



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

***PLANNING COMMISSION AGENDA***

***May 26, 2026***

**A meeting of the Farmington Planning Commission will be held on  
Tuesday, May 26, 2026, at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –April 26, 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 – Freedom Fireworks, LLC**

**Property owned by: Freedom Fireworks, LLC**

**Property Location: 233 E. Main St.**

**Presented by: Freedom Fireworks, LLC**

**B. Rezoning – 12094 N. Hwy 170 from RE-1 to R-1**

**Property owned by: Hillcrest Holdings, LLC**

**Property Location: 12094 N. Hwy 170**

**Presented by: Ben Solmons**

**C. Rezoning – Part of 12094 N. Hwy 170 from RE-1 to R-O**

**Property owned by: Hillcrest Holdings, LLC**

**Property Location: 12094 N. Hwy 170**

**Presented by: Ben Solmons**

**A. Final Plat – Summerfield Phase 3**

**Property owned by: DRP Holdings, LLC**

**Property Location: West end of Wilson Street, North of Summerfield Ph. 2**

**Presented by: Jorgensen Group/Blew & Associates**

**Planning Commission Meeting Minutes  
April 27, 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  
Gerry Harris, Vice Chair  
Chad Ball  
Ryan Crawford  
Ken Goff  
Matt Hutcherson  
Norm Toering  
Bobby Wilson

**ABSENT:**

**City Employees Present:** Melissa McCarville, City Business Manager; Chris Brackett, City Engineer; Rick Bramall, Building Official; 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. Conditional Use for Meramec Specialty Co.; property located at 380 W. Main owned by Meramec; presented by Meramec Specialty Co.:**

Dave Stewart 4424 S. Westberry, Fayetteville represented this company. All requirements for Conditional Use have been met.

**Comments from Citizens: NONE**

Chairman Robert Mann called the question to approve the conditional use for Meramec Specialty Co., property owned by Meramec Specialty Co., property located at 380 W. Main presented by Meramec Specialty Co. Upon roll call vote, the Conditional Use Request was approved by unanimous vote.

**1B. Conditional Use for Frese Fireworks.; property located at 331 W. Main owned by Hillcrest Holdings, LLC; presented by Jacob Frese:**

Jacob Frese, 111 W. Tulsa St. Siloam Springs represented this company. Mr. Frese stated the property owner that was listed on the agenda was not correct, he was not the owner that Hillcrest Holdings, LLC, was the property owner.

**Comments from Citizens: NONE**

Chairman Robert Mann called the question to approve the conditional use for Frese Fireworks, property owned by Gary Nichols, property located at 331 W. Main presented by Jacob Frese contingent upon email trash documentation. Upon roll call vote, the Conditional Use Request was approved by unanimous vote.

**1C. Rezoning 46 E. Wilson St. from R-2 to MF-2; property owned by MRS Enterprises, LLC; located at 46 E. Wilson; presented by Jason Appel**

Jason Appel 284 Oak Hill, Springdale requesting rezoning from R-2 to MF-2.

Norm Toering asked what the hardship is to go from R-2 to MF-2. Mr. Appel answered the ownership group would like to pursue townhomes and is here to ask if it can be rezoned to do so.

**Comments from Citizens: NONE**

Chairman Robert Mann commented this is just about rezoning, understand if its zoned to MF-2 and whatever falls under MF-2 can be built there.

Chad Ball stated that this parcel is surrounded by A-1, R-1 MF-1, there is an MF-2 close to it, and it was recently zoned because it was joining Broyles as a major arterial and this one does not have that luxury. City Business Manager, Melissa McCarville, to be clear A-1 is always a holding zone or everything that comes in. So, these probably have been zoned A1 since they were annexed. So, no one has come forward and wanted to change. City Attorney Jay Moore stated the zone is the transitional zone across the street is the R-1. However, your vote depends on whether you want that to grow or not grow.

Chairman Robert Mann called the question to approve the rezoning at 46 E. Wilson St. from R2-MF-2, property owned by MRS Enterprises, LLC; property located at 46 E. Wilson St.; presented by Jason Appel. Upon roll call the rezoning passed 4-3, Ryan Crawford abstained, Norm Toering, Chad Ball and Bobby Wilson voting no. Chairman Robert Mann broke the tie voting yes because there was a lack of public comment and lack of neighbors showing up fighting against it. Will be going to the City Council on Monday, May 11<sup>th</sup>.

**1D. Large Scale Development- South Hunter Estates; property owned by Kent Cox; property located at 357 S. Hunter; presented by Odyssey Engineering**

**Jake Chavis representing Odyssey Engineering, 124 Grant Place, Lowell wanted to explain the timeline and what they are doing up to this point. Mr. Chavis stated they approached the Planning Commission a couple of months ago to down zone the current property which had MF-2 zoning. We asked for MF-1 to put single family housing; we put together a concept plan and brought it to the city staff for review. Tonight we brought what has been reviewed by staff, we are not asking for any variances some of the things have changed since the last time we brought it to planning commission. We are adding additional parking and parallel parking, adding a dumpster, for pedestrian safety we are raising up the sidewalk adjacent to the one-way drives. There is also a twenty foot access for emergency vehicles.**

City Engineer Chris Brackett read a memo as follows.

The Large-Scale Development for the South Hunter Estates has been reviewed, and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. Payment in lieu of Park Land Conveyance will be required for this large-scale development at \$900 per single family unit. This fee will be \$24,300 for the 27 single family homes.
2. The fire hydrant locations shown on the plat and the utility plans must be reviewed and approved by the Fire Department.
3. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to any construction activities.

4. A completed Grading Permit Application and fee must be submitted to the City prior to final approval of the construction plans. A preconstruction conference will be required prior to any grading on the site. The owner, their engineering consultant, and the contractor responsible for the best management practices will be required to attend this conference.
5. After a final review set of plans and drainage report have been approved by KMS, the applicant shall submit to the City one (1) set of the full-size plans and two (2) sets of the half-size plans, and one (1) copy of the final drainage report that have been sealed by the engineer of record for final approval and distribution.

This approval of this large-scale development is effective for a period of one year and thereafter as long as work is actively progressing on the installation of the required improvements.

Chad Ball stated he had questions about number one on the memo. Payment in lieu of parkland convenience will be required for the large-scale development. Mr. Ball stated he is not comfortable taking the money for it to go to general fund for parks. There aren't many parks in Farmington and no parks around where the development will be. This will be a residential community with twenty-seven single family homes with no parks for the community. A dedicated park is very important for this type of small footprint with large numbers of people and I don't agree with number one of memo.

City Business Manager, Melissa McCarville stated your approval would be conditional on the rezoning passing at City Council. Chad Ball asked should we table this until it goes to council? Melissa McCarville said not necessarily. Norm Toering voiced his concern about safety and whether a school bus would be able to get down street and when it rains water would run down the middle of the street. Ken Goff asked who was requiring paying in lieu of parkland. Melissa McCarville answered that the city requires it.

City Attorney, Jay Moore stated this is zoned MF-2 and they are downzoning it. Keep in mind they can present something different. Chris Brackett stated they don't want to rezone it if planning commission isn't going to approve this plan. This is all contingent on the zoning if City Council approves it, if they don't approve it the large-scale won't be approved.

Chairman Robert Mann asked the way the park verbiage is written in the ordinance the builders have the option of choosing one or the other? City Business Manager Melissa McCarville answered yes, that's correct. Chad Ball read section 14.05.25 section F of the ordinance that explains about the parkland dedication.

Jake Chavis stated if Mr. Ball is concerned about an area for children to play, they could propose the dry detention pond. City Business Manager, Melissa McCarville said that a park could not be considered. Chad Ball stated he wants the .6 acres of parks for the residential community. Chairman Robert Mann commented I don't see how this can pass if the Planning Commission is going to ask for a park that's not in the plans. City Attorney Jay Moore stated the commission needed to make a motion to add a park.

Mr. Chavis asked before the commission made a motion to vote he wanted to make a statement. We were unaware of this, generally everything we bring to Farmington we meet with staff and staff generally recommends this. For the past ten years I have been doing this, if the Planning Commission votes for Parkland Dedication it's going to kill this development and I am sure some of you know this. If it doesn't pass, we will keep the MF-2 zoning and build as dense as we can. We are trying not to do that; we wanted to build something Farmington would be proud of and appreciate. By voting in favor of

dedicated park onsite would be detrimental on something we've worked hard on. This property cannot happen, it's too awkward of shape.

Chad Ball asked Mr. Chavis if they could take a few homes off and add the park. Mr. Chavis replied and said we've already cut two homes. City Attorney Jay Moore recommends before the vote the Planning Commission needs to listen to see if there is anyone from the public who wishes to speak.

**Comments from Citizens: NONE**

Mr. Chavis asked would the Parkland Dedication have to have public access to it? City Engineer Chris Brackett answered yes, it has to have a public access easement.

Vice-Chair Gerry Harris asked if this stays MF-2 and if they put in apartments or townhomes will we still require Parkland Dedication? City Attorney, Jay Moore answered yes. It's not fair to the developers we just had a meeting last week and it flipped after the work session with council.

Chad Ball made a motion to strike #1 of the memo dated April 27, 2026, of payment in lieu of and add that we would like parkland of .62. Bobby Wilson seconded the motion. Upon roll call vote passed 6-1 with Ryan Crawford voting no.

City Attorney Jay Moore stated at this point you will want to give Mr. Chavis a chance to withdraw or proceed. Mr. Chavis commented now that you have the required park dedication into a plan and we make it work that is an approvable plan, will we be able to move forward this tonight?

Chad Ball stated he had several issues: a one-way drive is a dangerous traffic condition; I would like to see dedicated street right of way. Mr. Chavis said the one-way drive is non-negotiable for us and is not against city ordinance.

Chairman Robert Mann stated I don't see how we can vote on this with this change. We don't know where this is going to be, it changes entire plan. Mr. Chavis answered, I think we can remove some of the houses in the interior and be at half an acre. Chairman Mann asked if we table this tonight can they come back next month? City Business Manager Melissa McCarville stated if you don't vocalize all your issues tonight, you remember what happened with Schuber Mitchell, they went back three times, spent one hundred thousand dollars, did everything you asked and you still voted against it. I just don't think that's fair. We don't want to give them a false idea of what's possible.

Chairman Robert Mann called the question to approve the Large-Scale Development S. Hunter Estates; property located at 357 S. Hunter; presented by Odyssey Engineering, subject to Chris Brackett's memo dated April 27, 2026, subject to condition City Council rezoning and struck #1 of Mr. Brackett's memo and add parkland instead of taking money. Upon roll call vote the Large-Scale Development passed 4-3 Norm Toering, Matt Hutcherson, Chad Ball voting no.

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

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Chad Ball, Secretary

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Robert Mann, Chair

# CITY OF FARMINGTON

## APPLICATION FOR CONDITIONAL USE FOR SALE OF FIREWORKS

Applicant's Name Freedom Fireworks LLC Date 4-21-26

Address 233 E. Main Street, Farmington, AR 72730

Phone # 810-538-8093

Zoning Commercial

Description of proposed use: fireworks tent for the sale of fireworks for some of June and July of 2026.

**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).

**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 2021 Arkansas Fire code, and approved by the Farmington Fire Department.
3. Fireworks stand is not located within 250 feet of a fuel dispersing 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

5/19/2026  
Date

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

Cheslee Mahan, member 4.21.2020

Cheslee Mahan, Member of Freedom Fireworks, LLC

7020 0640 0001 8565 5434

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
Little Rock, AR 72201	
Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
<b>Total Postage and Fees</b>	<b>\$10.48</b>
Sent To Goldstein Farmington, LLC c/o Corporation Service Company Street and Apt. No., or PO Box No. 300 Spring Building, Suite 900, 300 S. Spring Street City, State, ZIP+4® Little Rock, AR 72201	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
Mountain Home, AR 72653	
Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
<b>Total Postage and Fees</b>	<b>\$10.48</b>
Sent To Osur Farmington, LLC, c/o Registered Agents, Inc. Street and Apt. No., or PO Box No. 701 South Street, Suite 100 City, State, ZIP+4® Mountain Home, AR 72653	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 0640 0001 8565 5454

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For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
Prairie Grove, AR 72753	
Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
<b>Total Postage and Fees</b>	<b>\$10.48</b>
Sent To Marcus Jason Nall Street and Apt. No., or PO Box No. P.O. Box 522 City, State, ZIP+4® Prairie Grove, AR 72753	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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

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

233 E. Main Street, Farmington, AR 72730  
Location

TWO Daughters Properties, LLC  
Owned by

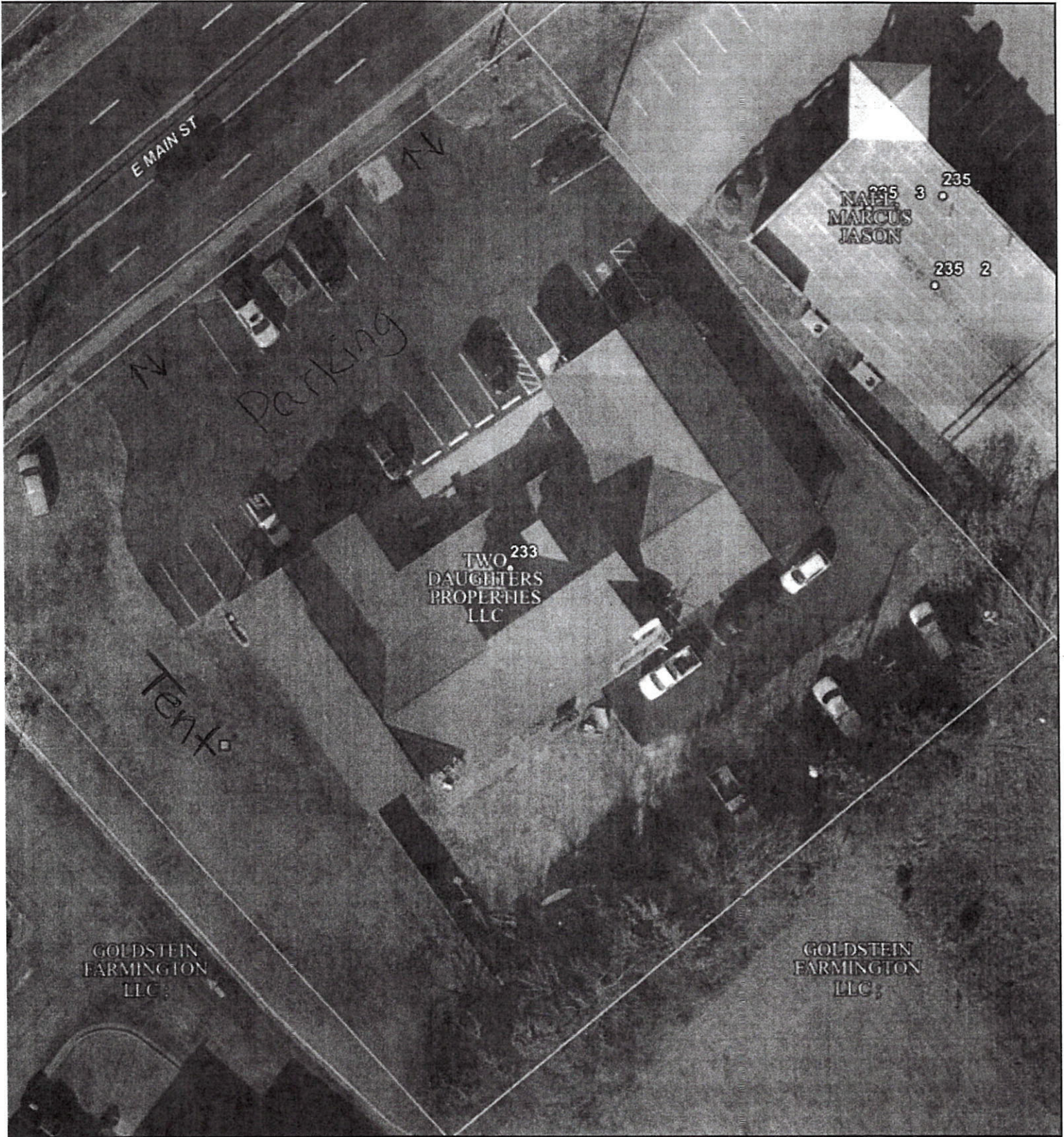
NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

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

fireworks tent for the sale of fireworks for some of June and July of 2026.

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on May. 26, 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 in City Hall, 354 W. Main Street, 267-3865, and to review the application and discuss the same with the staff.



Date Created: 3/15/2025  
Created By: anonymous

1 inch = 36 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.

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

Cheslee Mahan, member

Cheslee Mahan, member of Freedom Fireworks, LLC



City of  
**Farmington**

**2026 Business License**

License Number: **063413**

Date Issued: April 23, 2026

Expiration Date: 12/31/2026

3706

**Freedom Fireworks, LLC**

233 E. Main  
Farmington, AR 72730

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



Mayor - Ernie Penn

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



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/5/2026

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

<b>PRODUCER</b> Ryder-Rosacker-McCue & Huson 509 W Koenig St Grand Island NE 68801	<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): 8006584200		<b>FAX (A/C, No):</b>
	<b>E-MAIL ADDRESS:</b> owhitebull@ryderinsurance.com		
<b>INSURED</b> H4 Fireworks LLC 9 Becky Lane Greenbriar AR 72053		<b>INSURER(S) A - FORDING COVERAGE</b> INSURER A: HADRON SPECIALTY INS CO	<b>NAIC #</b> 17534
		<b>INSURER B:</b>	
		<b>INSURER C:</b>	
		<b>INSURER D:</b>	
		<b>INSURER E:</b>	
		<b>INSURER F:</b>	

**COVERAGES**

CERTIFICATE NUMBER: 1378742785

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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y	Y	H0320PK000011-00	9/15/2025	9/15/2026	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 \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTIONS						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Regarding the General Liability coverage, Waiver of Subrogation applies to the entities listed below per form CG 24 04 when required by written agreement.

Regarding the General Liability coverage, Blanket Additional Insured applies to the entities listed below per form SCGL 320 when required by written agreement.

Certificate Holder is added as Additional Insured Where Required by Written Contract.

The Certificate Holder is Additional Insured under General liability as required by written contract subject to policy terms, conditions, and See Attached...

**CERTIFICATE HOLDER****CANCELLATION**

Freedom Fireworks LLC  
 Blake Wells  
 49 E Main St  
 Farmington AR 72730

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

*Sam Lane*

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# ADDITIONAL REMARKS SCHEDULE

AGENCY Ryder-Rosacker-McCue & Huston		NAMED INSURED H4 Fireworks LLC 9 Becky Lane Greenbriar AR 72058	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

## ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,  
FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

exclusions.  
Property Owner: Two Daughters Property LLC  
Additional Insured: City of Farmington AR for Bodily Injury & or Property Damage arising out of the Ownership Operations, use of Maintenance of the retail premises, as well as Freedom Fireworks: Blake Wells, Ceslee Mahan and Joe Paul Mahan  
Location: 233 E Main Farmington AF 72730  
Operating Dates: June 15, 2026 thru July 15, 2026

## 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: Hillcrest Holdings LLC Day Phone: 479-330-1250

Address: PO Box 546 Johnson, AR Fax: \_\_\_\_\_

Representative: Ben Salmons Day Phone: 479-330-1250

Address: 201 SW 14th St, Bentonville, AR Fax: \_\_\_\_\_

Property Owner: Hillcrest Holdings LLC Day Phone: \_\_\_\_\_

Address: PO Box 546 Johnson, AR Fax: \_\_\_\_\_

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

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

Property Description See Attached Description

Site Address -- 12094 N HWY 170

Current Zoning -- RE-1 Proposed Zoning -- R-1

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

Type of zoning requested and reason for request:

Requesting R-1 zoning for sale of land to potential developer. Bill of Assurance attached for lot sizing.

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 22nd day of April, 2026.

*PLACE LEGAL DESCRIPTION OF PROPERTY HERE*

A public hearing to consider this request to rezone the above described property from RE-1 to R-1 will be held on the 26th day of May, 2026, 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.*

Gary Nichols Date 03/31/26 04:34 PM  
Applicant Signature

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

Gary Nichols Date 03/31/26 04:34 PM  
Owner/Agent Signature

# AFFIDAVIT

I hereby certify that I Gary Nichols  
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: Gary Nichols

Date: 03/31/26 04:34 PM

**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:

12094 N HWY 170, Farmington, AR

Location

Hillcrest Holdings LLC

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from RE-1 to R-1.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on Tuesday May 26th, 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), Hillcrest Holdings LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Ben Salmonsén, 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.

Gary Nichols  
\_\_\_\_\_  
Property Owner – Signature

Gary Nichols  
\_\_\_\_\_  
Property Owner - Print

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

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



# BATES

## Engineers - Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704

PH: (479) 442-9350 / batesnwa.com

PORTION OF PARCEL #760-03202-000 TO BE REZONED TO R-O:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N01°54'47"E 16.50', THENCE S88°03'53"E 190.00', THENCE N01°56'07"E 50.00', THENCE N88°03'53"W 190.00' TO THE EAST RIGHT-OF-WAY OF ARKANSAS HIGHWAY #170, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: N01°56'07"E 61.58', N29°48'33"E 62.85', N15°17'18"E 55.53', N05°29'55"E 154.49', N02°43'34"W 170.66', N06°53'25"E 250.80', N01°22'56"E 306.32', THENCE LEAVING SAID RIGHT-OF-WAY S87°51'39"E 151.36', THENCE S87°43'34"E 84.66', THENCE S02°16'26"W 1117.18', THENCE N88°02'53"W 236.06' TO THE POINT OF BEGINNING, CONTAINING 6.11 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN APPLEBY ROAD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PORTION OF PARCEL #760-03202-000 TO BE REZONED TO R-1:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S88°02'53"E 236.06' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N02°16'26"E 1117.18', THENCE N87°43'34"W 84.66', THENCE N01°56'07"E 208.00', THENCE S87°51'23"E 1113.98', THENCE S02°24'12"W 874.82', THENCE N87°57'38"W 416.85', THENCE S01°51'11"W 417.32', THENCE S87°57'07"E 416.24', THENCE S02°15'10"W 29.68', THENCE N88°02'53"W 1028.59' TO THE POINT OF BEGINNING, CONTAINING 27.63 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN APPLEBY ROAD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



Account #: STSG44

Company: SALMCNSEN GROUP  
201 SW 14th St  
Bentonville, AR 72712-7449

Ad number #: 588498

PO #:

Matter of: PH Rezoning Meeting May 26

**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 Rezoning Meeting May 26

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.

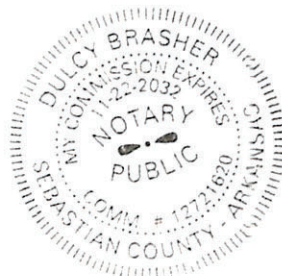
And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$63.84.  
(Includes \$0.00 Affidavit Charge).

*NWA Democrat Gazette 04/05/26; NWA nwaonline.com 04/05/26*

Maria Hernandez-Lopez  
Legal Clerk

State of ARKANSAS, County of Sebastian,  
Subscribed and sworn to before me on this 6th day of April, 2026

Daryl Brasher  
NOTARY PUBLIC



NOTICE OF PUBLIC HEARING  
BEFORE THE FARMINGTON  
PLANNING COMMISSION ON AN  
APPLICATION TO REZONE PROP-  
ERTY

To All Owners of land lying  
adjacent to the property at:  
12094 N HWY 17C,  
Farmington, AR  
Location  
Hillcrest Holdings LLC  
Owned by

NOTICE IS HEREBY GIVEN  
THAT an application has been  
filed for REZONING of the above  
property from RE-1 to R-1

A public hearing on said ap-  
plication will be held by the  
Farmington Planning Commis-  
sion at Farmington City Hall,  
354 W. Main St. on Tuesday May  
26th 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 Com-  
mission of their views on this  
matter by letter. All persons in-  
terested in this request are in-  
vited to call or visit the City  
Business Manager at City Hall,  
354 W. Main, 479-257-3865.  
April 5, 2026 588-98



Account #: STSG44

Company: SALMONSEN GROUP

201 SW 14th St

Bentonville, AR 72712-7449

Ad number #: 596057

PO #:

Matter of: PH R - O Zoning

AFFIDAVIT • STATE OF ARKANSAS

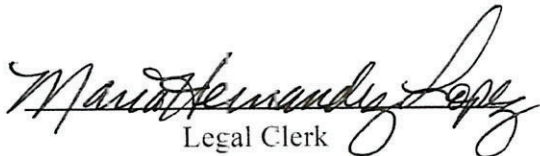
I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in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

PH R - O Zoning

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 \$65.36. (Includes \$0.00 Affidavit Charge).

*NWA Democrat Gazette 05/03/26; NWA nwaonline.com 05/03/26*

  
Legal Clerk

State of ARKANSAS, County of Sebastian,

Subscribed and sworn to before me on this 4th day of May, 2026

  
NOTARY PUBLIC



NOTICE OF PUBLIC HEARING  
BEFORE  
THE FARMINGTON PLANNING  
COMMISSION  
ON AN APPLICATION TO RE-  
ZONE PROPERTY

To All Owners of land lying  
adjacent to the property at:  
12094 N HWY 170 Farming-  
ton, AR

Location  
Hillcrest Holdings LLC  
Owned by

NOTICE IS HEREBY GIVEN  
THAT an application has been  
filed for REZONING of the above  
property from RE-1 to RO.

A public hearing on said ap-  
plication will be held by the  
Farmington Planning Commis-  
sion at Farmington City Hall,  
354 W. Main St. on Tuesday May  
26th, 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 Com-  
mission of their views on this  
matter by letter. All persons in-  
terested in this request are in-  
vited to call or visit the City  
Business Manager at City Hall,  
354 W. Main, 479-267-3865,  
May 3, 2026 596057

## 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: Hillcrest Holdings LLC Day Phone: 479-330-1250

Address: PO Box 546 Johnson, AR Fax: \_\_\_\_\_

Representative: Ben Salmons Day Phone: 479-330-1250

Address: 201 SW 14th St, Bentonville, AR Fax: \_\_\_\_\_

Property Owner: Hillcrest Holdings LLC Day Phone: \_\_\_\_\_

Address: PO Box 546 Johnson, AR Fax: \_\_\_\_\_

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

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

Property Description See attached legal description  
Site Address -- Part of 12094 N HWY 170  
Current Zoning -- RE-1 Proposed Zoning -- RO

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

Type of zoning requested and reason for request:

Requesting Residential Office for the community future use and to run concurrent with the rezoning application on the rest of the tract for proposed land development.

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 22nd day of April, 2026.

*PLACE LEGAL DESCRIPTION OF PROPERTY HERE*

A public hearing to consider this request to rezone the above described property from RE-1 to RO will be held on the 26th day of May, 2026, 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.*

Gary Nichols Date 04/21/26 02:53 PM  
Applicant Signature

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

Gary Nichols Date 04/21/26 02:53 PM  
Owner/Agent Signature

## AFFIDAVIT

I hereby certify that I Gary Nichols  
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: Gary Nichols

Date: 04/21/26 02:53 PM

**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:

12094 N HWY 170, Farmington, AR

Location

Hillcrest Holdings LLC

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from RE-1 to RO.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on Tuesday May 26th, 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, 479-267-3365.

## AGENT AUTHORIZATION

I (We), Hillcrest Holdings LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Ben Salmonsén, 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.

Gary Nichols  
Property Owner – Signature

Gary Nichols  
Property Owner - Print

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

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



# BATES

## Engineers · Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704

PH: (479) 442-9350 / batesnwa.com

PORTION OF PARCEL #760-03202-000 TO BE REZONED TO R-O:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N01°54'47"E 16.50', THENCE S88°03'53"E 190.00', THENCE N01°56'07"E 50.00', THENCE N88°03'53"W 190.00' TO THE EAST RIGHT-OF-WAY OF ARKANSAS HIGHWAY #170, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: N01°56'07"E 61.58', N29°48'33"E 62.85', N15°17'18"E 55.53', N05°29'55"E 154.49', N02°43'34"W 170.66', N06°53'25"E 250.80', N01°22'56"E 306.32', THENCE LEAVING SAID RIGHT-OF-WAY S87°51'39"E 151.36', THENCE S87°43'34"E 84.66', THENCE S02°16'26"W 1117.18', THENCE N88°02'53"W 286.06' TO THE POINT OF BEGINNING, CONTAINING 6.11 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN APPLEBY ROAD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PORTION OF PARCEL #760-03202-000 TO BE REZONED TO R-1:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S88°02'53"E 236.06' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N02°16'26"E 1117.18', THENCE N87°43'34"W 84.56', THENCE N01°56'07"E 208.00', THENCE S87°51'23"E 1113.98', THENCE S02°24'12"W 874.83', THENCE N87°57'38"W 416.85', THENCE S01°51'11"W 417.32', THENCE S87°57'07"E 416.24', THENCE S02°15'10"W 29.68', THENCE N88°02'53"W 1028.59' TO THE POINT OF BEGINNING, CONTAINING 27.63 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN APPLEBY ROAD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



**CITY OF FARMINGTON  
APPLICATION & CHECKLIST  
FOR A  
FINAL PLAT / REPLAT**

**APPLICATION:**

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

Date of preliminary plat approval: November 25, 2024

Date of grading permit: March 25, 2025

Date of final infrastructure inspection: TBD

Engineering Fees Paid yes no

**Development site address or location:** West end of Wilson Street. North of Summerfield Ph. 2

**GENERAL INFORMATION:**

**Primary Contact Person:** Charles Zardin

**Business Name:** Blew & Associates

**Address:** 3825 N. Shiloh Dr,

**City:** Fayetteville **State** AR **Zip Code** 72703

**Phone:** 479-443-4506 **Email:** charles.zardin@blewinc.com

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

**Name:** \_\_\_\_\_

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

Address: \_\_\_\_\_

City: \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

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

Name: Craig Young

Business Name: DRP Holdings

Address: 2790 S. Thompson Street, Ste 102

City: Springdale State AR Zip Code 72764

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

 Date: 04/10/2026

**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/her behalf)

 Date: 4/14/2026

## LSD/Subdivision Application Checklist:

Yes No N/A, why?

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

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

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers flood control, ingress/egress or other public purposes within and adjacent to the project.	✓		
<b>Proposed and Existing Streets, Rights-of-way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	✓		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	✓		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	✓		
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.			
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	✓		
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		✓	None known
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)		✓	None known
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.		✓	N/A
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.		✓	N/A
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)		✓	N/A
8. The location and size of existing and proposed signs, if any.		✓	None proposed
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.		✓	N/A
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)		✓	N/A
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).		✓	N/A
12. Location of existing and proposed sidewalks.	✓		
13. Finished floor elevation of existing and proposed structures.		✓	N/A
14. Indicate location and type of garbage service (Large Scale		✓	N/A

Developments only.) Dimension turnaround area at dumpster location.		
15. A description of commonly held areas, if applicable.	✓	N/A
16. Draft of covenants, conditions and restrictions, if any.	✓	Owner has not drafted
17. Draft POA agreements, if any.	✓	Owner has not drafted
18. A written description of requested variances and waivers from any city requirements.	✓	None requested
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	✓	N/A
20. Preliminary drainage plan as required by the consulting engineer.	✓	

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

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

**FINAL PLAT FOR SUMMERFIELD PHASE 3**

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

Location: Approximately 69 acres at the northwest corner of the intersection of N. Hunter Street & W. Wilson Street.

Owned by:     DRP HOLDINGS LLC  
                  2790 S THOMPSON ST, STE 102  
                  SPRINGDALE, AR 72764

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

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on Tuesday May 26<sup>th</sup>, 2026 at 6:00 p.m.

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



Account #: NWC5301346

Company: BLEW & ASSOCIATES  
3825 N SHILOH DR  
FAYETTEVILLE, AR 72703

Ad number #: 596630

PO #:

Matter of: PH Final Plat May 26

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 Final Plat May 26

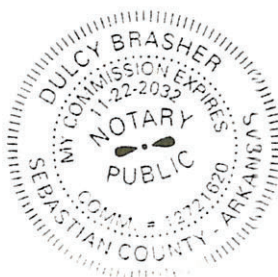
Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published 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 \$141.36.  
(Includes \$0.00 Affidavit Charge).

*NWA Democrat Gazette 05/10/26; NWA nwaonline.com 05/10/26*

Maria Hernandez-Lopez  
Legal Clerk

State of ARKANSAS, County of Sebastian.  
Subscribed and sworn to before me on this 11th day of May, 2026



Dulcy Brasher  
NOTARY PUBLIC

A petition for Final Plat for the property as described below was filed with the City of Farmington on the 22nd day of April, 2026.

PART OF THE NORTH 1/2 OF THE SW1/4, AND PART OF THE SOUTH 1/2 OF THE NW1/4, ALL IN SECTION 23, T16N, R31W IN WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SW1/4 OF SECTION 23, THENCE N87°43'31"W 28.01 FEET, THENCE N02°04'01"E 30.00 FEET TO THE POINT OF BEGINNING AT THE NORTH RIGHT-OF-WAY OF WILSON STREET, THENCE ALONG SAID RIGHT-OF-WAY N87°43'31"W 216.83 FEET, THENCE ALONG A CURVE TO THE LEFT 160.84 FEET, SAID CURVE HAVING A RADIUS OF 230 FEET, AND A CHORD BEARING AND DISTANCE OF S72°14'26"W 157.59 FEET, THENCE S52°12'23"W 246.75 FEET, THENCE ALONG A CURVE TO THE RIGHT 118.68 FEET, SAID CURVE HAVING A RADIUS OF 170 FEET, AND A CHORD BEARING AND DISTANCE OF S72°12'23"W 116.29 FEET, THENCE N87°47'37"W 607.85 FEET, THENCE ALONG A CURVE TO THE RIGHT 212.16 FEET, SAID CURVE HAVING A RADIUS OF 320.00 FEET, AND A CHORD BEARING AND DISTANCE OF N68°47'59"W 208.30 FEET, THENCE N49°48'22"W 448.91 FEET, THENCE ALONG A CURVE TO THE LEFT 152.49 FEET, SAID CURVE HAVING A RADIUS OF 230.00 FEET, AND A CHORD BEARING AND DISTANCE OF N68°47'59"W 149.71 FEET, THENCE N87°47'37"W 648.82 FEET, THENCE LEAVING SAID RIGHT-OF-WAY N02°20'55"E 720.96 FEET, THENCE S87°35'37"E 1319.46 FEET, THENCE N02°27'31"E 442.07 FEET, THENCE S87°44'24"E 1322.05 FEET, THENCE S02°26'59"W 1109.98 FEET, THENCE N88°05'29"W 28.75 FEET, THENCE S02°04'01"W 187.95' TO THE POINT OF BEGINNING. CONTAINING 68.98 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.

A public hearing to consider this Final Plat will be held on the 26th day of May, 2026, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.  
May 10, 2026 596630

All documents for mailings were provided.

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

Applicant: DRP Holdings LLC

Date: May 5, 2026

Project Name: Summerfield Subdivision Phase III – Final Plat

Engineer/Architect: Blew & Associates

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

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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](mailto:chris@kms-engr.com).
3. There will be no requirement for parkland dedication for this phase of the development.
4. Add a note that the houses with frontage on Wilson Street will be required to build the sidewalk in that frontage.
5. Add to note 8 that the tap will be made by the City of Fayetteville.



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

**TECH PLAT REVIEW LETTER**

**Project: Summerfield Ph III Final Plat**  
**EDA project #: 2669\_F**  
**Letter creation: April 28, 2026**  
**Tech Plat Review meeting: May 5, 2026**

Mrs. McCarville,

We have reviewed the Final Plat submitted by Jorgensen + Associates for the project known as Summerfield Ph III Final Plat received by EDA on April 24, 2026. The date of 4.22.26 is within the title block. Based on our plan review of the City's Landscape Code, we offer the following comments:

**Generally:**

1. Per the Parkland Dedication code: (Sec. 14.04.25):

*(h)(2): Fee Payment In Lieu of Land Conveyance. In lieu of land dedication, developer shall contribute to Farmington's Parkland Fund \$900.00 for each single-family dwelling unit and \$600.00 for each two-family and multifamily dwelling unit.*

Parkland Dedication Requirements		
89 single family units	x	\$900/unit= \$80,100.00 TOTAL fee payment required

2. Pay -in-Lieu Dedication Time Frames:

a. Fee-in-Lieu Payment. *The fee-in-lieu shall be paid prior to the city's signature and release of the Final Plat or development plan.*

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



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



Date: 10/24/24

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Summerfield Phase 3

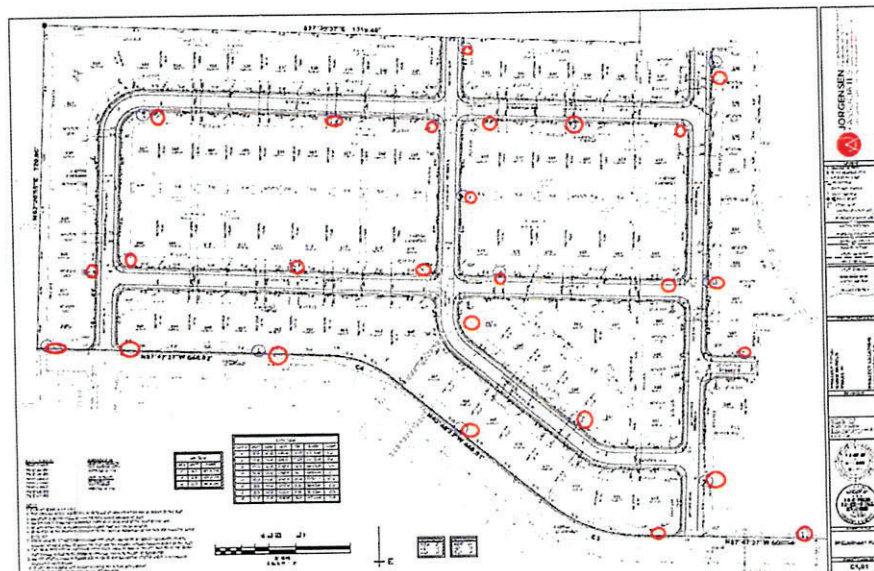
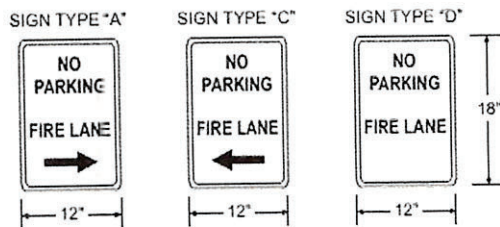
**Tech plat requirements for the Farmington Fire Department can be found on the City of Farmington website under permit tab.**

**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).





May 11, 2026

City of Farmington  
354 W. Main  
Farmington, AR 72730

Re: Final Plat for Summerfield Subdivision Phase 3 - Comment Response Letter for  
Technical Plat Review Comments

Jorgensen + Associates received the following comments for the Summerfield Subdivision Phase 3 Final Plat on May 5, 2026 at the Technical Plat Review. The following are responses to these comments:

**Engineering Comments from Christopher Brackett, P.E.**

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

**Response:** Understood.

**Comment 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@krns-engr.com](mailto:chris@krns-engr.com).

**Response:** Understood.

**Comment 3:** There will be no requirement for parkland dedication with this phase of development.

**Response:** Understood.

**Comment 4:** Add a note that the houses with frontage on Wilson Street will be required to build the sidewalk in that frontage.

**Response:** This has been added as Note #13 on the revised plat.

**Comment 5:** Add to note 8 that the tap will be made by the City of Fayetteville.

**Response:** Added.

### Planning Comments from Melissa McCarville

**Comment 1:** Engineering fees will accumulate as the development continues. We will bill the engineering fees monthly. Please provide contact information for whoever should receive the bill.

**Response:** Understood.

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

**Response:** Certified Letters have been sent out. I have emailed you copies of the receipts.

**Comment 3:** An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday.

**Response:** The ad ran in the newspaper on May 10th. We've requested an affidavit from NWADG.

**Comment 5:** Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for the planning commission, a site plan and landscape plan would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.

**Response:** Understood.

**Comment 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.

**Response:** We have emailed the updated Plat to Chris Brackett.

**Comment 7:** Planning Commission meeting will be Tuesday May 26, 2026 at 6:00 pm.

**Response:** Understood.

### **City of Fayetteville Comments from Justin Bland**

**Comment 1:** Looping the water line is preferred but is not possible hydraulic calcs can be provided showing that fire flows can be provided with out exceeding 10 ft./sec./ velocities.

**Response:** Understood.

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

**Response:** This is Grading Permit number GRD-2024-0113. The Final Inspection has occurred and passed.

### **Fire Department Comments from William Hellard**

**Comment 1:** 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).

D 103.6.2 Roads More Than 26 Feet in Width

Fire lane signs as specified in Section D 103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

**Response:** Understood.

### **Landscape Comments from Earthplan Design Alternatives**

**Comment 1:** Dedication and Landscaping of Neighborhood Parks (code Sec. 14.04.25 (b) and (c) :

**Response:** Parkland requirements were waived due to the offsite street improvements completed with Phase 1 of this development.