



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

PLANNING COMMISSION AGENDA

August 26, 2026

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

1. Roll Call
2. Approval of the minutes –July 27, 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. Variance – Different variances for Design Standards**
Property owned by: Farmington School District #6
Property location: 12049 N. Hwy. 170
Presented by: Bates & Associates
- B. Large-Scale Development – Farmington Junior High School**
Property owned by: Farmington School District #6
Property Location: 12049 N. Hwy. 170
Presented by: Bates & Associates

Planning Commission Meeting Minutes
July 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; City Administrative Assistant LeAnn Tolleson

2. **Approval of Minutes: July 27, 2026**, minutes were unanimously approved.

3. **Comments from Citizens: None**

Chairman Robert Mann Stated the Large-Scaled Development Old Farmington Townhomes, property owned by Sycamore Investment, LLC; property located 272 E. Old Farmington Road; presented by McClelland Consulting Eng. Inc.; McClelland Consulting Engineering, Inc. tabled the Large-Scale Development.

Comments from Citizens: None

Public Hearings

1A. Rezoning –From RE-1 to R-1; property located at 12094 N. Hwy 170; owned by Hillcrest Holdings, LLC; presented by Ben Salmonsens

Ben Salmonsens stated the request is for R-1 zoning with a Bill of Assurance, which requires all perimeter lots to be at least one acre. He said the proposed subdivision includes 37 homes and that the plan was revised to reduce density in response to community feedback. He explained that septic systems are not a feasible option because the property does not perk adequately, and lots would need to be approximately six acres to support them. Salmonsens also acknowledged concerns about drainage and said Aaron Worth of Cobblestone Homes is committed to developing a quality project that will be a positive addition to the community. For the commercial portion of the proposed zoning, Aaron Worth plans to develop a preschool, which cannot be permitted under residential zoning. This requirement led to the proposed C-2 zoning designation. Additional potential uses include an orthodontist or dentist office, coffee shop, and other small local businesses, with the goal of creating a modest commercial corridor along Highway 170.

Aaron Worth with Cobblestone Homes stated he is trying to find the right fit and make everyone happy. One thing we talked about was density and having bigger 3-5 acre lots and making it difficult to get 7-8 acre lots. We are trying to make it profitable, and I think 7-8 lots don't work for what we do.

Ken Goff asked about seeing a couple of different plats and wanted to know if the plats would be attached to the Bill of Assurance or does it stand alone. Mr. Salmonsens answered, the Bill of Assurance stands alone without the plat. The plat is just a representation of if you follow the rules of the Bill of Assurance the plat will look roughly like what you're seeing.

City Attorney Jay Moore stated to the commission your decision tonight you only need to consider the Bill of Assurance. The developer can't change their mind and at that point would have to come back to Planning Commission. If they started doing a lot that was not in conformance with the Bill of Assurance, it reads in there what the recourse is. The decision is do you want this type of zone.

Chad Ball clarified that the adjacent property is zoned RE-1, which requires two-acre lots unless it is rezoned. Vice Chair, Gerry Harris questioned why more two-acre lots could not be developed, but Mr. Salmonsén responded that the lots would not perc and that extending sewer service for two-acre lots would not be feasible.

Ken Goff asked in regard to the Bill of Assurance you show a storm water detention pond, will that hold water permanently or will it be dry? Mr. Worth stated it could be a wet retention pond or a dry detention pond. City Engineer Chris Brackett responded saying our code allows for either one. If it's wet, they would have to put a fence around it, and it would be done at the next step when it became a development.

Comments from Citizens:

Ricky Lewis 11012 N. Appleby; I have lived in this area for seventy-one years. I have watched the first edition at Spring Mountain that was passed with three four-acre lots and the land was nasty for septic. Same for Blue Sky, it has big houses. This land they are wanting to develop slopes on both sides and saying no to septic. I want to ask Mr. Worth if he has driven Blue Sky and Spring Mountain, there is something missing in the houses, there are no real estate signs, everyone is home.

Sharon Robbins 11186 N. Appleby; The north and west sides of my property join this property. My husband and I built our retirement home a few years ago. We bought in this area because they were low density and we understood they were going to stay this way. There is a need for quality acre lots but there is also a desire for larger lots here in Farmington. Please see fit to leave this property zoned for larger lots.

Kathy Braley 11024 N. Appleby; I am a real estate broker and I agree people are looking for 2-3 acre lots. My biggest concern is N. Appleby Road, it's a single one-lane road with constantly having to figure how to get in and out.

Jeff Oxford 12186 N. Hwy 170; I have the property the retention pond backs up to, where the retention pond sits, I can throw a baseball and hit it. When I think about the retention pond, I think about the retention pond on Broyles and people fishing in it, am I going to have that in my backyard too? I appreciate what you do and I am in real estate too and I know how it goes. I am speaking for me and it's not what I signed up for when I bought my house, and I appreciate you all.

Ree Oxford 12186 N. Hwy 170, real estate broker, when we bought our house, we knew it was zoned for two acre lots. We didn't think there would ever be anything smaller. My biggest concern is with the zoning and Bill of Assurance if you zone it for quarter acre lots and they don't proceed that Bill of Assurance doesn't stay that. That means someone else can come in and if they want to put in quarter acre lots acceptable to the city you can't stop or reverse that.

Chairman Mann closed the floor for public comment.

Chairman Mann asked about Ms. Oxford's comment about the Bill of Assurance and asked the City Attorney to explain. City Attorney Jay Moore said the Bill of Assurance runs with the land it would be up to the next purchaser if they didn't develop it unless someone went to court with it and get a judge to overturn it, it's like a covenant. Chairman Mann asked with the Bill of Assurance if they stopped

developing and sold the land to someone else the Bill of Assurance would stay with the land? City Attorney Jay Moore answered they have to disclose to the purchaser; the Bill of Assurance goes with the land. Mr. Worth commented I can clarify that the Bill of Assurance will run with the land.

Ben Salmonsen stated my last comment, "shouldn't we have some sort of right to do what we want to do?" We are asking for thirty-seven houses. Norm Toering replied you have thirty-seven houses and you have three on the plat showing houses on two acres, that turns into forty homes. What you're putting in writing doesn't say that this is designated for two acres or larger, why should we change it? Mr. Worth stated we could put in the Bill of Assurance to leave those two acres lots and have sewer, that was the intent we just couldn't do it with septic.

Ken Goff questioned whether the rezoning request was being made by a potential buyer rather than the current property owner and asked what would happen to the Bill of Assurance if the sale did not occur. Mr. Worth explained that the Bill of Assurance represents the owner and is part of the contract. City Attorney Jay Moore noted that the contract contains a contingency related to the rezoning. City Business Manager Melissa McCarville clarified that if the City Council approved the rezoning by ordinance, the property would remain rezoned, and the Bill of Assurance would remain in effect regardless of whether the sale is completed. Chairman Mann confirmed that the Bill of Assurance would stay with the land regardless of future ownership.

Chad Ball expressed concern that even if the development followed RE-1 zoning with two-acre lots and sewer service, the city's existing sewer infrastructure may not be able to handle the additional demand, especially considering previously approved developments that have not yet connected. Mr. Salmonsen responded that the city's chances of obtaining additional funding for sewer infrastructure improvements increase with greater development density.

Chairman Mann closed the question to approve the rezoning at 12094 N. Hwy 170 from RE-1 to R-1; property located at 12094 N. Hwy 170 owned by Hillcrest Holdings LLC present by Ben Salmonsen with the Bill of Assurance. Upon roll call the vote failed 7-0.

City Business Manager Melissa McCarville stated the process to appeal to the City Council you will need to do that within fifteen days. To property owners there will not be adjacent owner notification, you will need to call the office or check the website to see if it will be on the agenda.

1B. Rezoning –Part of 12094 N. Hwy 170 from RE-1 to C-2; property located at 12094 N. Hwy 170; owned by Hillcrest Holdings, LLC; presented by Ben Salmonsen

Chairman Robert Mann asked if Mr. Salmonsen if they wanted to pull the item from the agenda. City Attorney Jay Moore said they should either pull it, or it be voted on. Mr. Salmonsen said to go ahead and vote on it.

Comments from Citizens:

Jeff Oxford 12186 N. Hwy 170 what I had said earlier I still mean. No reason to pass this one if you aren't going to pass the other one.

Chairman Mann closed the floor for public comment.

Chairman Mann closed the question to approve the rezoning at part of 12094 N. Hwy 170 from RE-1 to C2; property located at 12094 N. Hwy 170 owned by Hillcrest Holdings LLC present by Ben Salmonsen. Upon roll call the vote failed 7-0.

City Business Manager Melissa McCarville, to appeal the planning commission decision to City Council you will need to do that within fifteen days, and it needs to be in writing. To property owners there will not be adjacent owner notification, you will need to call the office or check the website to see if it will be on the agenda.

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, Arkansas

Application for Variance/Waiver



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

Applicant: Farmington School District #6

Day phone: 479-266-1800

Address: 42 S Double Springs Rd

Fax: _____

Representative: Bates & Associates

Day phone: 479-442-9350

Address: 7230 S Pleasant Ridge Drive

Fax: _____

Property Owner: Same as applicant

Day phone: _____

Address: _____

Fax: _____

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

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

Property description: See attached

Site address: 12049 N Hwy 170

Current zoning: R-1

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

Type of variance requested and reason for request:

See letter attached.

Responsibilities of the Applicant:

1. Complete application and pay a \$25.00 application fee.
2. Provide a copy of the deed for the property. If the property is rented, provide written permission from the owner that the variance is allowable.
3. Written authorization from the property owner if someone other than the owners will be representing the request.
4. Publish the following notice in a newspaper of general circulation in the City no later than 15 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 7 days before the meeting:



BATES

Engineers - Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

August 5th, 2026

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

RE: Farmington Junior High

Dear City staff and Commissioners,

Bates and Associates, on behalf of Farmington School District #6 respectively requests the following variances for the large scale development project located at 12049 N Highway 170, Farmington, AR 72730 (Washington County Parcel #760-03201-000).

- **SEC. 14.04.23. (a)(1):** Variance to the landscaping requirements around the detention pond because the existing pond functions as a dry detention facility that will be naturally vegetated. Additionally, an existing green space buffer separates the residential properties from the school, providing adequate screening.
- **SEC. 14.04.24. (1)(a):** Variance to the required 15-foot landscape buffer between the parking lot and the property line. While there are limited areas where the full 15-foot buffer cannot be provided, the remainder of the site exceeds the minimum landscape buffer requirement. In the areas where the buffer is reduced, additional street frontage landscaping is proposed to effectively screen the parking area from public view.
- **SEC. 14.04.20. (b)(6)(b):** Variance to the frontage landscaping requirements. Because the parcel has two street frontages and only a portion of the property is being developed during this phase, enhanced landscaping is proposed along the frontage adjacent to the current development. Landscaping is not proposed along the frontage serving future phases since the final building locations, access points, and site layout have not yet been determined.
- **SEC. 14.04.20. (b)(6)(a):** Variance to the fencing requirement along the western property line. Development is concentrated on the eastern portion of the property, and the existing vegetation along the western property line will be preserved to provide a natural buffer while minimizing site disturbance.
- **SEC. 14.04.20. (c)(1) & (2):** Variance to the street frontage landscaping requirements. Since only a portion of the overall parcel is being developed during this phase, street frontage landscaping is proposed only along the frontage associated with the current development landscaping for the undeveloped areas will be incorporated with future phases as those portions of the site are designed.
- **SEC. 15.08.03:** Variance to the paving requirement for the cul-de-sac stub-out due to the planned future roadway connection. The cul-de-sac will remain gravel during this phase of construction and will be fully paved once the future phases are completed and the roadway connection is established.
- **SEC. 16.04.01.(2):** Variance to the cross-access connection requirement because the ultimate connection will be provided as part of a future phase of development. A connection is not proposed during this phase to enhance student safety. Providing an additional access point before the future phases are constructed would create another potential point of entry to playgrounds, classrooms, and other areas of the campus.

- **SEC. 14.04.11. (1)(B)(1)(I):** Variance to the parking location requirement to allow the majority of parking to be located in front of the building. This design maintains a single controlled point of access, enhancing campus security and providing a safer environment for students by limiting and monitoring access onto the property.
- Additional variance requests prepared by the architect are attached to this letter. Please see the following page for details.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in black ink that reads "Addie Manzi". The signature is written in a cursive, flowing style.

Addie Manzi, E.I.
Project Engineer
Bates & Associates, Inc

NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the 23rd day of June, 2026.

SURVEY DESCRIPTION (PARCEL #760-03201-000):

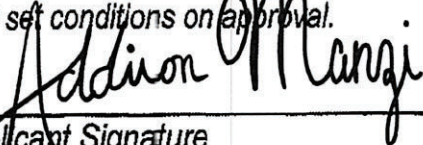
A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE WEST LINE OF SAID FORTY ACRE TRACT AND ON THE SOUTH LINE OF A SURVEY PLAT FILED IN BOOK 2022 AT PAGE 15998 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY ARKANSAS WHICH IS S02°10'07"W 1657.21' FROM AN EXISTING STATE SURVEY MONUMENT MARKING THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG SAID SOUTH SURVEY LINE S87°47'09"E 1269.62' TO THE WEST RIGHT-OF-WAY IN ARKANSAS HIGHWAY #170 PER AHTD JOB #040683, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S02°18'59"W 78.08', N87°41'01"W 5.00', S02°18'59"W 95.00', S87°41'01"E 5.00', S02°18'59"W 530.00', S10°06'03"W 63.94', S28°15'26"W 85.05', S46°43'28"W 66.48', S63°31'55"W 71.55', S80°51'30"W 70.71', S89°50'51"W 469.74', N83°48'42"W 45.28', S89°50'53"W 115.00', S82°43'23"W 40.31', S89°45'02"W 303.39', N72°58'36"W 72.93' TO THE WEST LINE OF SAID FORTY ACRE TRACT, THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG SAID WEST LINE N02°10'07"E 960.56' TO THE POINT OF BEGINNING, CONTAINING 27.51 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Variance(s):

- Landscaping
- Fencing
- Paving
- Cross access connection
- Parking lot location
- Architectural

A public meeting to consider this request for variance at the above described property will be held on 24th day of August, 2026, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

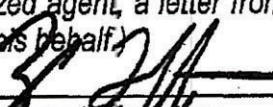
Applicant/Representative: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect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



Applicant Signature

Date 08/11/2026

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



Owner/Agent Signature

Date 08/11/2026



907 South 21st Street
Fort Smith, Arkansas 72901
Tel: (479) 783-8395
Fax: (479) 783-0935
E-mail: aplus@archplusinc.net

July 24, 2026

Farmington Public Schools
New Junior High School
Project No.: 25-53

EARTHPLAN DESIGN ALTERNATIVE, PA

Item No. 7 DUMPSTER - (SEE ATTACHED, OVERALL ARCH FIRST FLOOR PLAN)

- A. The dumpster enclosure is located on the south side of the Student Dining/Prep & Serving area, as shown on the attached floor plan. The enclosure will be constructed of brick veneer and CMU to provide durability.

Item No. 8 MECHANICAL SCREENING - (SEE ATTACHED, OVERALL ARCH FIRST FLOOR PLAN)

- A. Mechanical screening for the HVAC ground units will consist of an 8-foot-high metal panel screen wall.

FIRE DEPARTMENT – CITY OF FARMINGTON, AR

HEIGHT OF BUILDING - (SEE ATTACHED, OVERALL BUILDING ELEVATIONS)

- A. Building is approximately 32'-0" at the peak.

STANDPIPES

- A. Will conform.

KNOX BOX

- A. Will conform.

FDC

- A. Will conform.

HYDRANT SPACING

- A. Will conform.

CITY OF FARMINGTON TECHNICAL PLAT REVIEW COMMITTEE REPORT

Item No. 10A PARKING

- A. We request a variance due to Department of Education safety and security.

Item No. 10C MATERIALS (SEE ATTACHED, OVERALL BUILDING ELEVATIONS & RENDER)

- A. We request a variance to allow the use of decorative metal wall panels in three colors to complement and maintain consistency with other metal paneled buildings within the district. The building will also incorporate a 2'-8" brick veneer wainscot around the exterior, along with additional brick veneer accents extending to rooflines along the east façade.
- B. We request a variance for building articulation.

SEC. 14.04.11. – DESIGN STANDARDS FOR NON-RESIDENTIAL DEVELOPMENTS

Item b2 DESIGN STANDARDS FOR NON-RESIDENTIAL STRUCTURES: IN GENERAL.

- A. We request a variance to use decorative metal wall panels. This design is intended to be consistent with the architectural character of other metal paneled buildings within the district. The building also features a 2'-8" brick veneer wainscot around the exterior and additional brick veneer accents extending to roofline. Please refer to the attached rendering for an example of proposed color variation of the decorative metal panels.

Item g. ROOFS

- B. We request a variance for a single roof line. As number 3. Mentions "Alternative lengths and designs may be acceptable and may be approved by Planning Commission."

END OF VARIANCE





Account #: NWC5361662

Company: BATES & ASSOCIATES
7230 S PLEASANT RIDGE DR
FAYETTEVILLE, AR 72704-5453

Ad number #: 615127

PO #:

Matter of: Meeting Farmingt JRS

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:

Meeting Farmingt JRS

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.

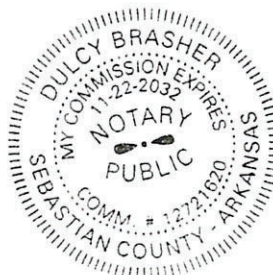
And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$145.92.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 08/09/26; NWA nwaonline.com 08/09/26

Maria Hernandez-Lopez
Legal Clerk

State of ARKANSAS, County of Sebastian,
Subscribed and sworn to before me on this 10th day of August, 2026

D. Brasher
NOTARY PUBLIC



NOTICE OF PUBLIC MEETING
An application for Large Scale Development and variance(s) at the property described below has been filed with the City of Farmington on the 23rd day of June 2026.

SURVEY DESCRIPTION:
A PART OF THE SOUTHWEST 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 AN EXISTING REBAR ON THE WEST LINE OF SAID FORTY ACRE TRACT AND ON THE SOUTH LINE OF A SURVEY PLAT FILED IN BOOK 2022 AT PAGE 15998 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY ARKANSAS WHICH IS S02°10'07"W 1657.21' FROM AN EXISTING STATE SURVEY MONUMENT MARKING THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG SAID SOUTH SURVEY LINE S87°47'09"E 1269.62' TO THE WEST RIGHT-OF-WAY IN ARKANSAS HIGHWAY #170 PER AHTD JOB #040683, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S02°18'59"W 78.08', N87°41'01"W 5.00', S02°18'59"W 95.00', S87°41'01"E 5.00', S02°18'59"W 530.00', S10°06'03"W 63.94', S28°15'26"W 85.05', S46°43'28"W 66.48', S63°31'55"W 71.55', S80°51'30"W 70.71', S89°50'51"W 469.74', N83°48'42"W 45.28', S89°50'53"W 115.00', S82°43'23"W 40.31', S89°45'02"W 303.39', N72°58'36"W 72.93' TO THE WEST LINE OF SAID FORTY ACRE TRACT, THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG SAID WEST LINE N02°10'07"E 960.56' TO THE POINT OF BEGINNING, CONTAINING 27.51 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:
12049 N Highway 170
Farmington, AR 72730
A public meeting to consider this Large Scale Development and variance(s) at the above-described property will be held on the 24th day of August 2026, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested people are invited to attend.
August 9, 2026 615127

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Signature: MATTHEW LEVI
Name: MATTHEW LEVI
Address: 550 UTAH AVE
FARMINGTON, AR 72306-8015

Postmark: FARMINGTON, AR 72306-8015

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Signature Required (mandatory)
Postage (mandatory)
Insurance (optional)
Signature Required (mandatory)
Postage (mandatory)

Signature: JANE MICHELLE & LARRY ALLEN
Name: JANE MICHELLE & LARRY ALLEN
Address: 542 UTAH AVE
FARMINGTON, AR 72306-8015

Postmark: FARMINGTON, AR 72306-8015

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Signature Required (mandatory)
Postage (mandatory)

Signature: ARKANSAS STATE HIGHWAY COMMISSION
Name: ARKANSAS STATE HIGHWAY COMMISSION
Address: PO BOX 1281
LITTLE ROCK, AR 72203-1281

Postmark: FARMINGTON, AR 72306-8015

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Postage (mandatory)
Insurance (optional)
Signature Required (mandatory)
Postage (mandatory)

Signature: LINDA MARIE
Name: LINDA MARIE
Address: 1208 N HWY 170
FARMINGTON, AR 72306-8045

Postmark: FARMINGTON, AR 72306-8045

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Restricted Mail (optional)
Signature Required (mandatory)
Postage (mandatory)
Insurance (optional)
Signature Required (mandatory)
Postage (mandatory)

Signature: HICKINGBOTHAM, JONLEY
Name: HICKINGBOTHAM, JONLEY
Address: 880 UTAH AVE
FARMINGTON, AR 72306-8015

Postmark: FARMINGTON, AR 72306-8015

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Restricted Mail (optional)
Signature Required (mandatory)
Postage (mandatory)
Insurance (optional)
Signature Required (mandatory)
Postage (mandatory)

Signature: BRADLEY
Name: BRADLEY
Address: 550 UTAH AVE
FARMINGTON, AR 72306-8015

Postmark: FARMINGTON, AR 72306-8015

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Signature: BURNS FAMILY LIVING TRUST
Name: BURNS FAMILY LIVING TRUST
Address: 514 UTAH AVE
FARMINGTON, AR 72306-8015

Postmark: FARMINGTON, AR 72306-8015

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Signature: HILLCREST HOLDINGS LLC
Name: HILLCREST HOLDINGS LLC
Address: PO BOX 546
JOHNSON, AR 72301-0546

Postmark: FARMINGTON, AR 72306-8015

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Signature Required (mandatory)
Postage (mandatory)

Signature: BABBLE, GARY JACK & ZELLYA YATE
Name: BABBLE, GARY JACK & ZELLYA YATE
Address: 50 N LOCUST ST
FARMINGTON, AR 72306-2808

Postmark: FARMINGTON, AR 72306-2808

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Signature Required (mandatory)
Postage (mandatory)

Signature: EDWARDS, JUDY IREVOCCABLE TRUST
Name: EDWARDS, JUDY IREVOCCABLE TRUST
Address: 574 UTAH AVE
FARMINGTON, AR 72306-8015

Postmark: FARMINGTON, AR 72306-8015

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Signature Required (mandatory)
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Signature: D & HORTON - NW ARKANSAS LLC
Name: D & HORTON - NW ARKANSAS LLC
Address: 5502 W WALSH LN
HOTSPRINGS, AR 72543-1748

Postmark: HOTSPRINGS, AR 72543-1748

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Insurance (optional)
Signature Required (mandatory)
Postage (mandatory)

Signature: CITY OF FARMINGTON
Name: CITY OF FARMINGTON
Address: PO BOX 150
FARMINGTON, AR 72730-0150

Postmark: FARMINGTON, AR 72730-0150

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Postage (mandatory)

Signature: MARITAL TRUST CU HAILE FAMILY REVOCABLE TRUST JOYCE & HALE
Name: MARITAL TRUST CU HAILE FAMILY REVOCABLE TRUST JOYCE & HALE
Address: 285 W CLEBURN ST
FAYETTEVILLE, AR 72701-4912

Postmark: FAYETTEVILLE, AR 72701-4912

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Signature Required (mandatory)
Postage (mandatory)
Insurance (optional)
Signature Required (mandatory)
Postage (mandatory)

Signature: SASIDHARA, SHYAM MOHAN PRABHU & PURNOMO, MERRISA
Name: SASIDHARA, SHYAM MOHAN PRABHU & PURNOMO, MERRISA
Address: 200 FONTAINEBLEAU ST
GEORGETOWN, TX 78628-2160

Postmark: GEORGETOWN, TX 78628-2160

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Insurance (optional)
Signature Required (mandatory)
Postage (mandatory)

Signature: HOOPER, CORLEY ROGERS, ASHLEN
Name: HOOPER, CORLEY ROGERS, ASHLEN
Address: 568 UTAH AVE
FARMINGTON, AR 72730-8015

Postmark: FARMINGTON, AR 72730-8015

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SEP 7 2026

STANICK, JENNIFER ANNE & CHARLES
ROGER IV
560 UTAH AVE
FARMINGTON, AR 72730-8015

**City of Farmington
Application and Checklist
Large Scale Development**

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

Applicant: Farmington School District #6 Day Phone: 479-266-1800

Address: 42 S Double Springs Rd Fax: _____

Representative: Bates & Associates Day Phone: 479-442-9350

Address: 7230 S Pleasant Ridge Dr Fax: _____

Property Owner: Same as applicant Day Phone: _____

Address: _____ Fax: _____

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

Fee: A non-refundable review fee of **\$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 -- 12049 N HWY 170

Current Zoning -- R-1

Attach legal description

Financial Interests

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

Owner _____

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.

Addison Mangi
Applicant Signature

Date 06/23/2026

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

[Signature]
Owner/Agent Signature

Date 6/23/26

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. 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		
3. Five (5) copies of the site plan folded to a size of no greater than 10" X 10 ½ ". Email site plan digitally to City Business Manager.	X		
4. For Resubmission Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ". 5. List of adjacent property owners and copy of notification letter sent	X		
6. White receipts from the post office and green cards from registered letters (at least 7 days prior to the meeting). 7. Proof of publication of public hearing notice should be published a minimum of 15 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).	X		
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. 3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
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.	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.) 8. P.O.E. from a permanent well-defined reference point, P.O.8. must be clearly labeled.	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.		X	
10. Status of regulatory permits: a. NPDES Storm water Permit b. 404 Permit c. Other		X	

11. Provide a benchmark, clearly defined with a precision of 1/100th of a foot. This benchmark must be tied to NAVO 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. b. Four-foot contour interval for ground slope exceeding 10%	X		
17. Preliminary grading plan.	X		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on-site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures: a. Provide structure, location and types. b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems a. Provide pipe locations, sizes and types. b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site	X		
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.	X		
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.	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. b. Locations of all lines above and below ground. c. A note shall be placed where the streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street.	X		
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 effect 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 streetlights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
Site Specific Information			
1. Provide a note describing any off-site improvements.	X		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project	X		
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)	X		
4. The location of all known potentially dangerous areas including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)	X		
5. The boundaries, acreage and use of existing and proposed public areas 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		

7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (for large scale only.	X		
8. The location and size of existing and proposed signs, if any.			
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		
15. A description of commonly held areas, if applicable.		X	
16. Draft of covenants, conditions and restrictions, if any.		X	
17. Draft POA agreements, if any.		X	
18. A written description of requested variances and waivers from any city requirements.		X	
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		
Design Standards			
Building elevations: 1. Materials should be called out on all facades. The percentage of primary material(s) should be listed for each façade. Where required by the ordinance, wall articulations on the ROW facing façade shall be dimensioned. (Two-Family & multi-family projects should include the calculated percentage of glass on the front façade).	X		
Two-family & multi-family site plan: 2. In addition to the standard site plan requirements, the following should be included. Trash screening types and locations should be noted. Front loaded driveways should be dimensioned from the master street plan ROW to the end of the drive or garage/carport. Provide dimensions for porches on the front façade.		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 meetings 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 are 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 meetings of the planning commission.

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

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

12049 N Highway 170 Farmington, AR 72730

Location

FARMINGTON SCHOOL DISTRICT # 6

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for LARGE SCALE DEVELOPMENT of the above property .

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



BATES

Engineers · Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

SURVEY DESCRIPTION (PARCEL #760-03201-000):

A PART OF THE SOUTHWEST 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 AN EXISTING REBAR ON THE WEST LINE OF SAID FORTY ACRE TRACT AND ON THE SOUTH LINE OF A SURVEY PLAT FILED IN BOOK 2022 AT PAGE 15998 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY ARKANSAS WHICH IS S02°10'07"W 1657.21' FROM AN EXISTING STATE SURVEY MONUMENT MARKING THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG SAID SOUTH SURVEY LINE S87°47'09"E 1269.62' TO THE WEST RIGHT-OF-WAY IN ARKANSAS HIGHWAY #170 PER AHTD JOB #040683, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S02°18'59"W 78.08', N87°41'01"W 5.00', S02°18'59"W 95.00', S87°41'01"E 5.00', S02°18'59"W 530.00', S10°06'03"W 63.94', S28°15'26"W 85.05', S46°43'28"W 66.48', S63°31'55"W 71.55', S80°51'30"W 70.71', S89°50'51"W 469.74', N83°48'42"W 45.28', S89°50'53"W 115.00', S82°43'23"W 40.31', S89°45'02"W 303.39', N72°58'36"W 72.93' TO THE WEST LINE OF SAID FORTY ACRE TRACT, THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG SAID WEST LINE N02°10'07"E 960.56' TO THE POINT OF BEGINNING, CONTAINING 27.51 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



FARMINGTON PUBLIC SCHOOLS
NEW JUNIOR HIGH SCHOOL
FARMINGTON, ARKANSAS 7273C

ARCHITECTURE PLUS, INC.
907 South 21st Street Fort Smith, Arkansas 72903-8330
OVERALL BUILDING ELEVATIONS

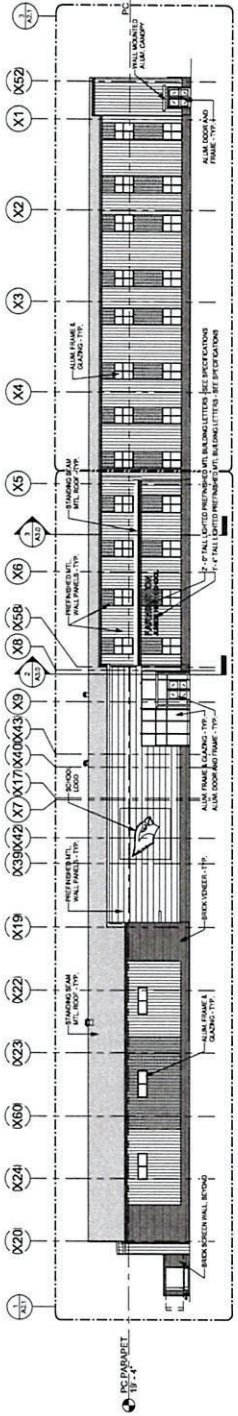
PROJECT: 22-53
DATE: 06/19/2025
A2.0



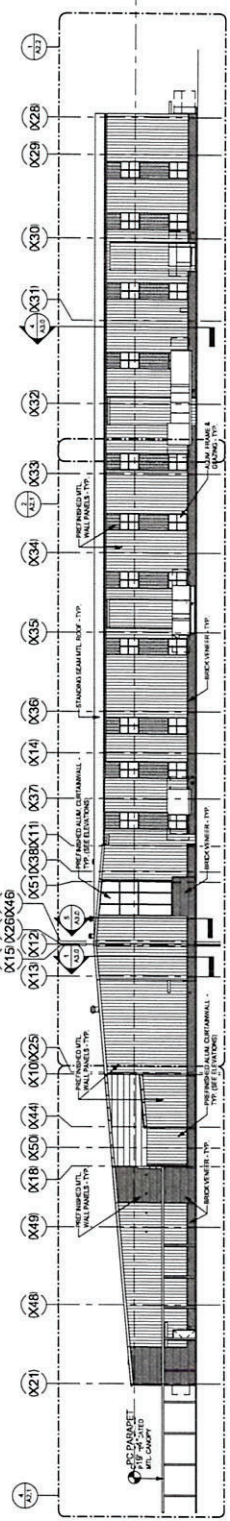
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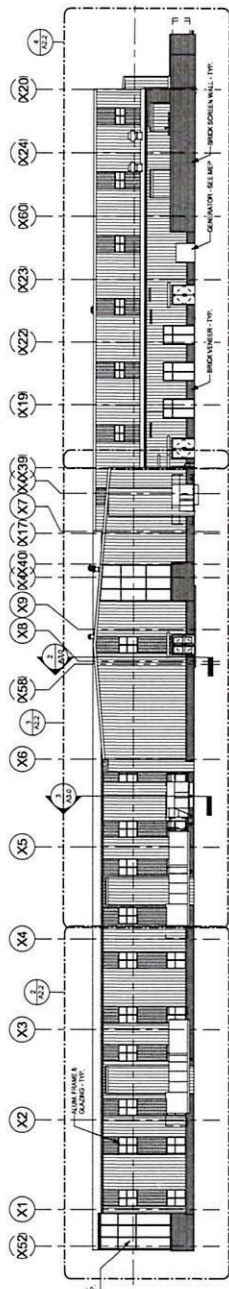
EXTERIOR BUILDING MATERIAL SCHEDULE	
BRICK	RED GLAZED METAL WALL PANELS (HARD OR SOFT)
BRICK -	MOD. BRICKWORK
K	COLOR ANTICIPATED TO BE WHITE GRIP
	MOD. FIBER 10
	COLOR ANTICIPATED TO BE TAN/GRY
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	MOD. FIBER 1000
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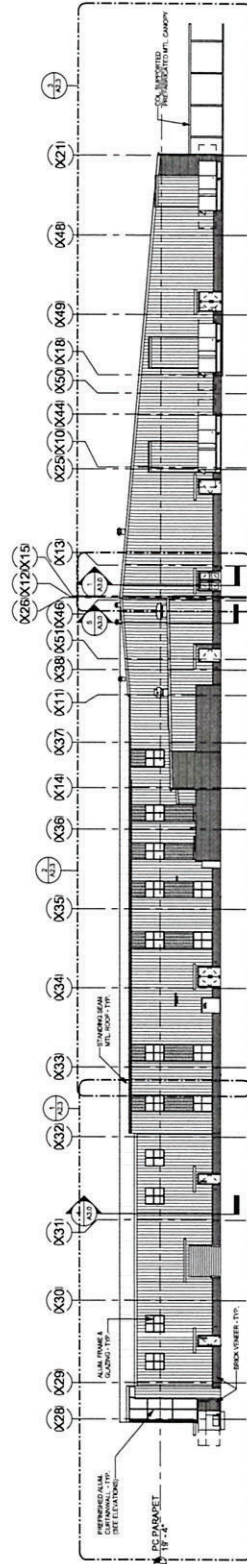
1 OVERALL SOUTH ELEVATION
1/8" = 1'-0"



2 OVERALL WEST ELEVATION
1/8" = 1'-0"



3 OVERALL NORTH ELEVATION
1/8" = 1'-0"



4 OVERALL EAST ELEVATION
1/8" = 1'-0"

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MARTENS, MATTHEW LEVI
550 UTAH AVE
FARMINGTON, AR 72730-8015

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BLACKMON, BRANDIA
536 UTAH AVE
FARMINGTON, AR 72730

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D R HORTON - NW ARKANSAS LLC
5502 W WALSH LN
ROGERS, AR 72758

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NORTON, JANE MICHELLE & LARRY ALLEN
542 UTAH AVE
FARMINGTON, AR 72730

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BURNS FAMILY LIVING TRUST
524 UTAH AVE
FARMINGTON, AR 72730

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CITY OF FARMINGTON
PO BOX 150
FARMINGTON, AR 72730

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ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203-2261

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HILLCREST HOLDINGS LLC
PO BOX 546
JOHNSON, AR 72741-0546

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MARITAL TRUST C/U HALE FAMILY
REVOCABLE TRUST JOYCE E HALE
285 W CLEBURN ST
FAYETTEVILLE, AR 72701-1912

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LEWIS, LINDA MARIE
12008 N F WY 170
FARMINGTON, AR 72730-9645

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HAMBLE, GARY JACK & ZELLA FAYE
50 N LOCUST ST
FARMINGTON, AR 72730-2800

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SASIDHARA, SHYAM MOHAN PRABHU
& PURNOMO, MERRISA
200 FONTAINEBLEAU ST
GEORGETOWN, TX 78628-2160

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HICKINGBOTHAM, HALEY
580 UTAH AVE
FARMINGTON, AR 72730

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EDWARDS, JUDY IRREVOCABLE TRUST
574 UTAH AVE
FARMINGTON, AR 72730-8015

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HOOPER, COREY; ROGERS, ASHLEN
568 UTAH AVE
FARMINGTON, AR 72730-8015

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STANICK, JENNIFER ANNE & CHARLES
ROGER IV
560 UTAH AVE
FARMINGTON, AR 72730-8015



Account #: NWC5361662

Company: BATES & ASSOCIATES

7230 S PLEASANT RIDGE DR

FAYETTEVILLE, AR 72704-5453

Ad number #: 615127

PO #:

Matter of: Meeting Farmingt JRS

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 :

Meeting Farmingt JRS

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 \$145.92.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 08/09/26; NWA nwaonline.com 08/09/26

Maria Hernandez-Lopez
Legal Clerk

State of ARKANSAS, County of Sebastian,

Subscribed and sworn to before me on this 10th day of August, 2026

D. Brasher
NOTARY PUBLIC



NOTICE OF PUBLIC MEETING
An application for Large Scale Development and variance(s) at the property described below has been filed with the City of Farmington on the 23rd day of June 2026.

SURVEY DESCRIPTION:

A PART OF THE SOUTHWEST 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 AN EXISTING REBAR ON THE WEST LINE OF SAID FORTY ACRE TRACT AND ON THE SOUTH LINE OF A SURVEY PLAT FILED IN BOOK 2022 AT PAGE 15998 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY ARKANSAS WHICH IS S02°10'07"W 1657.21' FROM AN EXISTING STATE SURVEY MONUMENT MARKING THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG SAID SOUTH SURVEY LINE S87°47'09"E 1269.62' TO THE WEST RIGHT-OF-WAY IN ARKANSAS HIGHWAY #170 PER AHTD JOB #040683, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S02°18'59"W 78.08', N87°41'01"W 5.00', S02°18'59"W 95.00', S87°41'01"E 5.00', S02°18'59"W 530.00', S10°06'03"W 63.94', S28°15'26"W 85.05', S46°43'28"W 66.48', S63°31'55"W 71.55', S80°51'30"W 70.71', S89°50'51"W 469.74', N83°48'42"W 45.28', S89°50'53"W 115.00', S82°43'23"W 40.31', S89°45'02"W 303.39', N72°58'36"W 72.93' TO THE WEST LINE OF SAID FORTY ACRE TRACT, THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG SAID WEST LINE N02°10'07"E 960.56' TO THE POINT OF BEGINNING, CONTAINING 27.51 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:
12049 N Highway 170
Farmington, AR 72730

A public meeting to consider this Large Scale Development and variance(s) at the above-described property will be held on the 24th day of August 2026, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested people are invited to attend.

August 9, 2026 615127

BASIN LEGEND

BASIN 1

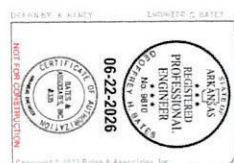
TC

SHEET TO SHALLOW

Post Basin 1 Bypass
Total Acreage: 4.37 acres
Undeveloped: 3.07 ac (C=0.40)
Impervious: 1.30 ac (C=0.90)
Sheet Flow=100'@1%, Grassed
Shallow Flow=230'@1%, Prairie
Channel Flow=50'@1%, Paved
Tc=28 min

Post Basin 1 to Pond
Total Acreage: 18.55 acres
Undeveloped: 7.39 ac (C=0.40)
Impervious: 11.16 ac (C=0.90)
Sheet Flow=100'@1%, Grassed
Shallow Flow=589'@1%, Prairie
Tc=43 min

TOTAL ACRES: 27.91
PARCEL #00000001000



REVISIONS

DATE

FARMINGTON JUNIOR HIGH SCHOOL

LARGE SCALE DEVELOPMENT

POST - DEVELOPMENT MAP

FARMINGTON, ARKANSAS



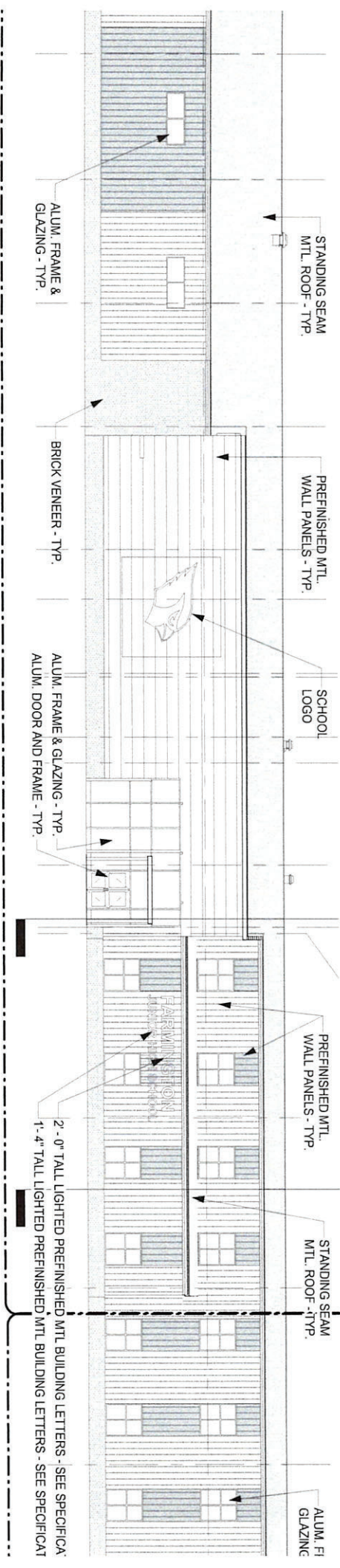
BATES

Engineers • Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
P: (479) 442-9350 / batesnwa.com

POST

25-195

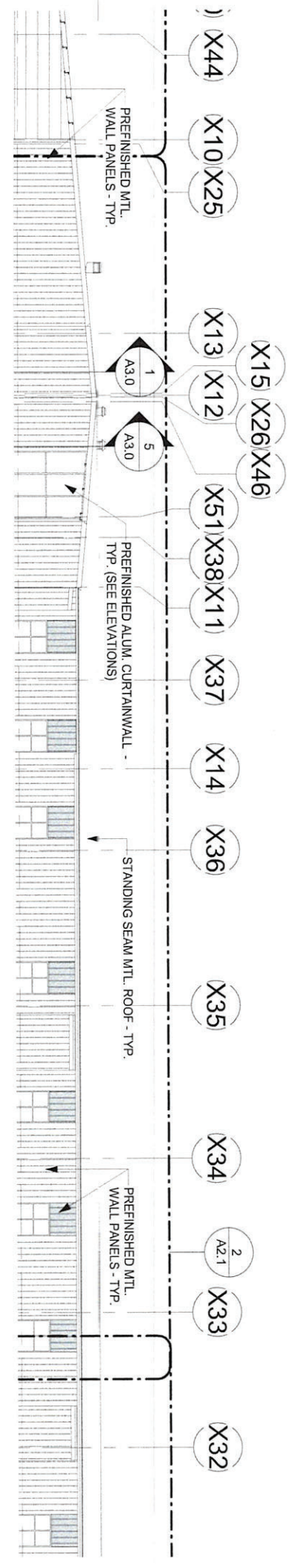


Per Ordinance No. 2026-03 B(Material)(1). The primary material shall constitute at least 75% of the wall area. Provide percentages of primary materials for each facade.
Permitted primary materials shall consist of a combination of brick, textured concrete block, stucco, wood, synthetic stone, or natural stone.

Per Ordinance No. 2026-03 B(Wall Articulation)(1-3). Provide dimension on the elevations indicating where articulations occur.
No uninterrupted length of facade may exceed 50 feet in length.

Per Ordinance No. 2026-03 B(Architectural Details)(2). Buildings over 50,000 square feet shall include a minimum of (5) of the architectural features listed in (a)-(i). Please verify.

Per Ordinance No. 2026-03 B(Roofs)(1). Roof lines and/or parapets shall be varied with a change in height every 100 linear feet in the building length. Please dimension all unvaried roof lengths.





FARMINGTON PUBLIC SCHOOLS
NEW JUNIOR HIGH SCHOOL
FARMINGTON, ARKANSAS 72730

OVERALL BUILDING ELEVATIONS

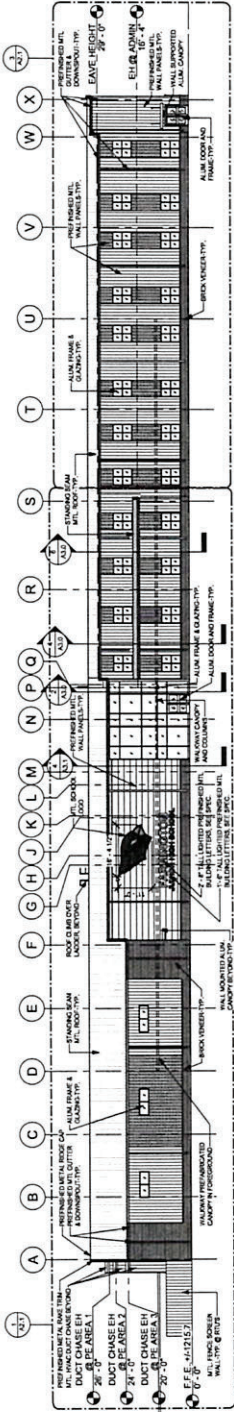
ARCHITECTURE PLUS, INC.
907 South 21st Street, Suite 100, Arkansas 72703-0393

REVISIONS:

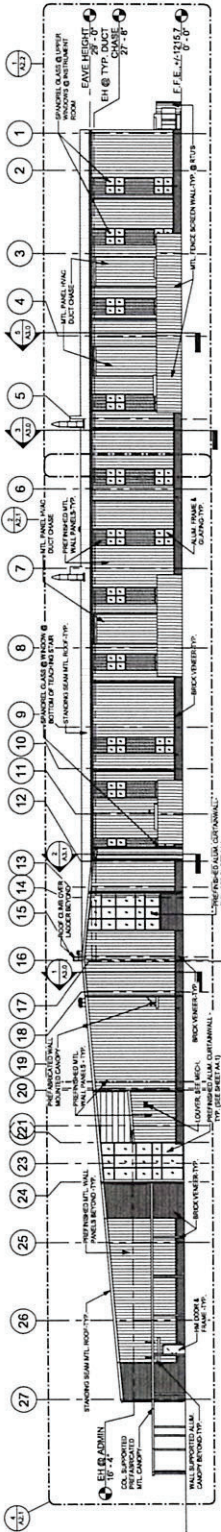
PROJECT: 26-03
DATE: 06/07/2026
A2.0



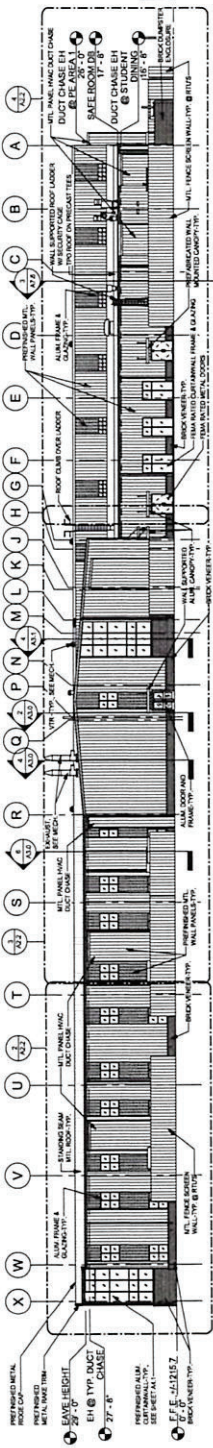
ARCHITECTS - PLANNERS
SCHEMATIC



① OVERALL SOUTH ELEVATION
1/16" = 1'-0"



② OVERALL WEST ELEVATION
1/16" = 1'-0"

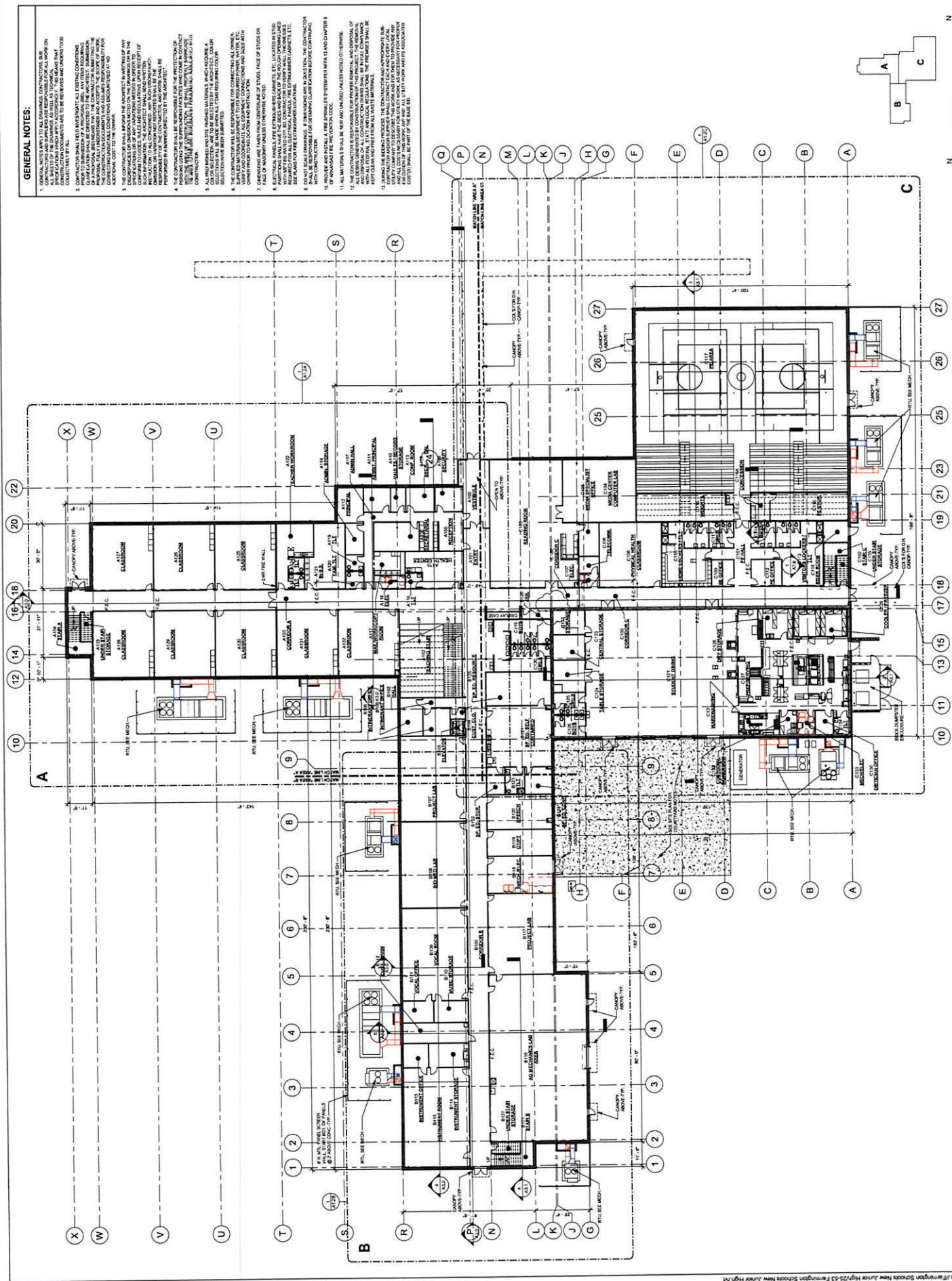


③ OVERALL NORTH ELEVATION
1/16" = 1'-0"



④ OVERALL EAST ELEVATION
1/16" = 1'-0"

EXTERIOR BUILDING MATERIAL SCHEDULE	
BRICK	HEAVY DUTY BRICK, FULL FACE, BURNED CLAY
ROOF	1. 1/2" x 6" x 12" x 24" x 36" x 48" x 60" x 72" x 84" x 96" x 108" x 120" x 132" x 144" x 156" x 168" x 180" x 192" x 204" x 216" x 228" x 240" x 252" x 264" x 276" x 288" x 300" x 312" x 324" x 336" x 348" x 360" x 372" x 384" x 396" x 408" x 420" x 432" x 444" x 456" x 468" x 480" x 492" x 504" x 516" x 528" x 540" x 552" x 564" x 576" x 588" x 600" x 612" x 624" x 636" x 648" x 660" x 672" x 684" x 696" x 708" x 720" x 732" x 744" x 756" x 768" x 780" x 792" x 804" x 816" x 828" x 840" x 852" x 864" x 876" x 888" x 900" x 912" x 924" x 936" x 948" x 960" x 972" x 984" x 996" x 1008" x 1020" x 1032" x 1044" x 1056" x 1068" x 1080" x 1092" x 1104" x 1116" x 1128" x 1140" x 1152" x 1164" x 1176" x 1188" x 1200" x 1212" x 1224" x 1236" x 1248" x 1260" x 1272" x 1284" x 1296" x 1308" x 1320" x 1332" x 1344" x 1356" x 1368" x 1380" x 1392" x 1404" x 1416" x 1428" x 1440" x 1452" x 1464" x 1476" x 1488" x 1500" x 1512" x 1524" x 1536" x 1548" x 1560" x 1572" x 1584" x 1596" x 1608" x 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① OVERALL ARCHITECTURAL FIRST FLOOR PLAN
1/16" = 1'-0"

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Farmington School District

Date: July 7, 2026

Project Name: Farmington Junior High

Engineer/Architect: Bates & Associates

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, July 12, 2026 to meet the deadline.**
5. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for planning commission; a site plan, 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 July 27, 2026, at 6:00 pm.**



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

PLANNING COMMISSION LETTER

Project: Farmington Jr. High LSD

EDA project #: 2682_F

Letter creation: July 8, 2026

TPR Meeting: July 8, 2026

Mrs. McCarville,

We have reviewed the LSD plans submittal by Bates & Associates for the project known as Farmington Jr. High LSD received by EDA on 6/26/2026. The landscape sheet's landscape architect seal has the date of 6/22/26. EDA only reviewed the landscape sheets in this plan set; the other sheets are reviewed by other entities. Based on our review, we offer the following comments:

Sheet L1.0:

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 the resubmittal. Submit a copy of this to the city.*
2. 15' greenspace is required between the ROW and the parking area; part of the southeastern parking area appears to be within this space.
3. Frontage trees and shrubs:
 - a. Confirm with ARDOT that they are okay with the street frontage trees and shrubs being within their ROW.
 - b. Confirm that the City is okay with the street trees and shrub beds being within ARDOT's ROW.
4. City Landscaping Requirements chart text: please provide the frontage and perimeter dimensions.
5. Frontage tree and shrub numbers: Please provide the missing shrubs in other places along the frontage if utilities and structures prevent them from being planted. Since many of the trees are ornamental trees due to the overhead power lines and therefore small trees, please provide the required number of trees.
6. Western property line:
 - a. Since there are few trees along the western property line and since this side backs up to homes, please show the required trees and shrubs on this side outside of the existing 20' DE.
 - b. Work with the City on how to proceed regarding the code's requirement of a privacy fence between the subject property and the western homes (online imagery shows some homes not having fencing. If this is still correct, the best option might be to provide rear fencing for these homes instead of installing a fence east of the drainage easement.
7. Dumpster: Please indicate where the dumpster(s) will be located. Please view sec 14.04.23 (b) of the code for requirements pertaining to dumpster enclosures.

8. Mechanical screening: show where mechanical equipment will be located. Provide screening for the sides of any HVAC units and other mechanical equipment within public view. View 14.04.23 (c) for screening requirements which apply to all roof, ground, and wall-mounted mechanical equipment.
9. Detention Pond Landscaping: Sec 14.04.23 (a): "Several areas around detention pond shall be provided with low shrubs or grass plants..."
10. Signage: Will there be a stand-alone sign for the school? Will there be an announcement sign? If so, will there be landscaping around it/them? If so, please show where the proposed signage will be located and their proposed landscaping.
11. Please show sight triangles at entrances and exits.
12. Please remove the grass hatch from the shrub planting beds.

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: 7/7/26

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Farmington Junior High

Height of the building

Confirm the height of the building (other changes may be required if aerial access is required)

Fire access Turn Around

Confirm proper width, surface, and weight requirements

Standpipes

Standpipes access placed in stairwells.

Knox Box

Must have a Knox box at the main entrance.

FDC

4-inch pipe with 5-inch Storz connection 30-degree downturn with locking Knox Cap.

Hydrant Spacing

Ensure hydrants meet fire flow requirements and distances for the building. Section B and C of the Arkansas Fire Code.

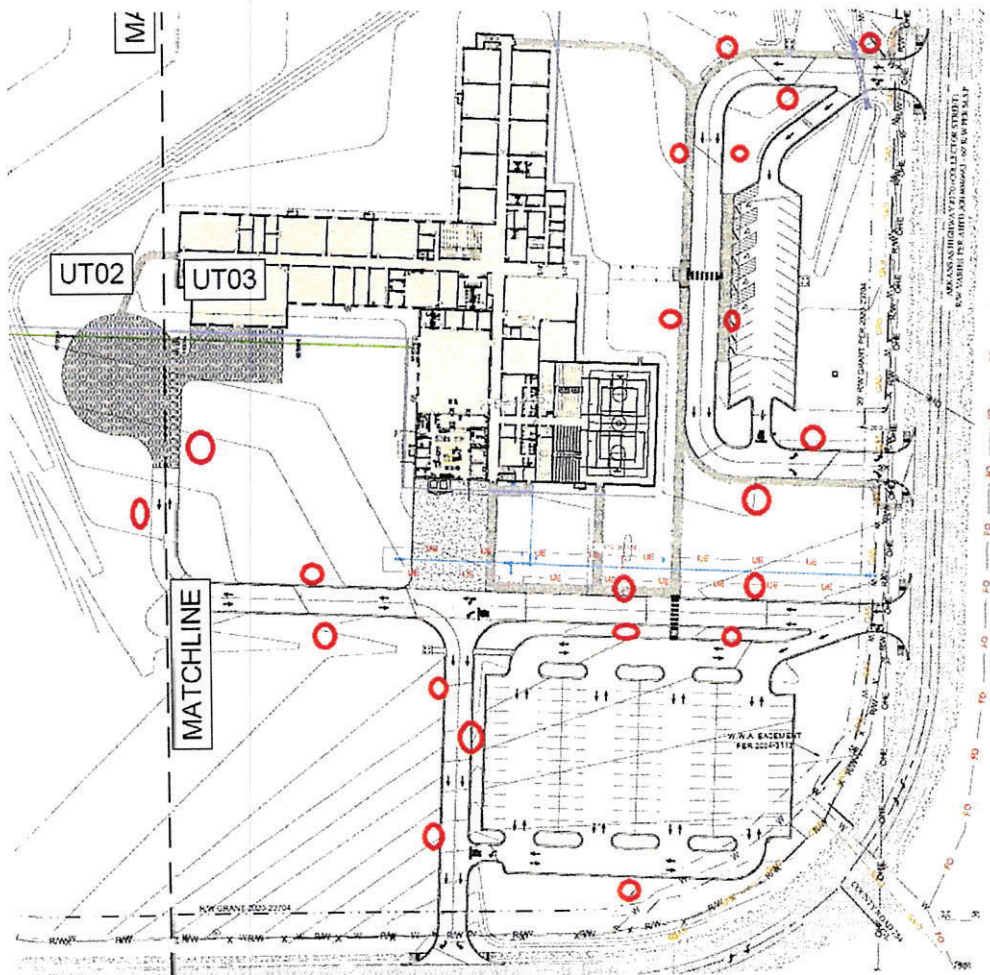
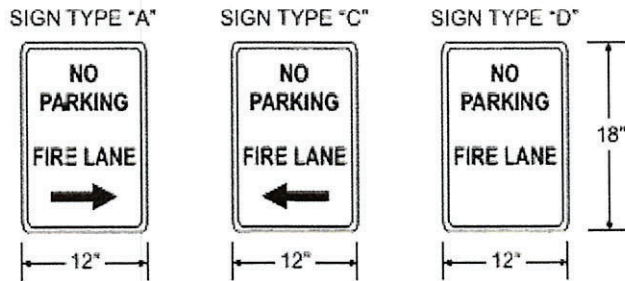
Fire Lane Signage

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

D103.6.1 Roads 20 to 26 Feet in Width

Fire lane signs in accordance with Section 503.3 of this code shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).



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

Applicant: Farmington School District

Date: July 7, 2026

Project Name: Farmington Junior High School

Engineer/Architect: Bates Engineers

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. Provide the expected ~~water~~ sewer demand for this school. This school drains into the sewer basin that is currently undersized. Have you had any discussions with Fayetteville or ADH concerning this issue? Have you had any sewer analysis done for this school? It will be best for the School District and the City to meet to discuss how the school will participate in the required sewer improvements for this basin. This meeting should happen as soon as possible and defiantly prior to the Planning Commission meeting.
4. Gravel parking is not allowed, and this includes the cul-de-sac.
5. Call out the material on the dumpster enclosure on these plans.
6. Where is the mechanical equipment? How is it screened?
7. You have typos in your parking requirements that need to be corrected. I counted 127 regular spaces and 5 handicap spaces for a total of 132.
8. Add the 100-year WSE to the detention pond.
9. Drainage Report:
 - a. The Post Basin Map is not drawn correctly. The Bypass Area should follow the top of the bank of the pond and ditch. I have included a drawing.
 - b. The program used does not take into account the fact that the pond discharge pipe will be completely submerged in the larger storms. This will have to be done so that the outfall culvert is sized to flow freely. If the program will not address this then you will have to do a culvert analysis to show that the culvert is sized to not affect the weirs in the box.

- c. Does the flow in the existing channel overtop the pond bank? You will have to study this channel to see if you must raise the bank all long that channel to keep this from happening. Provide these calculations and analysis.
- d. If the detention pond is designed for future development of the site, then provide the conceptual plan for this future development.

10. The following is a comment on Farmington's Commercial Design Standards from Key Architecture, Inc. If you have any questions concerning this comment, please send those to Melissa McCarville and she will consult with the Architects if needed.

- a. All their parking is between the building and the street. Ony 30% is allowed.
- b. Cross access is called for in the ordinance, but none is provided.
- c. There is a lot of metal on the building which is not listed as a primary material in the ordinance. Building articulation seems to be lacking based on the ordinance.
- d. See the comments from the elevations that are included with these comments. Any of these comments are can't be met will require a variance of the ordinance.

Received By: _____



BATES

Engineers - Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

August 5th, 2026

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

RE: Farmington Junior High

Dear City staff,

Below is our response to the following comments received. The response is in **BLUE**.

EDA – Landscaping Comments:

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 the resubmittal. Submit a copy of this to the city.
Noted
2. 15' greenspace is required between the ROW and the parking area; part of the southeastern parking area appears to be within this space. **Variance Requested**
3. Frontage Trees and Shrubs:
 - a. Confirm with ARDOT that they are oaky with the street frontage trees and shrubs being within their ROW. **No longer ARDOT road.**
 - b. Confirm that the City is okay with the street trees and shrub beds being within ARDOT's ROW. **No longer ARDOT road.**
4. City Landscaping Requirements Chart Text: please provide the frontage and perimeter dimensions. **boundary dimensions added.**
5. Frontage tree and shrub numbers: Please provide the missing shrubs in other places along the frontage if utilities and structures prevent them from being planted. Since many of the trees are ornamental trees due to the overhead power lines and therefore small trees, please provide the required number of trees. **Trees & shrubs have been placed at the required quantity.**
6. Western Property Line
 - a. Since there are few trees along the western property line and since this side backs up to homes, please show the required trees and shrubs on this side outside of the existing 20' DE. **Variance Requested.**
 - b. Work with the city on how to proceed regarding the code's requirement of a privacy fence between the subject property and the western homes (online imagery shows some homes not having fencing. If this is still correct, the best option might be to provide rear fencing for these homes instead of installing a fence east of the drainage easement. **Variance Requested.**
7. Dumpster: Please indicate where the dumpster(s) will be located. Please view sec14.04.23 (b) of the code for requirements pertaining to dumpster enclosures. **Dumpsters have been called out & a note stating see architectural plans for enclosure detail. A note has been added to the plans indicating the need for compliance to this code.**
8. Mechanical screening: Show where mechanical equipment will be located. Provide screening for the sides of any HVAC units and other mechanical equipment within public view. View 14.04.23 (C) for screening requirement which apply to all roof, ground, and wall-mounted mechanical

equipment. Mechanical equipment has been called out & a note stating see architectural plans for enclosure detail. A note has been added to the plans indicating the need for compliance to this code.

9. Detention Pond Landscaping: Sec 14.04.23 (a): "Several areas around detention pond shall be provided with low shrubs or grass plants..." [Variance Requested](#)
10. Signage: Will there be a stand-alone sign for the school? Will there be an announcement sign? If so, will there be landscaping around it/them? if so, please show where the proposed signage will be located and their proposed landscaping. [Sign added & shrubs added around the sign.](#)
11. Please show sight triangles at entrances and exits. [Sight triangles have been added.](#)
12. Please remove the grass hatch from the shrub planting beds. [Grass hatch has been removed.](#)

Fire Department Comments:

1. Height of the building, confirm the height of the building (other changes may be required if aerial access is required) [Building is approximately 29'-0" at the eave.](#)
2. Fire Access Turn Around, Confirm proper width, surface, and weight requirements [Noted](#)
3. Standpipes, standpipes access placed in stairwells [Will conform](#)
4. Knox Box, must have knox box at the main entrance [Knox box has been placed and called out on page SP02.](#)
5. FDC, 4-inch pipe with 5-inch Storz connection 30-degree downturn with locking knox cap [Remote fdc added with callout on page UT01.](#)
6. Hydrant Spacing, Ensure hydrants meet fire flow requirements and distances for the building. Section B and C of the Arkansas Fire Code. [Noted](#)
7. 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, D103.6.1 roads 20 to 26 feet in width. Fire lane signs in accordance with Section 503.3 of this code shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925mm) [Fire lane signs & striping have been added.](#)

Planning Comments:

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. [Engineering fees need to be mailed to 42 S Double Springs Rd Farmington, AR 72730-2506 \(Farmington School District #6 mailing address\).](#)
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. [Notices will be mailed out and the receipts will be uploaded.](#)
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, July 12, 2026 to meet the deadline. [The ad is in the newspaper and scheduled to be posted on August 9th which falls in line with our new PC date.](#)
4. 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. [Plans will be submitted and hard copies will be dropped off.](#)
5. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies. [Will be submitted to Chris.](#)
6. Planning Commission meeting will be Monday, July 27th, 2026 at 6:00 pm. [We were tabled so we are now scheduled for the August 24th PC date.](#)

City of Fayetteville Comments:

1. A grading permit for this project must be submitted to the City of Fayetteville for the proposed water and sewer main extensions. [Plans will be submitted to the city after PC approval.](#)
2. Please ensure pump station being used will have capacity. [Capacity study will be submitted for the sewer portion.](#)

Engineering Comments:

1. Note that the instruction 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. [Noted](#)
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 . [Noted](#)
3. Provide the expected sewer demand for this school. This school drains into the sewer basin that is currently undersized. Have you had any discussions with Fayetteville or ADH concerning this issue? Have you had any sewer analysis done for this school? It will be best for the School District and the City to meet to discuss how the school will participate in the required sewer improvement for this basin. This meeting should happen as soon as possible and defiantly prior to the Planning Commission meeting. [Provided as requested.](#)
4. Gravel parking ~~is~~ now allowed, and this includes the cul-de-sac. [Variance Requested](#)
5. Call out the material on the dumpster enclosure on these plans. [Note added to see architectural plans added on page SP02 as well as a note referencing the required code.](#)
6. Where is the mechanical equipment? How is it screened? [proposed mechanical equipment & screening have been called out with a note stating to see architect plans as well as a note calling out the required code.](#)
7. You have typos in your parking requirements that need to be corrected. I counted 127 regular spaces and 5 handicap spaces for a total of 132. [Parking requirements have been updated.](#)
8. Add the 100-year WSE to the detention pond. [This has been added on the grading plan.](#)
9. Drainage Report:
 - a. The Post Basin Map is not drawn correctly. The Bypass Area should follow the top of bank of the pond and ditch. I have included a drawing. [Updated to show two versions of the drainage, one with this project and one with potential future development shown for the full site.](#)
 - b. The program used does not take into account the fact that the pond discharge pipe will be completely submerged in the larger storms. This will have to be done so that the outfall culvert is sized to flow freely. If the program will not address this then you will have to do a culvert analysis to show that the culvert is sized to not affect the weeds in the box. [Analysis of channel added, offsite map and flow analysis of channel adjacent to pond outlet. That channel tailwater elevation was added to the pond analysis. To ensure design can handle worst case possible, 100-yr elevation was maintained for all storm events.](#)
 - c. Does the flow in the existing channel overtop the pond bank? You will have to study this channel to see if you must raise the bank all long that channel to keep this from happening. Provide these calculations and analysis. [Existing channel is not anticipated to overtop the pond bank, calculations added to drainage report. Offsite is based on zoning which should indicate future development/ worst case. Currently a large section of the upstream is undeveloped and should remain lower than what was modeled due to requirements for detention ponds with development upstream keeping post-development peak flows to lower than pre-development conditions.](#)
 - d. If the detention pond is designed for future development of the site, then provide the conceptual plan for this future development. [Conceptual plan included as additional scenario. Calculations are provided for both this development and potential future development showing pond reduces peak flows in both conditions.](#)

10. The following is a comment on Farmington's Commercial Design Standards from Key Architecture, Inc. If you have any questions concerning this comment, please send those to Melissa McCarville and we will consult with the architects if needed.

- a. All their parking is between the building and the street. Only 30% is allowed. [Variance Requested](#)
- b. Cross access is called for in the ordinance, but none is provided. [Variance Requested](#)
- c. There is a lot of metal on the building, which is not listed as primary material in the ordinance. Building articulation seems to be lacking based on the ordinance. [Variance Requested](#)
- d. See the comments from the elevations that are included with these comments. Any of these comments that can't be met will require a variance of the ordinance. [Variance Requested](#)

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in black ink that reads "Addie Manzi". The signature is written in a cursive, flowing style.

Addie Manzi, E.I.
Project Engineer
Bates & Associates, Inc



Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

PLANNING COMMISSION LETTER

Project: Farmington Jr. High LSD

EDA project #: 2682_F

Letter creation: August 14, 2026

TPR Meeting: July 8, 2026

Mrs. McCarville,

We have reviewed the LSD plans submittal by Bates & Associates for the project known as Farmington Jr. High LSD received by EDA on 8/6/2026. The landscape sheet's landscape architect seal shows the date of 8/5/26. EDA only reviewed the landscape sheets in this plan set; the other sheets are reviewed by other entities. Based on our review, we offer the following comments:

Sheet L1.0:

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 the resubmittal. Submit a copy of this to the city.
2. 15' greenspace is required between the ROW and the parking area; part of the southeastern parking area appears to be within this space. *(Comment to remain until requested Variance is either accepted by City or plans meet this requirement).*
3. City Landscaping Requirements chart text:
 - a. Since there are very few trees and no shrubs planted on the western boundary, please remove "western" from the statement under "Side Perimeter Buffer" where it reads as: "Existing trees and shrubs shall serve as screening on the northern and western perimeters."
 - b. Parking Lot Landscaping: please update the number of trees provided (there don't seem to be 14). Please also add note that shrubs are used in place of trees in places.
4. Western property line:
 - a. Since there are few trees along the western property line and since this side backs up to homes, please show the required trees and shrubs on this side outside of the existing 20' DE. *(Comment to remain until requested Variance is either accepted by City or plans meet this requirement).*
 - b. Work with the City on how to proceed regarding the code's requirement of a privacy fence between the subject property and the western homes (online imagery shows some homes not having fencing. If this is still correct, the best option might be to provide rear fencing for these homes instead of installing a fence east of the drainage easement. *(Comment to remain until requested Variance is either accepted by City or plans meet this requirement).*

5. Detention Pond Landscaping: Sec 14.04.23 (a): *"Several areas around detention pond shall be provided with low shrubs or grass plants..."* *(Comment to remain until requested Variance is either accepted by City or plans meet this requirement).*

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,

A handwritten signature in cursive script, appearing to read "Sarah Geurtz".

Sarah Geurtz, PLA