from Residential to Commercial to build employees and vendor parking
2. Vacate S. Hill Street right of way to enable overflow parking for customers
3. Allow merger of (1) & (2) to maximize use of space

Anticipated Benefits:

1. Reduce on-street parking that would disturb residents
2. Utilize vacant properties located on the flood plain



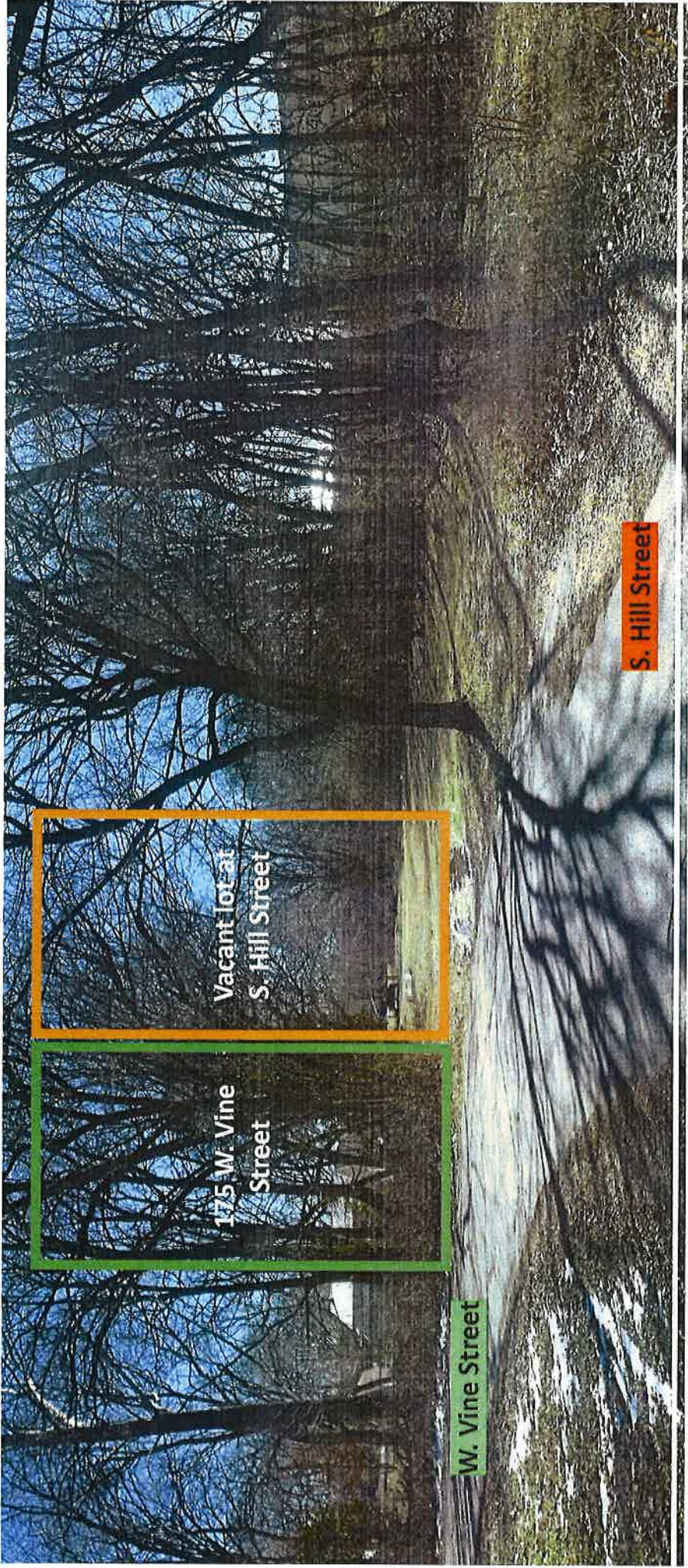
Neighborhood View



In front of 175 W Vine



S Hill Street right-of-way



Proposal to re-zone lot on Vine Street, vacate lot on Hill Street and merge into one plot



Addresses of adjacent property owners:

Dande Properties #1, LLC

56 S Yukon Way
Farmington, AR 72730

Mail to:

10912 N Hwy 170
Prairie Grove, AR 72753

Allan R Shannon

162 W Hill Street & 181 W Vine Street
Farmington, AR 72730

Mail to:

PO Box 2
Farmington, AR 72730

Cara N Murdoch

158 W Vine Street
Farmington, AR 72730

Mail to:

PO Box 883
Farmington, AR 72730

U.S. Postal Service™
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Prattville, GA 72753

7021 0950 0001 2742 9126

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$7.05
<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	\$0.58
Total Postage and Fees	\$7.38

Sent To: Danilo Properties #1
 Street and Apt. No., or PO Box No.: 10912 N Hwy 170
 City, State, ZIP+4®: Prattville, GA 72753

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

0202 11
 Postmark
 Herb
 03/30/2022

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Farmington, AR 72730

7021 0950 0001 2742 9102

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$7.05
<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	\$0.58
Total Postage and Fees	\$7.38

Sent To: Allan R. Shannon
 Street and Apt. No., or PO Box No.: P.O. Box 2
 City, State, ZIP+4®: Farmington, AR 72730

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

0202 11
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 03/30/2022

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

Farmington, AR 72730

7021 0950 0001 2742 9119

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$7.05
<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	\$0.58
Total Postage and Fees	\$7.38

Sent To: Cara N Murdoch
 Street and Apt. No., or PO Box No.: P.O. Box 883
 City, State, ZIP+4®: Farmington, AR 72730

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

0202 11
 Postmark
 Herb
 03/30/2022



JORGENSEN
+ ASSOCIATES
Civil Engineering + Surveying

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

March 22, 2022

City of Farmington
354 W Main
Farmington, AR 72730

Attn: Melissa McCarville
RE: Summerfield Subdivision Phase 1 - Final Plat

Attached herewith please find the submittal documents in regards to the Final Plat for Summerfield Subdivision Phase 1. This subdivision is a total of 176.18 acres and consists of 117 buildable lots and 1 outlot reserved for future development.

We thank you for your consideration of this proposal and please call with any questions.

Sincerely,

Charles A. Zardin, PE



**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: April 27, 2020

Date of grading permit: Sep. 4, 2020

Date of final infrastructure inspection: TBD

Engineering Fees Paid yes no

Development site address or location: West side of Hunter Street.

GENERAL INFORMATION:

Primary Contact Person: Charles Zardin

Business Name: Jorgensen & Associates

Address: 124 W. Sunbridge Drive, Suite 5

City: Fayetteville State AR Zip Code 72703

Phone: 479-442-9127 Email: charles@jorgensenassoc.com

Check all that apply: Applicant Owner Other _____

Name: _____

Business Name: _____

Address: _____

City: _____ State _____ Zip Code _____

Check all that apply: Applicant Owner Other _____

Name: Craig Young

Business Name: DRP Holdings

Address: 2790 S. Thompson Street, Ste 102

City: Springdale State AR Zip Code 72764

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: 3-18-2022

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

 Date: 3/18/2022

LSD/Subdivision Application Checklist:

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

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

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	✓		
Proposed and Existing Streets, Rights-of-way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	✓		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	✓		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	✓		
Site Specific Information			
1. Provide a note describing any off site improvements.			
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	✓		
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		✓	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.)		✓	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.		✓	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.	✓		
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.		✓	Owner has not drafted
17. Draft POA agreements, if any.		✓	Owner has not drafted
18. A written description of requested variances and waivers from any city requirements.		✓	None requested
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.	✓		

**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.*

NORTHWEST ARKANSAS Democrat & Gazette

PUBLISHED WEEKLY, FRIDAY, APRIL 10, 2022 • 100 EAST MAIN STREET, FARMINGTON, ARKANSAS 72801 • (501) 782-1100

AFFIDAVIT OF PUBLICATION

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

Jorgensen & Associates
PH City of Farmington

Was inserted in the Regular Edition on:
April 10, 2022

Publication Charges: \$272.08

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 11 day of April, 2022.

Cathy Wiles
Benton COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires 02-20-2024
Commission No. 12397118

Cathy Wiles
Notary Public
My Commission Expires: 2/20/24

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

A petition for Final Plat for the property as described below was filed with the City of Farmington on the 22nd day of March, 2022.

PART OF THE SW1/4 AND PART OF THE NW1/4 ALL IN SECTION 23, T16N, R31W IN WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID SW1/4 OF SECTION 23, THENCE N87°43'31"W 30.00 FEET TO THE WEST RIGHT-OF-WAY OF HUNTER STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°09'17"W 1,350.00 FEET, THENCE LEAVING SAID RIGHT-OF-WAY N87°43'31"W 150.00 FEET, THENCE S02°09'17"W 150.00 FEET, THENCE N87°43'31"W 300.00 FEET, THENCE S02°09'17"W 334.00 FEET, THENCE S89°49'31"E 300.18 FEET, THENCE S02°09'17"W 123.00 FEET, THENCE S67°56'26"E 102.03 FEET, THENCE N74°46'06"E 56.65 FEET TO THE WEST RIGHT-OF-WAY OF HUNTER STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°09'17"W 223.97 FEET, THENCE LEAVING SAID RIGHT-OF-WAY N36°56'09"W 165.75 FEET ALONG THE SOUTH TOP OF BANK OF FARMINGTON BRANCH OF GOOSE CREEK, THENCE CONTINUING ALONG THE TOP OF BANK N86°58'52"W 159.65 FEET, THENCE S77°31'14"W 103.14 FEET, THENCE S72°08'15"W 58.16 FEET, THENCE LEAVING SAID TOP OF BANK S09°19'43"E 65.59 FEET TO THE NORTHEAST CORNER OF A LOT SPLIT FILE NO. 2008-35086, THENCE ALONG THE NORTH LINE OF SAID LOT SPLIT S68°37'54"W 13.18 FEET, THENCE S43°26'38"W 28.67 FEET, THENCE S23°47'43"W 37.29 FEET, THENCE S84°44'56"W 58.41 FEET TO A FOUND IRON PIN, THENCE CONTINUING ALONG SAID NORTH LINE S75°12'02"W 107.00 FEET, THENCE N28°25'17"W 68.20 FEET, THENCE N83°49'56"W 54.76 FEET, THENCE LEAVING SAID NORTH LINE N78°01'21"W 52.62 FEET TO A FOUND IRON PIN, THENCE ALONG THE NORTH LINE OF SOUTH BANK SUBDIVISION N49°22'27"W 104.06 FEET, THENCE N45°19'47"W 45.70 FEET, THENCE N28°15'06"W 165.39 FEET TO A FOUND IRON PIN, THENCE CONTINUING ALONG SAID NORTH LINE N82°43'28"W 210.52 FEET, THENCE LEAVING SAID NORTH LINE N75°46'10"W 210.90 FEET TO A POINT ON THE NORTH LINE OF HAMBLENS SUBDIVISION, THENCE ALONG SAID NORTH LINE N23°35'43"W 54.50 FEET,

THENCE N73°50'43"W 169.00 FEET, THENCE S71°09'17"W 148.50 FEET, THENCE N63°50'43"W 287.10 FEET, THENCE N73°20'43"W 162.40 FEET, THENCE N47°50'43"W 184.80 FEET, THENCE S42°09'17"W 37.60 FEET, THENCE N64°20'43"W 368.32 FEET, THENCE LEAVING SAID NORTH LINE N02°21'14"E 1,465.65 FEET TO A FOUND IRON PIN, THENCE N02°20'55"E 883.47 FEET TO A FOUND IRON PIN, THENCE S87°35'37"E 1,319.46 FEET, THENCE N02°27'31"E 442.07 FEET TO A FOUND IRON PIN, THENCE S87°44'24"E 1,322.05 FEET TO A FOUND IRON PIN, THENCE S02°26'59"W 1,109.98 FEET TO A FOUND IRON PIN, THENCE N88°05'29"W 28.75 FEET, THENCE S02°04'01"W 198.05 FEET TO A FOUND IRON PIN, THENCE S87°58'19"E 28.08 FEET TO A FOUND IRON PIN, THENCE S02°15'30"W 20.02 FEET TO THE POINT OF BEGINNING, CONTAINING 176.18 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD: PART OF THE ABOVE DESCRIBED PROPERTY ALSO BEING LOTS 1-6 IN BLOCK 1, LOTS 1-14 IN BLOCK 2, LOTS 1-14 BLOCK 3, LOTS 1-14 IN BLOCK 4, LOTS 2-9 IN BLOCK 5, LOTS 5-12 AND A PART OF LOT 13 IN BLOCK 6, LOTS 15 IN BLOCK 7 ALL BEING A PART OF THE FARMINGTON ESTATES ADDITION TO THE CITY OF FARMINGTON, ARKANSAS AS RECORD PLAT BOOK 3 AT PAGE 439 AND PLAT BOOK 3 AT PAGE 457 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDS OF WASHINGTON COUNTY, ARKANSAS AND SAID LOTS/BLOCKS BEING REPLATED INTO SUMMERFIELD SUBDIVISION PHASE 1 AS SHOWN HEREON.

A public hearing to consider this Final Plat will be held on the 25th day of April, 2022, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. This meeting will be held in person, as well as virtually on Zoom. Please check the City of Farmington's website and Facebook page for details regarding the virtual meeting.

75538223 Apr. 10, 2022



JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703

Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

April 11, 2022

City of Farmington
354 W. Main
Farmington, AR 72730

Re: Final Plat for Summerfield Subdivision Phase 1 - Comment Response Letter for Technical Plat Review
Comments

Jorgensen + Associates received the following comments for the Final Plat for Summerfield Subdivision Phase 1 on 04-05-2022 at the Technical Plat Review. The following are responses to these comments:

Engineering Comments

Comment 1: Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.

Response: Understood.

Comment 2: The detention ponds will have to be shown as a lot or two lots in this subdivision. The pond area and the creek area will have to be dedicated as drainage easements.

Response: These are now shown at Lot 118, with the entire lot being a Drainage Easement.

Comment 3: The sidewalk on the north side of Wilson within the subdivision will not be part of this phase since there are not any lots included so it should be removed.

Response: Addressed.

Comment 4: There is at least one intersection that one crosswalk had to be deleted due to conflicts with drainage boxes. Verify with contractor any crosswalks that were deleted and remove the ramps from the final plat.

Response: Addressed.

Comment 5: When all improvements have been installed, a final inspection must be conducted with the Engineer of Record, the contractor, K.M.S. and City representatives. All punch list items must be completed and accepted prior to final approval of the final plat.

Response: Understood.

EDA Comments

Comment 1: Since the zoning category of this property is R-1, and since a subdivision sign is not currently shown on the plans, the city's landscape code does not apply to this development. Therefore, EDA has no comments on this project. However, if a sign and plantings are installed, EDA shall re-review the landscape plans for code compliance at that time.

Response: Understood. We are not proposing landscaped entries.



City of Fayetteville Comments

Comment 1: Engineering cannot sign the final plat until the grading permit has been closed out. Please see the closeout checklist for this project on the following page.

Response: Understood. We are working on the closeout checklist items.

Comment 2: Provide electronic file of the final plat for City of Fayetteville to review.

Response: This has been sent.

Comment 3: Include applicable signature blocks for water and sewer system.

Response: The "Certificate of Approval of Water & Sewer System" signature block has been added.

Planning Comments

Comment 1: Engineering fees will accumulate as the development continues . We will bill the engineer or the developer monthly. At this time engineering fees are paid and up to date.

Response: Understood.

Comment 2: Adjacent property owners must be notified by certified mail receipts should be submitted by one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is available through Zoom and in person . Beginning May, we will no longer offer Zoom meetings.

Response: These has been mailed out and the green receipts have been emailed to you.

Comment 3: An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication and letters that the meeting is through Zoom and in person. With this in mind, the ad must be in Sunday, April 10, 2022 to meet the deadline.

Response: This was published in the paper on April 10th. We will send you the affidavit from NWADG.

Comment 4: The revised plan must be submitted by next Tuesday, 8th by noon . The City requires 15 copies for planning commission Plans must be folded with all sheets included in one set. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.

Response: Understood.

Comment 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.

Response: Understood.



JORGENSEN
+ASSOCIATES

Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703

Office: 479.442.9127

Fax: 479.582.4807

www.jorgensenassoc.com

Comment 6: Planning Commission meeting will be Monday April 25, 2022 at 6:00 pm. We are doing in person meetings; we will still provide information for virtual meetings. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.

Response: Understood.

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 41 W WATSON LN
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 33 W WATSON LN
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WOLFE STEVEN LYNN
PO BOX 221
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Postage	\$0.58	
\$	\$4.99	
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HAMBLIN, GARY JACK & ZELLA FAYE
50 N LOCUST ST
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ELBLAND HOLDINGS LLC
354 ANGEL FALLS
SPRINGDALE, AR 72762-3717

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INMAN, KAREN SUE SHREVE
PO BOX 1060
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WILSON, THOMAS E
14015 WILDEER CIR
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JONES, MICHAEL R & MARIE H
2615 W MEGAN LN
FAYETTEVILLE, AR 72703

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 FARMINGTON, AR 72730

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 TONTITOWN, AR 72770

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To: RAMSFIELD, DANIEL J SR & DENNA
 JEANNEIENE REVOCABLE LIVING TRUST
 64 N ST JOHN PL FARMINGTON, AR 72730

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To: MILLER, SHANNON & JEANNE A
 43 RIDGE DR
 FARMINGTON, AR 72730

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MOORE, RYAN SCOT & BAILIE NOEL
85 W CHIKASAW RD
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LAWSON, DANIEL M & ANAISE J
91 W CHIKASAW RD
FARMINGTON, AR 72730

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73 W CHIKASAW RD
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PO BOX 1246
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SPENCER, G & MELISSA ANN
48 W WILSON ST
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WILLHITE, DANITA
61 W CHIKASAW RD
FARMINGTON, AR 72730

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MATHEWS, GEORGE E & SHERRY D
 65 N HUNTER ST
 FARMINGTON, AR 72730

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LOTS 103 HOLDINGS LLC
 PO BOX 1006
 FARMINGTON, AR 72730

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CHC HAGER INVESTMENTS LLC
 4728 PARSONS RD
 SPRINGDALE, AR 72764

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HRM PROPERTIES LLC
 1138 DUNN AVE
 FAYETTEVILLE, AR 72701

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OLVERA LAGUNA, PEDRO
 170 N HUNTER ST
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ELLEN PAUDRA
 166 N HUNTER ST
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 Return Receipt (electronic) \$0.00
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 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.58

04/06/2022

MAGNESS, MEGAN L
 158 N HUNTER ST
 FARMINGTON, AR 72730

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

7021 2720 0001 7399 1825

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

Postage \$0.58

04/06/2022

LOPEZ, RITA INCHAUREGUI
 152 N HUNTER ST
 FARMINGTON, AR 72730

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

7021 2720 0001 7399 1832

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

Postage \$0.58

04/06/2022

ZACHARY, JIM; ZACHARY, GREGG
 144 N HUNTER ST
 FARMINGTON, AR 72730

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

7021 2720 0001 7399 1849

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 \$3.05 16

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 Return Receipt (hardcopy) \$11.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.58

04/06/2022

SULLIVAN, REGINA A
 138 N HUNTER ST
 FARMINGTON, AR 72730

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

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 \$3.05 16

Extra Services & Fees (check box, add fees as appropriate)
 Return Receipt (hardcopy) \$11.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.58

04/06/2022

FOURCO, JENNIFER
 130 N HUNTER ST
 FARMINGTON, AR 72730

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Certified Mail Fee \$3.75 0190
 \$3.05 16

Extra Services & Fees (check box, add fees as appropriate)
 Return Receipt (hardcopy) \$11.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.58

04/06/2022

PINKERTON, STEPHANIE J
 13652 JACK MCCLURE RD
 FARMINGTON, AR 72730

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Certified Mail Fee	\$3.75	0190
\$	\$3.05	16
Extra Services & Fees (check box, add fees if appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00	
<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	\$0.58	

Postmark Here

BENNETT, HILDA
118 N HUNTER ST
FARMINGTON, AR 72730

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Certified Mail Fee	\$3.75	0190
\$	\$3.05	16
Extra Services & Fees (check box, add fees if appropriate)		
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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	\$0.58	

Postmark Here

TALLEY, LAUREL
112 N HUNTER ST
FARMINGTON, AR 72730

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\$	\$3.05	16
Extra Services & Fees (check box, add fees if appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	

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WILKS, KALEB G
104 N HUNTER ST
FARMINGTON, AR 72730

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Farmington, AR 72730

Certified Mail Fee	\$3.75	0190
\$	\$3.05	16
Extra Services & Fees (check box, add fees if appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00	
<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	\$0.58	

Postmark Here

BAKER, PRESTON D
105 N HUNTER ST
FARMINGTON, AR 72730

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Pea Ridge, AR 72751

Certified Mail Fee	\$3.75	0190
\$	\$3.05	16
Extra Services & Fees (check box, add fees if appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00	
<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	\$0.58	

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DUNN, MICHAEL ROY
2331 JOHN MONTGOMERY CIRCLE
PEA RIDGE, AR 72751

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Decatur, AR 72722

Certified Mail Fee	\$3.75	0190
\$	\$3.05	16
Extra Services & Fees (check box, add fees if appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00	
<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	\$0.58	

Postmark Here

LANGHOVER, JENNIFER
8910 S PLEASANT VALLEY RD
DECATUR, AR 72722

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

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Cave Springs, AR 72717

Certified Mail Fee	\$3.75	\$3.90
\$	\$3.05	\$1.16
Extra Services & Fees (check box, add fees, add postage)		
<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	\$0.58	



To: **REEBORD, MARGIE J**
 1500 AUTUMN RIDGE WAY
 CAVE SPRINGS, AR 72718

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Farmington, AR 72730

Certified Mail Fee	\$3.75	\$3.90
\$	\$3.05	\$1.16
Extra Services & Fees (check box, add fees, add postage)		
<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	\$0.58	



To: **OSBURN, DONALD R & MONA CARMEN**
 40 W WATSON LN
 FARMINGTON, AR 72730-2802

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

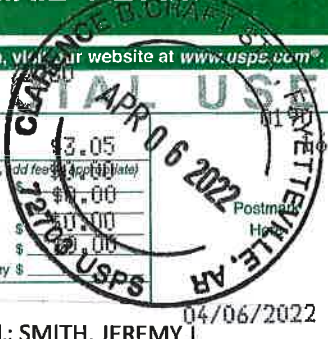
7021 2720 0001 7399 1931

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Farmington, AR 72730

Certified Mail Fee	\$3.75	\$3.90
\$	\$3.05	\$1.16
Extra Services & Fees (check box, add fees, add postage)		
<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	\$0.58	



To: **MOSS, ERIN L; SMITH, JEREMY J**
 36 WATSON LN
 FARMINGTON, AR 72730

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

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

Final Plat for Summerfield Phase 1

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

Location: Approximately 176 acres on the west side of Hunter Street and at the west end of Watson Lane.

Owned by: DRP HOLDINGS LLC
 2790 S THOMPSON
 SPRINGDALE, AR 72764

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 Monday April 25th, 2022 at 6:00 p.m.

All parties interested in this matter may be heard at said time and place; or may notify the Planning Commission of their view on this matter by letter. All persons interested in this request are invited to call the City Business Manager at City Hall, 354 W. Main, 479-267-3865.

This meeting will also be held virtually. Please check the City of Farmington's website and Facebook page for details regarding the virtual meeting.



CITY OF
FAYETTEVILLE
ARKANSAS

April 4, 2022

Project Closeout Checklist —Summerfield Phase 1

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

Red text are comments and/or status descriptors.

Project Closeout: Final Plat

The following items must be performed or provided to complete the project:

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

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

Applicant: DRP Holdings

Date: April 5, 2022

Project Name: Summerfield Phase I (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: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. The detention ponds will have to be shown as a lot or two lots in this subdivision. The pond area and the creek area will have to be dedicated as drainage easements.
3. The sidewalk on the north side of Wilson within the subdivision will not be part of this phase since there are not any lots included so it should be removed.
4. There is at least one intersection that one crosswalk had to be deleted due to conflicts with drainage boxes. Verify with contractor any crosswalks that were deleted and remove the ramps from the final plat.
5. When all improvements have been installed, a final inspection must be conducted with the Engineer of Record, the contractor, KMS and City representatives. All punch list items must be completed and accepted prior to final approval of the final plat.



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: Summerfield Ph I Final Plat
EDA project #: 2405_F
Letter creation: April 4, 2022
Technical Review Meeting: April 5, 2022

Mrs. McCarville,

We have reviewed the Final Plat plans submitted by Jorgensen + Associates for the project known as Summerfield Ph I Final Plat received by EDA on March 29, 2022. The date on the submitted plan set's cover sheet's title block is March 22, 2022. The sheets in this plan set reviewed by EDA were the landscape-related sheets. Based on our review, we offer the following comments:

Generally:

1. Subdivision sign:
 - a. Since the zoning category of this property is R-1, and since a subdivision sign is not currently shown on the plans, the city's landscape code does not apply to this development. Therefore, EDA has no comments on this project. *However*, if a sign and plantings are installed, EDA shall re-review the landscape plans for code compliance at that time.

If you have any questions, please do not hesitate to contact EDA.

Sincerely,

Sarah Geurtz, PLA



CITY OF
FAYETTEVILLE
ARKANSAS

April 4, 2022

Project Closeout Checklist —Summerfield Phase 1

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

Red text are comments and/or status descriptors.

Project Closeout: Final Plat

The following items must be performed or provided to complete the project:

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

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

Applicant: DRP Holdings. Date: 4/5/2022

Project Name: Summerfield, Phase 1 (Final Plat)

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 engineer or the developer monthly. At this time engineering fees are paid and up to date.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is available through Zoom and in person. Beginning May, we will no longer offer Zoom meetings.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication and letters that the meeting is through Zoom and in person. **With this in mind, the ad must be in Sunday, April 10, 2022 to meet the deadline.**
4. The revised plan must be submitted by next Tuesday, 8th by noon. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
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.
6. Planning Commission meeting will be **Monday April 25, 2022 at 6:00 pm**. We are doing in person meetings; we will still provide information for virtual meetings. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.



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



Date: 4/5/22

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Summerfield Phase I

Tech plat requirements for the Farmington Fire Department can be found on the City of Farmington website under permit tab.

Email Completed Tech Plat Review Sheet along with an electronic copy of plans with hydrants highlighted to williamhellard@cityoffarmington-ar.gov 7 days prior to Tech plat meeting.

The tech plat review sheet is available on the City Website. This should be completed prior to tech plat.

These requirements will need to be met 7 days prior to the next planning commission meeting.

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).

