



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 25, 2022

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

1. Roll Call
2. Approval of the minutes – May 23, 2022 and June 27, 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. **Review the proposed Cul-de-Sac ordinance**
 - B. **Preliminary Plat – Wagon Wheel West Subdivision**

Property owned by: Riggins Commercial Construction & Development
Property Location: 11828 Clyde Carnes Rd.
Presented by: ESI

Planning Commission Minutes
May 23, 2022 at 6 PM

1. **ROLL CALL** –Meeting was called to order by Vice Chairman Gerry Harris. A quorum was present.

PRESENT

Gerry Harris, Vice Chair
Chad Ball
Judy Horne
Keith Macedo
Howard Carter
Bobby Wilson

ABSENT

Robert Mann, Chair
Jay Moore

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

2. **Approval of Minutes:** April 25, 2022, meeting minutes were approved as written.

3. **Comments from Citizens:**

Attorney David Dixon- 13098 Little Elm Road represented Phyllis Young. They expressed concerns about the large amount of water, debris, and erosion that is occurring on her property since the development of Goose Creek began. The water damage has progressively gotten worse and no one is helping resolve the issue. There is a dam that was built which is approximately 25’ long and about 8’ high with very large culverts that channel a large amount of water onto her property. Mr. Dixon showed numerous pictures of the flooding and stated that pictures do not lie. He said he and Mrs. Young are requesting some action to solve this problem.

Public Hearings:

4A. Conditional Use for Fireworks City; property located at 233 E. Main owned by Freedom Fireworks, LLC as presented by Freedom Fireworks:

Cheslee Mahan was present to discuss the request. Opening comments were that they meet all the criteria set forth in the ordinance. They have provided a site plan and proof of supplemental insurance. They will have over 20 parking spots.

Public Comment: None.

Vice Chairman Gerry Harris called for question to approve the Conditional Use for 233 E. Main and upon roll call vote motion passed unanimously.

4B. Variance of building setbacks for property located at 420 W. Tyler Rd. owned and presented by Andy Slay:

Andy Slay, 420 W. Tyler Road, explained that he did not know to go through proper procedure for building permit and learning of location requirements before he started building a storage building behind his home on Tyler Road. Melissa McCarville read her recommendation memo as follows:

“Current zoning for this property is PUD. The request is to reduce the rear set back. The rear set back in this PUD is 20 feet, the property owner is requesting a 14 ½ foot variance to 5 ½ feet.

Planning Commission Minutes
June 27, 2022, at 6 PM

1. **ROLL CALL** –Meeting was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

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

ABSENT

Jay Moore

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

2. **Approval of Minutes:** Approval of minutes was tabled until next meeting.

3. **Comments from Citizens:**

None

Discussion:

4A. Wagon Wheel West construction plans:

Chris Brackett reminded commissioners that the Commission approved a subdivision plan for Wagon Wheel West at the October 25, 2021, meeting. However, when Chris saw the construction plans in early June he realized ESI had made major changes in street direction. Also, there are knuckle cul-de-sacs that are not allowed by ordinance. Therefore, he felt that this needed to be brought back to the attention of the Commission.

Blake Murray with ESI Engineering stated this was due to alleviating drainage from the detention pond. This will still be connected to Wagon Wheel Crossing/Clyde Carnes. Lots 35 and 42 will have drainage going through it. The houses will be built up by 1.5ft even though it is not officially in the flood plain but still has significant drainage. The previous development showed a drainage pipe connecting to Clyde Carnes and would have been very expensive. This development will have open ditches instead of 8x4 box culverts. Mr. Murray said the POA would have to manage the ditch maintenance. The Commission agreed that this needs to be carefully reviewed again and then have a public hearing at the July meeting.

Jill Toering lives in Twin Falls and noted that the first phase of Wagon Wheel SD has open ditches also. Norm Toering also spoke and thought the developer was wanting to avoid the extra expense of culvert drainage.

4B. Multi-Family Design Standards Review:

The Moratorium on Multi-Family permits will end in July. Mayor Penn will ask the City Council at the July meeting to again renew the Moratorium for another six months. It is believed that the State has not had any changes to a recent state law concerning restricting cities' design standards for single-family residences. However, Steve Tennant will be asked to confirm that the state law hasn't changed, and

that multi-family development is still excluded from design standards restrictions so the Planning Commission can consider minor changes to our ordinance.

Judy Horne showed a variety of MF units with a variety of designs to improve the overall appearance as a starting point to think about any desired changes to the current MF design standards.

4C. Cul-de-sac Ordinance:

Keith Macedo discussed his concern for fire and other emergency service equipment accessibility in subdivisions with very long cul-de-sacs such as the Blue Sky area. He said that eventually, there will be a new subdivision built to the east of Blue Sky. He mentioned Fort Worth, Texas as having very few East/West roads and streets. This is one component of connectivity which the commission will be reviewing. He felt this is absolutely necessary due to the city's rapid growth. The current Ordinance discourages the Commission from approving cul-de-sacs in subdivisions. He felt there must be a valid, good reason why a cul-de-sac should be approved. Also the ordinance needs to be changed regarding how the setbacks in cul-de-sacs are measured.

It was noted that lots of people like to live on a street with a cul-de-sac; also, it sometimes allows developers to have more building lots. Also, when Twin Falls and Blue Sky were developed, they were in the County.

Chad Ball moved to ask City Attorney to modify the ordinance Sec.15.08.02 – Measuring criteria, to reflect the measurement from the building set back rather than the street right-of-way. Included in this motion is to set a public hearing for the July 25 meeting. Keith Macedo seconded the motion and it passed unanimously.

4D. Connectivity Within the City:

Connectivity will be included with the Cul-de-sac Ordinance discussion.

Adjournment: Having no further business, the in-person Planning Commission meeting was adjourned at 7:00 PM.

Judy Horne, Secretary

Robert Mann, Chairman

This building set back infraction was discovered while our building official was inspecting an adjacent property. Our ordinance allows for storage buildings up to 200 square feet to be placed without a permit and they can be in the set backs. This home owner saw other storage buildings go in and made the assumption that he wasn't doing anything different than others he saw in the neighborhood. He was not aware of the size limitation or the fact that the size of the building he was putting up was not allowed in the set back. The building official made the home owner aware of the infraction and instruction to apply for a variance. The home owner is aware that if the variance is denied that will have to move the building.

This is a large variance; however the current location of the building does not pose [sic] a particular issue for the home owner or adjacent property owners. To our knowledge no one has complained about the location of the building. The building official recommends approval of the variance.”

Gerry Harris noted that the storage building is being constructed on the 20' back utility easement. There is a gas line that runs behind the fence. Another issue is the fact that the city ordinance allows a 200 square foot storage building, but this building is much larger at 12x24 feet or 288 square feet. She said there have been two similar situations like this and both were denied. Chad Ball asked if there was a hardship which caused this particular placement and the answer was “no.”

Vice-Chairman Harris called for the question and upon roll call, the motion to allow a variance of building set back for 420 W. Tyler failed 4-1. The home owner will be required to move the building out of the set back.

4C. Variance for lot widths for the property located on the west end of Wilson St. property owned by DRP Holdings, LLC as presented by Jorgensen & Associates:

Charles Zardin was present to discuss the request. They are asking for a variance for 3 lots that are on a cul-de-sac in their Summerfield Subdivision Phase 2. The three lots are pie-shaped and the width at the street are smaller than the required 75 feet. The widths are: 57.61', 54.42', and 67.85'. However the widths at the setback line are 80.93', 77.28', and 93.02' which would meet the 75 foot requirement. Chris Brackett stated that he had always interpreted the ordinance 75 foot requirement for the setback line, not the width at the street. Therefore, other subdivisions with cul de sac design have been allowed to have smaller front lot width at the street. If this variance is approved, there will still be ample room for 12 foot driveways; the lots themselves are wide enough for homes to be built. Redbird Subdivision is an example of a subdivision with smaller width at the street. This variance would meet Fire Code requirements.

Having no further discussion, Gerry Harris called the question to approve the Variance for smaller lot widths at streetside. Upon roll call, the motion was approved unanimously.

During next work session the commissioners will review this ordinance that applied to this variance.

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

Judy Horne - Secretary

Gerry Harris – Vice Chair

Agenda Item 4. A

ORDINANCE NO. 2022-14

**AN ORDINANCE TO AMEND ORDINANCE NO. 99.8.1(D), §3 TO MODIFY
THE MEASURING CRITERIA FOR LOTS IN CUL-DE-SACS.**

WHEREAS, the criteria for measuring lot frontage in cul-de-sacs since 1998 has been based on where the lot intersected with the street right-of-way, and

WHEREAS, after a public hearing and discussion on Monday, July 25, 2022, the Farmington Planning Commission has determined that the criteria for measuring lot frontage should be based on the building setback.

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

SECTION 1: That Ordinance 99.8.1(D), §3 should be and is hereby amended as follows:

Lots that are either partially or completely a part of a cul-de-sac, for purposes of lot frontage, shall be measured by the length of the arc, based upon the radius of the cul-de-sac, that intersects the lot in question at the line signifying the building setback. Said arc must have a minimum distance of at least 75 feet.

SECTION 2: Any and all ordinances and parts of ordinances in conflict with this amendment are hereby repealed.

SECTION 3: EMERGENCY CLAUSE: That the Farmington City Council further determines that it is necessary to enact this ordinance without delay to allow current developers to apply this modification to cul-de-sacs in their preliminary plats; therefore, an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 25th day of July, 2022.

Ernie Penn, Mayor

ATTEST:

Kelly Penn, City Clerk

Agenda Item 4. B

October 12, 2021

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

RE: Second Submittal Narrative
Wagon Wheel West Subdivision

To Whom it May Concern,

Please let this letter serve as a narrative to accompany the Second submittal for Wagon Wheel West Subdivision. The proposed subdivision is located along the north side of Clyde Carnes Road, approximately 4000 linear feet east of Highway 62. The parcel number is 760-03107-000, which is owned by Riggins Commercial Construction & Development. The project area is approximately 40.22 acres and consists primarily of pasture land. The existing site is zoned R-1 and no change in zoning is proposed. The existing zoning allows for single family residential developments with lot sizes 10,000 square feet or greater. The proposed development meets these criterion, and will have a density of approximately 3 units per acre with a detention pond in the southern section along Clyde Carnes .

Utilities

The site currently has water, with Washington Water Authority having an existing water main along the north side of Clyde Carnes. The site currently does not have sewer available to it, but it will have access to a lift station currently being constructed with the Wagon Wheel Crossing Subdivision directly to the east of this development. This lift station pumps the water to the northeast and connects to an existing manhole at Farmington High School. This gravity system eventually discharges to lift station number 12, which it is believed to have adequate capacity for the development. This lift station then pumps the sewer to West Side Wastewater Treatment Plant, which also has adequate capacity for the proposed development. Previous discussions with City of Fayetteville personnel included the development of this property and they see no issues with the proposed development. A sewer capacity report was submitted to Fayetteville Water and Sewer Department and that report included the possible development of this property.

City of Farmington
Application and Checklist
Preliminary Plat

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

Applicant: Riggins Commercial Construction Day Phone: c/o representative
Address: c/o representative Fax: _____
Representative: Blake Murray Day Phone: 479-318-7248
Address: 1207 S Old Missouri Rd
Springdale, AR 72765 Fax: _____
Property Owner: Same as applicant Day Phone: _____
Address: _____ Fax: _____

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

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

For office use only:

Fee paid \$ _____ Date _____ Receipt # _____

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

Property Description

Site Address -- 760-03107-000

Current Zoning -- R-1

Attach legal description

Financial Interests

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

Riggins Commercial Construction

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

Applicant Signature

Date _____

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 _____

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. * | | ✓ | Will be done at the appropriate time. |
| 6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting). | | ✓ | Will be done at the appropriate time. |
| 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). | | ✓ | Will be done at the appropriate time. |
| 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 | | | Soon to be submitted. |
| b. 404 Permit | | | N/A |
| c. Other | | | N/A |
| 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 | ✓ | | |

| | | | |
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| abutment, etc. | | | |
| 12. Spot elevations at grade breaks along the flow line of drainage swales. | ✓ | | |
| 13. A general vicinity map of the project at a scale of 1" = 2000' | ✓ | | |
| 14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines. | ✓ | | |
| 15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned. | ✓ | | |
| 16. Existing topographic information with source of the information noted. Show: | ✓ | | |
| a. Two foot contour for ground slope between level and ten percent. | | | |
| b. Four foot contour interval for ground slope exceeding 10%. | | | |
| 17. Preliminary grading plan. | | | |
| Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington) | | | |
| 1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat. | ✓ | | |
| 2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan. | ✓ | | |
| Proposed Utilities | | | |
| 1. Regarding all proposed storm sewer structures and drainage structures: | | | |
| a. Provide structure location and types. | ✓ | | |
| b. Provide pipe types and sizes. | ✓ | | |
| 2. Regarding all proposed sanitary sewer systems | | | |
| a. Provide pipe locations, sizes and types. | ✓ | | |
| b. Manhole locations. | ✓ | | |
| 3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site | | ✓ | No issues 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 | ✓ | | |

| | | | |
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| 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. | | ✓ | n/a |
| 2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project. | | ✓ | n/a |
| 3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.) | | ✓ | n/a |
| 4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.) | | ✓ | n/a |
| 5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated. | ✓ | | |
| 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 Known |
| 9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections. | ✓ | | |
| 10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.) | | ✓ | 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. | ✓ | | |
| 14. Indicate location and type of garbage service (Large Scale | | ✓ | n/a |

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

August 24, 2021

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

RE: Overall Narrative
Wagon Wheel West Subdivision

To Whom it May Concern,

Please let this letter serve as a narrative to accompany the first submittal for Wagon Wheel West Subdivision. The proposed subdivision is located along the north side of Clyde Carnes Road, approximately 4000 linear feet east of Highway 62. The parcel number is 760-03107-000, which is owned by Riggins Commercial Construction & Development. The project area is approximately 40.22 acres and consists primarily of pasture land. The existing site is zoned R-1 and no change in zoning is proposed. The existing zoning allows for single family residential developments with lot sizes 10,000 square feet or greater. The proposed development meets these criterion, and will have a density of approximately 3 units per acre with a detention pond in the southern section along Clyde Carnes .

Utilities

The site currently has water, with Washington Water Authority having an existing water main along the north side of Clyde Carnes. The site currently does not have sewer available to it, but it will have access to a lift station currently being constructed with the Wagon Wheel Crossing Subdivision directly to the east of this development. This lift station pumps the water to the northeast and connects to an existing manhole at Farmington High School. This gravity system eventually discharges to lift station number 12, which it is believed to have adequate capacity for the development. This lift station then pumps the sewer to West Side Wastewater Treatment Plant, which also has adequate capacity for the proposed development. Previous discussions with City of Fayetteville personnel included the development of this property and they see no issues with the proposed development. Capacity in that lift station, assuming Wagon Wheel Crossing Subdivision northern phase. This capacity would be replaced by this subdivision, instead.

Phasing

There is currently no phasing proposed for this development.

Traffic

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

This submittal includes the following items:

- Preliminary Plat Application
- Preliminary Plat Plans (Digital)
- Preliminary Drainage Report (Digital)
- \$2000 Submittal Fee
- Dropbox containing all materials

Please let me know if I can answer any questions.

Sincerely,



Blake Murray, P.E., CFM

Project Engineer

NOTICE OF PUBLIC HEARING

A petition for Preliminary Plat for the property as described below has been filed with the City of Farmington on the _____ day of _____, 20_____.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this Preliminary Plat will be held on the _____ day of _____, 20_____, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Proof of publication of public hearing notice, must be published a minimum of 10 days prior to the Planning Commission meeting (proof must be provided at least 7 days prior to the meeting).

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

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

Location

Owned by

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

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

CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the attached written notice was placed in the U.S. mail, first-class, postage prepaid this 18 day of July, 2022, and addressed as follows:

*Name: TWIN FALLS PROPERTY OWNERS ASSOC. INC
Street: PO BOX 596
City, State, Zip: FARMINGTON, AR 72730*

*Name: NEAL & SARA CHILCUTT
Street: 484 WILDCREST DR.
City, State, Zip: FARMINGTON, AR 72730*

*Name: TIMOTHY & LEEANNE YOPP
Street: 349 W. ORCHARD CREEK DR.
City, State, Zip: FARMINGTON, AR 72730*

*Name: EMILY FRANK
Street: 363 W. ORCHARD CREEK DR.
City, State, Zip: FARMINGTON, AR 72730*

*Name: PRESTON & LE ANN LA FERNEY
Street: 375 W. ORCHARD CREEK DR.
City, State, Zip: FARMINGTON, AR 72730*

*Name: MARY THOMPSON
Street: 387 W. ORCHARD CREEK DR.
City, State, Zip: FARMINGTON, AR 72730*

*Name: STEVE A & SUSAN I WING
Street: 399 W. ORCHARD CREEK DR.
City, State, Zip: FARMINGTON, AR 72730*

*Name: COURTNEY & GARRETT DAVIS
Street: 405 W. ORCHARD CREEK DR.
City, State, Zip: FARMINGTON, AR 72730*

*Name: LANDMARC CUSTOM HOMES, LLC
Street: 1224 S. MAESTRI RD.
City, State, Zip: SPRINGDALE, AR 72762*

Name: ADAY, DANIEL
Street: 412 CABALLO ST.
City, State, Zip: FARMINGTON, AR 72730

Name: CAMPBELL, BOBBY ALBERT; SHACKELFORD, MARILYN SUE
Street: 86 S. HOLLAND DR.
City, State, Zip: FARMINGTON, AR 72730

Name: GARY STEVEN & FLORNCE ELAINE CHAUDOIN
Street: 11973 CLYDE CARNES RD.
City, State, Zip: FARMINGTON, AR 72730

Name: AVANCE, JEREMY & CAREY
Street: 11815 CLYDE CARNES RD.
City, State, Zip: FARMINGTON, AR 72730

Preston Locker
(name of person completing the mailing)


(signature of person completing the mailing)

City File No. /Name: Wagon Wheel West

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NEAL & SARA CHILCUTT
484 WILDCREST DR.
FARMINGTON, AR 72730

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EMILY FRANK
363 W. ORCHARD CREEK DR.
FARMINGTON, AR 72730

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ADAY, DANIEL
412 CABALLO ST.
FARMINGTON, AR 72730

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JACKIE & MARY THOMPSON
387 W. ORCHARD CREEK DR.
FARMINGTON, AR 72730

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COURTNEY & GARRETT DAVIS
363 W. ORCHARD CREEK DR.
FARMINGTON, AR 72730

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AVANCE, JEREMY & CAREY
11815 CLYDE CARNES RD.
FARMINGTON, AR 72730

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TWIN FALLS PROPERTY OWNERS ASSOC. INC
PO BOX 596
FARMINGTON, AR 72730

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TIMOTHY & LEEANNE YOPP
349 W. ORCHARD CREEK DR.
FARMINGTON, AR 72730

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LANDMARC CUSTOM HOMES, LLC
1224 S. MAESTRI RD.
SPRINGDALE, AR 72762

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STEVE A & SUSAN I WING
399 W. ORCHARD CREEK DR.
FARMINGTON, AR 72730

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CHAUDOIN FAMILY TRUST
GARY STEVEN &
FLORENCE ELAINE CHAUDOIN
11973 CLYDE CARNES RD
FARMINGTON, AR 727301

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SHACKELFORD, MARILYN SUE
86 S HOLLAND DR.
FARMINGTON, AR 72730

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LA FERNEY
375 W. ORCHARD CREEK DR.
FARMINGTON, AR 72730

NOTICE OF PUBLIC HEARING

A petition for preliminary plat for the property described below has been filed with the City of Farmington on the 28th day of June 2022.

LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 34, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE ALONG THE WEST LINE OF SAID SW 1/4 OF THE NE 1/4, N02°09'53"E A DISTANCE OF 1323.91 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE NE 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SW 1/4 OF THE NE 1/4, S87°50'01"E A DISTANCE OF 1322.70 FEET TO THE NORTHEAST CORNER OF SAID SW 1/4 OF THE NE 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SW 1/4 OF THE NE 1/4, S02°10'03"W A DISTANCE OF 1324.94 FEET TO THE SOUTHWEST CORNER OF SAID SW 1/4 OF THE NE 1/4 AND A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID SW 1/4 OF THE NE 1/4, N87°47'21"W A DISTANCE OF 1322.64 FEET TO THE POINT OF BEGINNING,

CONTAINING 40.22 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF CLYDE CARNES ROAD ALONG THE SOUTH SIDE THEREOF, AND ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

LAYMAN'S DESCRIPTION:

The 40.22 acres is located on the north side of Clyde Carnes Road approximately 2000 feet east of the intersection of Clyde Carnes Road and Jim Brooks Road.

A public hearing to consider this Preliminary Plat will be held on the 25th day of July, 2022, at six O'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

75574352 July 10, 2022

Washington Water Authority
A Project of the Rural Development Authority

PO Box 178
12567 US Highway 62 West
Farmington, AR 72730
Phone (479) 267-2111
Fax (479) 267-5945

FINAL ACCEPTANCE OF CONSTRUCTED WATER FACILITIES CHECKLIST

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

Item Description

- 1. Submittal and acceptance of AS-BUILT/RECORD DRAWINGS to the WWA Office.
 - A. The Engineer shall provide one hard copy.
 - B. The Engineer shall provide one digital copy in both .dwg and .pdf format on flash drive.
 - C. AS-BUILT/RECORD DRAWINGS shall include the minimum following information:
 - a. Horizontal Datum: NAD83 / Vertical Datum: NAVD88
 - b. Fire Hydrant; location, manufacturer, and model number
 - c. Water Valve; location, manufacturer, type, diameter
 - d. Water Fitting; location
 - e. Water Service Saddle; location
 - f. Water Test Ports; location
 - g. Tapping Sleeves; location
 - h. Steel Encasement; location of beginning and end, material, diameter
 - i. Waterpipe; location, material, diameter, pressure class
 - j. Construction Details
 - D. All sheets shall be signed by the Professional Engineer of Record registered in the State of Arkansas.

- 2. Final Walkthrough and completion of all deficit items.
 - A. A walkthrough of the project site shall be conducted with a WWA representative, the Contractor, and the Engineer of Record. AS-BUILTS/RECORD DRAWINGS must be submitted before scheduling the walkthrough.
 - B. Any items found to be deficit according to the projects Standard Specifications must be corrected and re-inspected by all three parties.

- 3. Completion of all necessary testing in accordance with the Arkansas Department of Health.

- 4. Submittal of Construction Cost Certification of water improvements by the Engineer of Record.

- 5. Submittal of Maintenance Bond for an amount equal to 50% of the construction cost, based on the Construction Cost Certification by the Engineer of Record. The Maintenance Bond shall be for a period of not less than one year and shall cover all defects in materials and workmanship.

- 6. Submittal of Certificate of Construction Completion by the Engineer of Record, stating that the project was constructed in accordance with engineering plans and specifications as approved by the Arkansas Department of Health. The Certificate shall be signed and sealed.
- 7. Submittal of an affidavit from the Owner or Developer that all materials, supplies and labor bills have been paid in full.
- 8. Payment of all applicable fees for the project, including a meter fee and depletion fee for each meter service. METER FEE = \$275
DEPLETION FEE = \$500

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

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

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

Applicant: Riggins Commercial Construction

Date: September 5, 2022

Project Name: Wagon Wheel West Subdivision – Revised Preliminary Plat

Engineer/Architect: Engineering Services, Inc.

Following are **recommendations** from the Technical Plat Review Committee which **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12:00 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A **narrative** addressing each comment must be submitted along with the revised plat.

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Add Street Lights at 300' spacing and at intersections to the plat.
3. Add concrete trickle channels to the swale and detention pond.
4. Show the drainage improvements needed to extent the sidewalk and curb along Clyde Carnes to the east.
5. The following lots will need Finished Floor Elevations that are 1' above the 100-Year WSE in the adjacent swale or detention pond.
 - Lots 50-62; 112-125, 14 and 1 depending on the proposed drainage improvements.
6. The Partial Cul-de-sacs are not allowed by ordinance 15.08.01.
7. The following lots do not meet the required 10,000 square foot minimum by the R-1 Zoning.
 - Lots 15; 51-61 and 113-123.
8. Drainage Report: The shortened review time did not allow for a complete review of the revised detention pond. The review will be completed with the construction plan review.

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

Applicant: Riggins Construction

Date: 10/5/2022

Project Name: Wagon Wheel West Subdivision (Preliminary Plat)

Engineer/Architect: Engineering Services, Inc.

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

Representing: City of Farmington 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.
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 must be in by Sunday, July 10, 2022 to meet the deadline.**
4. The revised plan must be submitted by next Tuesday, 12th 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 July 25, 2022 at 6:00 pm**. We are doing in person meetings.



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: Wagon Wheel West Preliminary Subdivision
EDA project #: 2430_F
Letter creation: July 5, 2022
Technical Review Meeting: July 5, 2022

Mrs. McCarville,

We have reviewed the Preliminary Plat plans submitted by ESI for the project known as Wagon Wheel West Preliminary Subdivision received digitally by EDA on June 29, 2022. The date on the submitted plan set's cover sheet is May 24, 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. Assuming the missing lot lines between Lots 93 and 94 and between lots 103 and 104 are mistakes and will be corrected to show separation of these lots (reflecting the lot numbers shown on those lots), and assuming the shown lots along the west side of Hancock Ave are as shown (that the incorrect lot numbers will be corrected to correspond with the shown lots): the total proposed residential lots is 124 lots (Lot 111 is a detention lot and does not count), the below counts apply:
 - a. Dedication and Landscaping of Neighborhood Parks (code Sec. 14.04.25):
 - i. Per 14.04.25 (c), the City is requesting Fee Payment in Lieu of Land Conveyance:

"In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund...\$600.00 for each single-family unit..."

| | | |
|---|-------------|---|
| 124 single family units (Lot 1 is the a detention pond & Lot 39 is a lift station so those do not count) = | \$600/unit= | \$74,400.00 |
| | | \$74,400.00 TOTAL fee payment required |

- a. Per 14.04.25 (e), "Timetable for cash dedication. Intention for cash payment shall be included in the development agreement and paid prior to the City's signature of, and release of, the final plat."
 - b. Since the zoning category of this property is R-1, and since a subdivision sign is not shown on the plans, the city's landscape code does not apply to this development. Therefore,

EDA has no additional comments on this project. However, if a sign is installed, the plans shall be reviewed for landscape compliance at that time.

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

Sincerely,

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

Sarah Geurtz, PLA



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



Date: 7/5/22

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

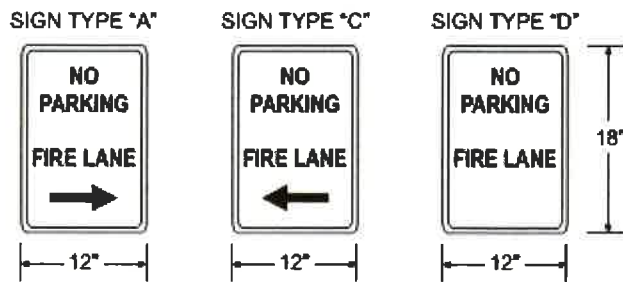
Subject: Wagon Wheel West

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).



C105.1 Hydrant Spacing

The average spacing between fire hydrants shall not exceed that listed in Table C105.1.

Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1.



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



**TABLE C105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS**

| FIRE-FLOW REQUIREMENT (gpm) | MINIMUM NUMBER OF HYDRANTS | AVERAGE SPACING BETWEEN Hydrants ^{b, c} (feet) | MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A Hydrant |
|-----------------------------------|-------------------------------------|---|---|
| 1,750 or less | 1 | 500 | 250 |
| 2,000-2,250 | 2 | 450 | 225 |
| 2,500 | 3 | 450 | 225 |
| 3,000 | 3 | 400 | 225 |
| 3,500-4,000 | 4 | 350 | 210 |
| 4,500-5,000 | 5 | 300 | 180 |
| 5,500 | 6 | 300 | 180 |
| 6,000 | 6 | 250 | 150 |
| 6,500-7,000 | 7 | 250 | 150 |
| 7,500 or more | 8 or more | 200 | 120 |

Leann Tolleson

From: Boccaccio, Joshua <jboccaccio@fayetteville-ar.gov>
Sent: Tuesday, July 5, 2022 9:01 AM
To: Leann Tolleson
Subject: RE: Tech Review Plat

LeAnn,

Fayetteville comments are below:

1. A utility main extension must be applied for and approved for any main apart of the City of Fayetteville water or sewer system.
2. The 2017 Water and Sewer Spec will apply.
3. Additional comments will be provided during the construction review process.

Thanks,
Josh

From: Leann Tolleson <leanntolleson@cityoffarmington-ar.gov>
Sent: Thursday, June 30, 2022 4:02 PM
To: Chad Hodge <chad.hodge@cox.com>; Christian Dickey <cddickey@aep.com>; Jesse Dutton <jesse.dutton@cox.com>; jlafoon@farmcards.org; Boccaccio, Joshua <jboccaccio@fayetteville-ar.gov>; Josh Moore <jmoore@washingtonwater.org>; Sherrets, Kristin <ksherrets@fayetteville-ar.gov>; Kyle Collins <kyle.collins2@cox.com>; Patty Hatfield <patty.hatfield@cox.com>; Roberto Rodriguez <Roberto.Rodriguez@usps.gov>; Sara Gertz <sdg@eda-pa.com>; Scott.Stokes@blackhillscorp.com; Shane Bell <sbell@pgtc.com>; Stephanie Pinkerton <spinkert@farmcards.org>; Zak Johnston <zakj@washingtonwater.org>
Subject: Tech Review Plat

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 afternoon,

We finally received the plats from ESI for Wagon Wheel West. You may pick up the plats tomorrow from 8am-12pm or just wait until the tech plat meeting.

Thank you,

LeAnn Tolleson

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

