



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 25, 2025

**A meeting of the Farmington Planning Commission will be held on
Monday, August 25, 2025, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –July 28, 2025
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. Preliminary Plat – Edgewood Subdivision

Property owned by: Kent Cox

Property Location: S. Hunter St.

Presented by: Cox Development

Planning Commission Meeting Minutes
July 28, 2025, 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
Howard Carter
Judy Horne
Matt Hutcherson – 6:19pm
Norm Toering
Bobby Wilson

ABSENT: Chad Ball

City Employees Present: Melissa McCarville, City Business Manager; Jay Moore, City Attorney; Chris Brackett, City Engineer; Rick Bramall, Building Official, Bill Hellard, Fire Chief; LeAnn Tolleson, City Administrative Assistant.

- 2. Approval of Minutes:** June 23, 2025, minutes were unanimously approved.

- 3. Comments from Citizens:** None

1. Unfinished Business

1A. Large Scale Development – Property owned by Tim & Kenna Lee, Location –73 E. Main St., Presented by Bates & Associates.

Geoff Bates representing Bates & Associates stated the Planning Commission had seen this project a couple of times, and it has been moved out of the setbacks. Vice Chair, Gerry Harris, asked Mr. Bates to look at the plat she had and stated it is showing a twenty-foot setback and asked what the distance from the property line to the building is. Mr. Bates answered this was before the variance, there is a twenty-three-foot setback on one side and a sixteen-foot setback on the other.

City Engineer Chris Brackett read a memo as follows.

The Large-Scale Development for the Smoke Shop 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 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: NONE

City Business Manager Melissa McCarville stated she had received a call from Nathan Benish, (he owns the daycare next door) before the original submittal and he objected to the Large-Scale. He could not be here tonight.

Judy Horne, on the landscaping, it is not the type of landscaping we ask you to put in. In the back of the building, it is not tall enough. What you are showing to put in will grow small and not high, when separating a business from a home the requirements are to grow taller than what they have and they need to change it.

City Engineer Chris Brackett said he would forward this information to Sarah Gertz. Mr. Bates agreed to the higher screen.

Chairman Robert Mann called the question to approve the Large-Scale Development Smoke Shop, property owned by Tim & Kenna Lee, located at 73 E. Main St., presented by Bates & Associates subject to Chris Brackett's memo dated July 28, 2025, upon roll call vote the Large-Scale Development passed 5-0.

Public Hearings

2A. Rezoning - From R-1 to MF-1, Property owned by Nicholas Richardson, Location –133 Neal St., Presented by Nicholas Richardson.

Nick Richardson requested rezoning R-1 to MF-1 to put a duplex on the property. City Attorney Jay Moore stated the property is located near Mandalay where the old house burned down. Mr. Richardson came to the work session, and stated it's a big lot and proposed MF-1 or R-3. Based on some of the feedback given to him at the work session it made him lean more towards MF-1 and he can put in a duplex.

Judy Horne voiced her concern about where the fence line and property line were, where are the setbacks and asked if he was putting the duplex towards Neal Street. Mr. Richardson answered we are going to push it further down. Chairman Robert Mann stated this is about rezoning and it would have to be rebuilt with twenty-foot setback, Mr. Richardson was agreeable to keeping as much space as possible between houses.

Comments from Citizens:

Colby Townsend 141 Neal St. lives directly next door to lot and voiced his concern that they do not want a duplex next door to his house. All of Neal Street are single-family homes with no duplexes. People are remodeling homes in that area, and we are concerned if a duplex goes in that will make our property value go down.

Richard Young 132 Neal St. lives adjacent to the property and commented that the whole neighborhood is single family homes and it has a fun charm to it with old trees, and it is walkable even though there are no sidewalks. Mr. Young voiced his concern that there will be more construction, and the duplex will bring more traffic and congestion.

James Rutter 17749 Twin Maple, Fayetteville voiced his concern for his daughter and son-in-law who lives on Neal Street as well as his wife who is there every single working day taking care of our grandson. Mr. Rutter acknowledged his understanding of zoning, and stated zoning is intended to guide development and protect existing neighborhoods. His primary concern is the severe traffic issues in the area, particularly the

difficulty of turning left onto Hwy 62. He stated that adding a duplex would likely bring two to four more vehicles, worsen traffic and conflict with the original intent of the area's residential zoning designation. Mr. Rutter stated the rezoning will impede on the original purposes of the R-1 neighborhood.

Grace Young 132 Neal St. stated her family had moved into their home a year ago. The reason they chose to live there was because of the single family feel of the area. Safety is her biggest concern and they felt it was a safe area to live. Her other concerns are with the increased traffic people will not invest in their homes and there will be an increase in safety issues.

Chairman Mann closed the floor for public comment.

Chairman Robert Mann addressed the commission stating this has to do with rezoning and it must make sense to put multi-family unit into a single household neighborhood. Bobby Wilson asked why Mr. Richardson wanted to put duplexes at that location. Mr. Richardson answered, based on the work session, they felt it was the best fit as a duplex. City Business Manager Melissa McCarville stated the only other option would be R-3 which allows a smaller lot and he could do two lots with single family homes.

Norm Toering stated at the work session he was adamant about zero lot line and the reason we leaned towards duplex was that it gave you the biggest distance away from the house. I don't want to say yes to zero lot lines when something is zoned a certain way they can come in and build whatever they want as long as it meets zoning criteria.

Judy Horne commented that the R-1 zoning is ideal for that location, noting that larger residential lots are desirable and buyers would likely pay more for them. She believes a home could be successfully built and sold without changing the zoning.

Chairman Mann called the question to approve Rezoning R-1 to MF-1. Upon roll call vote the rezoning failed 6-0 with Howard Carter, Norm Toering, Matt Hutcherson, Judy Horne, Gerry Harris and Bobby Wilson voting no.

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

Gerry Harris, Vice-Chair

Robert Mann, Chair

City of Farmington
Application and Checklist
Preliminary Plat

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

Applicant: Cox Development Day Phone: _____
Address: 17973 N Skylight Mountain Road,
Caneyhill AR 72717 Fax: kent@coxdevelopmenthomes.com

Representative: Odyssey Engineering Day Phone: 479-480-3330
Address: 124 Grant Place, STE E
Lowell AR 72745 Fax: JChavis@odysseyrwa.com

Property Owner: Kent Cox Day Phone: _____
Address: 17973 N Skylight Mountain Road,
Caneyhill AR 72717 Fax: kent@coxdevelopmenthomes.com

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

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

For office use only:

Fee paid \$ _____ Date _____ Receipt # _____

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

Property Description

Site Address -- Parcel No. 760-01533-000; S Hunter Street, Farmington AR

Current Zoning -- R-2

Attach legal description Attached.

Financial Interests

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

Cox Development

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.

Kent Cox Date 7/21/2025
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.)

Kent Cox Date 7/21/2025
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 1/2".	X		
5. List of adjacent property owners and copy of notification letter sent. *			
6. White receipts from 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).			
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 N/A
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
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.			No Flood Plain
10. Status of regulatory permits:			
a. NPDES Storm water Permit			
b. 404 Permit			
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	X		

will be done prior to PC

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	o		
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.	c		
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:	x		
a. Two foot contour for ground slope between level and ten percent.	x		
b. Four foot contour interval for ground slope exceeding 10%.	x		
17. Preliminary grading plan.	x		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	p		
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:	x		
a. Provide structure location and types.	x		
b. Provide pipe types and sizes.	x		
2. Regarding all proposed sanitary sewer systems	x		
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		
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:	x		
a. Provide pipe locations, sizes and types.	x		
b. Note the static pressure and flow of the nearest hydrant.	x		
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.)	x		
a. Locations of all related structures.	x		
b. Locations of all lines above and below ground.	x		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the	x		

approximate change in the grade for the proposed street.	✓		
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	✓		
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 exiting and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	✓		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	✓		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	✓		
Site Specific Information			
1. Provide a note describing any off site improvements.	✓		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	✓		
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)	✓		
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.)	✓		
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	✓		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.	✓		
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.)	✓		
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.	✓		
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.)	✓		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	✓		
12. Location of existing and purposed sidewalks.	✓		
13. Finished floor elevation of existing and purposed structures.	✓		
14. Indicate location and type of garbage service (Large Scale	✓		

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

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

NOTICE OF PUBLIC HEARING

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

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

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

Proof of publication of public hearing notice, must be published a minimum of 15 days prior to the Planning Commission meeting (proof must be provided at least 7 days prior to the meeting).

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

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

Parcel No. 760-01533-000; S Hunter Street in Farmington AR

Location

Kent Cox

Owned by

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

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on August 25th, 2025 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.



Account #: STNOEL

Company: NWC ODYSSEY ENGINEERING LLC

117 PARKWOOD ST STE 101

Lowell, AR 72745

Ad number #: 530103

PO #:

Matter of: PH Aug 25 Preliminary Plat

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 Aug 25 Preliminary Plat

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 \$88.16.
(Includes \$0.00 Affidavit Charge).

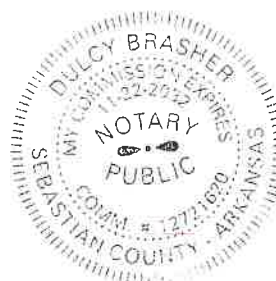
NWA Democrat Gazette 08/10/25, 08/17/25; NWA nwaonline.com 08/10/25, 08/17/25

Maria Hernandez-Lopez
Legal Clerk

State of ARKANSAS, County of Sebastian,

Subscribed and sworn to before me on this 18th day of August, 2025

D. Brasher
NOTARY PUBLIC



Notice of Public Hearing

A petition for Preliminary Plat for the property as described below has been filed with the City of Farmington on the 21st day of July, 2025.

A part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 26, Township 16 North, Range 31 West, Washington County, Arkansas Otherwise referred to as 26-16-31 Farmington Outlots; Parcel No. 760-01533-000

A public hearing to consider this Preliminary Plat will be held on the 25th day of August, 2025, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend. August 10, and 17, 2025
530103

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Farmington, AR 72730

Certified Mail Fee \$5.30

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage \$10.48

Sent To: HORNBACK, WILLIS LEON
24 E WOLFDAL RD
FARMINGTON AR 72730

Postmark Here

08/07/2025

PS Form 3800, January 2023 PSN 7530-01-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage \$10.48

Sent To: ANDREWS, CALVIN K FAMILY TRUST
52 WOLFDAL RD
FARMINGTON AR 72730

Postmark Here

08/07/2025

PS Form 3800, January 2023 PSN 7530-01-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage \$10.48

Sent To: SMITH, DENISE M
114 S OAKRIDGE DR
FARMINGTON AR 72730

Postmark Here

08/07/2025

PS Form 3800, January 2023 PSN 7530-01-000-9047 See Reverse for Instructions

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage \$10.48

Sent To: TAYLOR, BRETT R & CHRISTY A
10521 APPLEBY RD
FARMINGTON AR 72730

Postmark Here

08/07/2025

PS Form 3800, January 2023 PSN 7530-01-000-9047 See Reverse for Instructions

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Little Rock, AR 72203

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage \$10.48

Sent To: ARKANSAS STATE HIGHWAY
COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203

Postmark Here

08/07/2025

PS Form 3800, January 2023 PSN 7530-01-000-9047 See Reverse for Instructions

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Farmington, AR 72730

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage \$10.48

Sent To: MARROQUIN, RONALD PAREDES &
DELEON, PEDRO
23 E POST OAK LN
FARMINGTON AR 72730

Postmark Here

08/07/2025

PS Form 3800, January 2023 PSN 7530-01-000-9047 See Reverse for Instructions

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Farmington, AR 72730

Certified Mail Fee \$5.30

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage \$10.48

Sent To: BEARD, JERRY & AMY
29 POST OAK LN
FARMINGTON AR 72730

Postmark Here

08/07/2025

PS Form 3800, January 2023 PSN 7530-01-000-9047 See Reverse for Instructions

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West Fork, AR 72774

Certified Mail Fee \$5.30

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

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Sent To: MORELL, JIMMY D;
MORELL, SHEILA
PO BOX 755
WEST FORK AR 72774

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08/07/2025

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Sent To: BENTON, FORREST WADE
32 E ASH ST
FARMINGTON AR 72730

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Sent To: HANEMAN, LYNDIA
17 W BRIARMEADOW ST
FARMINGTON AR 72730

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Sent To: SCHADER, GREG A
389 S HUNTER ST
FARMINGTON AR 72730

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage \$10.48

Sent To: REIBENSPIES, CHASE J & KELLSI I
60 E WOLFDAL RD
FARMINGTON AR 72730

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total \$10.48

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08/07/2025

LIPFORD, KEITH & KAREN R
280 S HUNTER ST
FARMINGTON AR 72730

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Postage \$0.78

Total \$10.48

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08/07/2025

RIGBY, CATHY M
17 E POST OAK LN
FARMINGTON AR 72730

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

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Richmond, TX 77406

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

Postage \$0.78

Total \$10.48

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08/07/2025

BRAVO ZULU PROJECT SOLUTIONS LLC
4510 BUFFALO LAKE COURT
RICHMOND TX 77406

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

Postage \$0.78

Total \$10.48

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08/07/2025

RODRIGUEZ, JUAN
96 E WOLFDAL RD
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 \$10.48

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08/07/2025

BRYSON, CHRISTOPHER J & SARAH
324 S HUNTER ST
FARMINGTON AR 72730

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Postage \$0.78

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RUSSELL, MONICA
118 S OAKRIDGE DR
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 \$10.48

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08/07/2025

COLEMAN, CHARLES ALVIN
393 S HUNTER ST
FARMINGTON AR 72730

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Postage \$0.78

Total \$10.48

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08/07/2025

CHAPPELL, MARY ALICE
10 W BRIARMEADOW ST
FARMINGTON AR 72730

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total \$10.48

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SCHURTZ, CHARLES T & SUSAN E
11 E POST OAK LN
FARMINGTON AR 72730

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Canehill, AR 72717

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

Postage \$0.78

Total \$10.48

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COX HOLDINGS 1 LLC
17973 N SKYLIGHT MOUNTAIN RD
CANEHILL AR 72717

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total \$10.48

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08/07/2025

COX DEVELOPMENT LLC
17973 N SKYLIGHT MTN RD
CANE HILL AR 72717

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total \$10.48

Postmark Here

08/07/2025

COX, KENT & CARLA
17973 N SKYLIGHT MOUNTAIN RD
CANE HILL AR 72717

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9589 0710 5270 0502 6853 75

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Fayetteville, AR 72704

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Postage	\$0.78
Total	\$10.48

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$4.40
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postmark Here 0745 12

08/07/2025

Sent **FAY ARK LAND COMPANY LLC**
13882 GOOSE CREEK RD
FAYETTEVILLE AR 72704

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

9589 0710 5270 0502 6853 82

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Farmington, AR 72730

Certified Mail Fee	\$5.30
Postage	\$0.78
Total	\$10.48

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$4.40
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postmark Here 0745 12

08/07/2025

Sent **GERONDALE, GARRETT GENE**
11 W BRIARMEADOW ST
FARMINGTON AR 72730

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

9589 0710 5270 0502 6853 99

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Farmington, AR 72730

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Postage	\$0.78
Total	\$10.48

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

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postmark Here 0745 12

08/07/2025

Sent **HALE, TRINA K**
23 W BRIARMEADOW ST
FARMINGTON AR 72730

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

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Cox Development

Date: April 1, 2025

Project Name: Edgewood Subdivision Preliminary Plat

Engineer/Architect: Odyssey Engineering, LLC

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

Representing: KMS/City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-engr.com.
3. Number the two common area lots on this plat.
4. Add the handicap ramps to all intersections on the Preliminary Plat. The tee intersections will require handicap access across two of the legs of the intersection.
5. Change the green space to 4' so the sidewalk doesn't conflict with the property corners.
6. The sidewalk for the common area lots will have to be constructed with the infrastructure of the subdivision.
7. The sidewalk will be required for the entire frontage of the lots at the stub-out streets. The stub-out can stop short of the property line for construction purposes, but only 5' short. You will have to have a culvert under Street E to convey the southern property line swale.
8. Add concrete trickle channels to the swale and between the culverts and the outlet structure in the detention pond. Label the slope of the bottom of the pond at the trickle channels.
9. The detention pond and swale will have to be sodded up to the top of the bank. Add a label.
10. The runoff from the Street D stub street will not be allowed to flow directly unto the adjacent properties. The runoff from this street will have to be directed into a level spreader to try and return this flow to a sheet flow condition. The details of this area can be worked out with the construction plan approval.
11. Drainage Report:
 - a. The review currently only covers the detention design. The inlets and storm sewer review will be at the time of the construction plan review.
 - b. The ~~residential~~ runoff coefficient for residential is 0.60 as per the Farmington DCM. *paths*
 - c. The Tc flow ~~areas~~ are not perpendicular to the contours in several areas in the pre and post DAMs that is causing the length to be longer than it is.
 - d. You have a decimal in the wrong position in Table 2.

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Odyssey Engineering

Date: August 5, 2025

Project Name: Edgewood Subdivision

Engineer/Architect: Odyssey Engineering

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

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We are billing the engineering fees monthly.
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, August 10, 2025, 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 would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
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 August 25, 2025, at 6:00 pm.**



Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: Edgewood Subdivision Preliminary Plat

EDA project #: 2627_F

Letter creation: August 1, 2025

Tech Plat Review meeting: August 5, 2025

Mrs. McCarville,

We have reviewed the Preliminary Plat submitted by Odyssey Engineering for the project known as Edgewood Subdivision Preliminary Plat received by EDA on July 23, 2025. The date in the title block's title block is 7/22/25. Based on our review of the City's landscape code, we offer the following comments:

Generally:

1. Dedication and Landscaping of Neighborhood Parks (code Sec. 14.04.25):
 - a. Per 14.04.25, H, 2: "In lieu of land dedication, developer shall contribute to the Farmington's Parkland Fund \$900 for each single-family dwelling unit..."

* 30 single family units =	\$900/unit=	\$27,000.00
		\$27,000.00 TOTAL fee payment required

- b. Per 14.04.25 K, 1, b: "The fee-in-lieu shall be paid prior to the City's signature and release of the Final Plat or development plan."
 - c. If a subdivision sign and plantings are installed for this subdivision, submit plans showing said elements to EDA for review.

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: 7/28/25

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

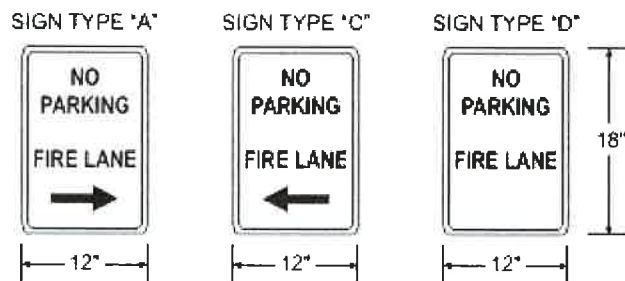
Subject: Edgewood

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).

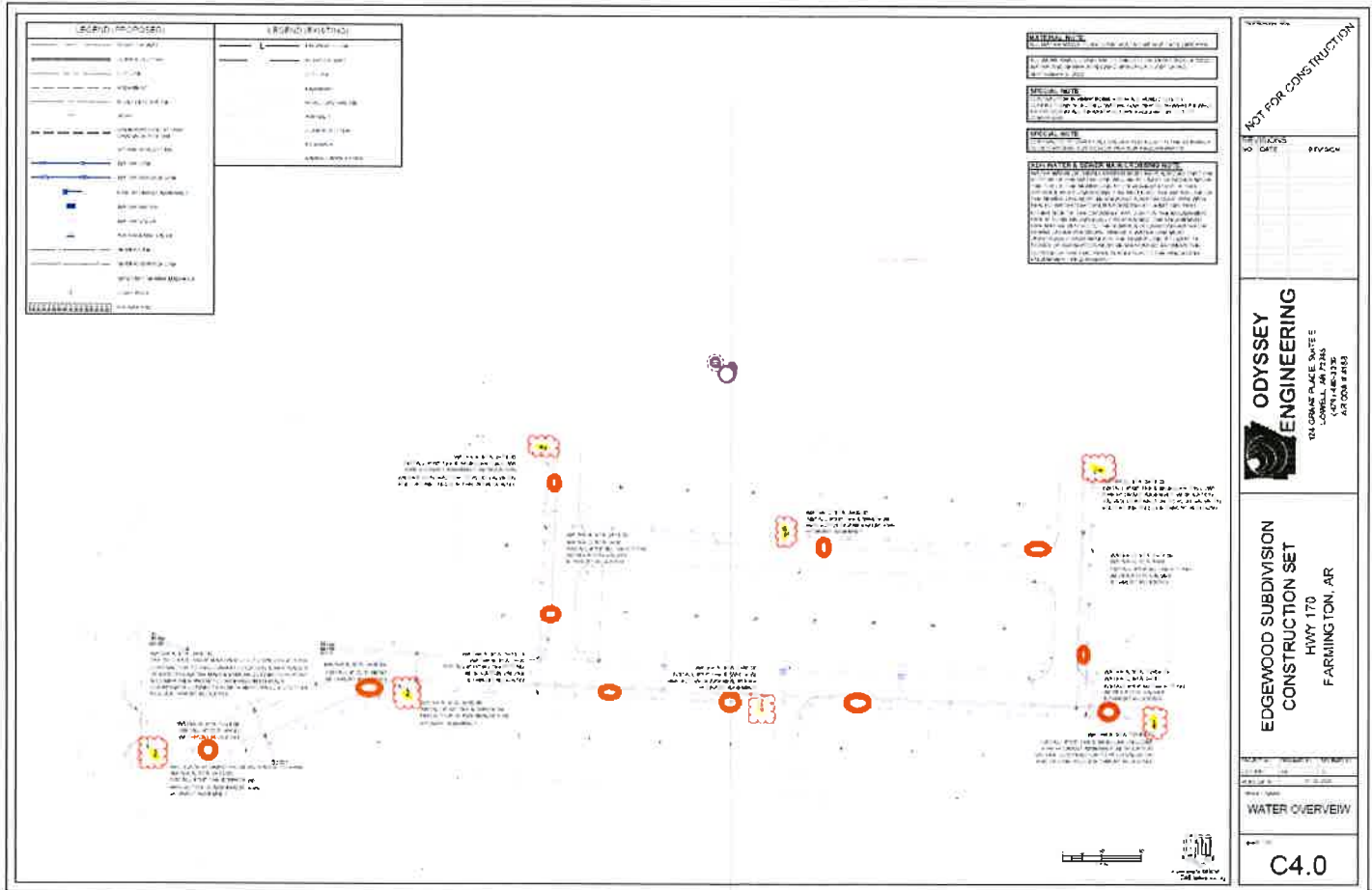


D107.1 One- or Two-Family Dwelling Residential Developments

Developments of one- or two- family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.



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





Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: Edgewood Subdivision Preliminary Plat

EDA project #: 2627_F

Letter creation: August 1, 2025

Tech Plat Review meeting: August 5, 2025

Mrs. McCarville,

We have reviewed the Preliminary Plat submitted by Odyssey Engineering for the project known as Edgewood Subdivision Preliminary Plat received by EDA on July 23, 2025. The date in the title block's title block is 7/22/25. Based on our review of the City's landscape code, we offer the following comments:

Generally:

1. Dedication and Landscaping of Neighborhood Parks (code Sec. 14.04.25):
 - a. Per 14.04.25, H, 2: *"In lieu of land dedication, developer shall contribute to the Farmington's Parkland Fund \$900 for each single-family dwelling unit..."*

* 30 single family units =	\$900/unit=	\$27,000.00
		\$27,000.00 TOTAL fee payment required

- b. Per 14.04.25 K, 1, b: *"The fee-in-lieu shall be paid prior to the City's signature and release of the Final Plat or development plan."*
 - c. If a subdivision sign and plantings are installed for this subdivision, submit plans showing said elements to EDA for review.

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



ODYSSEY ENGINEERING

August 7, 2025

Attention: City of Farmington
354 W Main
Farmington, AR 72730
(O) 479-267-3865

RE: Edgewood Subdivision Preliminary Plat
Tech Plat Review Comments

Centerton Staff:

Please consider the below comment response and the accompanying revised plans & documents as our resubmittal for the Edgewood Subdivision.

CITY OF FARMINGTON/KMS – CHRISTOPHER BRACKETT

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.
Response: Noted, please accept this response to comments and revised plat for resubmission.
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.
Response: Hard copies and one digital copy of everything submitted.
3. Number the two common area lots on this plat.
Response: Common areas numbered.
4. Add the handicap ramps to all intersections on the preliminary plat. The tee intersections will require handicap access across two of the legs of the intersection.
Response: Handicap ramps added.
5. Change the green space to 4' so the sidewalk doesn't conflict with the property corners.
Response: Greenspace adjusted to be 4'.
6. The sidewalk for the common area lots will have to be constructed with the infrastructure of the subdivision.
Response: All sidewalk to be constructed together.
7. The sidewalk will be required for the entire frontage of the lots at the stub-out streets. The stub out can stop short of the property line for construction purposes, but only 5' short. You will have to have a culvert under Street E to convey the southern property line swale.
Response: Stub outs extended to be 5' short of the property line. Culvert added under Street E.
8. Add concrete trickle channels to the swale and between the culverts and the outlet structure in the detention pond. Label the slope of the bottom of the pond at the trickle channels.
Response: Trickle channel added along bottom of the pond.
9. The detention pond and swale will have to be sodded up to the top of the bank. Add a label.
Response: Sod added with label.
10. The runoff from the Street D stub street will not be allowed to flow directly into the adjacent properties. The runoff from this street will have to be directed into a level spreader to try and return this flow to a sheet flow condition. The details of this area can be worked out with the construction plan approval.
Response: Level spreader added.
11. Drainage Report
 - a. The review currently only covers the detention design. The inlets and storm sewer review will be at the time of the construction plan review.
 - b. The runoff coefficient for residential is 0.60 as per the Farmington DCM.
 - c. The Tc flow paths are not perpendicular to the contours in several areas in the pre and post DAMS that is causing the length to be longer than it is.



479.480.3330



[facebook.com/odysseynwa](https://www.facebook.com/odysseynwa)



117 Parkwood St., Suite 101, Lowell, AR 72745

- d. You have a decimal in the wrong position in Table 2.

Response: Noted that only detention reviewed at this time. Runoff coefficient updated to 0.60. Tc flow paths updated. Decimal place updated.

CITY OF FARMINGTON – MELISSA MCCARVILLE

1. Engineering fees will accumulate as the development continues. We are billing the engineering fees monthly.

Response: Noted.

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

Response: Receipts to be submitted one week prior to 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, August 10, 2025, to meet the deadline.**

Response: Advertisements placed and publications to be provided once available.

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 would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.

Response: Revised plan to be submitted Tuesday August 12th, 2025.

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.

Response: Plans & drainage plan delivered to Chris Brackett.

6. Planning commission meeting will be **Monday August 25, 2025 at 6:00pm.**

Response: Noted.

CITY OF FAYETTEVILLE – JUSTIN BLAND

1. The project will require a sewer study from RJN.

Response: Sewer study currently being done by RJN.

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

Response: Water is looped through subdivision.

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

Response: Grading permit submitted to City of Fayetteville for utility proposed utility extensions.

EARTHPLAN DESIGN ALTERNATIVES – SARAH GEURTZ

Generally:

1. Dedication and Landscaping of Neighborhood Parks (code Sec. 14.04.25)

- Per 14.04.25, H, 2: "in lieu of land dedication, developer shall contribute to the Farmington's Parkland Fund \$900 for each single-family dwelling unit.." Total fee payment 30 units*\$900/unit = \$27,000.00
- Per 14.04.5 K, 1, b: "the fee-in-lieu shall be paid prior to the City's signature and release of the Final Plat or development plan."
- If a subdivision sign and plantings are installed for this subdivision, submit plans showing said elements to EDA for review.

Response: Fee noted and to be paid before City's signature. If client decides on a sign and plantings, plans will be given to EDA for review.

CITY OF FARMINGTON – FIRE DEPT

1. Fire Lane signage

- a. 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)
- b. D103.6.2 roads more than 26 feet in width
- c. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

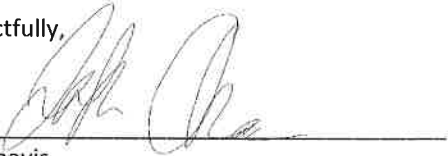
Response: Roads are 28 ft wide with 1 ft gutter. Appropriate signs added as needed.

- 2. D107.1 One or Two family dwelling residential developments
 - a. Developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

Response: There are only 30 units.

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

Respectfully,



Jake Chavis
Project Engineer