



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

PLANNING COMMISSION AGENDA

July 24, 2023

**A meeting of the Farmington Planning Commission will be held on
Monday July 24, 2023, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes – June 26, 2023
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be limited to three minutes per person.

1. PUBLIC HEARINGS

- A. **Variance – For a decrease in access easement from 60 feet to 20 feet**
Property owned by: KSDA Inc. (Keith Marrs)
Property Location: 44 Old Depot Rd.
Presented by: KSDA Inc.
- B. **Variance – Decrease in minimum lot size in R-1 from 10,000 sq. ft. to 9,815 sq. ft.**
Property owned by: KSDA Inc. (Keith Marrs)
Property Location: 44 Old Depot Rd.
Presented by: KSDA Inc.
- C. **Large Scale Development – Farmington Hills Subdivision**
Property owned by: Lots 102 Holdings, Inc.
Property Location: 2 Wilson St.
Presented by: Engineering Services, Inc.
- D. **Discuss Parkland Dedication Ordinance Specifics.**

Planning Commission Minutes
May 22, 2023 at 6 PM

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

PRESENT

Robert Mann, Chair
Chad Ball
Howard Carter
Gerry Harris
Judy Horne
Keith Macedo – arrived 6:15 PM
Norm Toering
Bobby Wilson

ABSENT

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

2. **Approval of Minutes:** The May 22, 2023 minutes were approved as written.

3. **Comments from Citizens:**

Matt Bates – 455 N. Yona Lane: Mr. Bates gave each of the Commissioners a map of his house in Goose Creek Subdivision (copy attached). He bought a house on Lot 25 two years ago from Riggins Construction, who were bought out last year by DR Horton. He bought the house because it was in a cul-de-sac, with no neighbors on one side and green space and drainage in the cul-de-sac. Now there is no cul-de-sac, they tore up the cul-de-sac and made a road and he was not happy about that. Chairman Robert Mann said it would be taken under advisement.

Phyllis Young- 546 Goose Creek: Ms. Young stated she was there once again because of the flooding on her land. This week she was asked why she keeps coming here, and the reason is because in the end she has faith that the truth is going to come out about this. Also she wants commissioners to take more concern, and actively do more checking before voting to let some developer drain the increased water flow from their subdivision on someone's land.

Ms. Young said she realized the Commission takes the engineers word what's going to happen, but evidentially they know what's going to happen because this one is not happening like they said it. Therefore, there are errors that can be made and maybe you could ask the people that own the land what is happening up front before anything is ever done. Instead of waiting until a flood comes and floods one side of the valley to the other and destroys the property.

Ms. Young said she would like to think Chris Brackett knows what he is doing as far as his engineering goes but she knows he's not right about this situation; he's not right in the least. Ms. Young also says she knows City Attorney Jay Moore is not there tonight to tell you that you can't talk to me so I'll tell you, you're not supposed to talk to me, She mentioned that earlier, Gerry Harris was going to go look at her land in question with Building Official Rick Bramall. However, Ms. Young did not know if she had been able to go see the damage. She begged Commissioners to go look at the damage for themselves, for future reference. She said City Engineer Chris Brackett has been out there twice and if he came back, he could see the damage. Public Works Manager Floyd Shelley has been there and he could see the damage. Ms. Young stated there were no rocks in the valley from one

side to the other before this all started and now there are probably ten million rocks, there are deep holes and you can hardly drive down there.

She closed by stating that she would like to think that at least half of the Commissioners sitting there would want to protect citizens, to make decisions for the good of the people. She also hoped someone would have enough gumption to go out and see it for their own knowledge. Then maybe it's time for this Planning Commission and City Council to step up with Mr. Penn and say they might have been wrong in this situation and do something about it. Ms. Young stated that City Attorney Jay Moore said it will play out in court but court keeps getting cancelled and prolonged and now it's been pushed to August.

Public Hearings:

4A. Variance - Adam Kirkendall & Ian Howard; property located at 10881 Blue Sky Road; presented by Bates & Associates:

Adam Kirkendall - 4764 W. Crossvine Drive, Fayetteville said that all they were asking for was a lot split and as a result neither tract would meet the minimum road frontage requirements. Instead each lot frontage would be 165.41 feet instead of 200 feet. He stated that each split lot would meet the 2 acre minimum requirement for an RE-1 zone.

City Business Manager Melissa McCarville stated that Mr. Kirkendall basically wants to do a lot split and we require 200 feet of frontage in that zoning and he is asking to reduce that frontage.

There was no public comment.

Judy Horne stated she had great concerns with this because the neighborhood is a premier neighborhood in Farmington. She looked at the map provided and divided the piece of property and then compared the width to the other properties already there and those would be the two narrowest width frontages. She also mentioned that there is a creek and large wooded area at the back of the lot so the usable land is a little deceptive. Mr. Kirkendall said that the plan was to divert the creek which currently runs east and west further south along the property line and then it would be a lot bigger area. Melissa McCarville reminded that they would need to do a flood plain development plan. Judy asked what was on the other side of this property, and Mr. Kirkendall said there are other ponds and it would all flow on their property and would not change any flow.

Commissioner Chad Ball asked about the size of the front setbacks of each house. Mr. Kirkendall said they were planning on staggering both houses in these lots. The first one would be about 100 ft. from the front and the other one would be about 50 ft. from the front and staggering them would make them fit better in the neighborhood. Chad Ball said he was looking at the zoning ordinance RE-1 requires a 50' front setback so the houses would comply. Also, they both will be larger than the 2 acre requirement since they will both be 2.5 acres each. He said regarding granting variances, our code suggests that the variance be in keeping with the spirit and intent of the provisions of the zoning ordinance. He concluded by noting that no property owners on Blue Sky spoke against the lot split. Therefore, for all those reasons, he would be in support of the variance.

Melissa McCarville said that Mr. Kirkendall sent out notices to neighbors which he did not have to do for a variance. Gerry Harris suggested perhaps one big driveway could be utilized for both lots. Mr. Kirkendall said yes they could do a split driveway. Melissa McCarville said they are still doing two

Comments from Matt Bates – 455 N. Yona Lane
Goose Creek Subdivision

8:21



🔒 rigginscustomhomes.com



lots and will have to have 200 ft. of frontage per lot. Mr. Kirkendall said if it was going to be too much

of a problem they would install a shared driveway. Melissa McCarville then said they could do a tandem line and put one in the front and one in the back then you would need 60 ft. Mr. Kirkendall said they were going to split it north and south.

Judy Horne said she was still concerned about drainage, wondering why the existing pond on the east was so large, if water was not a problem there. Also she questioned the creek diversion. Mr. Kirkendall said that he does this for a living and diverts rivers, streams, creeks all the time and is not as complicated as it sounds. That area where the water will be channeled goes toward an existing man-made pond and the drainage should not be an issue. He said the pond did not belong to any resident on Blue Sky.

Request was approved 6 - 1 with Judy Horne voting No.

4B. Rezoning – From A-1 to RE-2, Property owned by Nick Limbird. Location – 11294 N. Hwy 170, Presented by Bart Bauer

Bart Bauer, 3804 Copper Ridge Road, Little Flock; He explained that when they developed Hillcrest on the west side of Highway 170, they were allowed 85 sewer taps but only used 82. So they plan to use the 3 remaining taps for a piece of property across the street from Hillcrest Subdivision. The stone house will remain on 1.44 acres and it and septic system will be renovated. The three remaining lots are: 1.1 acres, 1.09 acres, and 3.45 acres. Melissa McCarville reminded that acreage requirement for RE-2 is one acre.

Judy Horne asked if each one of these lots have their own driveway off Hwy 170. Mr. Bauer said yes because that way they will be able to get three additional lots on the property. Judy Horne noted that these properties' driveways will come out on Hwy 170 at one of its most dangerous parts.

Chad Ball asked about Tract 1 (parcel 0289) where it appeared the parcel was in the street, Melissa said yes some do go across the street. They have all of these parcel numbers and once they split it, there will be four legal descriptions once it is re-platted and rezoned. He asked what type of improvements, i.e. sidewalks were required; sidewalks won't be required for the lot splits.

There was no public comment.

No further comments were made and upon roll call vote, request was approved 7-0

Adjournment: Having no further business, Gerry Harris moved to adjourn, seconded by Norm Toering; motion was approved, and meeting was adjourned.

Judy Horne, Secretary

Robert Mann, Chair

City of Farmington, Arkansas Application for Variance/Waiver



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

Applicant: KSOA INC (KEITH MORIS)

Day phone: 479-841-3586

Address: PO Box 605 Farmington

Fax: 479-267-5912

Representative: _____

Day phone: _____

Address: _____

Fax: _____

Property Owner: KSOA INC

Day phone: 479-841-3586

Address: PO Box 605 Farmington

Fax: _____

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

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

Property description: LOT AT 44 OLD DEPOT RD

Site address: 44 OLD DEPOT RD

Current zoning: R-1

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

Type of variance requested and reason for request:

A VARIANCE for driveway going to back house to 20'-5 shown on Survey

A VARIANCE From 10,000 sq FT TO 9815 sq FT - shown on Survey

Responsibilities of the Applicant:

1. Complete application and pay a \$25.00 application fee.
2. Provide a copy of the deed for the property. If the property is rented, provide written permission from the owner that the variance is allowable.
3. Written authorization from the property owner if someone other than the owners will be representing the request.
4. Publish the following notice in a newspaper of general circulation in the City no later than 15 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 3 days before the meeting:

NOTICE OF PUBLIC MEETING


A petition for a variance at the property described below has been filed with the City of Farmington on the 20 day of JUNE, 2023.

PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

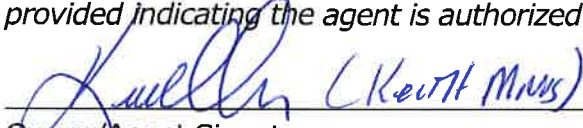
44 OLD Depot RD Farmington
VARIANCE on drive way From 60' to 20' And lot Sq Ft From 19,000 to 9,815
Sq Ft

A public meeting to consider this request for variance at the above described property will be held on 24th day of JULY, 2023, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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.*

 KSDA INC
Keith Mann Date 6-20-2023
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 the agent is authorized to act on their behalf.)*

 (Keith Mann) Date 6-20-2023
Owner/Agent Signature



A WEHCO MEDIA COMPANY

Account #: NWC3886496

Company: LEGEND REALTY

Client: LEGEND REALTY/ Name Missing

Ad number #: 300804

PO #:

Matter of: 44 Old Depot Rd Farmington

AFFIDAVIT • STATE OF ARKANSAS • COUNTY OF WASHINGTON

I, Carla Gardner, do solemnly swear that I am the Finance Director 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 in the matter of:

44 Old Depot Rd Farmington

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

And that there is due or has been paid the Northwest Arkansas Democrat Gazette for publication the sum of \$72.96. (Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 07/02/23, 07/09/23; NWA nwaonline.com 07/02/23, 07/09/23

Carla Gardner

Finance Director

Catherine Staggs

NOTARY PUBLIC



NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the 20th day of June, 2023.

44 Old Depot Rd, Farmington
Variance on driveway from 60' to 20' and lot sq. ft. from 10,000 to 9,815 sq. ft.

A public meeting to consider this request for variance at the above described property will be held on 24th day of July, 2023 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.
July 2 & 9 2023 308804



CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10863519-5355
DATE	06/20/2023 9:14 AM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK#4923 DEV FEES 44 OLD DEPOT RD

1 × Development Fee	\$25.00
Subtotal	\$25.00

TOTAL	\$25.00
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Receipt sent via SwipeSimple, powered by CardFlight
© CardFlight, Inc. 2023

May 23, 2023

City of Farmington Planning Department
c/o Melissa McCarville
354 W. Main
PO Box 105
Farmington, AR 72730

Re: Large Scale Development Transmittal Letter
Revision to Farmington Hills Community
Wilson Street
Farmington, AR

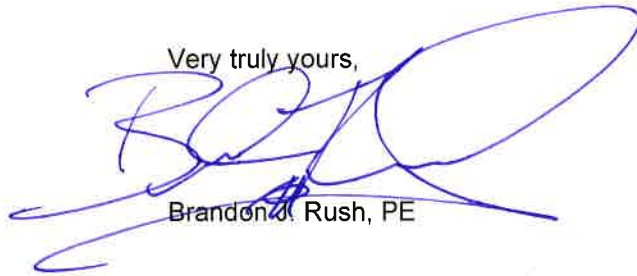
Melissa:

On behalf of our client, we hereby submit plans revised plans for the referenced residential development. The proposed change is the addition of four cottages at the southwest corner of the property. With this letter, please find enclosed:

- ▼ LSD Plans
- ▼ LSD Application
- ▼ LSD Checklist
- ▼ Authorization of Representation
- ▼ Certified list of adjacent property owners

The vesting warranty deed, fire flow test, and drainage report all remain unchanged from the previously approved large scale development. The \$500 fee will be dropped off today. We look forward to working with you to make this project a success.

Very truly yours,



Brandon Rush, PE

Enclosures

cc Jason Appel, PE (ESI, via email)

Z:\Engineers\00 - Engineer Projects\23923 - Farmington Hills\03 Pre-Construction Plan Submittals\2023-05-23
Submittal #1\Transmittal Letter.docx

City of Farmington
Application and Checklist
Large Scale Development

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

Applicant: Engineering Services, Inc. Day Phone: (479) 751-8733
1207 S. Old Missouri Rd.
Address: Springdale, AR 72765 Fax: (479) 751-8746

Representative: Brandon Rush Day Phone: (479) 751-8733
1207 S. Old Missouri Rd.
Address: Springdale, AR 72765 Fax: (479) 751-8746

Property Owner: Lots 102 Holdings, LLC Day Phone: (479) 267-9900
PO Box 1527
Address: Farmington, AR 72730 Fax: -

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

Fee: A non-refundable review fee of **\$500** is required at the time the application is accepted. In the event engineering review fees and costs exceed \$500, the owners and/or developers shall reimburse the City of Farmington for all additional expenses incurred prior to review by the Farmington Planning Commission. In the event the Farmington Planning Commission requires modifications to the large scale development and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the large scale development is resubmitted to the Farmington Planning Commission.

For office use only:

Fee paid \$ _____ Date _____ Receipt # _____

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

Property Description

Site Address -- 2 Wilson Street
Current Zoning -- MF-1
Attach legal description

Financial Interests

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

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.*


Digitally signed by
Brandon J. Rush
Applicant Signature

Date 5/23/2023

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


Owner/Agent Signature

Date 5/23/23

Lots 102 Holdings
128 Southwinds Road
Farmington, AR 72730

May 23, 2023

City of Farmington Planning Commission
Farmington City Hall
354 W Main St
Farmington, AR 72730

Re: Representation Authorization
Revision to Farmington Hills Community
Farmington, AR

We hereby authorize Engineering Services, Inc. to represent us and make decisions on our behalf for the referenced project to be presented to the Farmington Planning Commission.

Lots 102 Holdings



Signature



Print Name / Title*

LSD/Subdivision Application Checklist:

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

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

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.			Same as before
Proposed and Existing Streets, Rights-of –way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all exiting and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.			Same as before
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.			Same as before
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.)			Same as before
Site Specific Information			
1. Provide a note describing any off site improvements.			Same as before
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			Same as before
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.)			Same as before
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.)			Same as before
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.			Same as before
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.	X		
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.)			Residential LSD
8. The location and size of existing and proposed signs, if any.			Same as before
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			Same as before
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.)			Same as before
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			Same as before
12. Location of existing and purposed sidewalks.			Same as before
13. Finished floor elevation of existing and purposed structures.	X		
14. Indicate location and type of garbage service (Large Scale			Same as before

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

**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.*



A WEHCO MEDIA COMPANY

Account #: NWC1414291

Company: ENGINEERING SERVICES INC

Client: ENGINEERING SERVICES INC/ Name Missing

Ad number #: 300982

PO #:

Matter of: PH July 24 Large Scale Dev

AFFIDAVIT • STATE OF ARKANSAS • COUNTY OF WASHINGTON

I, Carla Gardner, do solemnly swear that I am the Finance Director 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 in the matter of :

PH July 24 Large Scale Dev

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

And that there is due or has been paid the **Northwest Arkansas Democrat Gazette** for publication the sum of \$111.24. (Includes \$0.00 Affidavit Charge).

NWA nwaonline.com 07/05/23; NWA Washington County 07/05/23

Carla Gardner

Finance Director

Catherine Staggs

NOTARY PUBLIC



NOTICE OF PUBLIC HEARING

A petition for a revised Large Scale Development as described below was filed with the City of Farmington on May 23, 2023.

Part of the Southwest Quarter of the Northeast Quarter and a part of the Southeast Quarter of the Northwest Quarter of Section 23, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows, to-wit:

Beginning at a found aluminum monument for the NW corner of the said SW1/4 of the NE1/4 of said Section 23, and running thence S87°44'18"E 663.71 feet along the North line of said 40 acre tract to a found iron pin; thence

S02°19'09"W 528.00 feet to a found iron pin; thence S87°44' 18"E 5.40 feet to a found T-post; thence S02°15'52"W 500.87 feet to a found iron pin; thence N87°41'17"W, 579.51 feet to a found iron pin; thence S02°12'53"W, 299.97 feet to a point, from which a found iron pin bears N02°12'53"E 30.09 feet, thence N87°39'06"W, 92.82 feet to a found iron pin for the SW corner of said 40 acre tract; thence N01°50'56"E, 20.02 feet to a found iron pin; thence N87°56'14"W, 27.89 feet to a found iron pin; thence N02°13'29"E, 198.02 feet to a found iron pin; thence S87°56'09"E, 28.60 feet to a point on the West line of the said SW1/4 of the NE1/4, from which a found iron pin bears N87°56'09"W 0.60 feet; thence N02°25'17"E 1110.16 feet to the Point of Beginning, containing 16.52 acres, more or less.

The Owner/Developer of the property requests the proposed addition of four cottages at the southwest corner of the property.

A public hearing to consider this revised large scale development will be held on the 24th day of July, 2023, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

July 5, 2023 300982

ENGINEERING SERVICES INC.

1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

May 23, 2023

City of Farmington
c/o Melissa McCarville
354 W. Main - PO Box 105
Farmington, AR 72730

Re: Certified List of Adjacent Property Owners
Revision to Farmington Hills Community
Wilson Street, Farmington, AR

I hereby certify, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all adjacent property owners to the subject property.

760-04334-000, 760-04297-000, 760-04296-000, 760-04295-000, 760-04294-000
HAMPTON HOLDINGS LLC
PO BOX 1120
TONTITOWN, AR 72770

760-01367-000, 760-01366-000, 760-01365-000
NCWA STORAGE 1 LLC
74 HALBACH CRT
FOND DU LAC, WI 54937

760-01361-000
SOUTHWESTERN ELECTRIC POWER CO
PO BOX 16428
COLUMBUS OH 43216

760-01354-000, 760-04123-000
LOTS 102 HOLDINGS LLC
PO BOX 1496
FARMINGTON AR 72730

760-01364-000
12:34 NWA PROPERTY HOLDINGS LLC
PO BOX 1865
FARMINGTON AR 72730

760-01363-000, 760-01363-001
MRS ENTERPRISES LLC
PO BOX 1496
FARMINGTON AR 72730

760-01356-000
DEARING, DANNY F & BETTY J
32 E WILSON ST
FARMINGTON AR 72730-3026

760-01357-000
HIGHVIEW RENTALS LLC
PO BOX 397
FARMINGTON AR 72730

760-01362-000
GUESS, EDDIE L & BEVERLY A
16224 PINTO CIR
FAYETTEVILLE AR 72704-8002

760-01679-000
HAWKINS, TYLER MATTHEW
194 N HUNTER ST
FARMINGTON AR 72730

760-04543-000
VISION CUSTOM HOMES LLC
2790 S THOMPSON STE 102
SPRINGDALE AR 72764

760-01368-000
DRP HOLDINGS LLC
2790 S THOMPSON ST STE 102
SPRINGDALE AR 72764

Very truly yours,



Rodney Woods, PS

Z:\Engineers\00 - Engineer Projects\23923 - Farmington Hills\03 Pre-Construction Plan Submittals\2023-05-23
Submittal #1\CLAPO.docx



Brian J. Moore, P.E.
President

Tim J. Mays, P.E.
Vice President

Jason Appel, P.E.
Secretary / Treasurer

Jerry W. Martin
Chairman of the Board

Consulting Engineers & Surveyors

www.engineeringservices.com

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 HAWKINS, TYLER MATTHEW
 194 N HUNTER ST
 FARMINGTON AR 72730



9590 9402 7940 2305 4858 85

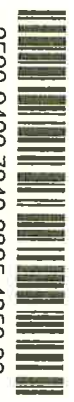
2. Article Number (Transfer from service label)
 7022 3330 0000 8110 0743

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 12:34 NWA PROPERTY HOLDINGS
 LLC
 PO BOX 1865
 FARMINGTON AR 72730



9590 9402 7940 2305 4858 30

7022 3330 0000 8110 0798

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) Date of Delivery
- C. Date of Delivery Yes No
- D. Is delivery address different from item 1? Yes No

A. Signature *Tyler Hawkins*
 B. Received by (Printed Name) *Tyler Hawkins*
 C. Date of Delivery *6-29-23*
 D. Is delivery address different from item 1? Yes No

- 3. Service Type
 - Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - All Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) Date of Delivery
- C. Date of Delivery Yes No
- D. Is delivery address different from item 1? Yes No

A. Signature *Matthew*
 B. Received by (Printed Name) *Matthew*
 C. Date of Delivery *6-30-23*
 D. Is delivery address different from item 1? Yes No

- 3. Service Type
 - Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - All Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 DRP HOLDINGS LLC
 2790 S THOMPSON ST STE 102
 SPRINGDALE AR 72764



9590 9402 7940 2305 4859 08

2. Article Number (Transfer from service label)
 7022 3330 0000 8110 0729

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 MRS ENTERPRISES LLC
 PO BOX 1496
 FARMINGTON AR 72730



9590 9402 7940 2305 4858 47

7022 3330 0000 8110 0781

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) Date of Delivery
- C. Date of Delivery Yes No
- D. Is delivery address different from item 1? Yes No

A. Signature *Matthew*
 B. Received by (Printed Name) *Matthew*
 C. Date of Delivery *6/22/23*
 D. Is delivery address different from item 1? Yes No

- 3. Service Type
 - Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - All Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) Date of Delivery
- C. Date of Delivery Yes No
- D. Is delivery address different from item 1? Yes No

A. Signature *Matthew*
 B. Received by (Printed Name) *Matthew*
 C. Date of Delivery *6/22/23*
 D. Is delivery address different from item 1? Yes No

- 3. Service Type
 - Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail™
 - All Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

DEARING, DANNY F & BETTY J
32 E WILSON ST
FARMINGTON AR 72730-3026

9590 9402 7940 2305 4858 54

7022 3330 0000 8110 0774

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

SENDER: COMPLETE THIS SECTION

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

LOTS 102 HOLDINGS LLC
PO BOX 1496
FARMINGTON AR 72730

9590 9402 7940 2305 4858 23

7022 3330 0000 8110 0804

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

COMPLETE THIS SECTION ON DELIVERY

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

COMPLETE THIS SECTION ON DELIVERY

3. Service Type
 Adult Signature Restricted Delivery
 Certified Mail
 Collect on Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation™ Restricted Delivery

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

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

COMPLETE THIS SECTION ON DELIVERY

3. Service Type
 Adult Signature Restricted Delivery
 Certified Mail
 Collect on Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation™ Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

HIGHVIEW RENTALS LLC
PO BOX 397
FARMINGTON AR 72730

9590 9402 7940 2305 4858 61

7022 3330 0000 8110 0767

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

SENDER: COMPLETE THIS SECTION

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

GUESS, EDDIE L & BEVERLY A
16224 PINTO CIR
FAYETTEVILLE AR 72704-8002

9590 9402 7940 2305 4858 78

7022 3330 0000 8110 0750

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

COMPLETE THIS SECTION ON DELIVERY

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

COMPLETE THIS SECTION ON DELIVERY

3. Service Type
 Adult Signature Restricted Delivery
 Certified Mail
 Collect on Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation™ Restricted Delivery

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

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

COMPLETE THIS SECTION ON DELIVERY

3. Service Type
 Adult Signature Restricted Delivery
 Certified Mail
 Collect on Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation™ Restricted Delivery

Domestic Return Receipt

233330 0000 81110 0835

COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

Article Addressed to:
HAMPTON HOLDINGS LLC
 PO BOX 1120
 TONNITOWN, AR 72270

A. Signature Agent
Paula Sawyer Addressee
 B. Received by (Printed Name) Agent
Lee Ann Lookey Addressee
 C. Date of Delivery
6/23/23
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No



9590 9402 7940 2305 4857 93

Article Number (Transfer from service label)
7022 3330 0000 81110 0835

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Mail
 Mail Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:
VISION CUSTOM HOMES LLC
 2790 S THOMPSON STE 102
 SPRINGDALE AR 72764

A. Signature Agent
William Powell Addressee
 B. Received by (Printed Name) Agent
William Powell Addressee
 C. Date of Delivery
6/22/2022
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No



9590 9402 7940 2305 4858 92

Article Number (Transfer from service label)
7022 3330 0000 81110 0736

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

Domestic Return Receipt (over \$500)



CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10749276-0141
DATE	05/23/2023 10:50 AM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK#011447 DEV. FEES FOR LARGE SCALE FARMINGTON HILLS

1 × Development Fee	\$500.00
Subtotal	\$500.00

TOTAL	\$500.00
-------	-----------------

Receipt sent via SwipeSimple, powered by CardFlight

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**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION FOR LARGE SCALE DEVELOPMENT**

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

North side of junction of Wilson Street & Hunter Street

Location

Lots 102 Holdings

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for LARGE SCALE DEVELOPMENT 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 July 24, 2023 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.

7022 3330 0000 8110 0781

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Certified Mail Fee
\$

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total
\$

Sent
\$

Street
City

MRS ENTERPRISES LLC
PO BOX 1496
FARMINGTON AR 72730

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



7022 3330 0000 8110 0729

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\$

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total
\$

Sent
\$

Street
City

DRP HOLDINGS LLC
2790 S THOMPSON ST STE 102
SPRINGDALE AR 72764

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



7022 3330 0000 8110 0774

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Certified Mail Fee
\$

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total
\$

Sent
\$

Street
City

DEARING, DANNY F & BETTY J
32 E WILSON ST
FARMINGTON AR 72730-3026

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



7022 3330 0000 8110 0767

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\$

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total
\$

Sent
\$

Street
City

HIGHVIEW RENTALS LLC
PO BOX 397
FARMINGTON AR 72730

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



7022 3330 0000 8110 0804

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Certified Mail Fee
\$

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total
\$

Sent
\$

Street
City

LOTS 102 HOLDINGS LLC
PO BOX 1496
FARMINGTON AR 72730

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



7022 3330 0000 8110 0750

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Certified Mail Fee
\$

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total
\$

Sent
\$

Street
City

GUESS, EDDIE L & BEVERLY A
16224 PINTO CIR
FAYETTEVILLE AR 72704-8002

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



7022 3330 0000 8110 8110 0811

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OFFICIAL USE

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

**SOUTHWESTERN ELECTRIC
POWER CO
PO BOX 16428
COLUMBUS OH 43216**

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

SPRINGDALE ARKANSAS 72785
JUN 20 2023
Postmark Here
USPS

0280 0118 0000 0000 0000 2207

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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

**NCWA STORAGE 1 LLC
74 HALBACH CRT
FOND DU LAC, WI 54937**

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

SPRINGDALE ARKANSAS 72785
JUN 20 2023
Postmark Here
USPS

7022 3330 0000 8110 0749

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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

**HAWKINS, TYLER MATTHEW
194 N HUNTER ST
FARMINGTON AR 72730**

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

SPRINGDALE ARKANSAS 72785
JUN 20 2023
Postmark Here
USPS

8470 0118 0000 0000 0000 2207

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

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OFFICIAL USE

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

**12:34 NWA PROPERTY HOLDINGS
LLC
PO BOX 1865
FARMINGTON AR 72730**

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

SPRINGDALE ARKANSAS 72785
JUN 20 2023
Postmark Here
USPS

7022 3330 0000 8110 0835

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

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

OFFICIAL RECEIPT

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

To: \$

Se: \$

St: \$

City: \$

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

SPRINGDALE ARKANSAS 72765
JUN 19 2023
Postmark Here
USPS

HAMPTON HOLDINGS LLC
PO BOX 1120
TONTITOWN, AR 72770

7022 3330 0000 8110 0736

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

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

OFFICIAL RECEIPT

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

To: \$

Se: \$

St: \$

City: \$

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

SPRINGDALE ARKANSAS 72765
JUN 20 2023
Postmark Here
USPS

VISION CUSTOM HOMES LLC
2790 S THOMPSON STE 102
SPRINGDALE AR 72764


Responses to Comments

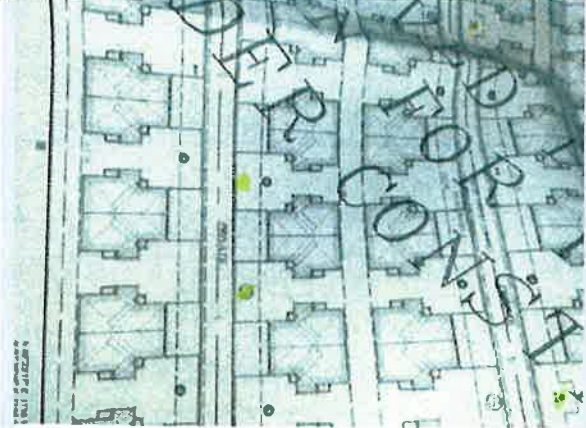
The proposed revision for Farmington Hills Community was reviewed by the City of Farmington and utilities. Comments on the ESI submission were returned to ESI via email on July 3, 2023. ESI has revised the plans and added material as described below to respond to all comments.

City of Farmington

Review Comment	ESI Response
1. Engineering fees will accumulate as the development continues. We will bill the engineering fees monthly.	Understood. These will be paid by the Owner.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.	Notice was sent June 20.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. With this in mind, the ad had to be in the paper by Sunday, July 9, 2023 to meet the deadline.	This was published in the <i>Washington County Enterprise-Leader</i> on July 5. Affidavit of publication was provided to City of Farmington on July 5.
5. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for the planning commission, a site plan and landscape plan would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.	Revised plans to be delivered and emailed.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.	Revised plan was emailed to Mr. Brackett.
7. Planning Commission meeting will be Monday July 24, 2023 at 6:00 pm.	Understood. ESI will be present.

City of Farmington Fire Department

Review Comment	ESI Response
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).	These signs will be provided along all roads in the subdivision. Detail added to plans.
D 103.6.2 Roads More Than 26 Feet in Width	
Fire lane signs as specified in Section D 103.6 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).	These signs will be provided, all roads are 26' wide or less.
 <p>SIGN TYPL "A" SIGN TYPL "C" SIGN TYPL "D"</p> <p>NO PARKING FIRE LANE</p> <p>12" 12" 12" 18"</p>	
An additional hydrant should be placed in the area indicated by the attached photo.	Fire hydrant added.

Review Comment	ESI Response
	

KMS Engineering for the City of Farmington

Review Comment	ESI Response
<p>1. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat.</p>	Herein.
<p>2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-engr.com.</p>	Plan will be emailed.
<p>3. Include a chart explaining the allowable density per the zoning and the density for the overall project since the chart on sheet 2 is now out of date and incorrect.</p>	Added updated table on Sheet 2.
<p>4. An access easement will be required from Wilson Street to the new right-of-way in the northwest corner of the property.</p>	This easement will be provided prior to building permit for the additional buildings.
<p>5. Provide a minimum 20'-wide drainage easement within the reservoir area, connecting the tributary pipes and the discharge system along the most passable routing of the piping system.</p>	This easement will be provided prior to building permit for the additional buildings.
<p>6. These easements will be required prior to building permits for the new additional buildings.</p>	Acknowledged.

City of Fayetteville

Review Comment	ESI Response
<p>If water or sewer alignment has to change to accommodate this revision, the revised alignment must be submitted to the City of Fayetteville for review.</p>	All water and sewer revisions will be sent to City of Fayetteville for review.

Black Hills Energy

Review Comment	ESI Response
<p>Current revisions will not impact our transmission line on property.</p>	Acknowledged.

No Comments

- ▼ City of Farmington Building Department

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Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: Farmington Hills Community Revisions Plan

EDA project #: 2500_F

Letter creation: June 5, 2023

Tech Plat Review meeting: June 6, 2023

Mrs. McCarville,

We have reviewed the Final Plat submitted by ESI for the project known as Farmington Hills Community Revisions Plan received by EDA on June 2, 2023. The date of May 23, 2023 is within the title block. Based on our plan review for the City's landscape code, we offer the following comments:

Generally:

1. If a permanent development/subdivision sign will be placed at the entrance to this development, the City's landscape code shall be followed and plans showing the landscaping shall be submitted to EDA for approval.

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

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

Sincerely,

Sarah Geurtz, PLA

LeAnn Tolleson

From: Boccaccio, Joshua <jboccaccio@fayetteville-ar.gov>
Sent: Monday, June 5, 2023 8:23 AM
To: LeAnn Tolleson
Cc: Sherrets, Kristin
Subject: RE: Tech plat comments

Hi LeAnn – the only comment we have is that if the water or sewer alignment has to change to accommodate this revision, the revised alignment must be submitted to the City of Fayetteville for review.

Thanks,
Josh

From: LeAnn Tolleson <leanntolleson@cityoffarmington-ar.gov>
Sent: Monday, June 5, 2023 8:11 AM
To: Boccaccio, Joshua <jboccaccio@fayetteville-ar.gov>; Sherrets, Kristin <ksherrets@fayetteville-ar.gov>
Subject: Tech plat comments
Importance: High

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning.

Do you have any comments for Tech Plat agenda?

Thank you,

LeAnn Tolleson

City Administrative Assistant
354 W Main Street
Farmington, AR 72730
479-267-3865





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

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

06/01/2023

1. Large Scale Development – Farmington Hills –Current revisions will not impact our transmission line on property.

Sincerely,
Aaron Burks

B. Landscaping Requirements. The Landscaping Plan for a residential development shall show landscaping of entryway(s), neighborhood park(s), Street Frontage Buffer, and/or designated interior public parking lots.

- (1) A landscaped Street Frontage Buffer, if included, shall meet these landscaping guidelines:
 - (a) Minimum depth of fifteen (15) feet from street right-of-way.
 - (b) Trees – minimum of one shade tree with a two-and-one-half inch (2.5”) diameter minimum, OR one ornamental tree with a one-and-one-half inch (1.5”) diameter minimum) OR one conifer of four foot (4’) minimum height, per thirty (30) linear feet.
 - (c) Shrubs, perennial ornamental grasses, and perennial flowering plants are optional but are encouraged.
 - (d) Groundcover may be turf grass or other allowed groundcover listed in Article V. M.
 - (e) Vegetative materials may be grouped together for optimal aesthetic impact.
- (2) Residential Development landscaped entryway(s) may be provided at some, or all, entryways in a development. The main goal shall be to provide a safe, aesthetically pleasing, low-maintenance, and drought-resistant entryway.
- (3) Sight-Triangle size. Sight-Triangle distances at the intersection of a public street and a residential development entryway shall be of a size distance that ensures safety of pedestrians, bicyclists, and motorists.
- (4) Public interior parking lots, if created, shall meet the requirements set forth in ARTICLE IX - PARKING LOT LANDSCAPING requirements.

C. Fences, Walls, and Hedges. Notwithstanding other provisions of this ordinance, fences, walls or hedges may be located at residential development entryways and/or along property lines. Unless otherwise specifically provided for, fences must be constructed and maintained in accordance with the following regulations:

- (1) Fencing may consist of materials such as masonry, brick, rock, stucco, wrought iron, or wood, or any combination of these materials. Fencing shall be utilized or installed in a manner that shall not cause injury to the general public.
- (2) Barbed wire and other wire fencing is absolutely prohibited in residential developments unless the barbed wire or other wire fencing is utilized by adjoining property owner(s) to contain livestock.
- (3) Residential fencing adjacent to street frontage must meet City Building Setback Requirements.

ARTICLE XII. DEDICATION AND LANDSCAPING OF NEIGHBORHOOD PARKS

A. Purpose. Parks provide health and wellness through recreational opportunities, social engagement, neighborhood community building, nature education; parks increase neighborhood and city property values and contribute to overall quality of life.

- B. **Ratios for Dedication.** Developers of residential developments shall dedicate, in perpetuity, to the City of Farmington land area, exclusive of streets, for a park and/or trails within the development. Land shall be dedicated at a ratio of .02 acre (870 sq. ft.) of land for each single-family dwelling unit and .01 acre (435 sq. ft.) of land for each multi-family dwelling unit.
- C. **Fee Payment In Lieu of Land Conveyance.** In lieu of land dedication a developer has the option to contribute to the Farmington City Parks and Trails Development Fund \$600.00 for each single-family unit and \$300.00 for each multi-family unit. Farmington City Council shall have final authority whether to accept land or said fee payment in lieu of land dedication after approval by the Planning Commission. The City shall review the designated fees every two (2) years and make adjustment suggestions to the City Council.
- D. **Timetable for Land Dedication.** Dedication of land must be made before the city signs the final plat or building permit is issued for the development. Deeded land is dedicated park land and is not subject to any right of reversion or refund.
- E. **Timetable for cash dedication.** Intention for cash payment shall be included in the development agreement and paid prior to the City's signature of, and release of, the final plat. For subdivisions that do not require a development agreement, the cash dedication shall be paid before the City releases the signed approval of the subdivision for recording.
- F. **Location of Park.** The most suitable location for park may be determined by developer but dedicated park land shall be contiguous and shall be dedicated in perpetuity. Land, when dedicated, shall be shown on preliminary and final plats and on Site Plan and Landscaping Plan.
- G. **Small Land Area.** When a proposed park dedication calculation is too small in area to provide an open space of suitable size and character, the Planning Commission may require dedicated land to be located next to open spaces or dedicated park land in adjacent development areas, so the combined land areas create park area of adequate size.
- I. **Unacceptable Park Land.** Street front landscape buffers or parking lot landscape buffers and islands; major utility easements over 30 feet wide; storm water detention ponds; irrigation ditches, swales, and storm water channels, land with steep grade, land with immovable trash, junk, and/or pollutants, or any other land deemed unsuitable by the Planning Commission, shall not be dedicated as park land.
- J. **Use of Fees.** Cash contributions for parks shall be deposited in the Farmington City Parks and Trails Development Fund and shall only be used for park or trail acquisition, development, or maintenance, as determined by the City based on the City of Farmington Master Trail and Park Plan. The Financial Officer of the City of Farmington shall maintain financial records of fees received and expenditures made.
- K. **Park Naming Rights.** Developer shall have naming rights for the park, subject to the approval of the Planning Commission.
- L. **Appropriate landscaping materials.** Developer shall make every effort to preserve existing healthy native trees eight inch (8") diameter or larger; Unique Specimen Trees; and native shrubs and other vegetation located in the proposed park area. Additional landscaping materials especially suited to Zone 6A are listed in ARTICLE XV. HARDY, DROUGHT-TOLERANT SHRUBS, GRASSES, TREES, AND EVERGREEN. In addition, perennial flowers, perennial ornamental grasses, and bulb-flowers may be planted.

M. Required Essential Landscaping and Infrastructure.

- (1) Community green space with bench seating (Minimum of two benches)
- (2) Open turf grass area
- (3) ADA accessible walking trail or path into park area
- (4) Trash receptacle (City will be responsible for trash disposal)
- (5) Vegetation planting requirements are listed below; however, substitutions may be approved by Planning Commission when native trees, shrubs, grasses, and other vegetation are preserved.
 - (a) Five (5) shade trees.
 - (b) Three (3) ornamental trees.
 - (c) Perennial ornamental grasses
- (6) A minimum of **one** active-use enhancement per acre of dedicated park land shall be incorporated into the park, with developer choosing amenity/amenities that best suit the specific demographic and recreational needs of future homeowners. Placement and spacing of all elements shall be done in a layout that provides maximum safety during park use and shall meet all safety standards. Choose from this list:
 - (a) Children's playground equipment
 - (b) Tennis court(s)
 - (c) Grass area for lawn sports
 - (d) Sand volleyball court
 - (e) Basketball goal
 - (f) Outdoor water features/ spray-grounds
 - (g) Hiking and/or biking trail
 - (h) Boulder play area or climbing structure
 - (i) Frisbee/disk golf area
 - (j) Open turf sculpted as a play berm, mound or hill with a maximum three-foot height
 - (k) Other play features such as swings, spring toys, sand play, dramatic play, tetherball.
 - (l) Shuffleboard
 - (m) Bocce court
 - (n) Other developer-suggested active-use amenities deemed appropriate for demographic population of the development.

N. Ideal Park Additions (Optional – Not Required).

- (a) Lighting
- (b) Picnic table
- (c) Barbeque grill
- (d) Restroom facilities
- (e) Gazebo or other roofed recreational facility
- (f) Display garden
- (g) Drinking fountain

O. Ownership and Maintenance/Replacement. Dedicated parks shall be maintained by City of Farmington.

P. Park Design and Construction Standards. Developer shall design and construct neighborhood park in compliance with all City design standards for public improvements.