



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

PLANNING COMMISSION AGENDA

July 27, 2026

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

1. Roll Call
2. Approval of the minutes –June 22, 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. **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 Salmonsens
- B. **Rezoning – Part of 12094 N. Hwy 170 from RE-1 to C-2**
Property owned by: Hillcrest Holdings, LLC
Property Location: 12094 N. Hwy 170
Presented by: Ben Salmonsens
- C. **Large-Scale Development – Old Farmington Road Town Homes**
Property owned by: Sycamore Investments, LLC
Property Location: 272 E. Old Farmington Road
Presented by: McClelland Consulting Engineers, Inc.

**Planning Commission Meeting Minutes
June 22, 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;

2. **Approval of Minutes: May 26, 2026**, minutes were unanimously approved with a correction stating it should say can't instead of can on page three.

3. **Comments from Citizens:**

Troy Stufflebeam 65 Giles Rd., Asked for transparency and accountability for the Old Farmington Road Subdivision. He lives behind the subdivision and asks for a letter from commissioners stating it was approved to be built. Mr. Stufflebeam stated some of his neighbors received a letter of notice, but he never did. City Attorney Jay Moore told Mr. Stufflebeam to speak with him after the meeting.

Pat Lassiter 245 S. Nightfall wanted to know how to get a way to get from the Senior Center to the light. Asked about getting a driveway from the Senior Center going behind Dairy Queen to the light.

Chairman Mann closed the floor for public comment.

City Business Manager, Melissa McCarville stated pertaining to Mr. Stufflebeam's comment, the only letters that would have gone out would have been to adjacent homeowners.

Chairman Robert Mann asked the commissioners to note the comment about making a way to get to the light from Senior Center. We've talked about connectivity in the past and this is something we should keep in mind going forward.

Public Hearings

1A. Variance – Parking Variance.; property located at 104 & 138 N. Holland Dr. owned by Legacy National Bank; presented by SiteWise Civil Engineering

Nathan Street with SiteWise Civil Engineering stated they are seeking a parking variance for the Commercial Design Standards. Taking the variance from 30% front façade parking total requirement is exceeding that of four parking spaces. City Business Manager Melissa McCarville spoke to the commissioners, as we talked from the work session this is new because we just approved the Commercial Design Standards and this is the first Large-Scale Development that has come through with those design standards in place and it's not the number of parking spaces it's the location.

Comments from Citizens: None

Chairman Robert Mann called the question to approve the variance property owned by Legacy National Bank, property located at 104 & 138 N. Holland Dr., presented by SiteWise Civil Engineering Upon roll call vote, the variance passed 6-0 with Ryan Crawford abstaining.

1B. Large Scale Development; property located at 104 & 138 N. Holland Dr. owned by Legacy National Bank; presented by SiteWise Civil Engineering

Nathan Street with SiteWise Civil Engineering stated this is a development on two individual properties. The bank is approximately 4500 square feet and the proposed McAlister's is 3200 square feet.

City Engineer Chris Brackett read a memo as follows. The Large-Scale for Holland Crossing Lots 1 & 2 has been reviewed, and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The fire flow, fire hydrant and fire lane locations must be reviewed and approved by the Farmington Fire Department prior to construction plan approval.
2. 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 construction plan approval.
3. Submit to the City two (2) copies of the filed easement plat prior to construction plan approval. A copy of the proposed easement plat shall be submitted to KMS for review and approval prior to signatures.
4. A sign permit will be required for the construction of the signage for this project.
5. 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.
6. 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.
7. 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.

Comments from Citizens:

Vivian Crandal 4318 W. Sweetgum Lane, I live in Fayetteville in Walnut Crossing adjacent to the development. All I received was a letter saying it was a Large-Scale Development that will be going adjacent to my property. I still don't know what this is going to be, how it's going to affect my neighborhood and would like more information about what type of development this is going to be. Where exactly is it going and is it going to be on both sides or one side of Holland? I am here as a representative of our neighborhood HOA and we deserve to know how it will affect our neighborhood.

Chairman Mann closed the floor for public comment.

City Attorney Jay Moore stated I don't believe you live immediately adjacent; you live in the subdivision. The developer notifies anyone who lives directly adjacent to the development. They are looking at the corner next to Gabby's; a bank will be put there and right behind the bank on Holland putting in a McAlister's Deli. It is commercially zoned for this parcel.

Chad Ball commented that the parcel between this development and Walnut Crossing is a legacy owned parcel. There is a sidewalk that needs to connect, hopefully when this is developed, they can have a sidewalk that is manicured and be able to have walkability from neighborhood to the development.

Chairman Robert Mann call the question to approve the Large-Scale Development of Holland Crossing property owned by Legacy National Bank, property located at 104 & 138 N. Holland Dr., presented by SiteWise Civil Engineering under the condition of Mr. Brackett's memo dated June 22, 2026. Upon roll call vote, the Large-Scale Development passed 6-0 with Ryan Crawford abstaining.

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 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 Salmonsens 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 Salmonsens, 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



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 S37°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 286.06' 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 874.88', 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: SALMONSEN GROUP

201 SW 14th St

Bentonville, AR 72712-7449

Ad number #: 588498

PO #:

Matter of: PH Rezoning Meeting May 26

AFFIDAVIT • STATE OF ARKANSAS

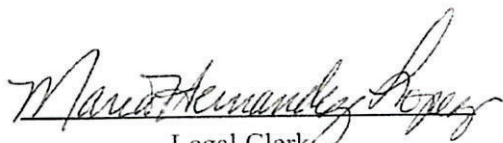
I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in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


Legal Clerk

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


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 W 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 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.
April 5, 2026 588498



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

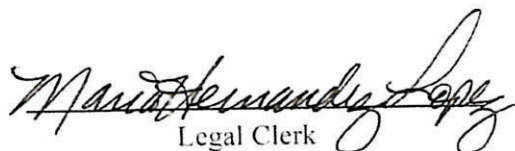
I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in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

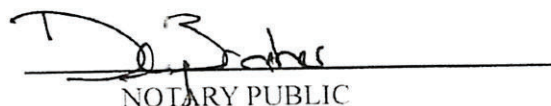
And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$65.36.
(Includes \$0.00 Affidavit Charge).

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, 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 R0.

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, 479-267-3965, May 3, 2026 596057

5 F-0111 38067, January, 2023 F-SN 7350102, MW 2067, See references for fish collections

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Form 3800, January 2023 PSN 7530-02-000-9047

Certified Mail Fee \$5.30

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

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

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Dayne & Sharon Robbins
Street and Apt. No., or PO Box No. 1186 N Appleby Rd
City, State, ZIP+4[®] Farmington, AR 72730

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☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Marissa & Colin Savells
Street and Apt. No., or PO Box No. 11364 Spring Mountain Dr
City, State, ZIP+4[®] Farmington, AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Brax Family Trust
Street and Apt. No., or PO Box No. PO Box 656
City, State, ZIP+4[®] Farmington, AR 72730

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

Postage \$0.78

Total Postage and Fees \$10.48

Sent To James & Mary Jacobs
Street and Apt. No., or PO Box No. 11368 Spring Mountain Dr
City, State, ZIP+4[®] Farmington, AR 72730

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☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To KADAG BLP
Street and Apt. No., or PO Box No. 5200 E Dovekietree Ranch Rd
City, State, ZIP+4[®] Paradise Valley, AZ 85253

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

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

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Linda Marie Lewis
Street and Apt. No., or PO Box No. 12008 N Hwy 170
City, State, ZIP+4[®] Farmington, AR, 72730

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Farmington, AR 72730

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☐ Return Receipt (hardcopy) \$4.40
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Christopher Cassidy Watkins
Street and Apt. No., or PO Box No.
10935 Blue Sky Rd
City, State, ZIP+4[®] Farmington, AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Farmington, AR 72730

Certified Mail Fee \$5.30

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

Postage \$0.78

Total Postage and Fees \$10.48

Sent To James Brandon Amanda Walker
Street and Apt. No., or PO Box No.
PO Box 7
City, State, ZIP+4[®] Farmington, AR 72730

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Rebecca Marie + Charles Henry Oxford
Street and Apt. No., or PO Box No.
PO Box 1328
City, State, ZIP+4[®] Farmington, AR 72730

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$4.40
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Keith & Sandra Thompson
Street and Apt. No., or PO Box No.
10935 Blue Sky Rd
City, State, ZIP+4[®] Farmington, AR 72730

PS Form 3800, January 2023 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 www.usps.com.

Farmington, AR 72730

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$4.40
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Adam & Jeni Kirkendall
Street and Apt. No., or PO Box No.
10981 Blue Sky Rd
City, State, ZIP+4[®] Farmington, AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Jan & Carolyn Howard
Street and Apt. No., or PO Box No.
10905 Blue Sky Rd
City, State, ZIP+4[®] Farmington, AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



Account #: STSG44

Company: SALMONSEN GROUP

201 SW 14th St

Bentonville, AR 72712-7449

Ad number #: 607219

PO #:

Matter of: PH Farmington Rezone

AFFIDAVIT • STATE OF ARKANSAS

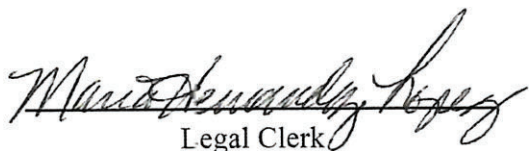
I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in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

PH Farmington Rezone

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.

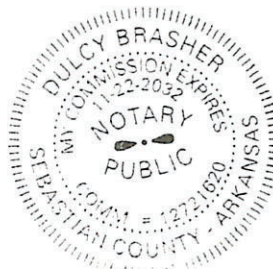
And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$63.84.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 06/28/26; NWA nwaonline.com 06/28/26


Legal Clerk

State of ARKANSAS, County of Sebastian,
Subscribed and sworn to before me on this 29th day of June, 2026


NOTARY PUBLIC



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 C-2 & R1.

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

June 28, 2026 607219

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 Salmonsens 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

Site Address -- Part of 12094 N HWY 170

Current Zoning -- RE-1 Proposed Zoning -- C-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:

Requesting C-2 for the community future use and to run concurrent with the rezoning application on the rest of the tract for proposed land development. This lands highest and best use will be for commercial users that are compatible and complementary of the surrounding neighborhood and community.

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 23rd day of June, 2026.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from RE-1 to C-2 will be held on the 27th day of July, 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 06/22/2026
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.)

Owner/Agent Signature Date _____

AFFIDAVIT

I hereby certify that I Hillcrest Holdings LLC
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: 06/22/2026

**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 C-2 & R1.

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

Hillcrest Holdings LLC

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 C-2

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 286.06' 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 874.88', 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.

DRAFT

BILL OF ASSURANCE

PERIMETER LOT SIZE RESTRICTION

Farmington, Washington County, Arkansas

DATE: _____, 2026

PROPERTY: Approximately 33.74 Acres

LOCATION: Farmington, Washington County, Arkansas

1. DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned ("Developer"), being the owner or authorized representative of the owner of certain real property located in Farmington, Washington County, Arkansas, consisting of approximately 33.74 acres (the "Property"), does hereby establish this Bill of Assurance for the benefit of the City of Farmington, Arkansas, and surrounding property owners.

2. PURPOSE

This Bill of Assurance is made in connection with the Developer's request that the Property be zoned **R-1 (Single-Family Residential) and C-2 (Highway Commercial)**.

The Developer voluntarily imposes additional restrictions to ensure compatibility with surrounding properties and to maintain a transitional density along the perimeter of the development.

3. PERIMETER LOT SIZE RESTRICTION

The Developer hereby covenants and agrees as follows:

- No residential lot located along the **perimeter boundary** of the Property shall be platted, developed, sold, or conveyed with an area of less than **one (1) acre**.
- For purposes of this restriction, "perimeter boundary" shall include:

- o All lots directly adjoining the exterior boundary lines of the Property;
- o Any lot that shares a property line with adjacent land not included within this development.
- Interior lots not located along the perimeter boundary may be developed in accordance with applicable **R-1 zoning regulations**, including smaller lot sizes as permitted by the City of Farmington.

4. NO CIRCUMVENTION

The Developer shall not:

- Re-plat, subdivide, or otherwise alter **perimeter lots** in a manner that results in any such lot being less than one (1) acre.
- Create configurations intended to circumvent the intent of this restriction.

5. RUNNING WITH THE LAND

These covenants and restrictions shall:

- Run with the land;
- Be binding upon the Developer and all successors and assigns;
- Be enforceable by the City of Farmington, Arkansas, and/or any property owner within or adjacent to the development.

6. ENFORCEMENT

In the event of a violation:

- The City of Farmington shall have the right to enforce this Bill of Assurance through any lawful means, including injunctive relief;
- Any nonconforming lot created in violation of this provision shall be subject to applicable remedies under Arkansas law.

7. TERM

These restrictions shall remain in full force and effect permanently unless amended or terminated by a written instrument approved by the City of Farmington and recorded in the real property records of Washington County, Arkansas.

8. GOVERNING LAW

This Bill of Assurance shall be governed by the laws of the State of Arkansas.

9. EXECUTION

IN WITNESS WHEREOF, the undersigned has executed this Bill of Assurance on this ____ day of _____, 2026.

DEVELOPER:

Name: _____

Title (if applicable): _____

10. NOTARY ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF _____

On this ____ day of _____, 2026, before me, a Notary Public, personally appeared _____, who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public

My Commission Expires: _____

**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.

SYCAMORE INVESTMENTS LLC
Applicant: Brad Smith Day Phone: 479.601.1757
PO BOX 1194
Address: FAYETTEVILLE, AR 72701 Fax: _____
Representative: James Dible Day Phone: 479.443.2377
1580 East Stearns Street
Address: Fayetteville, AR 72703 Fax: _____
SYCAMORE INVESTMENTS LLC
Property Owner: Brad Smith Day Phone: 479.601.1757
PO BOX 1194
Address: FAYETTEVILLE, AR 72701 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 -- 272 E OLD FARMINGTON RD

Current Zoning -- MF-2

Attach legal description

Financial Interests

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

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

Brad Smith Date 4/7/2026
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.)

Brad Smith Date 4/7/2026
Owner/Agent Signature

LSD/Subdivision Application Checklist:

Yes No N/A, why?

1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	X		
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	X		
5. List of adjacent property owners and copy of notification letter sent. *		X	Will submit after techplat
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	Will submit after techplat
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	Will submit after techplat
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		See lot split survey
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		See lot split survey
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	Located in Zone X
10. Status of regulatory permits:			
a. NPDES Storm water Permit		X	Not applicable
b. 404 Permit		X	Not applicable
c. Other		X	Not applicable
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure			

abutment, etc.	X		
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	1' contours are depicted
b. Four foot contour interval for ground slope exceeding 10%.		X	1' contours are depicted
17. Preliminary grading plan.	X		
Existing Utilities and Drainage Improvements (Copy of the <u>Drainage Criteria Manual</u> can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	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		
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	No problems were disclosed
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	Not applicable
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		See fire flow results chart
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			

approximate change in the grade for the proposed street.		X	Not applicable
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	Not applicable
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	No leases were disclosed
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	No potentially dangerous areas were disclosed
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		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.		X	Number of units were included, bed and baths will be added
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	Not applicable
8. The location and size of existing and proposed signs, if any.		X	Not applicable
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 proposed sidewalks.	X		
13. Finished floor elevation of existing and proposed structures.	X		
14. Indicate location and type of garbage service (Large Scale			

Developments only.) Dimension turnaround area at dumpster location.		X	Owner is exploring options for services
15. A description of commonly held areas, if applicable.		X	Not applicable
16. Draft of covenants, conditions and restrictions, if any.		X	Not applicable
17. Draft POA agreements, if any.		X	Not applicable
18. A written description of requested variances and waivers from any city requirements.		X	Not applicable
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.*

April 27, 2026

Melissa McCarville, City Business Manager
354 W. Main Street,
P.O. Box 150
Farmington, AR 72730

RE: Old Farmington Road Townhomes

Mrs. McCarville,

On behalf of Cedar Mountain Properties, McClelland Consulting Engineers is pleased to submit large-scale development plans for a residential development at 262 E. Old Farmington Road in Farmington, AR. This development will include (7) 4-plex buildings, (1) 3-plex building, a private drive, (27) off-street parking stalls, a detention pond, and public water & sewer main extensions for servicing the residential development.

If you should have any questions, please do not hesitate to contact me. We appreciate your support of this project.

Sincerely,
McClelland Consulting Engineers, Inc.



James Dibble
Project Manager
(479) 443.2377
jdibble@mce.us.com

DEED DESCRIPTION PARCEL 760-01423-007 PER WARRANTY DEED 2020-00006408:

PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, T-16-N, R-31-W IN THE CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SW 1/4, SW 1/4; THENCE SOUTH 02°27'18" WEST, A DISTANCE OF 187.36 FEET TO A POINT; THENCE NORTH 87°32'42" WEST, A DISTANCE OF 502.11 FEET TO A FOUND 5/8" REBAR PLS1337; THENCE SOUTH 02°35'27" WEST, A DISTANCE OF 291.35 FEET TO FOUND 5/8" REBAR PLS1337; THENCE SOUTH 87°32'42" EAST, A DISTANCE OF 251.73 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 02°21'02" WEST, A DISTANCE OF 407.83 FEET TO A SET 5/8" REBAR AR1002 ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 02°21'02" WEST, A DISTANCE OF 261.58 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 87°31'15" WEST, A DISTANCE OF 234.40 FEET TO A FOUND 1/2" PINCHED PIPE; THENCE SOUTH 02°18'55" WEST, A DISTANCE OF 142.64 FEET TO A SET 5/8" REBAR AR1002 AT THE NORTH RIGHT-OF-WAY OF OLD FARMINGTON RD; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 87°38'09" WEST, A DISTANCE OF 286.79 FEET TO A SET 5/8" REBAR AR1002; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 19°17'23" EAST, A DISTANCE OF 148.51 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 87°42'07" WEST, A DISTANCE OF 64.88 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 01°30'42" EAST, A DISTANCE OF 253.65 FEET TO A SET 5/8" REBAR AR1002; THENCE SOUTH 88°29'18" EAST, A DISTANCE OF 546.49 FEET TO THE POINT OF BEGINNING; CONTAINING 177,887 SQUARE FEET OR 4.08 ACRES, MORE OR LESS.

DEED DESCRIPTION PARCEL 760-01752-000 PER WARRANTY DEED 2020-00006416:

LOT 5, WILMA ADDITION TO THE CITY OF FARMINGTON, ARKANSAS AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 11 AT PAGE 13, PLAT RECORDS OF WASHINGTON COUNTY, ARKANSAS.

TRACT 1 SURVEY DESCRIPTION:

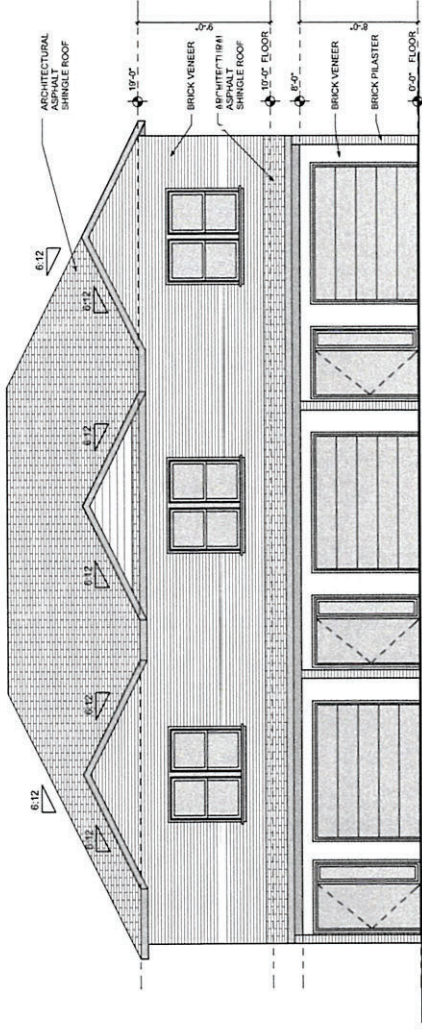
A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, T-16-N, R-31-W IN THE CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (POC) AT THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE S87°38'09"E, 533.86 FEET; THENCE N01°55'51"E, 25.00 FEET TO THE POINT OF BEGINNING (POB TRACT 1); THENCE N01°55'51"E, 142.01 FEET; THENCE N87°40'02"W, 9.38 FEET TO A FOUND 5/8" REBAR; THENCE N01°30'42"E, 253.65 FEET TO A FOUND 5/8" REBAR WITH CAP C. ED GRAY AR 1002; THENCE S88°29'18"E, 546.49 FEET; THENCE S02°21'02"W, 261.58 FEET; THENCE N87°31'15"W, 234.40 FEET TO A FOUND PINCHED PIPE; THENCE S02°18'55"W, 142.64 FEET TO A FOUND 5/8" REBAR WITH CAP 1337; THENCE N87°38'09"W, 297.98 FEET; TO THE POINT OF BEGINNING (POB TRACT 1). CONTAINING 182,622 SQUARE FEET, 4.19 ACRES AS SURVEYED. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR COVENANTS OF RECORD.

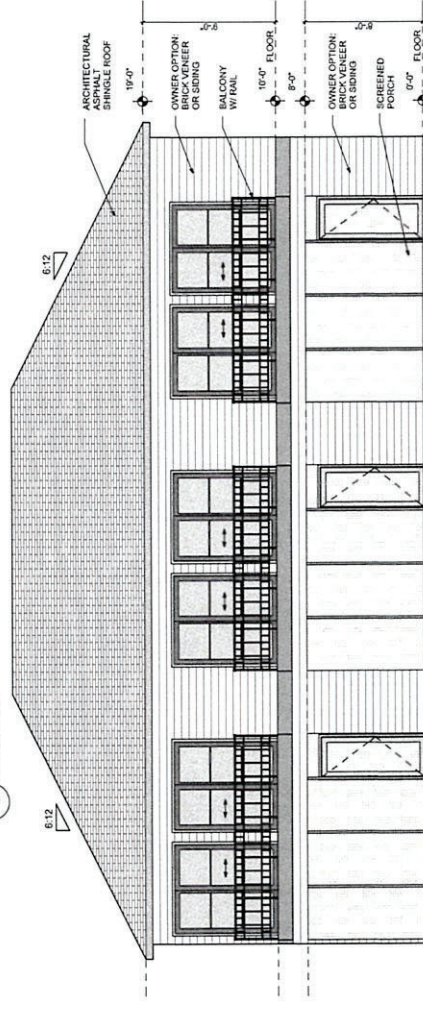
TRACT 2 SURVEY DESCRIPTION:

A PART OF LOT 5, WILMA ADDITION TO THE CITY OF FARMINGTON, ARKANSAS AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 11 AT PAGE 13, PLAT RECORDS OF WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

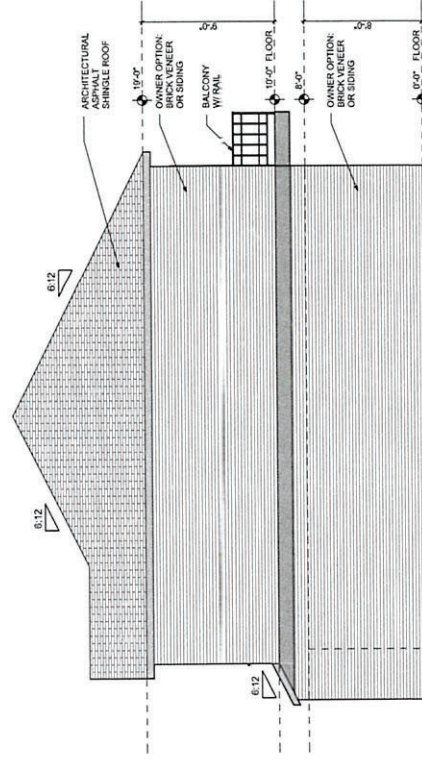
BEGINNING (POB TRACT 2) AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N01°54'01"E, 141.93 FEET; THENCE S87°42'07"E, 65.69 FEET; THENCE S87°40'02"E, 9.38 FEET; THENCE S01°55'51"W, 142.01 FEET; THENCE N87°38'09"W, 75.00 FEET; TO THE POINT OF BEGINNING (POB TRACT 2). CONTAINING 10,653 SQUARE FEET, 0.24 ACRES AS SURVEYED. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR COVENANTS OF RECORD.



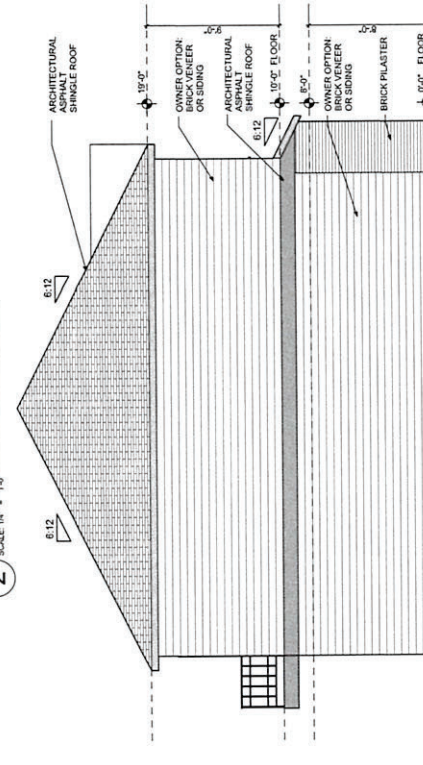
1 FRONT ELEVATION
SCALE 1/4" = 1'-0"



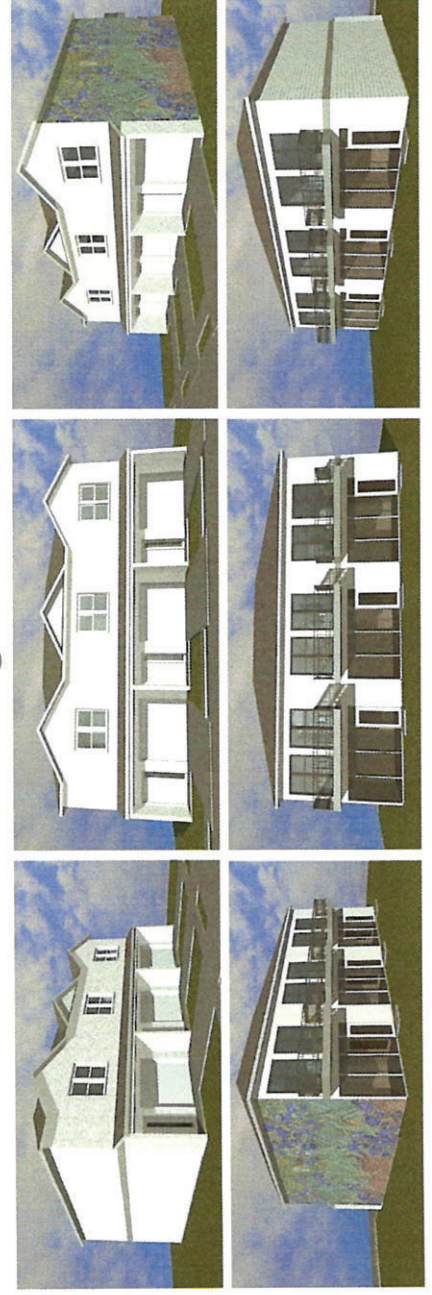
3 REAR ELEVATION
SCALE 1/4" = 1'-0"

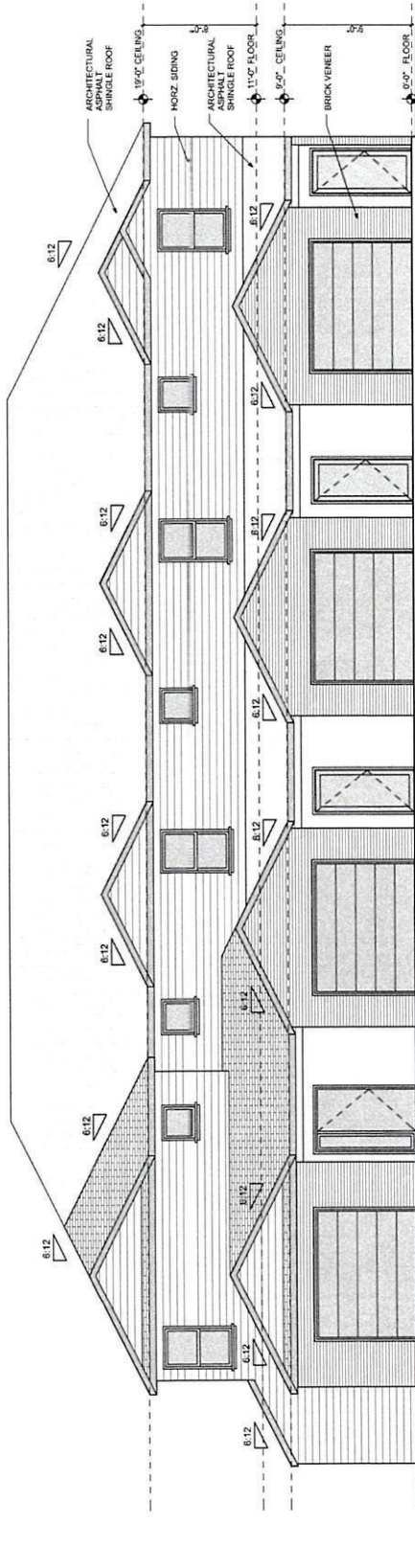


2 RIGHT ELEVATION
SCALE 1/4" = 1'-0"

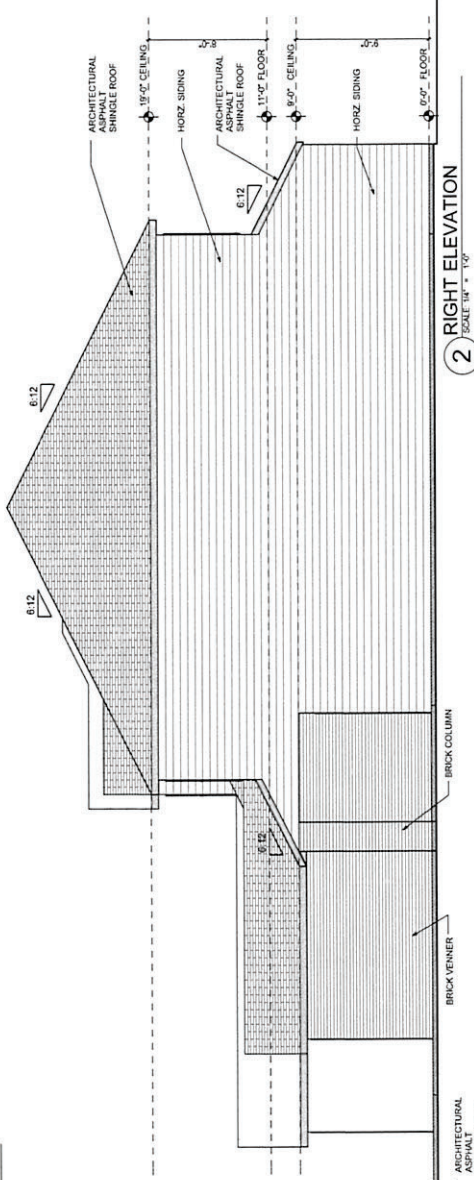


4 LEFT ELEVATION
SCALE 1/4" = 1'-0"

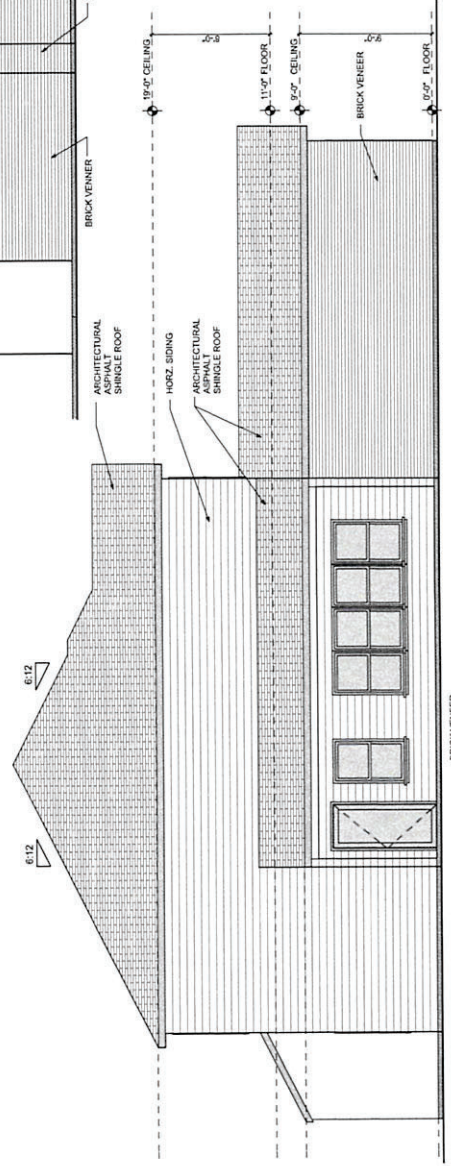




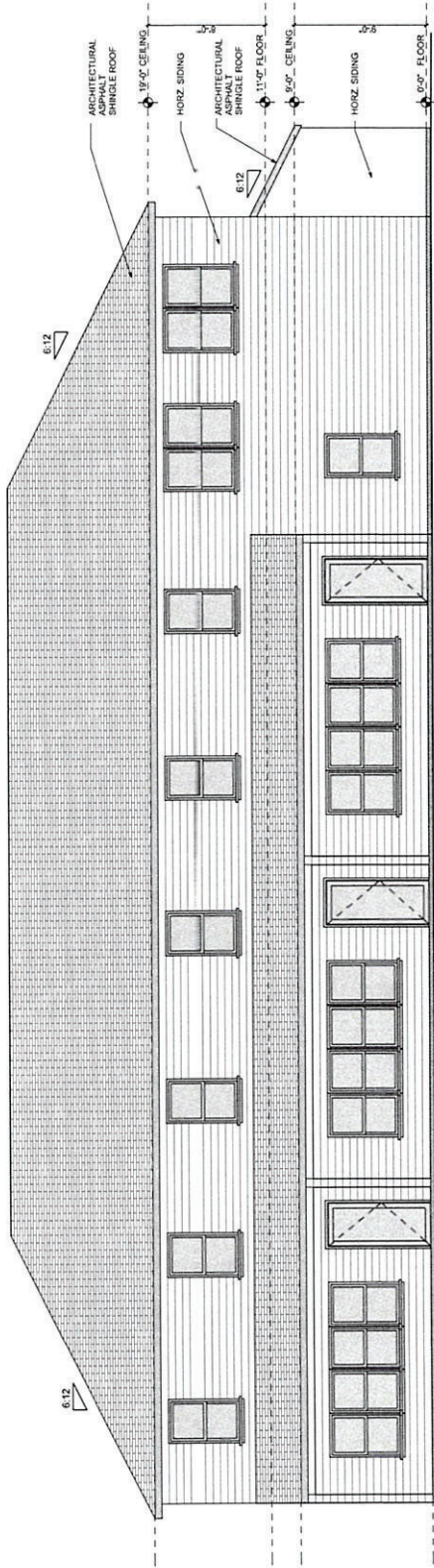
1 FRONT ELEVATION
SCALE 1/4" = 1'-0"



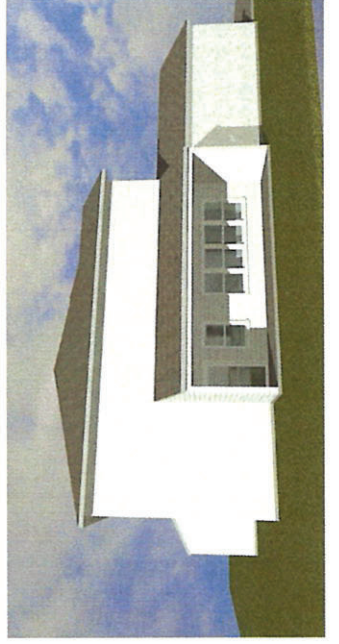
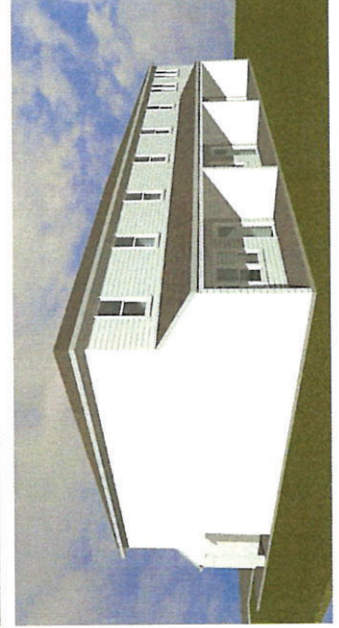
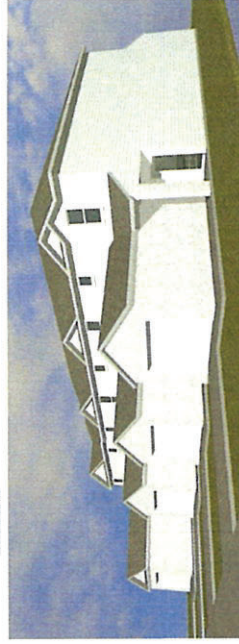
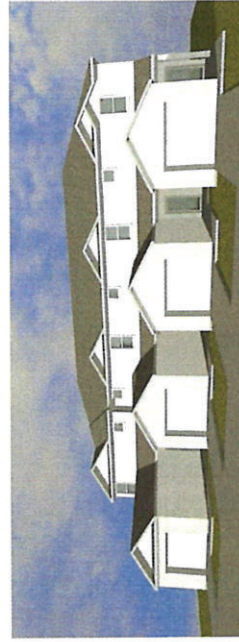
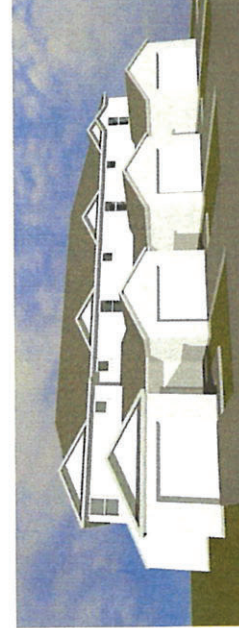
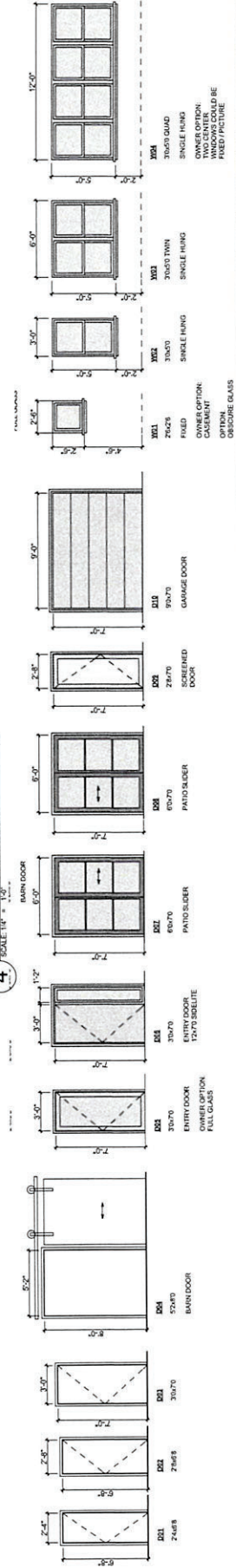
2 RIGHT ELEVATION
SCALE 1/4" = 1'-0"



3 LEFT ELEVATION
SCALE 1/4" = 1'-0"



4 REAR ELEVATION



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

Applicant: Sycamore Investments

Date: June 2, 2026

Project Name: Old Farmington Road Town Homes

Engineer/Architect: McClelland Consulting Engineers

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, June 7, 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, landscape plan and grading 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 June 22, 2026, at 6:00 pm.**

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

Applicant: Sycamore Investments LLC

Date: June 2, 2026

Project Name: Old Farmington Road Townhomes LSD

Engineer/Architect: MCE, Inc

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

Representing: 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. Drainage Report:
 - a. No comments
4. The following are comments on Farmington's Commercial Design Standards from Key Architecture, Inc. If you have any questions concerning these comments, please send those to Melissa McCarville and she will consult with the Architects if needed.
 - a. We need to see the percentage of glass on the 'front' facing facades.
 - b. Porches on the 'front' facing façade are required on each building.
 - c. The horizontal siding material needs to be called out as one of the allowable primary materials.
 - d. Trash screening types and locations need to be noted on the site plan.
 - e. The garage on the duplex facing Old Farmington Rd. needs to be behind the front building façade.
 - f. See item 3 under the site planning section of the Design Standards for two-family and multi-family developments requiring a minimum of three alternative building facades or variation of materials.
 - g. Buildings with facades of 40' or greater in length shall incorporate wall plane projections or recesses that are at least 2' in depth.



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



Date: 5/22/26

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Old Farmington Townhomes

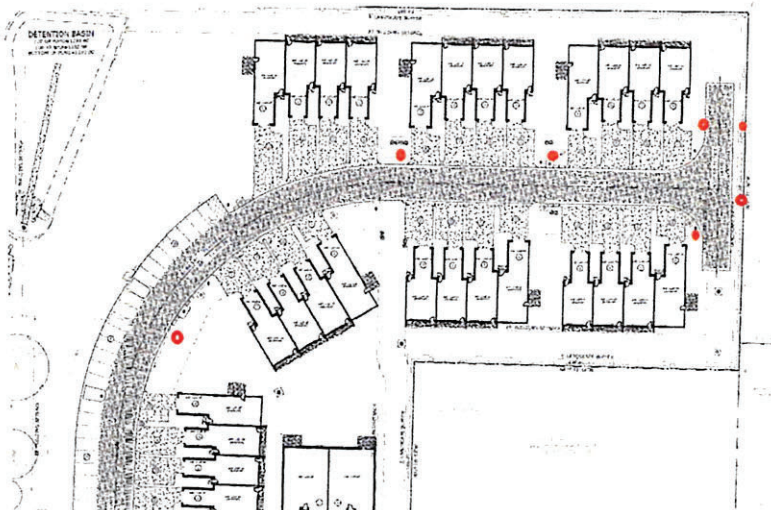
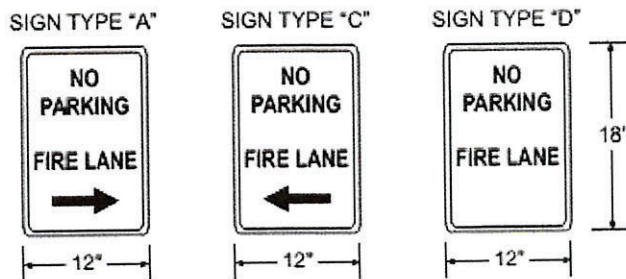
All Townhomes require 13D sprinkler systems per Farmington Ordinance. Plans need to be submitted with construction plans.

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).





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



C105.1 Hydrant Spacing

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

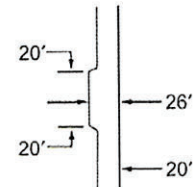
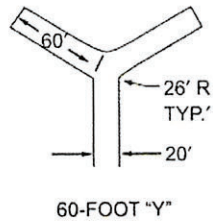
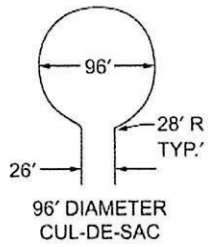
Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1.

TABLE C105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS

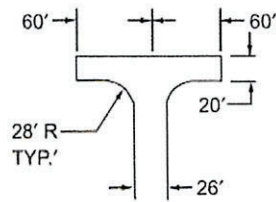
FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN Hydrants ^{b, c} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A Hydrant
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500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



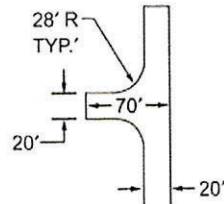
Fire Department
City of Farmington, AR
372 W. Main St.
Farmington, AR 72730
479-267-3338



MINIMUM CLEARANCE
AROUND A FIRE
HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD

Fire Access Roads



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: Old Farmington Rd Townhomes LSD (Landscape Review)

EDA project #: 2675_F

Letter creation: June 2, 2026

Tech Plat Review meeting: June 2, 2026

Mrs. McCarville,

We have reviewed the LSD submitted by McClelland Consulting Engineers, Inc for the project known as Old Farmington Rd Townhomes LSD received by EDA on 5/21/26, containing the plot date of 4/28/26 on the 1st landscape sheet's plot information. Based on our plan review of the City's Landscape Code, we offer the following comments:

Generally:

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.*

Sheet C6.0:

2. Dedication and Landscaping of Neighborhood Parks:

- a. Per 14.04.25 (h), one of the two below requirements will apply to this project:

(1) Land shall be dedicated at a ratio of 0.023 acre of land for each single-family dwelling unit and 0.020 acre of land for each two-family and multifamily dwelling unit.

OR

(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		
30 multi-family units X	0.023 ac/unit	0.69 acres TOTAL parkland acreage dedication required
OR		
30 multi-family units X	\$600/unit=	\$18,000.00 TOTAL fee payment required

(1) Per 14.04.25 (k) Land Dedication and Pay-in-Lieu Dedication:

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.

b. Land Dedication. Land dedication must be properly completed before the city's signature and release of the final Plat or development plan.

3. Please add the privacy fence linetype to this sheet's legend.
4. Perimeter landscaping: In the City Landscape Requirements chart, please break down the perimeter landscaping by cardinal direction because the provided total perimeter linear footage does not seem to be enough to cover the west and east sides and no linear footage is included for the northern side.

Does the Energy Transfer Easement prevent planting of trees and of shrubs? If it does, please show them within the easement. If not allowed, please review the interior of the property to see about relocating the trees and shrubs elsewhere on site.

5. Trees shown as to be preserved:
 - a. Please adjust the landscaping and edging around these trees to remove conflict.
 - b. Provide information on the health and species of the trees shown as being preserved. Preserved trees, in order to count as a preserved tree, must be native.
6. Mechanical screening requirements of code 14.04.23 (c): on the plans, 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 they are not highly visible.

Sheet C6.1:

7. General Landscape Notes:
 - a. Item #4: Please add to this section that any plant material different from that shown on the plans shall be presented to Farmington Planning Staff for approval.

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

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

Sincerely,



Sarah Geurtz, PLA

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Sycamore Investments

Date: June 2, 2026

Project Name: Old Farmington Road Town Homes

Engineer/Architect: McClelland Consulting Engineers

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, June 7, 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, landscape plan and grading 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 June 22, 2026, at 6:00 pm.**

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Sycamore Investments

Date: June 2, 2026

Project Name: Old Farmington Road Town Homes

Engineer/Architect: McClelland Consulting Engineers

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



Date: 5/22/26

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Old Farmington Townhomes

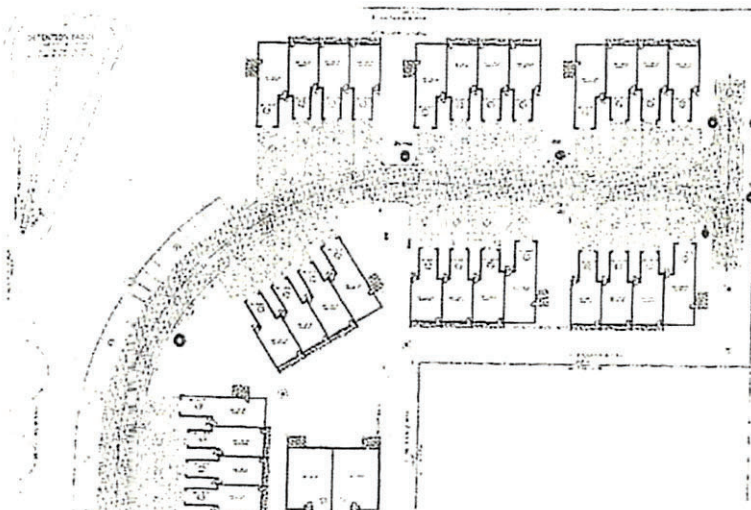
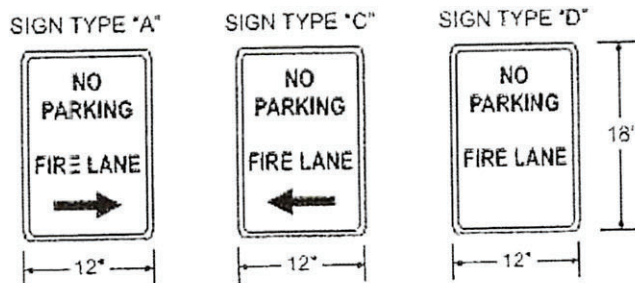
All Townhomes require 13D sprinkler systems per Farmington Ordinance. Plans need to be submitted with construction plans. **Hydrolic site plan will be submitted with plan set to cover sprinkler system design.**

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).

Fire lane signs have been updated to be on both sides of the fire apparatus roads at the appropriate distance appart
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).





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



C105.1 Hydrant Spacing

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

Appropriate Hydrant spacing has been provided.

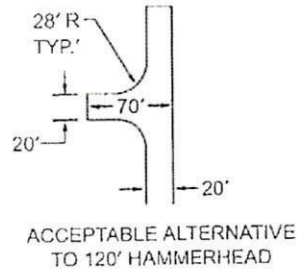
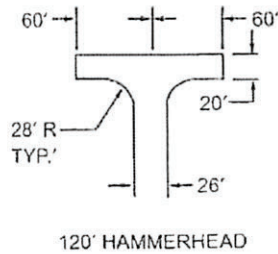
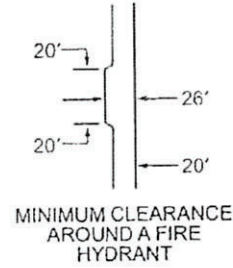
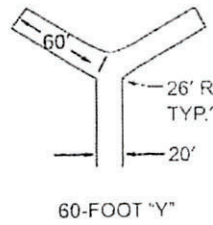
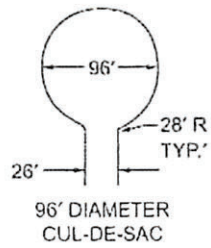
Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1.

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

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



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



Fire Access Roads

120' hammerhead fire access road was selected for our design



Earthplan Design Alternatives, PA

Civil Engineering • Landscape Architecture

TECH PLAT REVIEW LETTER

Project: Old Farmington Rd Townhomes LSD (*Landscape Review*)

EDA project #: 2675_F

Letter creation: June 2, 2026

Tech Plat Review meeting: June 2, 2026

Mrs. McCarville,

We have reviewed the LSD submitted by McClelland Consulting Engineers, Inc for the project known as Old Farmington Rd Townhomes LSD received by EDA on 5/21/26, containing the plot date of 4/28/26 on the 1st landscape sheet's plot information. Based on our plan review of the City's Landscape Code, we offer the following comments:

Generally:

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.*

Sheet C6.0:

2. Dedication and Landscaping of Neighborhood Parks:

- a. Per 14.04.25 (h), one of the two below requirements will apply to this project:

(1) Land shall be dedicated at a ratio of 0.023 acre of land for each single-family dwelling unit and 0.020 acre of land for each two-family and multifamily dwelling unit.

OR

(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		
30 multi-family units X	0.023 ac/unit	0.69 acres TOTAL parkland acreage dedication required
OR		
30 multi-family units X	\$600/unit=	\$18,000.00 TOTAL fee payment required

(1) Per 14.04.25 (k) Land Dedication and Pay-in-Lieu Dedication:

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.

Elected to do a Fee in lieu of land dedication for the absence of parkland dedication

b. Land Dedication. Land dedication must be properly completed before the city's signature and release of the final Plat or development plan.

3. Please add the privacy fence linetype to this sheet's legend. *Has been added to legend*
4. Perimeter landscaping: In the City Landscape Requirements chart, please break down the perimeter landscaping by cardinal direction because the provided total perimeter linear footage does not seem to be enough to cover the west and east sides and no linear footage is included for the northern side. *Perimeter landscaping was broken down by direction and plants were added to meet the requirements needed based on the linear footage.*

Does the Energy Transfer Easement prevent planting of trees and of shrubs? If it does, please show them within the easement. If not allowed, please review the interior of the property to see about relocating the trees and shrubs elsewhere on site. *Trees are not allowed within the energy easement but the use of shrubs is permitted. Our design reflects this.*

5. Trees shown as to be preserved:
 - a. Please adjust the landscaping and edging around these trees to remove conflict.
 - b. Provide information on the health and species of the trees shown as being preserved. Preserved trees, in order to count as a preserved tree, must be native.
6. Mechanical screening requirements of code 14.04.23 (c): on the plans, 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 they are not highly visible. *5. Edging has been updated and information showing preserved trees are native has been added.*

Sheet C6.1:

6. Equipment to be positioned not to be highly visible

7. General Landscape Notes:
 - a. Item #4: Please add to this section that any plant material different from that shown on the plans shall be presented to Farmington Planning Staff for approval.

Added

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

July 13, 2023

City of Farmington
354 W Main
Farmington, AR 72730

RE: Drainage Design of **Old Farmington Road Townhomes**

The purpose of this letter is to build upon the work previously completed by Adam Lesso, P. in "Drainage Report for Old Farmington Road Townhomes", dated July 18, 2023. This report has been reviewed for accuracy and has been determined to be within the bounds of standard engineering practice. This drainage report has been attached to this drainage letter for reference.

As a result of a cost-comparison exercise, alternate storm sewer alignments have been proposed by the accompanying construction documents. Using the structure names from the referenced drainage report (Page 77 of 88), CB-5 and CB-4 have been removed (including their downstream pipes) and CB-6 has been routed to CB-8. For clarity, the storm sewer structures and pipes have been renamed to match the construction documents. Small adjustments structure placement, pipe slope, and pipe size have been made to the system to accommodate the different storm sewer routing.

The expected functionality of the pond, swale, and "CULVERT AREA" storm sewer system have not been negatively affected by the proposed updates to the storm sewer system design and thus "Drainage Report for Old Farmington Road Townhomes", dated July 18, 2023 by Adam Lesso still stands with regard to said items. Although the area inlet CB4 was removed, the drainage swale size was originally based on the flows from CB-6 (now re-routed), CB-4, and CB-3 combined (28.74 CFS, 100-year); this estimation was extremely conservative because CB-6 was routed underground through pipes and did not surface into the swale. The 100-year flow in the swale is more likely to be around 13.75 CFS (SDMH A3), which is reflected in the attached calculations. The swale's capacity was not recalculated because the incoming, calculated flows have been more than halved and the swale's geometry is unchanged.

Please see the attached drainage map and hydraulic calculations for additional information.

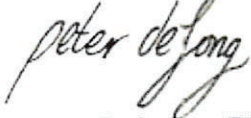
This analysis is based upon data provided by the Surveyor and The Engineer of Record, McClelland Consulting Engineers, Inc. This drainage analysis has been prepared in accordance with the current requirements of the applicable storm water jurisdictions and approving agencies. In addition, storm events / frequencies, runoff calculations, discharge criteria, pipe hydraulics, evaluation methods (including computer software applications), etc. have been based on the guidelines / requirements of these permitting entities, and reflect the application of generally accepted standards of engineering practice. This

design is based on, and limited by, the weather data, the analysis, and their applicability as presented herein.

"I, Registered Professional Engineer No. 20757 in the State of Arkansas, hereby certify that the drainage studies, reports, calculations, designs, and specifications contained in this report have been prepared in accordance with the requirements of the City of Farmington. Further, I hereby acknowledge that the review of the drainage studies, reports, calculations, designs, and specifications by the City of Farmington, its consultants, or its representatives cannot and does not relieve me from any professional responsibility or liability."

Sincerely,

McClelland Consulting Engineers, Inc.



Peter DeLong, PE
Project Engineer
(479) 443.2377

pdelong@mce.us.com



07/13/2026

3	AS NOTED
21-2177	DATE
7/13/2026	REVISION
REV-0	DATE
JAD	DATE
JAD	DATE

INLET

REV	DATE	DESCRIPTION

OLD FARMINGTON ROAD
TOWNHOMES
222 E OLD FARMINGTON RD
FARMINGTON, AR

MCC CONSULTING ENGINEERS, INC.
1500 E STEAKS ST
FAVETTEVILLE, AR 72703
(479) 443-2377
WWW.MCC-ENGINEERS.COM

PLAN SCALE

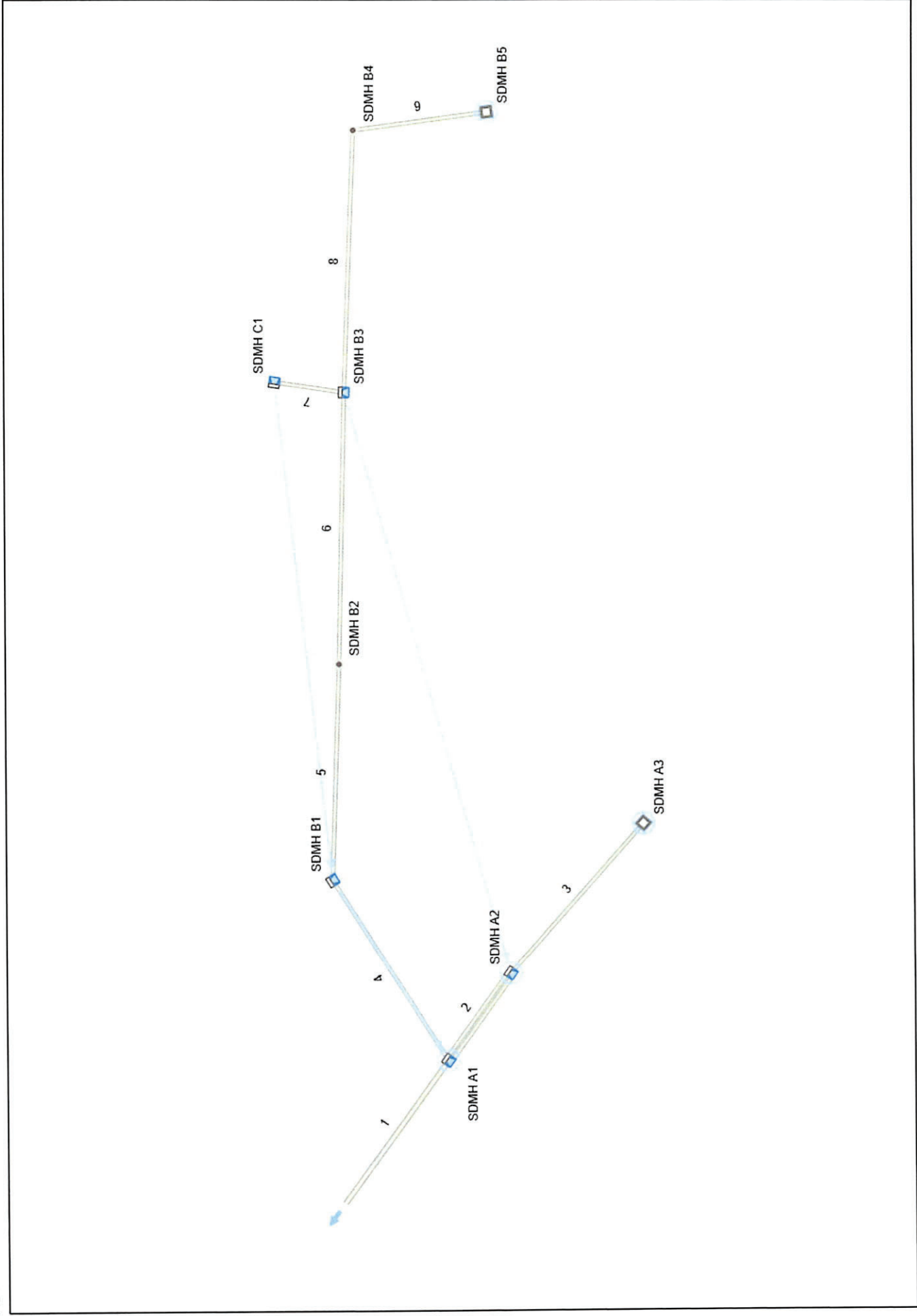


Plan View

Stormwater Studio 2026 v 3.0.0.42

Project Name: Storm Sewer

07-13-2026



Project File: Storm Sewer (PAD REV4).sws