



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

PLANNING COMMISSION AGENDA

April 27, 2026

**A meeting of the Farmington Planning Commission will be held on
Monday, April 27, 2026, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –March 23, 2026
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. Conditional Use – Meramec Specialty Co. dba. Fireworks City**
Property owned by: Meramec Specialty Co
Property Location: 380 W. Main St.
Presented by: Meramec Specialty Co.
- B. Conditional Use – Frese Fireworks**
Property owned by: Jacob Frese
Property Location: 331 W. Main St.
Presented by: Jacob Frese
- C. Rezoning – 46 E. Wilson St. from R-2 to MF-2**
Property owned by: MRS Enterprises, LLC
Property Location: 46 E. Wilson St.
Presented by: Jason Appel, P.E.
- D. Large-Scale Development – S. Hunter Estates**
Property owned by: Kent Cox
Property Location: 357 S. Hunter St.
Presented by: Odyssey Engineering

**Planning Commission Meeting Minutes
March 23, 2026, at 6 PM**

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

PRESENT

Robert Mann, Chair
Chad Ball
Ryan Crawford
Matt Hutcherson
Norm Toering
Bobby Wilson

ABSENT: Gerry Harris, Vice Chair

City Employees Present: Melissa McCarville, City Business Manager; Chris Brackett, City Engineer; Bill Hellard, Fire Chief; LeAnn Tolleson, City Administrative Assistant.

2. **Approval of Minutes:** March 23, 2026, minutes were unanimously approved.

3. **Comments from Citizens:** None

Public Hearings

1A. Variance – Setback; property owned by D.R. Horton; property located at 414 W. Canada Dr.; presented by D.R. Horton.

Nye Carnahan, representing D.R. Horton stated this is an odd shaped lot in the Goose Creek Ph. IV subdivision. We are trying to find a house that is buildable in this area and we know we can't encroach any utility easement. This would be encroaching the setback in the rear of a triangle corner shaped lot and this is about the smallest footprint that we could find that could still adhere to homes that we are building in that neighborhood.

Norm Toering asked how big the house will be? Mr. Carnahan answered 1750 square feet, the smallest house in the neighborhood is 1600 square feet. City Business Manager, Melissa McCarville, commented that they are asking for a variance before they build the house. Ryan Crawford asked how far does it exceed the setback? Mr. Carnahan answered it exceeds the setback about four feet; we will still adhere to a ten-foot build line. There is a twenty-five-foot setback in the front and twenty-five foot in the rear.

Chairman Robert Mann called the question to approve the variance property owned by D.R. Horton, property located at 414 W. Canada Drive, presented by D.R. Horton. Upon roll call vote the public hearing passed unanimously.

Chad Ball stated there will be an agenda for the joint work session with the City Council and Planning Commission on Monday, April 20, 2026.

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

Chad Ball, Secretary

Robert Mann, Chair

CITY OF FARMINGTON

APPLICATION FOR CONDITIONAL USE FOR SALE OF FIREWORKS

Applicant's Name: Meramec Specialty Co d.b.a. Fireworks City

Date: 3-6-2026

Address : 380 West Main Street, Farmington, AR 72730

Phone #: 870.735.1753

Zoning: C-2

Description of proposed use: Seasonal Use / Sale of Retail Fireworks

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

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

After conditional use approval the following are required:

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

LOCATION APPROVAL OF FIREWORKS STAND

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

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

William Hellard

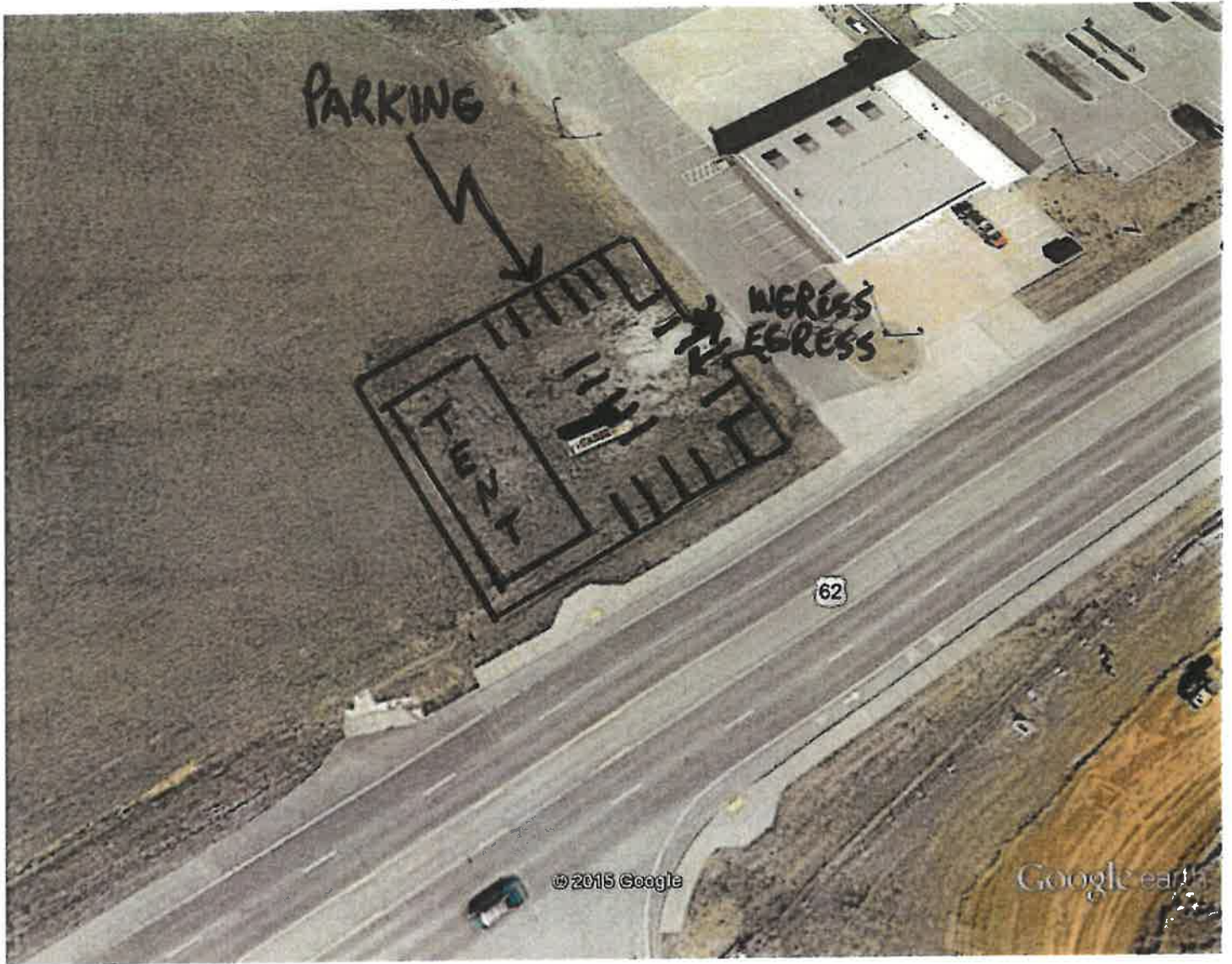
Farmington Fire Chief

3/4/26

Date

All documents for mailings were provided.

SITE PLAN



Google earth



380 W. MAIN ST.
FARMINGTON, AR



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

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

Meramec Speciality Co 380 Main W
Account Number 95432003
Statement Date 02/25/2026



TOTAL DUE

\$30.89

PAYMENT DUE
03/16/2026

Billing Summary

Balance From Last Billing	\$30.89
Payments Received - Thank you!	-\$30.89
Balance Forward	\$0.00

Service Summary

Electric Service	\$30.89
Current Charges	\$30.89
Total Due on 03/16/2026	\$30.89
Amount due after March 16, 2026	\$35.82

\$4.93 late charge applies after 5 p.m. on 03/16/2026

#191

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



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

Account Number	95432003
Location Number	28273634
Total Due on 03/16/2026	\$30.89
Amount due after March 16, 2026	\$35.82

Please check if returning information on the reverse side.



4 110

MERAMEC SPECIALITY CO
191
PO BOX 1150
WEST MEMPHIS AR 72303-1150

Make Checks Payable to:

OZARKS ELECTRIC COOPERATIVE
PO BOX 22114
TULSA OK 74121-2114

18

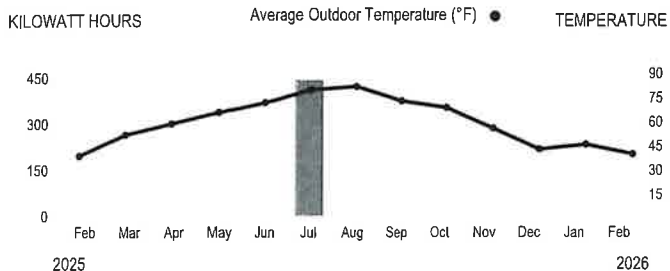


6009543200300000000003089

Service Location: 380 MAIN W

Account: 95432003

Meter Number	Services		Days	Readings		Multiplier	Usage	Rate
	From	To		Previous	Present			
501013695	01/22/2026	02/20/2026	30	6651	6651	1	0	5A1



Customer Charge	\$27.00
Farmington Franchise Tax	\$1.15
Farmington City Tax	\$0.56
Washington County Tax	\$0.35
Arkansas State Tax	\$1.83
Total Current Electric Service	\$30.89

Energy Usage Comparison

This Month	Last Month	This Month Last Year	Amount Billed Last Year	Average Daily Use	Average Daily Cost	Average Daily High	Average Daily Low
0 kWh 30 days	0 kWh 35 days	0 kWh 31 days	\$30.89	0 kWh	\$1.07	53°F	27°F

Total Current Charges: 380 MAIN W \$30.89

GENERAL INFORMATION

FOR POWER OUTAGES AND EMERGENCY SERVICES PLEASE CALL 1-800-521-6322

If you have questions or concerns with billing or service, or for a delayed payment agreement, you may contact us at **1-800-521-6144** or by mail at **PO Box 848, Fayetteville, AR 72702**. You may also visit our website at www.ozarksecc.com or stop by a local office during our normal business hours Monday through Friday 8:00 a.m. to 5:00 p.m.

Your rights as a Member: Please view our Bylaws at www.ozarksecc.com/account-information
If you have a problem you cannot resolve with Ozarks Electric, please contact:

For Arkansas Members:	The Arkansas Public Service Commission Consumer Services Division PO Box 400 1000 Center Street Little Rock, AR 72203	1-501-682-0390 1-800-482-1164 www.arkansas.gov/psc
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Do we have incorrect or outdated contact information?

Please provide us with your correct/updated mailing address, if different than bill is currently addressed, phone number and email address:

Mailing Address _____

City _____ State ____ Zip _____

Email _____

Home Phone _____ Cell Phone _____



Online Bill Pay
Provides access to your energy account, see payment and usage history, and report/verify outages through SmartHub. Visit www.ozarksecc.com to register.



Pay By Phone
To use our secure automated payment system to pay your bill please dial 1-800-521-6144.



MyOzarks App
Download our free app to your smart phone to pay your bill or report outages. Search for MyOzarks in your app store.



Office Locations
Fayetteville, AR
Springdale, AR
Stilwell, OK
Westville, OK

Authorization Code 5968098
Transaction ID 43523746
Processor Transaction ID 80LCMQ3TA08
Transaction Date & Time 02/26/2026, 02:58 PM
Total Payment Amount \$30.89

ENTERED

Account	Service	Amount
95432003	AR	\$30.89

Patrick Deakins
County Judge



John Luther
Director

Memorandum

Date: March 3, 2026
To: Utility Companies, Inspections, Phone Companies, Creditors, Etc.
From: Kyle Curry, Deputy Director
Re: 9-1-1 Address Verification

This memo is to serve as verification that our database shows the following E911 address is valid:

Owner(s): Farmington Commercial, LLC

Address: 380 W. Main Farmington, AR 72730

The property and address listed above is in the incorporated area of Washington County. Please call the 911 Operations Office if you have any questions.

Thank you,

Kyle Curry

Deputy Director DEM/911



Create your **free** safety profile at smart911.com. Give emergency responders critical life saving data when you call 9-1-1.

280 N. College Ave. • Fayetteville, Arkansas 72701
Telephone: (479) 444-1722 • Fax: (479) 973-8726
addressing@washingtoncountyar.gov



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Washington County Emergency
Management & Homeland Security

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

August 11, 2025

City of Farmington Planning Department:

The purpose of this letter is to notify you that Meramec Specialty Company has permission to sell fireworks during the period of June 21, 2026 through July 5, 2026 on property owned by Farmington Commercial, LLC. in Farmington, Arkansas whose physical address is 380 West Main Farmington, Arkansas 72730.

Sincerely,


FARMINGTON COMMERCIAL, LLC.

Paul Phillips



City of Farmington

2026 Business License

License Number: 001730

Date Issued: January 02, 2026

Expiration Date: 12/31/2026

3524

Fireworks City

380 W. Main St.
Farmington, AR 72730

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



Mayor - Ernie Penn

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



THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED IN THE PLACE OF BUSINESS

Office of Fire Services

State Fire Marshal

FIREWORKS RETAIL PERMIT

This is to certify that
Meramec Specialty Co

Is duly licensed to transact business in the State of Arkansas as a Retailer

Address: 380 West Main Farmington, AR 72730

Issued By: Atomic Fireworks of Arkansas

License Number: FWJ.0001201

LICENSE EXPIRES: 04/30/2026

AJ GARY

DIRECTOR and STATE
HOMELAND SECURITY ADVISOR



NON TRANSFERABLE

Jake Dennis Free

Jake Dennis Free
STATE FIRE MARSHAL

Permit Number
RPL0000542

Date of Issue
04/30/2025



CITY OF FARMINGTON

**APPLICATION FOR CONDITIONAL USE
FOR SALE OF FIREWORKS**

Applicant's Name Jacob Frese Date 04/01/2026

Address 331 W Main St, Farmington, AR 72730

Phone # (479)790-2259

Zoning Commercial Zone (C-2)

Description of proposed use: Retail sale of consumer fireworks in a commercial establishment with compliant storage and safety provisions

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

1. Location approval by fire department. (form must be completed and signed by Farmington Fire Chief)
2. Payment of \$250.00 fee.
3. The applicant has provided proof that each adjacent property owner has been notified by return receipt mail or personal contact. If personal contact is used, a signed affidavit by the owner must be submitted. The affidavit must contain information notifying of the proposed intent and the date of the public hearing, at a minimum.
4. The applicant has provided a site plan showing adequate ingress, egress and parking. (No on street parking will be allowed.)
5. The applicant has provided proof that arrangements for waste collection services have been made.
6. The applicant has provided proof of premises liability insurance that covers the insured (Fireworks Manufacturer and/or Wholesaler), the Farmington property owner where the stand is located, the Fireworks Stand Owner and Operator; Sub-Operator, if applicable, and the City of Farmington, Arkansas for bodily injury and/or property damage arising out of the ownership, operation, use and maintenance of the insured retail premises, with a minimum coverage of \$1,000,000 for each occurrence and a minimum of \$3,000,000 in general aggregate coverage.
7. Must place signs in compliance with the City's sign ordinance.
8. If electricity is needed, an electrical permit must be obtained from City Building Inspector.
9. If site is not addressed contact Amber Sharp at Washington County 444-1721, she will assign an address to the site.
10. Must have a representative present at the Planning Commission Meeting (Public Hearing).

LOCATION APPROVAL OF FIREWORKS STAND

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

- / 1. The fireworks are not being stored or sold in a permanent structure in the city.
- / 2. The fireworks stand is in compliance with Arkansas and federal law and the 2021 Arkansas Fire code, and approved by the Farmington Fire Department.
- / 3. Fireworks stand is not located within 250 feet of a fuel dispensing facility and fireworks stand has a setback of a minimum of 50 feet from the nearest street or highway and 200 feet from school grounds.



Farmington Fire Chief

 4/10/26
Date

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

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

Location 331 W Main St, Farmington, AR 72730

Owned by Gary Nichols

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

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

To operate a temporary fireworks stand for the seasonal retail sale of consumer fireworks, including setup and removal during permitted dates, in compliance with all city and state regulations.

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, 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 in City Hall, 354 W. Main Street, 267-3865, and to review the application and discuss the same with the staff.

AFFIDAVIT

I hereby certify that I Jacob Frese
Print name

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

 04/01/2026 Signature Date

Waste Handling and Disposal Statement

To Whom It May Concern,

Please note that we will not be providing proof of waste collection services, as we will be utilizing a dump trailer for waste disposal.

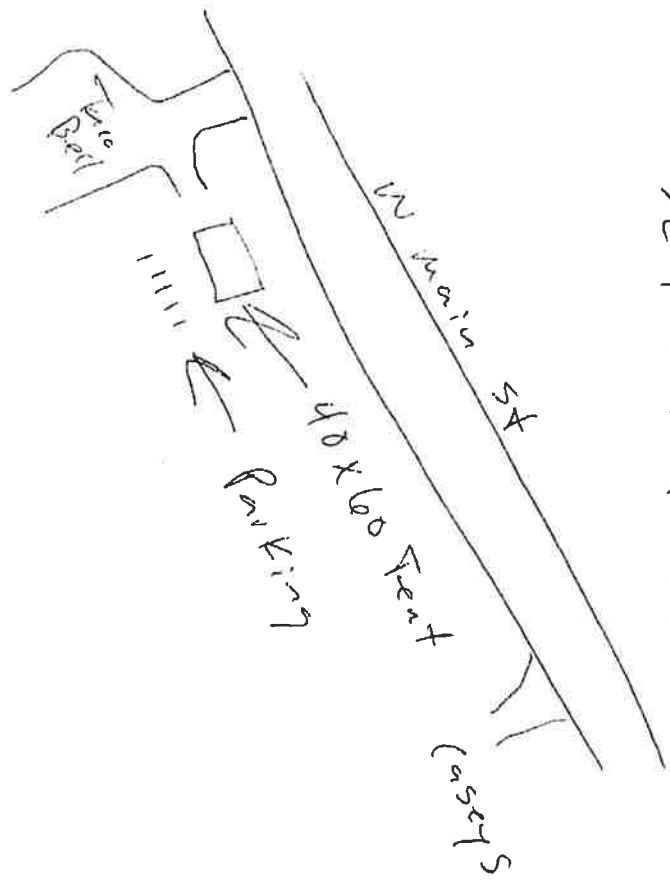
All waste will be collected in the dump trailer and disposed of regularly in accordance with applicable regulations.

Please let us know if any additional information is required.

Thank you,

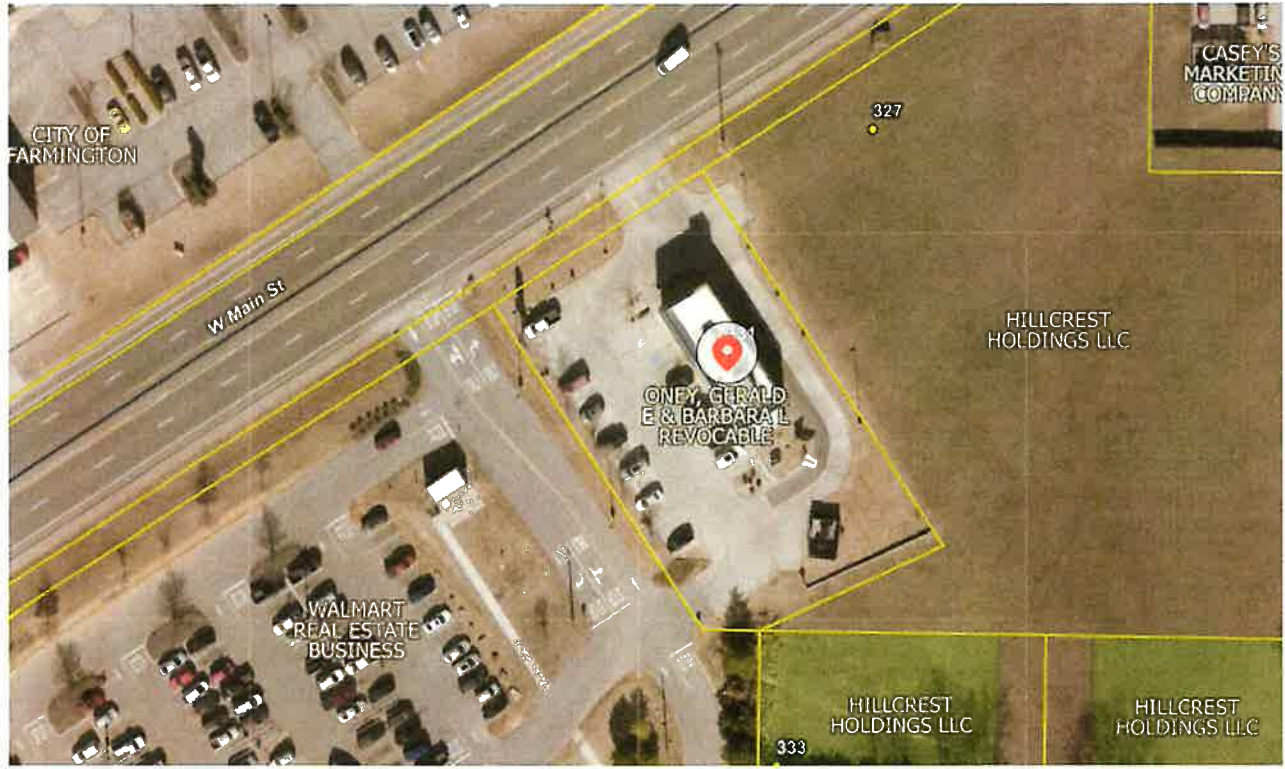
A handwritten signature in black ink, appearing to read "Jacob Frese".

Jacob Frese



327 W Main St





03/20/2026

Frese Fireworks
331 W Main St
Farmington, AR 72730

Subject: Notification of Proposed Fireworks Stand

Dear City of Farmington,

I hope this letter finds you well. I am writing to inform you that I am planning to operate a temporary fireworks stand at 331 W Main St, Farmington, in accordance with local regulations.

As part of the permitting process with the City of Farmington, I am required to notify all adjacent property owners of this proposed activity. This matter is scheduled to be presented to the Planning Commission on [insert meeting date].

The fireworks stand is expected to operate from June 20th to July 5th, during the approved hours set by the city.

Please be assured that all applicable safety regulations and local ordinances will be followed to ensure safe operation.

If you have any questions or concerns regarding this matter, please feel free to contact me at (479) 790-2259 or jacob@fresefireworks.com.

Thank you for your time and consideration.

Sincerely,
Jacob Frese



City of
Farmington

2026 Business License

License Number: **063401**

Date Issued: April 03, 2026

Expiration Date: 12/31/2026

3931

Frese Fireworks

331 W. Main St.
Farmington, AR 72730

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



Mayor - Ernie Penn

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



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/1/2026

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

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

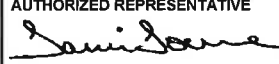
PRODUCER Ryder Rosacker McCue & Huston (MGD by Hull & Company) 509 W Koenig St Grand Island NE 68801	CONTACT NAME: Kristy Wolfe PHONE (A/C No, Ext): 308-382-2330 FAX (A/C No): 308-382-7109 E-MAIL ADDRESS: kwolfe@ryderinsurance.com	
	INSURER(S) AFFORDING COVERAGE NAIC # INSURER A : SCOTTSDALE INS CO 41297 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :	
INSURED Frese Fireworks LLC PO Box 730 Tontitown AR 72770		

COVERAGES **CERTIFICATE NUMBER:** 1125377672 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			CPS8209495	4/29/2025	4/29/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N N/A If yes, describe under DESCRIPTION OF OPERATIONS below						WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 Regarding the General Liability coverage, Waiver of Subrogation applies to the entities listed below per attached form CG 24 53 when required by written agreement.
 Regarding the General Liability coverage, Primary and Non-Contributory coverage applies to the entities listed below per attached form CG 20 01 when required by written agreement.
 Regarding the General Liability coverage, Blanket Additional Insured applies to the entities listed below per attached form GLS-150s when required by written agreement.

CERTIFICATE HOLDER City of Farmington 331 W Main St Farmington AR 72730	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**PRIMARY AND NONCONTRIBUTORY –
OTHER INSURANCE CONDITION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

- (1) The additional insured is a Named Insured under such other insurance; and

- (2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**WAIVER OF TRANSFER OF RIGHTS OF RECOVERY
AGAINST OTHERS TO US (WAIVER OF SUBROGATION) –
AUTOMATIC**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

The following is added to Paragraph 8. **Transfer Of Rights Of Recovery Against Others To Us** of Section IV – **Conditions**:

We waive any right of recovery against any person or organization, because of any payment we make under this Coverage Part, to whom the insured has waived its right of recovery in a written contract or agreement. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person or organization prior to loss.



ATTACHED TO AND FORMING A PART OF POLICY NUMBER	ENDORSEMENT EFFECTIVE DATE (12:01 A.M. STANDARD TIME)	NAMED INSURED	AGENT NO.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

With respect to this endorsement, **SECTION II—WHO IS AN INSURED** is amended to include as an additional insured any person or organization whom you are required to add as an additional insured on this policy under a written contract, written agreement or written permit which must be:

- a. Currently in effect or becoming effective during the term of the policy; and
- b. Executed prior to the “bodily injury,” “property damage,” or “personal and advertising injury.”

The insurance provided to these additional insureds is limited as follows:

- 1. That person or organization is an additional insured only with respect to liability for “bodily injury,” “property damage” or “personal and advertising injury” caused, in whole or in part, by:
 - a. Your acts or omissions; or
 - b. The acts or omissions of those acting on your behalf.

A person’s or organization’s status as an additional insured under this endorsement ends when your operations for that additional insured are completed.

- 2. With respect to the insurance afforded to these additional insureds, the following exclusions are added to item 2. **Exclusions of SECTION I—COVERAGES:**

This insurance does not apply to “bodily injury,” “property damage” or “personal and advertising injury” occurring after:

- a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
 - b. That portion of “your work” out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.
- 3. The limits of insurance applicable to the additional insured are those specified in the written contract, written agreement or written permit or in the Declarations for this policy, whichever is less. These limits of insurance are inclusive of, and not in addition to, the Limits of Insurance shown in the Declarations for this policy.
 - 4. Coverage is not provided for “bodily injury,” “property damage,” or “personal and advertising injury” arising out of the sole negligence of the additional insured.
 - 5. The insurance provided to the additional insured does not apply to “bodily injury,” “property damage,” or “personal and advertising injury” arising out of an architect’s, engineer’s or surveyor’s rendering of or failure to render any professional services including:

- a. The preparing, approving or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and
 - b. Supervisory, inspection, architectural or engineering activities.
6. Any coverage provided hereunder will be excess over any other valid and collectible insurance available to the additional insured whether primary, excess, contingent or on any other basis unless a

written contract specifically requires that this insurance be primary.

When this insurance is excess, we will have no duty under **SECTION I—COVERAGES** to defend the additional insured against any "suit" if any other insurer has a duty to defend the additional insured against that "suit." If no other insurer defends, we will undertake to do so, but we will be entitled to the additional insured's rights against all those other insurers.

AUTHORIZED REPRESENTATIVE

DATE

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Copyright, ISO Properties, Inc., 2004

All documents for mailings were provided.

City of Farmington Application for Rezoning

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

Applicant: MRS Enterprises, LLC Day Phone: 479-409-2300

Address: PO Box 1496, Farmington, AR 72730 Fax: N/A, email: byoung@hmailnwa.com

Representative: Jason Appel, P.E. Day Phone: 479-841-5397

Address: 284 Oak Hills Dr., Tontitown, AR Fax: N/A, email: jasonappel44@gmail.com

Property Owner: MRS Enterprises, LLC Day Phone: 479-409-2300

Address: PO Box 1496, Farmington, AR 72730 Fax: N/A, email: byoung@hmailnwa.com

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

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

Property Description

Site Address -- 46 E. Wilson St.
Current Zoning -- R-2 Proposed Zoning -- MF-2

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

Type of zoning requested and reason for request:

The property owner is wanting to pursue a multi-family zoning request so that a townhome project can be started on this property.

Responsibilities of the Applicant:

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

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

- ✓2. Pay a \$25.00 application fee
- ✓3. Provide a copy of the deed of the property.
- ✓4. Written authorization from the property owner if someone other than the owner will be representing the request.
- 5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

NOTICE OF PUBLIC HEARING

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


PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from _____ to _____ will be held on the _____ day of _____, 20_____, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

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

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



Applicant Signature Date 3.17.26

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 3.17.26

Warranty Deed Description (2021-00036021):

Tract 1: A part of the SW1/4 of the NE1/4 of Section 23, T-16-N, R-31-W, Washington County, Arkansas, described as follows: Beginning at a point which is N 89°57'07" W, 689.5 feet from the SE corner of said 40 acre tract, and running thence N 00°52'03" E, 300 feet; thence N 89°57'11" W, 145.24 feet; thence S 01°04'10" W, 300 feet; thence S 89°57'07" E, 146.19 feet to the point of beginning, containing 1 acre, more or less. LESS & EXCEPT FROM 2018-22831: Part of the Southwest Quarter of the Northeast Quarter of Section 23, in Township 16 North, of Range 31 West, Washington County, Arkansas, described as follows: Commencing at the Southeast Corner of said forty acre tract; thence North 87°28'16" West a distance of 835.80 feet to a point; thence North 03°22'44" East a distance of 30.00 feet to a found iron pin for the POINT OF BEGINNING; thence continue North 03°22'44" East along said line, a distance of 270.95 feet to a found iron pin; thence South 87°42'56" East a distance of 59.14 feet to a set iron pin; thence South 02°31'44" West a distance of 190.05 feet to a set iron pin; thence South 04°27'19" East a distance of 81.73 feet to a set iron pin on the North right of way of East Wilson Street; thence along the North right of way line of East Wilson Street running North 87°28'16" West a distance of 73.09 feet to the POINT OF BEGINNING containing in all 16,976 square feet or 0.39 acres, more or less and being further subject to any rights-of-ways, easements, liens, or encumbrances which may or may not be of record.

Tract 2: Part of the Southwest Quarter of the Northeast Quarter of Section 23, in Township 16 North, of Range 31 West, Washington County, Arkansas, described as follows: Commencing at the Southeast Corner of said forty acre tract; thence North 87°28'16" West a distance of 835.80 feet to a point; thence North 03°22'44" East a distance of 30.00 feet to a found iron pin for the POINT OF BEGINNING; thence continue North 03°22'44" East along said line, a distance of 270.95 feet to a found iron pin; thence South 87°42'56" East a distance of 59.14 feet to a set iron pin; thence South 02°31'44" West a distance of 190.05 feet to a set iron pin; thence South 04°27'19" East a distance of 81.73 feet to a set iron pin on the North right of way of East Wilson Street; thence along the North right of way line of East Wilson Street running North 87°28'16" West a distance of 73.09 feet to the POINT OF BEGINNING containing in all 16,976 square feet or 0.39 acres, more or less and being further subject to any rights-of-ways, easements, liens, or encumbrances which may or may not be of record.

760-0514-000
FARMINGTON HILLS LLC
1810 RIDGELINE AVE
LOMELL AR 72745
ZONED MF-1



GRAPHIC SCALE

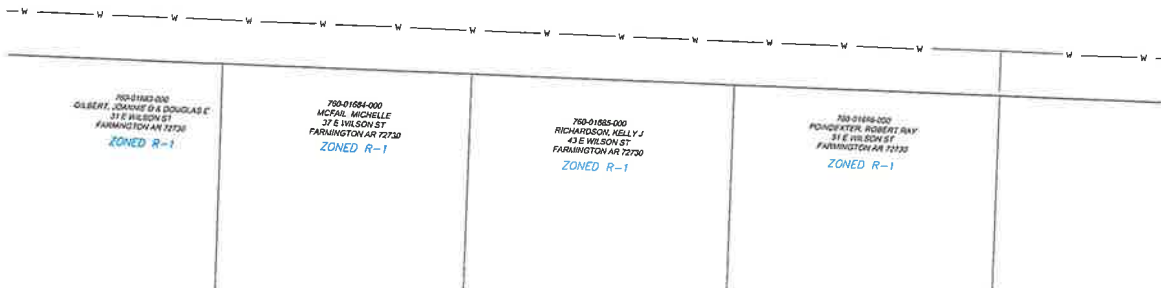


760-01104-000
DEARNO, DANNY F & BETTY J
32 E WILSON ST
FARMINGTON AR 72730
ZONED A-1

760-01982-001
MHS ENTERPRISES LLC
PO BOX 7436
FARMINGTON AR 72730

760-01280-000
MHS ENTERPRISES LLC
PO BOX 7436
FARMINGTON AR 72730

760-01364-000
1234 NWA PROPERTY HOLDINGS LLC
1701 TYLEN RD
FARMINGTON AR 72730
ZONED A-1



760-01885-000
GILBERT, JOANNE G & DOUGLASE E
31 E WILSON ST
FARMINGTON AR 72730
ZONED R-1

760-01684-000
MCFAR, MICHELLE
37 E WILSON ST
FARMINGTON AR 72730
ZONED R-1

760-01685-000
RICHARDSON, KELLY J
43 E WILSON ST
FARMINGTON AR 72730
ZONED R-1

760-01686-000
PONDICATER, ROBERT RAY
31 E WILSON ST
FARMINGTON AR 72730
ZONED R-1

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

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

46 E. Wilson St., Farmington, AR

Location

MRS Enterprises, LLC

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from R-2 to MF-2.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on April 27th, 2026 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.

AGENT AUTHORIZATION

I (We), MRS Enterprises, LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Jason Appel & Ben Young, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.



Property Owner – Signature

MELLISA SIMS

Property Owner - Print

Property Owner – Signature

Property Owner - Print

File# 2021-00036021

After recording please return to:
Waco Title Company
2592 S. 48th St.
Springdale, AR 72762

**WARRANTY DEED
(UNMARRIED)**

File #: **2116848-131**

KNOW ALL MEN BY THESE PRESENTS:

That I, **Diane Huffman, an unmarried person**, hereinafter called GRANTOR, for and in consideration of the sum of ---ONE AND 00/100--- DOLLARS---(\$1.00)---and other good and valuable consideration in hand paid by **MRS Enterprises LLC**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said **MRS Enterprises LLC**, hereinafter called GRANTEE(S) and unto its successors and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the same unto the said Grantee(s) and unto its successors and assigns forever, with all appurtenances thereunto belonging. And I hereby covenant with said Grantee(s) that I will forever warrant and defend the title to the said lands against all claims whatsoever.

Prepared under the supervision of
Buckley Bridges, Attorney
: 2592 S. 48th St.
Springdale, AR. 72762

EXHIBIT "A"

Tract 1: Part of the Southwest Quarter of the Northeast Quarter of Section 23, in Township 16 North, of Range 31 West, Washington County, Arkansas, described as follows: Commencing at the Southeast Corner of said forty acre tract; thence North 87°28'16" West a distance of 689.50 feet to a point; thence North 03°09'01" East a distance of 30.00 feet to a found 60d nail in a tree root on the North right of way line of East Wilson Street for the POINT OF BEGINNING; thence along the North right of way line of East Wilson Street running North 87°28'16" West a distance of 73.09 feet to a set iron pin; thence leaving said right of way line and running North 04°27'19" West a distance of 81.73 feet to a set iron pin; thence North 02°31'44" East a distance of 190.05 feet to a set iron pin; thence South 87°42'56" East a distance of 85.98 feet to a found iron pin; thence South 03°09'01" West a distance of 271.56 feet to the POINT OF BEGINNING containing in all 0.52 acres, more or less.

Tract 2: Part of the Southwest Quarter of the Northeast Quarter of Section 23, in Township 16 North, of Range 31 West, Washington County, Arkansas, described as follows: Commencing at the Southeast Corner of said forty acre tract; thence North 87°28'16" West a distance of 835.80 feet to a point; thence North 03°22'44" East a distance of 30.00 feet to a found iron pin for the POINT OF BEGINNING; thence continue North 03°22'44" East along said line, a distance of 270.95 feet to a found iron pin; thence South 87°42'56" East a distance of 59.14 feet to a set iron pin; thence South 02°31'44" West a distance of 190.05 feet to a set iron pin; thence South 04°27'19" East a distance of 81.73 feet to a set iron pin on the North right of way of East Wilson Street; thence along the North right of way line of East Wilson Street running North 87°28'16" West a distance of 73.09 feet to the POINT OF BEGINNING containing in all 0.39 acres, more or less.

Subject to easements, rights-of-way, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases.

WITNESS my hand and seal on this 16 day of September, 2021.

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

GRANTEE OR AGENT: NACO Title as Agent

Diane Huffman
Diane Huffman

GRANTEE'S ADDRESS: PO BOX 1496
Farmington, AR 72730

ACKNOWLEDGMENT

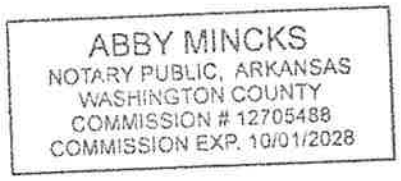
STATE OF Arkansas)
) SS.
COUNTY OF Washington)

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, and appeared in person the within named **Diane Huffman** known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that she had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 16 day of September, 2021.

Abby Mincks
Notary Public

My commission expires:
10-1-28





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

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 2116848-131

Grantee: MRS ENTERPRISES LLC
Mailing Address: PO BOX 1496
FARMINGTON, AR 727300000

Grantor: DIANE HUFFMAN
Mailing Address: 2711 CYPRESS POINT DR
BENTON AR 720190000

Property Purchase Price: \$181,500.00
Tax Amount: \$600.60

County: WASHINGTON
Date Issued: 09/17/2021
Stamp ID: 1927178240

Washington County, AR
I certify this instrument was filed on
9/17/2021 2:01:53 PM
and recorded in REAL ESTATE

File# 2021-00036021
Kvle Sylvester - Circuit Clerk

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

Grantee or Agent Name (printed): MRS ENTERPRISES LLC

Grantee or Agent Name (signature): WACO Title as Agent Date: SEP 17 2021

Address: _____

City/State/Zip: _____

All documents for mailings were provided.

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: Jake Chavis - Odyssey Engineering Day Phone: 479-480-3330

Address: 124 Grant Place, Suite E, Lowell, AR Fax: _____

Representative: Same as Applicant Day Phone: _____

Address: _____ Fax: _____

Property Owner: Kent Cox - Cox Development Day Phone: 479-871-4145

Address: 17973 N Skylight Mtn Rd, Cane Hill, AR 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 -- 357 S Hunter St
Current Zoning -- MF-2 (Currently being rezoned to MF-1)
Attach legal description

Financial Interests

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

Cox Development LLC

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

Applicant Signature Date 03/24/2026

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.)*

Kent Cox Date 3/23/26
Owner/Agent Signature

South Hunter Estates Large Scale Development – Legal Descriptions

Parcel 760-01533-201 (Book 2006, Page 9284)

A part of the SE1/4 of the NW1/4 of Section 26, T-16-N, R-31-W, Washington County, Arkansas, being more particularly described as follows: Beginning at a point in the centerline of Arkansas State Highway No 170, said point being 328 feet North, N 89°00'00 W, 9 feet, and N 00°32'00" W, 90.7 feet from the SE corner of said 40 acre tract and running thence S 86°53'00" W, 225 feet; thence N 44°40'00" E, 212 feet; thence N 82°00'00" E, 75 feet to the centerline of said Highway No. 170; thence S 00°32'00" E, 150 feet to the point of beginning, containing 0.51 acres, more or less. Subject to the Hwy No. 170 Right-of-Way record.

Parcel 760-15333-300 & 760-01533-800 (Book 2025, Page 1484)

Tract 1:

A part of the SE1/4 of the NW1/4 of Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the SE corner of said 40 acre tract, said point being an existing pipe, thence West along the South line of said 40 acre tract 127.87 feet to an existing iron for the true point of beginning; thence N 00°02'18" W, 78.37 feet to an existing iron; thence N 01°19'51" W, 93.10 feet; thence N 00°02'18" W, 161.40 feet to a set iron; thence N 89°00'54" W, 177.17 feet to an existing iron; thence S 44°56'18" W, 474.39 feet to a set iron on the South line of said 40 acre tract; thence East along the South line of said 40 acre tract 384.19 feet to a set iron; thence N 02°46'00" W, 120.00 feet to a set iron; thence East 86.83 feet to a set iron; thence S 02°46'00" E, 120.00 feet to a set iron on the South line of said 40 acre tract; thence East 43.53 feet to the point of beginning, containing 2.42 acres, more or less.

ALSO:

The above described 2.42 acre tract having rights of ingress and egress over and across the following described lands: A part of the NE1/4 of the SW1/4 and a part of the NW1/4 of the SE1/4, all in Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Beginning at the NW corner of said NW1/4 of the SE1/4, said point being an existing pipe, thence East along the North line of said 40 acre tract 106.60 feet to the center of State Highway No. 170; thence S 44°39'56" E along said

centerline 28.82 feet; thence leaving said Highway West 297.27 feet; thence N 02°46'00" W, 20.52 feet; thence East 171.40 feet to the point of beginning.

TRACT 2

Part of the SE1/4 of the NW 1/4 of Section 26 in Township 16 North of Range 31 West, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point which is West 26.21 feet and N 00°34'29" W 177.43 feet from the SE corner of said 40 acre tract and running thence West 100.00 feet to a set iron pin, thence North 80.00 feet to a found pipe, thence East 99.13 feet to a found pipe, thence S 00°30'47" E 80 feet to the point of beginning, containing 0.18 acres, more or less.

Parcel 760-15333-900 (Book 2005, Page 19287)

Six (6) rods of equal and uniform width off of the Northwesterly side of the following described tract of land, to-wit: (The center line of the former right of way of the Ozark and Cherokee Central (now Frisco) Railway Company being the Northwesterly line) All that part of the Southeast quarter of the northwest quarter of Section Twenty-six (26), in Township Sixteen (16) North, Range Thirty-one (31) West of the 5th P. M., lying South and East of the Center line of the former right of way of the Ozark and Cherokee Central (now Frisco) Railway Company, containing six and three fourths (6 3/4) acres, be the same, more of less, and containing herein conveyed two and one-fourth (2 1/4) acres, more or less.

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	PDFs provided for 1st submittal
5. List of adjacent property owners and copy of notification letter sent. *	X	X	List of adj. owners provided. Notification letter will be provided prior to mailing.
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	Green cards will be provided after mailing, 7 days prior to the meeting.
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).		X	Proof of publication will be provided 7 days prior to the meeting.
The Following Shall Appear on the Site Plan:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.		X	Overall legal not available. POB will be established and provided when available.
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
10. Status of regulatory permits:			
a. NPDES Storm water Permit		X	Will be provided upon approval.
b. 404 Permit		X	n/a
c. Other		X	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		X	Surveyor did not provide point files, so benchmark is not available at time of submittal. Benchmark will be established and provided.

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
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:			
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.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.		X	Sewer will be by separate permit
b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site	X		
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.		X	n/a
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.		X	Pressure test results will be provided when available.
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the	X		

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
Proposed and Existing Streets, Rights-of –way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
Site Specific Information			
1. Provide a note describing any off site improvements.	X		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	X		
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)	X		
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)	X		
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.		X	n/a
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.)		X	n/a
8. The location and size of existing and proposed signs, if any.		X	n/a
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
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.)	X		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	X		
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.	X		
14. Indicate location and type of garbage service (Large Scale	X		

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

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



3/24/2026

S. Hunter Estates Development
Farmington, Arkansas

To Whom It May Concern,

This letter is to present the proposed development for **S. Hunter Estates**, located in Farmington, Arkansas. The project is owned and being developed by **Cox Development LLC** and consists of four (4) parcels identified as:

- 760-01533-900
- 760-01533-201
- 760-01533-300
- 760-01533-800

The intent of this development is to construct a cohesive residential rental community consisting of **twenty-eight (28) single-family homes** situated on a single lot. These homes are intended to be **held and operated as rental units** and will **not be subdivided or sold individually**.

Site Design & Access

The development is designed with **private internal drives** serving all residential units. Each home will have an individual driveway for direct access. The internal circulation will function as a **one-way drive aisle system**, featuring **17-foot-wide drive aisles** to efficiently manage traffic flow while maintaining a compact site layout. A **raised sidewalk** will be installed along one side of the development to provide pedestrian connectivity. This sidewalk will incorporate a **rolled curb section** to allow for **emergency vehicle access**, ensuring compliance with fire safety and access requirements.

Parking & Traffic Control

In addition to individual driveways, **guest parking spaces** will be distributed throughout the development to accommodate visitors.

To maintain accessibility and safety:

- **"No Parking" signage** will be installed at approximately **150-foot intervals** along the raised sidewalk areas
- **Fire lane striping** will be clearly marked in designated areas to ensure unobstructed emergency access

Utilities

The project will include the following utility infrastructure:

- **Public Water:** A public water system will be extended throughout the site to serve all units
- **Sanitary Sewer:** The development will utilize a combination of **public sanitary sewer connections** and **private trunk lines** within the property



Drainage Improvements

Comprehensive **stormwater management** is proposed as part of the development. This will include on-site **drainage improvements** and the construction of a **detention pond** to manage runoff in accordance with local and state requirements.

Operations & Management

The property will be professionally managed and maintained as a rental community. Management services will include:


- A **24-hour call center** available to residents
 - A **property manager capable of being on-site within 20 minutes** of receiving a service call or emergency notification
-

Conclusion

S. Hunter Estates is designed to provide a well-organized, professionally managed residential community that efficiently utilizes the property while maintaining safety, accessibility, and infrastructure standards. The project emphasizes thoughtful site design, adequate parking, reliable utilities, and responsive management. We respectfully submit this narrative for your review and consideration. Please do not hesitate to contact us if additional information or clarification is needed.

Sincerely,

Jake Chavis
Odyssey Engineering
jchavis@odysseywa.com





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



Date: 3/30/26

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: S Hunter

All parts of the access road must be at least 20 ft.

Hydrant

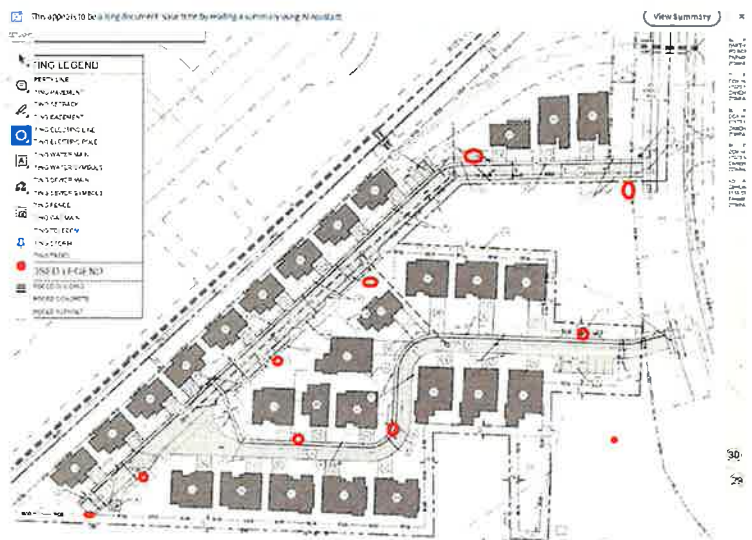
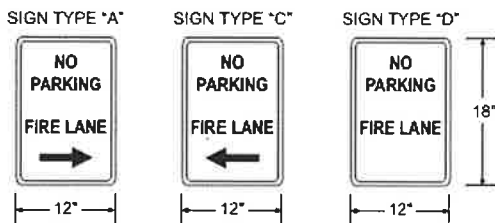
Move the hydrant from the north to the south?

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).





Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: South Hunter Estates LSD (Landscape Review)

EDA project #: 2667_F

Letter creation: April 7, 2026

Tech Plat Review meeting: April 7, 2026

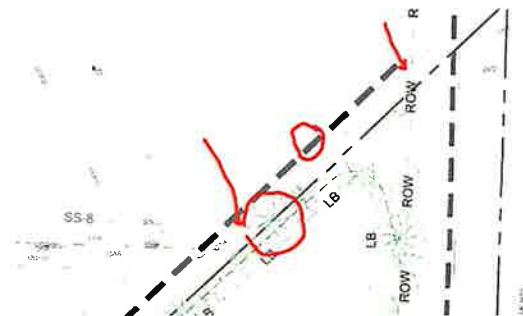
Mrs. McCarville,

We have reviewed the LSD submitted by Odyssey Engineering for the project known as South Hunter Estates LSD received by EDA on 3/30/26. The date of 3/24/26 is within the title block. Based on our plan review of the City's Landscape Code, we offer the following comments:

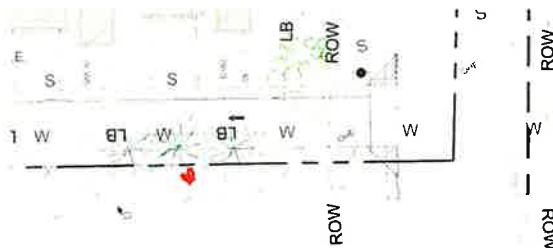
Generally:

Sheet 06:

1. **All below items shall be addressed on the plans and a narrative letter describing how said items have been addressed must be submitted with resubmittals. Submit a copy to the City and to Sarah Geurtz with EDA at sdg@eda-pa.com.**
2. *****Note that all lighting must be shielded to project the light downward to meet "Dark Sky" standards. This applies to pedestrian lighting AND exterior lighting mounted on the houses. (comment to remain)*****
3. Section 14.04.17 Landscape Site Plan Requirements requires that the landscape plan be prepared by a landscape company or a licensed landscape architect. With resubmittal, provide information showing that this plan meets this requirement.
4. Please provide enlargements showing the buffer landscaping where it is in close proximity to utilities and provide dimensions between trees and utilities where proposed trees will be close to utility lines. *See the included red-lined plan showing some of concern that were noted. Please review entire plan for others that might not be called out on the red-lined plan.*
5. Northwestern corner – please provide clarification in the drawing about the location of the gas line, as it appears to terminate but then it shows up again in the ROW to the east. If this line crosses onto the property, we need to know its location. Please also adjust the Maple (circled below) to be on the project's property. Also, add the stormdrain linetype to the linetype legend.



7. Please add the "LB" linetype to the legend.
8. The bulleted items for the code's buffer requirements:
 - a. Remove the 7th bulleted item under "Street Buffer" because the installed landscape shall be what is approved by the city.
 - b. Where the types of trees accepted for buffer landscaping are provided, tab them over so they are indicated as being options (see redlined drawing).
9. Show where edging and mulch will be provided (throughout drawing).
10. Show all the street linework (missing along NE side of this development, this sheet).
11. Provide landscaping details.
12. Plant legend:
 - a. Please correct the provided specific epithet given for Oakleaf Hydrangea.
13. Indicate how the plantings will be watered. Irrigation system or by hoses? If by hose bibs, indicate where the yard hydrants will be located and ensure hoses can reach all areas of the landscaping. Add a note to the landscape sheet about which method will be used.
14. Northern entrance: It appears there was a site plan update, as there are trees and shrubs shown over the southern portion of the entrance drive. Please update this and dimension this greenspace.
15. Indicate this sheet what areas are to be sodded to meet DEQ standards.
16. Dumpster: Per 14.04.23, (b), dumpsters shall be located a minimum of 50' from any residential or multi-family zoned property. The dumpster appears to be closer than this to the property to the south. Adjust as needed.
17. There appears to be a tree and OHE conflict (see below screenshot).
18. Indicate what the off-site structure is that is encroaching (see below screenshot).



19. Mechanical screening requirements of code 14.04.23 (c): for houses that are affected by this code section, show the location of the mechanical equipment and how it will be screened. Equipment located within 150' of a street or highway ROW or residential housing shall be screened from view or positioned so that they are not highly visible.
20. Dedication and Landscaping of Neighborhood Parks (code Sec. 14.04.25 (b) and (c):
 - a. Per 14.04.25 (b) or (c)'s parkland dedication requirements, one of the two below requirements will apply to this project:

(b) "...Land shall be dedicated at a ratio of .02 acre...of land for each single-family dwelling unit and .01 acre of land for each multi-family dwelling unit.

OR

(c) "In lieu of land dedication, developer shall 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."

Parkland Dedication Requirements		
28 single-family units X	0.02 ac/unit	0.56 acres TOTAL parkland acreage dedication required
OR		
28 single-family units X	\$600/unit=	\$16,800.00 TOTAL fee payment required

- b. *Per 14.04.25 (e), "Timetable for cash dedication. Intention for cash payment shall be included in the development agreement and paid prior to the City's signature of, and release of, the final plat."*
- c. If land will be dedicated, follow the parkland dedication requirements and consult with City Staff regarding the developer's desired parkland dedication area.

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



Account #: STNOEL

Company: NWC ODYSSEY ENGINEERING LLC

124 Grant Pl

Lowell, AR 72745-7102

Ad number #: 590313

PO #:

Matter of: PH Large Scale Drevelopment April 27

AFFIDAVIT • STATE OF ARKANSAS

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

PH Large Scale Drevelopment April 27

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

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$328.32.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 04/12/26; NWA nwaonline.com 04/12/26

Maria Hernandez-Lopez
Legal Clerk

State of ARKANSAS, County of Sebastian,
Subscribed and sworn to before me on this 13th day of April, 2026

Dulcy Brasher
NOTARY PUBLIC



Notice of Public Hearing

A petition for a Large Scale Development of the property as described below has been filed with the City of Farmington on March 24, 2026.

Parcel 760-01533-201 (Book 2006, Page 9284)

A part of the SE1/4 of the NW1/4 of Section 26, T-16-N, R-31-W, Washington County, Arkansas, being more particularly described as follows: Beginning at a point in the centerline of Arkansas State Highway No 170, said point being 328 feet North, N 89°00'00" W, 9 feet, and N 00°32'00" W, 90.7 feet from the SE corner of said 40 acre tract and running thence S 86°53'00" W, 225 feet; thence N 44°40'00" E, 212 feet; thence N 82°00'00" E, 75 feet to the centerline of said Highway No. 170; thence S 00°32'00" E, 150 feet to the point of beginning, containing 0.51 acres, more or less. Subject to the Hwy No. 170 Right-of-Way record.

Parcel 760-15333-300 & 760-01533-800 (Book 2025, Page 1484)

Tract 1:

A part of the SE1/4 of the NW1/4 of Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the SE corner of said 40 acre tract, said point being an existing pipe, thence West along the South line of said 40 acre tract 127.87 feet to an existing iron for the true point of beginning; thence N 00°02'18" W, 78.37 feet to an existing iron; thence N 01°19'51" W, 93.10 feet; thence N 00°02'18" W, 161.40 feet to a set iron; thence N 89°00'54" W, 177.17 feet to an existing iron; thence S 44°56'18" W, 474.39 feet to a set iron on the South line of said 40 acre tract; thence East along the South line of said 40 acre tract 384.19 feet to a set iron; thence N 02°46'00" W, 120.00 feet to a set iron; thence East 86.83 feet to a set iron; thence S 02°46'00" E, 120.00 feet to a set iron on the South line of said 40 acre tract; thence East 43.53 feet to the point of beginning, containing 2.42 acres, more or less.

ALSO:

The above described 2.42 acre tract having rights of ingress and egress over and across the following described lands: A part of the NE1/4 of the SW1/4 and a part of the NW1/4 of the SE1/4, all in Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Beginning at the NW corner of said NW1/4 of the SE1/4, said point being an existing pipe, thence East along the North line of said 40 acre tract 106.60 feet to the center of State Highway No. 170; thence S 44°39'56" E along said centerline 28.82 feet; thence leaving said Highway West 297.27 feet; thence N 02°46'00" W, 20.52 feet; thence East 171.40 feet to the point of beginning.

TRACT 2

Part of the SE1/4 of the NW 1/4 of Section 26 in Township 16 North of Range 31 West, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point which is West 26.21 feet and N 00°34'29" W 177.43 feet from the SE corner of said 40 acre tract and running thence West 100.00 feet to a set iron pin, thence North 80.00 feet to a found pipe, thence East 99.13 feet to a found pipe, thence S 00°30'47" E 80 feet to the point of beginning, containing 0.18 acres.

more or less.

Parcel 760-15333-900 (Book 2005, Page 19287)

Six (6) rods of equal and uniform width oC of the Northwesterly side of the following described tract of land, to-wit: (The center line of the former right of way of the Ozark and Cherokee Central (now Frisco) Railway Company being the Northwesterly line) All that part of the Southeast quarter of the northwest quarter of Section Twenty-six (26), in Township Sixteen (16) North, Range Thirty-one (31) West of the 5th P. M., lying South and East of the Center line of the former right of way of the Ozark and Cherokee Central (now Frisco) Railway Company, containing six and three fourths (6 3/4) acres, be the same, more or less, and containing herein conveyed two and one-fourth (2 1/4) acres, more or less.

Parcel 760-15333-900 (Book 2005, Page 19287)

Six (6) rods of equal and uniform width oC of the Northwesterly side of the following described tract of land, to-wit: (The center line of the former right of way of the Ozark and Cherokee Central (now Frisco) Railway Company being the Northwesterly line) All that part of the Southeast quarter of the northwest quarter of Section Twenty-six (26), in Township Sixteen (16) North, Range Thirty-one (31) West of the 5th P. M., lying South and East of the Center line of the former right of way of the Ozark and Cherokee Central (now Frisco) Railway Company, containing six and three fourths (6 3/4) acres, be the same, more or less, and containing herein conveyed two and one-fourth (2 1/4) acres, more or less.

A public hearing to consider this Large Scale Development will be held on the 27th day of April, 2026 at 6PM at Farmington City Hall, 354 W Main St, Farmington, AR. All interested persons are invited to attend, April 12, 2026 590313

AFFIDAVIT

I hereby certify that I Jason Appel, P.E.
Print name

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

Signature:  Date: 4/9/26



ODYSSEY ENGINEERING

April 14, 2026

Attention: City of Farmington Planning Department

RE: South Hunter Estates Large Scale Development
April 7, 2026 Technical Plat Review Comment Response Letter

Dear Planning and Engineering Staff:

Please consider the below comment response and the accompanying revised plans as our resubmittal for the South Hunter Estates Large Scale Development.

Responses in *Blue*

City of Fayetteville:

- 1) Looping the water line is preferred but if not possible hydraulic calcs can be provided showing that fire flows can be provided without exceeding 10 ft./sec./velocities.

Water main will be submitted to CoF as a loop as shown.

- 2) A grading permit for this project must be submitted to the City of Fayetteville for the proposed water and sewer main extensions.

Application for water and sewer will be submitted under a separate permit.


Landscape Plan (EDA):

- 1) All below items shall be addressed on the plans and a narrative letter describing how said items have been addressed must be submitted with resubmittals. Submit a copy to the City and to Sarah Geurtz with EDA atsdg@eda-pa.com

Comment response letter included with resubmittal. Revisions emailed directly to reviewer.

- 2) ***Note that all lighting must be shielded to project the light downward to meet "Dark Sky" standards. This applies to pedestrian lighting AND exterior lighting mounted on the houses, (comment to remain)***

The above note has been added to sheet C3.0.

- 
- 3) Section 14.04.17 Landscape Site Plan Requirements requires that the landscape plan be prepared by a landscape company or a licensed landscape architect. With resubmittal, provide information showing that this plan meets this requirement.

The revised landscape plan was prepared by a licensed landscape architect.

- 4) Please provide enlargements showing the buffer landscaping where it is in close proximity to utilities and provide dimensions between trees and utilities where proposed trees will be close to utility lines. See the included red-lined plan showing some of concern that were noted. Please review entire plan for others that might not be called out on the red-lined plan

Plans have been revised to show one overall plan (L1.0), with three enlargement pages (L1.1-L1.3). Dimensions have been provided to show general separation from underground utilities.

- 5) Northwestern corner - please provide clarification in the drawing about the location of the gas line, as it appears to terminate but then it shows up again in the ROW to the east. If this line crosses onto the property, we need to know its location. Please also adjust the Maple (circled below) to be on the project's property. Also, add the stormdrain linetype to the linetype legend.

Per observed one-call markings, gas line crosses over the far northeast corner of the site. Plans revised to reflect location of gas line per one-call.

Maple tree has been adjusted per comment above.

Stormdrain linetype added to legend.

- 6) *Comment #6 not provided in review letter.*

- 7) Please add the "LB" linetype to the legend.

Landscape buffer linetype added to legend.

- 8) The bulleted items for the code's buffer requirements:
- Remove the 7th bulleted item under "Street Buffer" because the installed landscape shall be what is approved by the city.
 - Where the types of trees accepted for buffer landscaping are provided, tab them over so they are indicated as being options (see redlined drawing).

Requirements table revised by Landscape Architect.

- 9) Show where edging and mulch will be provided (throughout drawing).

Edging and mulching notes added throughout drawing.





10) Show all the street linework (missing along NE side of this development, this sheet).

Missing street linework added to plans.

11) Provide landscaping details.

Landscape details added to plans.

12) Plant legend:

- a. Please correct the provided specific epithet given for Oakleaf Hydrangea.

Planting schedule revised by landscape architect – oakleaf hydrangea is no longer proposed.

13) Indicate how the plantings will be watered. Irrigation system or by hoses? If by hose bibs, indicate where the yard hydrants will be located and ensure hoses can reach all areas of the landscaping. Add a note to the landscape sheet about which method will be used.

At time of submittal, Owner/Developer has not responded to question regarding landscaping irrigation. While it is likely that the landscaping will be watered by and irrigation system, the final decision will be reflected on final plan set.

14) Northern entrance: It appears there was a site plan update, as there are trees and shrubs shown over the southern portion of the entrance drive. Please update this and dimension this greenspace.

Conflicts with trees and shrubs addressed. Dimension of greenspace is 5'. Landscape architect did not include this dimension, and is unavailable for revisions at time of resubmittal. Dimension is shown on Site Layout Plan (C1.0), and will be added to Landscape Plan on final plan set.

15) Indicate this sheet what areas are to be sodded to meet DEQ standards.

Sodded areas added to Landscape Plans, with ground cover hatch added to planting legend.

16) Dumpster: Per 14.04.23, (b), dumpsters shall be located a minimum of 50' from any residential or multi-family zoned property. The dumpster appears to be closer than this to the property to the south. Adjust as needed.

Dumpster relocated to interior of site to address requirement above.

17) There appears to be a tree and OHE conflict (see below screenshot).

Trees/OHE conflicts have been resolved by Landscape Architect.

18) Indicate what the off-site structure is that is encroaching (see below screenshot).

This is a permanent structure, and its encroachment will be addressed by owner and adjacent property owner.



19) Mechanical screening requirements of code 14.04.23 (c): for houses that are affected by this code section, show the location of the mechanical equipment and how it will be screened. Equipment located within 150' of a street or highway ROW or residential housing shall be screened from view or positioned so that they are not highly visible.

Note stating above code requirement added to Landscape Plans. Keynote showing above requirement also added to C1.0. Screening will either be by vegetation or opaque fence.

20) Dedication and Landscaping of Neighborhood Parks (code Sec. 14.04.25 (b) and (c):

a. Per 14.04.25 (b) or (c)'s parkland dedication requirements, one of the two below requirements will apply to this project:

(b) "...Land shall be dedicated at a ratio of .02 acre...of land for each single-family dwelling unit and .01 acre of land for each multi-family dwelling unit.

OR

(c) "In lieu of land dedication, developer shall 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."

Parkland Dedication Requirements		
28 single-family units X	0.02 ac/unit	0.56 acres TOTAL parkland acreage dedication required
OR		
28 single-family units X	\$600/unit=	\$16,800.00 TOTAL fee payment required

- b. Per 14.04.25 (e), "Timetable for cash dedication. Intention for cash payment shall be included in the development agreement and paid prior to the City's signature of, and release of, the final plat."
- c. If land will be dedicated, follow the parkland dedication requirements and consult with City Staff regarding the developer's desired parkland dedication area.

Owner/Developer was contacted regarding Parkland Dedication, but no response was received at time of resubmittal. It is most likely that the parkland dedication requirement will be fulfilled by a contribution to the Parks and Trails Development Fund.

Farmington Fire Department:

- 1) All parts of the access road must be at least 20 ft.

Additional dimensions have been provided to show that total width of access road with mountable sidewalk is 20' in width.

2) Hydrant: Move the hydrant from the north to the south?

The hydrant was originally placed on the south side of the drive, but due to limited greenspace and grading restrictions, it will need to be on the north side of the access road.

3) 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).

The main access drive is 20' in width. The dead-end area on the southwest portion of the site is 26' in width to provide for two-way traffic.

Signs redistributed throughout site for provide a minimum separation of 100'. Keynote revised to state "INSTALL NO "PARKING-FIRE LANE" SIGNAGE, MIN. SEPARATION OF 100' PER ARKANSAS FIRE PREVENTION CODE SECTION D103.6."

Engineering:

- 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.

Comments have been addressed and this narrative will be included with revisions.

- 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.

Hard copies and PDFs will be delivered to reviewers.

- 3) South Hunter Street is no longer a State Highway. Use the Fayetteville's typical Commercial Driveway DW4.

Street name revised to reflect above. Entrances have been revised to the Fayetteville DW4 standard detail. Detail added to sheet C1.1

- 4) The bottom of the detention pond has to be sloped to the trickle channel at least 1% grade so that the pond drains completely after a rain event.

Bottom of detention pond has been regraded to provide a minimum of 1% slope towards the trickle channel.

- 5) All the structures must be at least 20' horizontally and 2' vertically from the 100-year WSE of the detention pond. It appears that the buildings have the vertical clearance but at least four of them do not meet the horizontal clearance requirements. Show the 100-year WSE elevation and label the horizontal distance.

Location of buildings has been revised to meet 20' separation from 100-year WSE requirement. 20' offset from 100-yr has been added to Site Layout Plan (C1.0).

- 6) Will the work within the existing channel require a 404 permit from the Army Corp of Engineers? You will have to provide written proof from the Army Corp of Engineers that a permit is not required or the 404 permit prior to construction plan approval.

We have contracted Jodi Burns with Cattails to preform a preliminary wetland delineation on site and will provide the city with information on wetland feature, if any exist,

7) Drainage Report:

- a. Will the new homes have gutters? If so, the gutters will have to be plumbed to the detention pond. If not, how will you insure the runoff from the homes on the west side actually reached the pond as is shown on your Drainage Area Maps?

Gutters will be required to direct all roof runoff to the street/detention pond. Keynote G8 added to sheet C2.0: "All runoff from roofs shall be directed to street via downspouts."

- b. The offsite drainage area is shown as pasture (C-0.45) but this area has many homes.

The offsite drainage area C value was updated to 0.70.

- c. The pasture sheet flow for the predevelopment area should be 300'. The sheet flow Two-year Precip is 0 so the calculation is wrong. How is the post development sheet flow slope at 0.1 % but the predevelopment is 1% when it is almost the exact same area.

Precipitation input was not populated and slope value was incorrect. Please see attached revised Drainage Report, sheet flow was revised to 300', sheet flow slope was revised 1%, and "Two-year 24-hr precip. (in)" was added.

Should you have any questions regarding this submittal, please contact us at 479-480-3330 or jyoung@odysseywa.com. We appreciate your time and review of this project and look forward to hearing from you.

Respectfully,



Jason Young
Design Engineer

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

Applicant: Cox Development

Date: April 7, 2026

Project Name: South Hunter Estates LSD

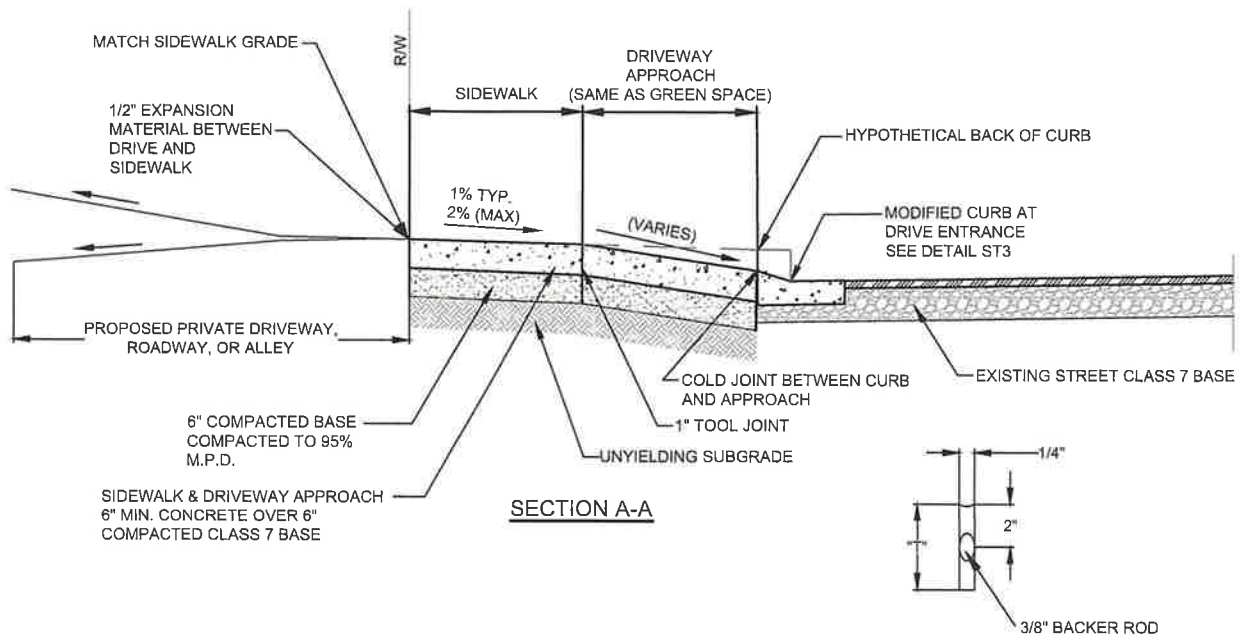
Engineer/Architect: Odyssey Engineering, LLC

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

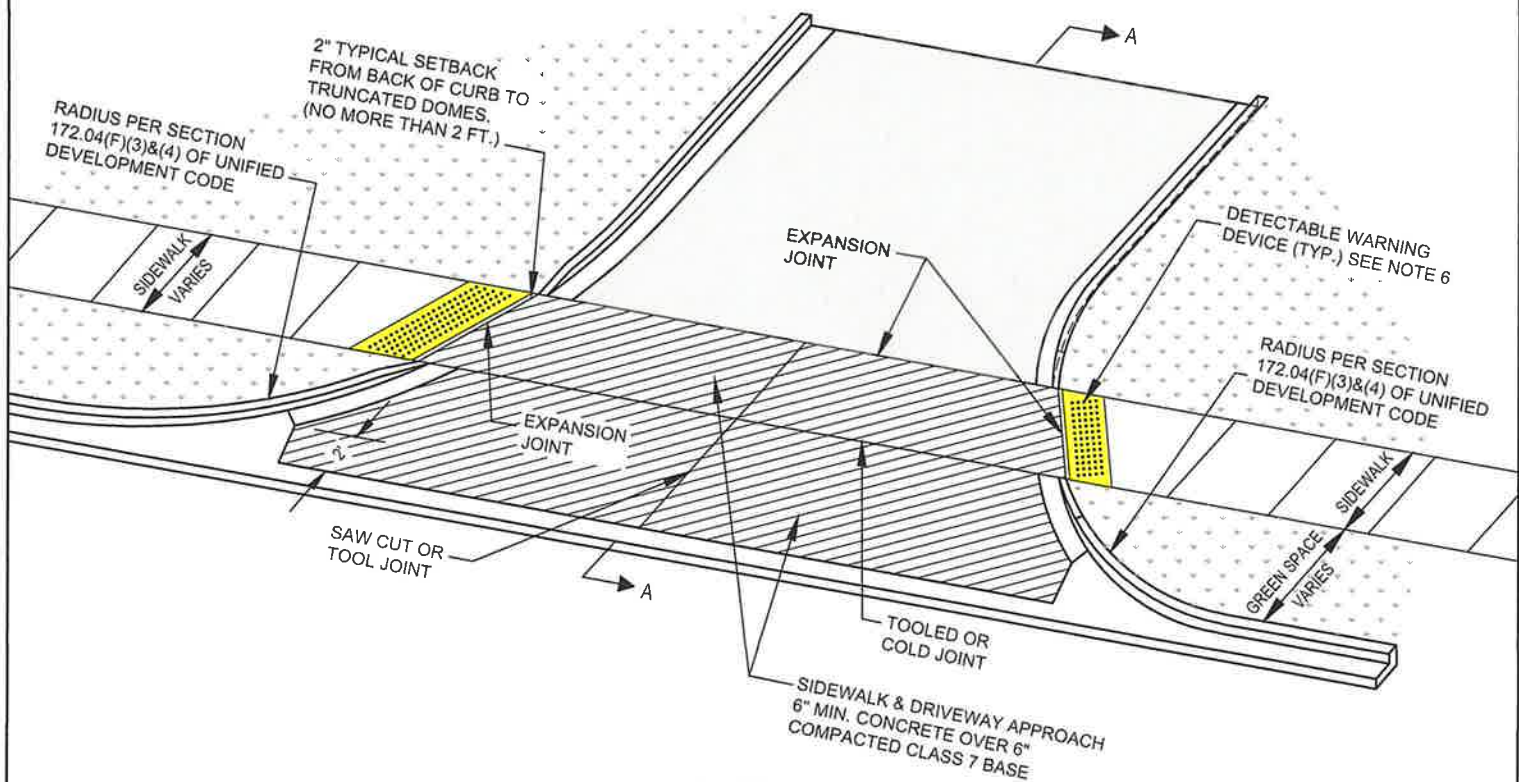
Representing: KMS/City of Farmington

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. 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.
3. South Hunter Street is no longer a State Highway. Use the Fayetteville's typical Commercial Driveway DW4.
4. The bottom of the detention pond has to be sloped to the trickle channel at least 1% grade so that the pond drains completely after a rain event.
5. All the structures must be at least 20' horizontally and 2' vertically from the 100-year WSE of the detention pond. It appears that the buildings have the vertical clearance but at least four of them do not meet the horizontal clearance requirements. Show the 100-year WSE elevation and label the horizontal distance.
6. Will the work within the existing channel require a 404 permit from the Army Corp of Engineers? You will have to provide written proof from the Army Corp of Engineers that a permit is not required or the 404 permit prior to construction plan approval.
7. Drainage Report:
 - a. Will the new homes have gutters? If so, the gutters will have to be plumbed to the detention pond. If not, how will you insure the runoff from the homes on the west side actually reached the pond as is shown on your Drainage Area Maps?
 - b. The offsite drainage area is shown as pasture (C=0.45) but this area has many homes.
 - c. The pasture sheet flow for the predevelopment area should be 300'. The sheet flow Two-year Precip is 0 so the calculation is wrong. How is the post development sheet flow slope at 0.1% but the predevelopment is 1% when it is almost the exact same area.



SECTION A-A



PLAN VIEW

- NOTES:
1. FULL DEPTH EXPANSION JOINTS (FOUR INCHES) SHALL BE PROVIDED AT THE EDGE OF THE SIDEWALK OPPOSITE THE STREET.
 2. CONCRETE TO BE SAWCUT OR PLACE A TOOL JOINT AT THE CENTER OF DRIVE AND SEALED. IF POSSIBLE CONTRACTOR SHALL TRY TO ALIGN THE JOINT AT THE CENTER OF THE DRIVE WITH THE A JOINT IN THE ADJACENT SIDEWALK.
 3. ALL CONCRETE DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED OF A PORTLAND CEMENT CONCRETE MIXTURE WHICH WILL PRODUCE A CONCRETE OF A COMPRESSIVE STRENGTH OF 4000 PSI AFTER 28 DAYS SET UNDER STANDARD LABORATORY METHODS.
 4. ALL SIDEWALKS REQUIRE A CONCRETE CURING COMPOUND.
 5. ALL SIDEWALKS AND DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH A BROOM FINISH.
 6. DETECTABLE WARNING DEVICES SHALL BE ALIGNED WITH THE CURB, EXCEPT IN INSTANCES WHERE LESS THAN 2 FEET CAN BE MAINTAINED BETWEEN THE CURB AND EDGE OF TRUNCATED DOMES. IN THOSE CASES, DETECTABLE WARNING SHALL BE PLACED PERPENDICULAR TO THE SIDEWALK.
 7. JOINT SPACING ON SIDEWALKS PER SIDEWALK STANDARD DETAILS.
 8. ALL SIDEWALKS AND CURB CUTS FOR DRIVEWAY APPROACHES REQUIRE AN INSPECTION PRIOR TO CONCRETE PLACEMENT.

5.3 DESIGN CRITERIA

Stormwater detention ponds shall be designed to limit the peak stormwater discharge rate of the 2-, 10-, 25-, 50-, and 100-year storm frequencies after development to predevelopment rates.

Figure 5.1 illustrates the concept of detention storage by comparing a runoff hydrograph to a detention facility outflow hydrograph.

A concrete trickle channel with a minimum width of 4 feet and a minimum slope of 0.40% shall be required for detention ponds.

5.4 METHOD OF DETENTION

The following conditions and limitations shall be observed in selection and use of the method of detention:

5.4.1 GENERAL LOCATION

Detention facilities shall be located within the parcel limits of the project under consideration. No detention or ponding will be permitted within public road rights-of-ways. Location of detention facilities immediately upstream or downstream of the project will be considered by special request if proper documentation is submitted with reference to practicality, feasibility, and proof of ownership or right-of-use of the area proposed. Conditions for general location of detention facilities are identified in the following sections.

5.4.2 DRY RESERVOIRS

Wet weather ponds or dry reservoirs shall be designed with proper safety, stability, and ease of maintenance facilities. Maximum side slopes for grass reservoirs shall not exceed 1' vertical for 3' horizontal (3:1) unless adequate measures are included to provide for the above-noted features. In no case shall the limits of maximum ponding elevation be closer than 20' horizontally from any building or less than 2' vertically below the lowest sill or floor elevation. The entire reservoir area (the bottom and interior slopes to the top of the bank) shall be sodded prior to final plat approval or issuance of certificate of occupancy. Any area designed as an overflow relief, or any area susceptible to overflow by higher than design intensity rainfall shall be sodded or paved depending upon the outflow velocity.

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

Applicant: Odessey Engineering

Date: April 7, 2026

Project Name: S. Hunter Estates

Engineer/Architect: Odessey Engineering

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 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 are billing the engineering fees monthly. Please provide an address or email address where these invoices should be sent.
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 has to be in the paper by Sunday, April 12, 2026 to meet the deadline.**
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 planning commission; a site plan and landscape plan would 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.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
7. Planning Commission meeting will be **Monday April 27, 2026, at 6:00 pm.**

All documents for mailings were provided.