



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

PLANNING COMMISSION AGENDA

September 21, 2026

**A meeting of the Farmington Planning Commission will be held on
Monday, September 21, 2026, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –August 24, 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 – Setback along east property line from 25' to 10', cross-access connection, parking lot to be located in front of the building.**

Property owned by: B3 Investment Properties, LLC

Property location: 33 E. Main St.

Presented by: Bates & Associates

- B. Preliminary Plat – Summerfield Subdivision Ph. 4**

Property owned by: DRP Holdings

Property Location: 2 E. Wilson

Presented by: Blew & Associates

- C. Large-Scale Development – Old Farmington Town Homes**

Property owned by: Brad Smith

Property Location: 272 E. Old Farmington Road

Presented by: McClelland Engineers

- D. Final Plat – Reserve on Rheas Mill**

Property owned by: Michael Crosno Rheas Mill Development

Property Location: NW Intersection of Wesley Stevens and Rheas Mill

Presented by: Crafton Tull

**Planning Commission Meeting Minutes
August 24, 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
Norm Toering
Bobby Wilson

ABSENT: Matt Hutcherson

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: August 24, 2026**, minutes were unanimously approved.

- 3. Comments from Citizens:** None

Comments from Citizens: None

Public Hearings

1A. Variance- Different variances for Design Standards, property owned by Farmington School District #6, property located at 12049 N. Hwy 170, presented by Bates & Associates.

Geoff Bates with Bates & Associates stated the architect, engineer, and contractor are here if there are any questions. City Attorney Jay Moore commented that he had done a little research and from what it looks like it would be ok to treat a school district differently than a non-profit building. It is an agency of the state, and I feel comfortable if someone else comes in down the road and says you let the school district do it, we have pretty good backing when it comes to allowing the school district to do certain things.

City Business Manager Melissa McCarville spoke to the architect who is doing our review and it's common in design standards to allow architectural metal. There is more leeway and that's what the junior high plans to use, if we add that as acceptable material it would be another way to assume no one could come back and say let the school do it.

Chad Ball asked if the architectural metal is similar to the renovation at the junior high next to the admin building. Crag Boone, president of Architectural Plus answered we did not do the junior high, it's a different profile but similar material. Ken Goff asked to see the elevation review to see what the building will look like. Mr. Boone passed out the pictures to the planning commission.

Comments from Citizens:

Jeff Oxford 12186 N. Hwy 170, I live across from the solar panels, this is going to go right down the road from my house. I have been on the school board for nineteen years and I am going to tell you what \$500,000 does to the school district. An extra \$500,000 basically takes away five million dollars' worth of borrowing power, that's a huge amount for the school district. I ask that you keep that in the back of your mind that \$500,000 is a lot more than \$500,000 to the district.

Chairman Mann closed the floor for public comment.

Bobby Wilson, as I stated Monday night, I am going to be for this because it's a school, they don't have the ability to raise prices and do other things to recoup funds.

Chad Ball there's more than just the building articulation requirements. I think we are comfortable with that because in all phases it will be corrected and it's for the safety of the schools. The building articulation requirements, it is our intent to make sure that it is not one straight line of metal and what your bringing to us does not look like a metal building. There are some articulations and what we are trying to figure out in a brand-new ordinance. I am comfortable with the way this is being presented.

Vice-Chair Gerry Harris asked about the fencing requirement along the western property line and asked if there will be a fence on the back of the property that does not have a fence, and if Mr. Bates and Mr. Boone had seen that. Mr. Boone responded that they had not seen that, but the Department of Education will force them to put up a fence.

Ryan Crawford asked if the cul de sac on western side will it have a drivable access? Mr. Boone stated the access is very limited use. Mr. Crawford stated I understand the point the brick and matching other buildings in the district and is concerned with the east phase, I know the south phase is brick facade is there any brick other than the bottom skirt on the east phase along Hwy 170. Mr. Boone answered we've articulated the corners with additional brick.

Norm Toering asked about the cul-de-sac surface and parking capacity. Mr. Boone stated that 50 feet would be gravel, with the remainder paved. Concerns were raised about parking for the gymnasium, especially with the loss of 114 spaces. Mr. Bates explained the gym would host smaller events, and Mr. Boone stated the bleacher seating would accommodate the student body.

Chairman Mann called the question to approve the variance for different variances for design standards; property owned by Farmington School District #6, property located at 12049 N. Hwy 170, presented by Bates & Associates. **property owned by Farmington School District #6, property located at 12049 N. Hwy 170, presented by Bates & Associates.** City Attorney Jay Moore stated for the record voting on all of these at one time and read off all the variances laid out in Bates & Associates memo dated August 5, 2026. Upon roll call the vote passed 5-1 with Norm Toering voting no.

1B. Large-Scale Development Farmington Junior High School; property owned by Farmington School District #6, property located at 12049 N. Hwy 170, presented by Bates & Associates.

Geoff Bates with Bates and Associates, I am here to answer any questions. Chairman Robert Mann stated the city had received a letter from Jane Morton regarding the Large-Scale Development, and all the commissioners have been given letter and aware of it.

City Engineer Chris Brackett read a memo as follows: The Large-Scale Development for the Farmington Junior High School 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 Washington Water Authority, the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to construction plan approval.
3. This development contributes to the flow into the sewer system that is currently under construction to increase the sewer system capacity. The City paid \$1,346,444.80 for these improvements for the added capacity for 1,940 single-family lots. The flow for the school at full capacity was converted to the flow for equivalent single-family lots. Based on this calculation, the school will have to pay \$111,046.40 prior to building permit approval. These calculations will be included with these conditions of approval.
4. Submit to the City two (2) copies of the filed easement plat prior to construction plan approval. A copy of the proposed easement plat shall be submitted to KMS for review and approval prior to signatures.
5. A sign permit will be required for the construction of the signage for this project.
6. 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.
7. 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.
8. 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.

Kenn Goff asked about stormwater calculations. City Engineer Chris Brackett stated the City is working with the school district on improvements to address existing drainage concerns. Chad Ball asked about pedestrian access

between the junior high and high school. Jarod Morrison Director of Student Support Services stated students are not expected to walk between the schools during the day and would be shuttled if necessary.

City Attorney Jay Moore referenced a prior discussion with Superintendent Laffoon about an agreement allowing students to travel between junior high and high school through the property. He asked whether this access would be included in the current development phase or a later phase.

Comments from Citizens:

Jennifer Stanick 560 Utah passed out her drainage concerns to the commissioners. Ms. Stanick stated she was there not to oppose the school. Since we have lived on the property on Utah we have had a flooding issue. When the city moved the ditch, we did get some of our property back and I appreciate that. Since that happened my property has now flooded and that hasn't happened before. After it worsened, I had a city representative come to my house to see and at that time I was told when the school property was developed the school's engineers would address the drainage problem, it seems like it is on some of y'all's minds. This has happened four times in the last year. The water came within inches of coming into my neighbor's back door. I have concerns about the culvert from Clyde Carnes; it doesn't appear to have enough capacity to transfer the water. We do have a retention pond in our neighborhood but that doesn't fill with any water. Because of that backup it becomes a big problem. Before construction moves forward there are a few questions I have.

1. Has the drainage study evaluated the existing flooding in our neighborhood rather than the drainage at school?
2. Does it evaluate the ditch behind our home and the culvert under Clyde Carnes?
3. How will run off from the new buildings, parking lots, roads and other improvement services be controlled?
4. The city previously told me the school engineers would address existing drainage problems when this property was developed is correcting that problem included in the scope.
5. What measures will ensure this development doesn't increase the volume speed with the water reaching our homes?

I support the schools and appreciate what you all do, I just ask before we add more development and run off to this area, we make sure the existing drainage is fixed, and this project will not make it worse.

Chairman Mann closed the floor for public comment.

Chairman Mann asked City Engineer Chris Brackett to answer Ms. Stanick's questions regarding the flooding. City Engineer Chris Brackett answered the culvert under Clyde Carnes is a city issue, we are aware of that and have had discussions numerous times. Replacing the culvert is a big-ticket item, it's not something that is going to be super quick because of the cost involved. The issue with the ditch can probably be fixed and we have asked to speak with the school district to find the best way to move forward and fix the issue.

City Attorney Jay Moore there are about ten homes that run along that edge and what Chris Brackett is saying is we are going to have to spend some money and make the culvert bigger. Chris Brackett answered for the runoff control they are slightly over-detaining and doing everything they are doing to build the building. This is a pre-existing problem, and we aren't going to ask the school to fix something they had no part in doing, we will try to get done to fix it together.

Chairman Mann called the question to approve the Large-Scale Farmington Junior High School #6; property located at 12049 N. Hwy 170, property owned by Farmington School District presented by Bates & Associates subject to Chris Brackett's memo dated August 24, 2026. Upon roll call the vote passed 6-0.

Chad Ball stated he would like to put on the next work session to modify the Design Standards.

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

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: Bates & Associates, INC
7230 S Pleasant Ridge Dr,
Address: Fayetteville AR 72704

Day phone: 479-442-9350

Fax: _____

Representative: Bates & Associates, INC
7230 S Pleasant Ridge Dr,
Address: Fayetteville AR 72704

Day phone: 479-442-9350

Fax: _____

Property Owner: B3 Investment Properties LLC
300 S. Spring Street, Suite 900
Address: Little Rock, AR 72201

Day phone: 405-326-8004

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: 0.42 acres zoned C-2 along E Main St

Site address: 33 E Main Street, Farmington AR, 72730

Current zoning: C-2 (Highway Commercial)

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:

(1) Variance from building setback requirements along east property line, from 25' to 10'. This will allow us to match the spacing of the adjacent building on the lot to the east and is requested due to existing channel at west of site.

(2) Sec. 16.04.01.(2): Variance to the cross-access connection requirements. There are developed lots with existing buildings near the property line with to the east and west, and a drainage channel across the south of site.

(3) 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. Needed due to existing drainage channel at rear of site.

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:

NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the 25th day of August, 2026.

Property located at 33 E Main St Farmington, Ar 72730. See full legal description at bottom of page below.

Request for: (1) Variance from building setback requirements along east property line, from 25' to 10'. (2) Variance to the cross-access connection requirements. (3) Variance to the parking location requirement to allow majority of parking to be in front of building.

A public meeting to consider this request for variance at the above described property will be held on 28th day of September, 2026, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

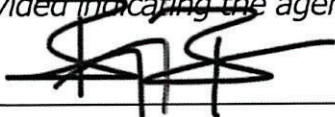
Applicant/Representative: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect 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.



Date 08/24/2026

Applicant Signature

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



Date 08/25/2026

Owner/Agent Signature

SURVEY LEGAL DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID FORTY ACRE TRACT WHICH IS N87°48'06"W 766.02' FROM THE NORTHEAST CORNER THEREOF AND RUNNING THENCE S08°04'35"E 211.55', THENCE N88°00'40"W 85.58' TO AN EXISTING 26" HACKBERRY TREE, THENCE N09°02'43"W 212.55' TO THE NORTH LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID NORTH LINE S87°48'06"E 89.29' TO THE POINT OF BEGINNING, CONTAINING 0.42 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN U.S. HIGHWAY #62 RIGHT-OF-WAY AND EAST MAIN STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

ENHANCE DENTAL

STANDARD REQUIREMENTS
1. PRIOR TO ENGINEERING APPROVAL OF THE BUILDING PERMIT, EITHER THE REQUIRED PUBLIC IMPROVEMENTS MUST BE INSTALLED AND ACCEPTED, OR PERFORMANCE BONDS IN THE AMOUNT OF 150% OF THE CONSTRUCTION COST FOR ALL PUBLIC IMPROVEMENTS MUST BE SUBMITTED, ACCOMPANIED BY A UNIT PRICE ESTIMATE APPROVED BY THE ENGINEERING DIVISION AND ALL EASEMENTS MUST BE DEDICATED AND OR VACATED.
2. A GRADING AND DRAINAGE PERMIT WILL NOT BE ISSUED UNTIL:

- f. CERTIFICATION THAT ALL WATER, FIRE LINE, AND SEWER LINES, ETC., WERE INSTALLED PER APPROVED PLANS AND CITY OF FAYETTEVILLE WATER DEPARTMENT REQUIREMENTS
- g. PROVIDE ALL INSPECTION REPORTS, APPROVED SUBMITTALS, DATA FORMS FROM UTILITY SPECIFICATIONS (INCLUDING CROSS SECTIONS, VOLUME CALCULATIONS, AND CERTIFICATION RETENTION/DETENTION PONDS ARE IN ACCORDANCE WITH THE APPROVED DRAINAGE REPORT.
- h. SURVEYOR'S CERTIFICATION OF COMPLIANCE FOR MONUMENTS AND PROPERTY PINS
- i. DATE AS-BUILT FINAL DRAINAGE REPORT IN PDF FORMAT UPDATED PER AS-BUILT INVERT, SLOPE, INLET OPENING, ROAD

PLANNING & ZONING	MELISSA MCCOILL CITY BUSINESS MANAGER 354 WEST 1ST FARMINGTON, UT 82720 PHONE: (479)267-3665	WATER	CITY OF FAYETTEVILLE WATER DEPARTMENT 1113 WEST MOUNTAIN ST FAYETTEVILLE, TN 37315 PHONE: (479) 521-1298
PUBLIC WORKS	TANNER DENHAM PUBLIC WORKS MANAGER 300 PROFFERS FARMINGTON, UT 82720 PHONE: (479)267-3665	GAS	BLACK HILLS ENERGY PHONE: (800) 800-5554
		ELECTRIC	SIMPICO PHONE: (800) 216-2323
FIRE DEPT	BILL HELLARD FIRE CHIEF 372 MESSEAN P.O. BOX 150 FARMINGTON, UT 82720 PHONE: (479)267-3338	WASTE	WASTE MANAGEMENT SYSTEMS 1879 AMBER ACRE RD FAYETTEVILLE, TN 37315 PHONE: (800)453-5568
		TELEPHONE	PRINCE GROVE TELEPHONE CO 21 MOORE ST NASHVILLE, GA 72733 PHONE: (479)267-7200

SURVEY DESCRIPTION
A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID FORTY

U.S. HIGHWAY #62 RIGHT-OF-WAY AND EAST MAIN STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

WAIVER/VARIANCES REQUESTED
- BUILDING SETBACK VARIANCE REQUESTED
- PARKING VARIANCE REQUESTED
1. SEC. 14.04.11. (1) (B) (1) (i)
- CROSS-ACCESS CONNECTION VARIANCE REQUESTED
1. SEC. 19.04.01 (2)

ASSUM ELEVATION IN-SITE NETWORK GPS OBSERVATION AVD88 VERTICAL DATUM	BASES OF TERNING GPS OBSERVATION - AR NORTH ZONE NAD83(2011) HORIZONTAL DATUM
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PLATE NOTES
 1. SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL

2) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, GIS, AND/OR UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. NOT ALL UTILITY COMPANIES MAY HAVE RESPONDED TO OUR REQUEST FOR MAPS AND/OR INFORMATION. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT

FLOOD CERTIFICATION:
A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS (FIRM PANEL #05143C0215G, DATED 01/25/2024)

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY TYPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THE DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE THE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ALL OTHER LINES NOT RECORDED OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES. IN OR NEAR THE CONSTRUCTION SITE.



LARGE SCALE DEVELOPMENT

INDEX OF DRAWINGS	
C01	COVER SHEET
FX01	BOUNDARY SURVEY + DEMO
SP01	SITE PLAN
UT01	UTILITY PLAN
GP01	GRADING & EROSION CONTROL PLAN
L1.0-L1.1	LANDSCAPE PLAN
LP01	LIGHTING PLAN
DT01-DT03	SITE DETAILS

PARCEL NUMBER: 760-0151-000
PROJECT SITE ADDRESS: 33 E MAIN STREET
FARMINGTON, AR 72730
ZONING CLASSIFICATION: C-2 (HIGHWAY COMMERCIAL)
PROPOSED USE: DENTAL SERVICES
GROSS SITE AREA:
NET SITE AREA:
OWNER/DEVELOPER: BENJAMIN BOWMAN
1405-326-004
BENJAMIN.BOWMAN@ENHANCEDCOS.COM
ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.
7230 S. PLEASANT RIDGE DR.
FAYETTEVILLE, AR 72703
PHONE: (479) 442-2850

[illegible]

REVISIONS	DATE
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ENHANCE DENTAL
LARGE SCALE DEVELOPMENT
COVER SHEET
FARMINGTON ARKANSAS

BATES
Engineers • Surveyors
230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9550 / batesnwa.com



C01

EX01

FRONT	50FT
SIDE	25FT(SHOWN)
REAR	20FT
CORNER LOT	35FT

CALCULATION $2,200/400=5.5(6)$ SPACES REQUIRED

SPACES REQUIRED:	6 SPACES
SPACES PROVIDED:	12 SPACES
ADA SPACES REQUIRED:	1 SPACES
ADA SPACES PROVIDED:	1 SPACES

TOTAL SPACES: 13 SPACES

OPEN SPACE:	
GROSS AREA:	18,219.99 SQ.FT.
NET AREA:	13,116.81 SQ.FT.
GREENSPACE:	5,468.42 SQ.FT.(41%)
IMPERVIOUS AREA:	7,648.39 SQ.FT.(59%)

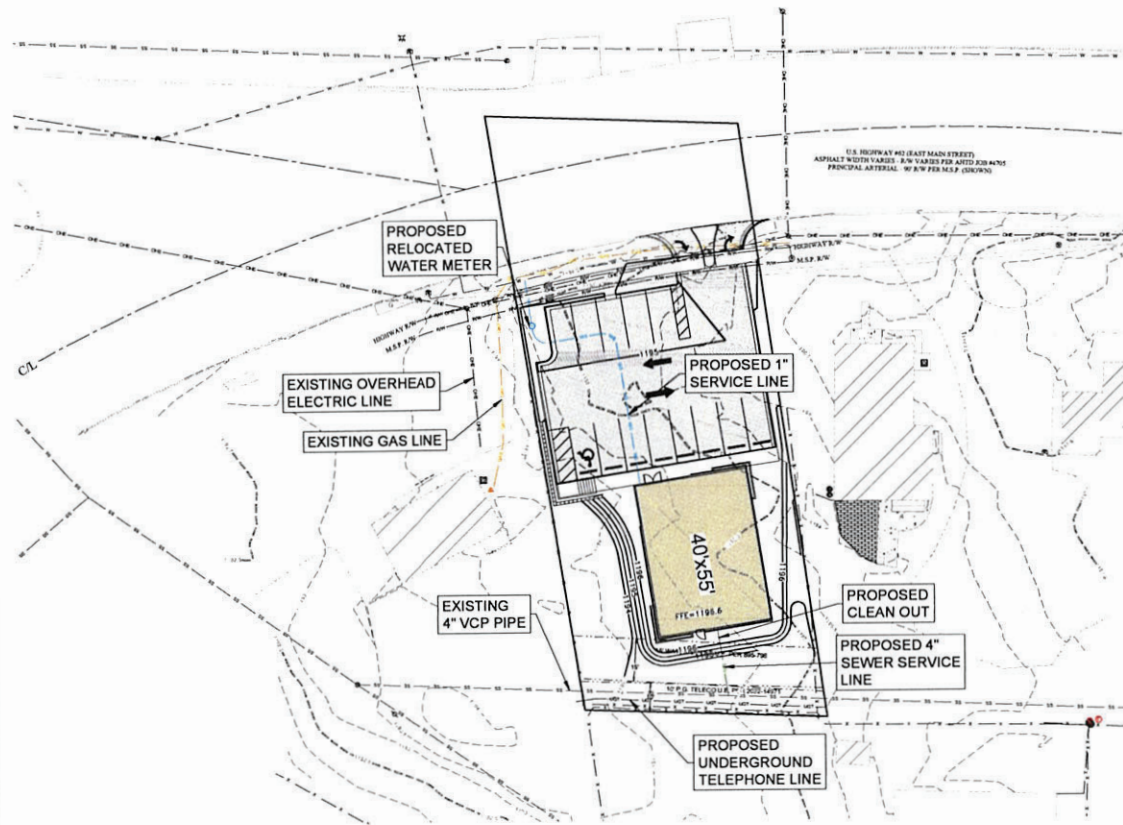
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 5' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 4000 PSI.
11. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
12. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF FARMINGTON REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
13. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
14. DUMPSITE TO COMPLY WITH CITY OF FARMINGTON SEC 14.04.23 (B).
15. MECHANICAL EQUIPMENT TO BE SCREENED PER CITY OF FARMINGTON SEC 14.04.23(C).

[illegible]

ENHANCE DENTAL
LARGE SCALE DEVELOPMENT
CONCEPT PLAN
FARMINGTON, ARKANSAS

BATES
Engineers • Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
Ph: (479) 442-9550 / batesnwa.com

SP01



- GENERAL UTILITY NOTES:**
1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST CITY OF FARMINGTON STANDARDS AND SPECIFICATIONS AND CITY OF FAYETTEVILLE WATER DEPARTMENT SPECIFICATIONS FOR WATER AND SEWER IMPROVEMENTS.
 2. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER IMMEDIATELY FOR DIRECTIONS.
 3. CONTRACTOR SHALL COORDINATE ANY INTERRUPTION OF UTILITY SERVICE WITH THE UTILITY COMPANY.
 4. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION, AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY ARKANSAS 811 FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
 5. ANY PLANNED INTERRUPTION OF UTILITY SERVICE SHALL BE GIVEN A 48 HOUR NOTICE TO THE UTILITY COMPANY AND THE OWNER BY THE CONTRACTOR.
 6. CONTRACTOR SHALL SAW CUT, REMOVE, AND REPLACE ASPHALT/CONCRETE PAVEMENT AS NECESSARY TO INSTALL UNDERGROUND ELECTRIC, TELEPHONE, SEWER, WATER, AND COMMUNICATION CONDUITS.
 7. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF WATER & SEWER WITH CITY OF FAYETTEVILLE WATER DEPARTMENT.
 8. CROSS CONNECTION CONTROL AND BACK FLOW PREVENTION SHALL BE IN ACCORDANCE WITH THE UNIFORM STATEWIDE BUILDING CODE. ALL BACKFLOW PREVENTERS SHALL BE ABOVE-GROUND AND PROPERLY INSULATED.
 9. CONTRACTOR SHALL CONTACT CITY OF FAYETTEVILLE WATER DEPARTMENT AT (479)521-1236 FOR THE INSTALLATION OF WATER METERS AND NEW TAPS TO EXISTING WATER LINES.
 10. CONTRACTOR SHALL REFERENCE MEP PLANS FOR UTILITY CONNECTIONS INSIDE BUILDING AS WELL AS SERVICES COMING FROM SAID BUILDING.
 11. INSTALL ANY BENDS, FITTINGS, AND ADAPTERS FOR SEWER LINES AS SHOWN ON PLAN.
 12. CONTRACTOR MUST FIELD VERIFY ALL EXISTING DRAINAGE AND SEWER INVERTS. NOTIFY ENGINEER OF ANY PROBLEMS BEFORE CONSTRUCTION BEGINS.
 13. CONTRACTOR MUST FIELD VERIFY EXISTING TELEPHONE/FIBER OPTIC LINE INVERTS. IF CONFLICT EXISTING, CONTACT UTILITY COMPANY.

CITY NOTE:
ALL WORK WITHIN THE CITY OF FARMINGTON RIGHT OF WAY SHALL COMPLY WITH THE CITY OF FARMINGTON STANDARDS AND WILL REQUIRE INSPECTION BY THE CITY OF FARMINGTON.

WATERLINE LEGEND

4 WAY	
TEE	
GATE VALVE	
FIRE HYDRANT	
THRUST BLOCK	
CAP/PLUG	
REDUCER	
FIRE DEPT. CONNECTION	
BLOW OFF VALVE	
AIR RELEASE	
WATER METER	
IRRIGATION METER	
RPZ	



DATE	REVISIONS

ENHANCE DENTAL
LARGE SCALE DEVELOPMENT
UTILITY PLAN
FARMINGTON, ARKANSAS



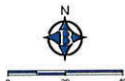
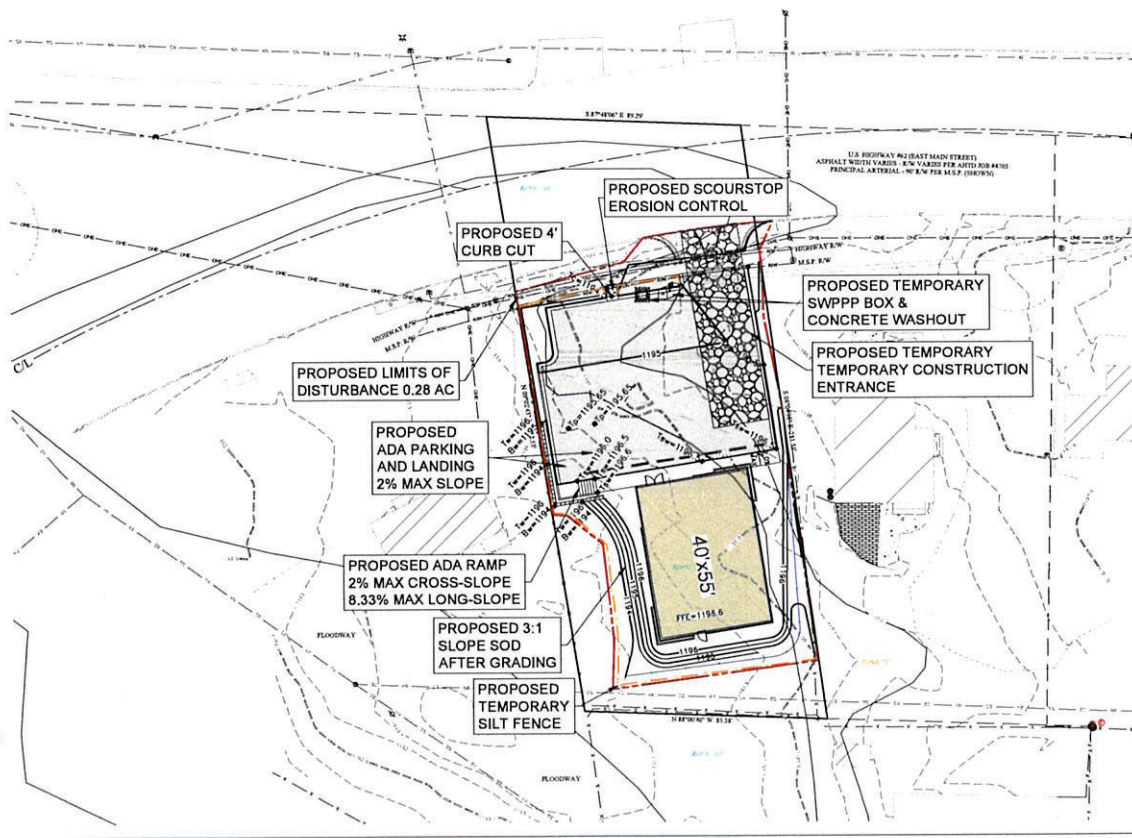
UT01

CONSTRUCTION NOTES:

1. GRADING PERMIT TO BE POSTED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
2. CITY OF FARMINGTON STAMPED PLANS MUST BE ON-SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL AREAS UNDER BUILDINGS AND PAVED AREAS SHALL BE STRIPPED OF TOPSOIL. THE RESULTING SUB GRADE SHALL BE THOROUGHLY COMPACTED. ANY SOFT OR YIELDING AREAS SHALL BE STABILIZED OR REMOVED AND REPLACED WITH SATURABLE MATERIAL.
4. FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. ALL FILL SHALL BE MADE IN LIFTS NOT EXCEEDING 8" THICKNESS WITH EACH LIFT COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 SLOPE.
5. ALL GRADED AREAS SHALL HAVE 4" OF TOPSOIL, SOO, EROSION FABRIC, HERBACEOUS GROUND COVER, AND/OR HYDROSEEDING WITH A WARM SEASON GRASS. REVEGETATION SHALL BE IMMEDIATELY AFTER THE PHYSICAL ALTERATION OF THE LAND IS COMPLETE (MAXIMUM OF 15 DAYS).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY GRADING REGULATIONS. SILT FENCES, BERMS, DETENTION PONDS, OR OTHER MEANS NEEDED TO MEET THE CITY GRADING REQUIREMENTS SHALL BE PROVIDED AS REQUIRED TO MEET THESE REGULATIONS.
7. ALL HEAVILY TRAVELED DIRT AREAS SHALL BE WETTED TO PREVENT EXCESSIVE DUST, DURING CONSTRUCTION.
8. ALL MUD/DIRT LEFT ON PUBLIC STREETS OR ADJACENT PROPERTIES AS A RESULT OF THIS CONSTRUCTION SHALL BE SHOVELED OR SWEEPED AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR.
9. THE SLOPE FROM 1 FOOT BEYOND THE SIDEWALK SHOULD BE 2% TO BACK OF CURB - ADJUST AS NECESSARY TO MEET AUTO DRIVEWAY DETAIL.
10. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST CITY OF FARMINGTON STANDARDS AND SPECIFICATIONS.
11. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES WHEN FIELD CONDITIONS WARRANT OFF SITE GRADING. PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
12. ANY CONSTRUCTION WITHIN CITY OR STATE RIGHT-OF-WAY WILL REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CITY OF ARDOT BEFORE CONSTRUCTION. THIS INCLUDES SUCH WORK AS SIDEWALKS, IRRIGATION SYSTEMS, ASPHALT OVERLAYS, ETC.
13. CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPOSED GRADES AND OTHER IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS CRITERIA.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK AND VERIFYING ALL MEASUREMENTS AND GRADES AND REPORTING ANY DISCREPANCIES TO THE ENGINEER BEFORE STARTING CONSTRUCTION.
15. THE GRADE IN THE GRASS AND LANDSCAPED AREAS SHALL COME TO THE TOP OF THE PAVEMENT UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
16. CONTRACTOR SHALL CONFIRM ALL EXISTING SLOPES FOR ACCESSIBLE ROUTES AS WELL AS THE ACCESSIBLE PARKING STALLS AND ACCESSIBLE AISLES WITH A SLOPE METER TO CONFIRM MAXIMUM SLOPES ARE NOT EXCEEDED.
17. CONTRACTOR IS REQUIRED TO PROVIDE AS-BUILT SPOT ELEVATIONS ALONG THE ACCESSIBLE ROUTES SHOWN ON THIS PLAN EVERY 10' IN ORDER TO CONFIRM MAXIMUM (2%) CROSS-SLOPE AND MAXIMUM (5%) SLOPES IN THE DIRECTION OF TRAVEL. IN ADDITION, SPOT ELEVATIONS ARE REQUIRED ON ALL CORNERS AND MIDPOINTS OF ACCESSIBLE PARKING STALLS AND ACCESSIBLE AISLES TO CONFIRM MAXIMUM 2% SLOPES ARE NOT EXCEEDED IN ALL DIRECTIONS. THIS INFORMATION SHALL BE PROVIDED A MINIMUM OF 4 WEEKS BEFORE BUILDING TURNOVER.
18. AT ADJOINING MATERIALS THERE IS TO BE A SMOOTH AND LEVEL TRANSITION OF NO MORE THAN 1/2" VERTICAL CHANGE.
19. CONTRACTOR TO CHECK EXISTING SPOT GRADES AT AREAS OF NEW AND ADJACENT EXISTING SIDEWALK AND/OR PAVING PRIOR TO BEGINNING OF CONSTRUCTION TO VERIFY THAT COMPLIANCE WITH SLOPE LIMITS CAN BE MET.
20. SEE MEP DRAWINGS FOR UTILITY LOCATIONS AND REQUIREMENTS.
21. AS-BUILT CERTIFICATION REQUIRED PRIOR TO ISSUANCE OF FINAL CO.
22. WHEN MODIFYING OR ADDING CULVERTS TO EXISTING MANHOLES, JUNCTION BOXES OR DROP INLETS WITHIN ARDOTS RIGHT-OF-WAY, CONCRETE WALLS SHALL BE CAREFULLY SAWED ALONG NEAT LINES TO PRESERVE THE INTEGRITY OF THE REMAINING PORTION OF THE STRUCTURE. ANY DAMAGE TO THE REMAINING STRUCTURE SHALL BE REPAIRED AS DIRECTED BY ARDOT. THE WALLS AND OTHER PORTIONS OF THE EXISTING STRUCTURE REMOVED SHALL BE RECONSTRUCTED TO ARDOT STANDARDS AND THE EDGES AROUND THE CIRCUMFERENCE OF ADDED PIPES SHALL BE SEALED USING APPROVED NON-SHRINK GROUT.

GENERAL CONSTRUCTION REQUIREMENTS:

1. THE STREET DEPARTMENT SHALL BE NOTIFIED 24 HOURS PRIOR TO PLACEMENT OF ANY FILL MATERIAL, INSTALLATION OF STORM DRAINAGE PIPE OR DRAINAGE STRUCTURES, CONCRETE CURB & GUTTER, PLACEMENT OF CRUSHED STONE OR ASPHALT WITHIN CITY RIGHT OF WAY. THE SUB-GRADE SHALL BE APPROVED BY THE FARMINGTON STREET DEPARTMENT (WITHIN CITY RIGHT OF WAY) PRIOR TO PLACEMENT OF CURB & GUTTER OR CRUSHED STONE.
2. EARTHWORK EQUIPMENT SHALL INCLUDE AN APPROPRIATE SIZE VIBRATORY SHEEPS FOOT COMPACTOR, WATER TRUCK AND MOTOR PATROL.
3. ALL FILL MATERIAL PLACED WITHIN THE LIMITS OF THE STREET (1' BEYOND THE BACK OF CURB EACH SIDE) SHALL BE PLACED IN LIFT THICKNESS NOT TO EXCEED 8". EACH LIFT SHALL BE COMPACTED WITH A SHEEPS FOOT ROLLER COMPACTION WITH TRACK EQUIPMENT OR OTHER EQUIPMENT NOT SPECIFICALLY DESIGNED FOR EARTHWORK COMPACTION IS NOT ALLOWED) TO 95% MODIFIED PROCTOR DENSITY. FILL MATERIAL SHALL BE APPROVED BY THE FARMINGTON STREET DEPARTMENT PRIOR TO USE IN STREET FILLS (NO TOP SOIL OR ORGANIC MATERIAL SHALL BE INCLUDED IN THE FILL MATERIAL). THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE +3% OR -1% OF THE OPTIMUM. ALL EARTHWORK SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 210 AND 212 OF THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
4. THE SUB-GRADE (1' BEYOND THE BACK OF CURB EACH SIDE) SHALL BE PREPARED IN ACCORDANCE WITH SECTION 212 OF THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. PRIOR TO PLACEMENT OF THE CRUSHED STONE BASE COURSE THE SUB-GRADE MUST BE VERIFIED TO CONFORM TO THE PROPER SHAPE AND GRADE AND MUST FIELD DEMONSTRATE THAT IT IS FIRM AND UNYIELDING TO THE PASSAGE OF EQUIPMENT.
5. ALL STORM DRAINAGE PIPE SHALL BE RCP CLASS III UNLESS SPECIFICALLY APPROVED OTHERWISE.
6. CRUSHED STONE BASE COURSE SHALL CONFORM TO THE REQUIREMENTS FOR CLASS 7 AGGREGATE BASE COURSE AS DESCRIBED IN SECTION 303 AGGREGATE BASE COURSE OF THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. THE CRUSHED STONE BASE COURSE GRADATION SHALL CONFORM TO THIS SPECIFICATION AFTER IT HAS BEEN PLACED AND COMPACTED. SAMPLES OF FINAL INFILL MATERIAL MAY BE OBTAINED AND TESTED BY THE OWNER TO ASSURE COMPLIANCE. MATERIAL NOT CONFORMING TO THE SPECIFICATIONS SHALL BE REMOVED AND REPLACED. IN ADDITION, THE CRUSHED STONE BASE COURSE MATERIAL SHALL CONFORM TO CITY SPECIFICATIONS.
7. ALL MUD AND LOOSE GRAVEL SHALL BE REMOVED FROM THE CRUSHED STONE BASE AND THE CURB & GUTTER PRIOR TO THE PLACEMENT OF ASPHALT.
8. STORM DRAINAGE PIPES, DITCHES AND DRAINAGE STRUCTURES MUST BE FREE OF SEDIMENTS, TRASH, DEBRIS AND PONDING WATER PRIOR TO FINAL APPROVAL OF THE STREETS.
9. PRIOR TO THE PLACEMENT OF CONCRETE FOR CURB INLETS, BOX CULVERTS OR OTHER CONCRETE STRUCTURES, THE CONTRACTOR SHALL PROVIDE 24 HOUR NOTICE OF HIS DESIRE TO PLACE CONCRETE AND REQUEST THAT THE CITY INSPECT REINFORCING STEEL AND FORMS TO VERIFY CONFORMANCE WITH THE PLANS. CONCRETE PLACEMENT WITHOUT CITY INSPECTION TO INSPECT THE REINFORCING STEEL PLACEMENT AND CONCRETE THICKNESS WILL NOT BE ACCEPTED AND SHALL BE REMOVED AND RECONSTRUCTED WITH APPROPRIATE CITY APPROVAL.
10. CONSTRUCTION SHALL NOT COMMENCE ON THIS PROJECT UNTIL A STORMWATER POLLUTION PREVENTION PLAN HAS BEEN PROPERLY IMPLEMENTED AND THE REQUIREMENTS OF ADEQ HAVE BEEN MET.
11. THE CONTRACTOR SHALL PROVIDE APPROPRIATE ADVANCED WARNING DEVICES, BARRICADES, BARRELS AND OTHER MEASURES AS NEEDED TO PROPERLY CONTROL AND ADVISE TRAFFIC OF CONSTRUCTION EQUIPMENT THAT MAY BE ON OR ADJACENT TO THE PUBLIC STREETS.
12. THE CONTRACTOR SHALL KEEP THE ADJACENT PUBLIC STREETS CLEAN AND FREE OF SEDIMENT, GRAVEL AND OTHER DEBRIS.
13. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE PUBLIC STREETS AND INFRASTRUCTURE THAT THE CONSTRUCTION ACTIVITY OR HAULING OF MATERIAL MAY CAUSE.

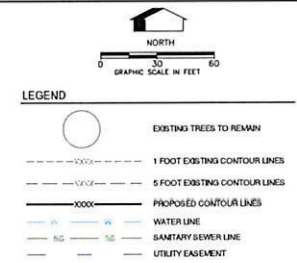
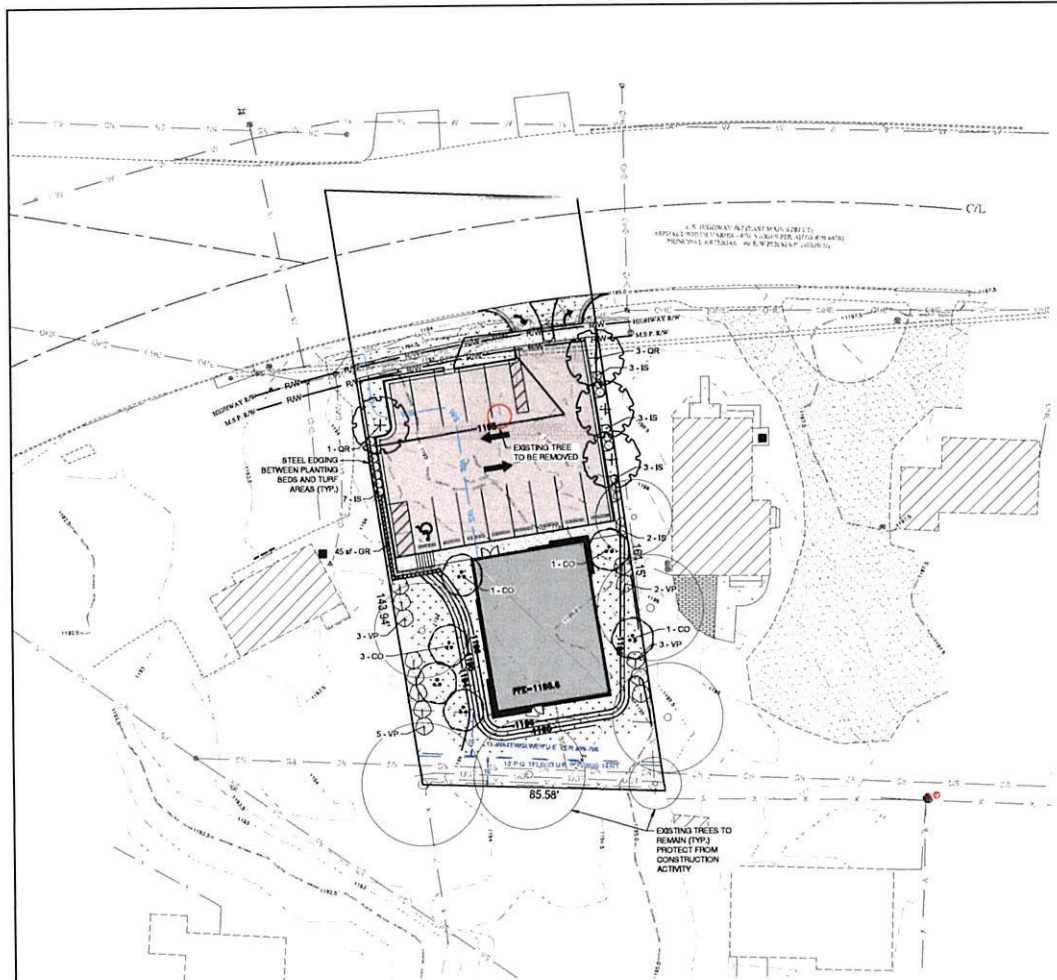


DATE	REVISIONS
08-25-2026	

ENHANCE DENTAL
LARGE SCALE DEVELOPMENT
GRADING & EROSION CONTROL PLAN
FARMINGTON, ARKANSAS

BATES
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-5350 / batesmae.com

GP01



CITY LANDSCAPE REQUIREMENTS

TOTAL SITE AREA:	13,116 SF (30 acres)
STREET FRONTAGE	
Hwy 62 87 LF	3 TREES (1 PER 30 LF OF FRONTAGE)
STREET TREES REQUIRED	3 TREES
STREET TREES PROVIDED	14 SHRUBS (5 PER 30 LF OF FRONTAGE)
SHRUBS REQUIRED	14 SHRUBS PROVIDED
SHRUBS PROVIDED	
SIDE PERIMETER BUFFER	
1 TREE AND 3 SHRUBS PER 30'	
EASTERN PERIMETER 101'	5 TREES AND 16 SHRUBS PROVIDED
5 TREES AND 16 SHRUBS REQUIRED	
SOUTHERN PERIMETER 86'	3 TREES AND 8 SHRUBS PROVIDED
3 TREES AND 8 SHRUBS REQUIRED	
WESTERN PERIMETER 144'	5 TREES AND 14 SHRUBS PROVIDED
5 TREES AND 14 SHRUBS REQUIRED	
FOUNDATION PLANTINGS	
PLANTING BEDS ALONG 20% OF BUILDING	
365' x 4' x 8" REQUIRED FRONTAGE PLANTINGS	117 PROVIDED
PARKING LOT LANDSCAPING	
1 TREE PER LANDSCAPED ISLAND	
1 TREES REQUIRED	1 TREES PROVIDED

*STREET TREES CANNOT BE PLANTED ALONG HWY 62 BECAUSE OF THE EXISTING UTILITIES
 **EXISTING EASEMENTS AND UTILITIES PREVENT PLANTING ALONG THE SOUTHERN BOUNDARY. CURRENTLY 3 TREES ARE EXISTING ALONG THE BOUNDARY AND WILL REMAIN.

- LANDSCAPE GENERAL NOTES**
- CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO LOCATE ALL UTILITIES.
 - ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
 - TAKINGS SET FORTH IN ARKANSAS STANDARD FOR NURSERY STOCK REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPED AS INDICATED ON THE PLANT LIST.
 - ALL REQUIRED TREES SHALL BE 2" MINIMUM CALIBER WITH A SINGLE DOMINANT CENTRAL LEADER. MULTILEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM PLANNING DEPARTMENT.
 - ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
 - ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY OF FARMINGTON PLANTING DETAILS.
 - ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
 - ALL PLANTING AREAS MUST BE COMPLETED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION. HARDWOOD MULCH SHALL BE NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 2" FROM ROOT COLLAR AT THE SOIL LINE.
 - ALL PROVIDED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE GRASS COMPLETELY REMOVED BEFORE PLANTING BEGINS.
 - ALL PLANTING BEDS SHALL BE CONFINED BY EDGING MATERIAL OTHER THAN VEGETATION.
 - ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED WITH EVERGREEN PLANTING MATERIAL THAT WILL ATTAIN 24" WITHIN 12 MONTHS OF PLANTING.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE BEGINNING THE WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (BALS OR CONT.) NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC. IN ALL PLANTING AREAS AND LANDSCAPED AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
 - ALL PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH CITY CODE AND SURVIVAL SHALL BE WARRANTED FOR 24 MONTHS FROM DATE OF INSTALLATION. IF ANY PLANT MATERIAL FAILS TO SURVIVE DURING THE 24 MONTH PERIOD, IT SHALL BE REPLACED WITHIN THE PERIOD REQUIRED BY CITY CODE.
 - ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFORMS (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
 - NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS.
 - ALL DISTURBED SHALL BE SOODED WITH 100% BERMUDA GRASS 300
 - IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM OR SHALL UTILIZE HOSE BIBS EVERY 100'
 - MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.
 - REPLACEMENT LANDSCAPING: REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE CURRENT OWNER OF THE PROPERTY. THE OWNER SHALL HAVE 180 DAYS FROM THE RECEIPT OF WRITTEN NOTICE ISSUED BY THE CITY TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED.
 - IRRIGATION CONTRACTOR SHALL BE A LICENSED IRRIGATION INSTALLER AND HAVE A MINIMUM THREE (3) YEARS EXPERIENCE IN IRRIGATION. SPRINKLER INSTALLATIONS SIMILAR IN SIZE.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CALIBER	ROOT	HEIGHT	QTY
TREES						
	QR	Quercus rubra / Red Oak	2.5" Cal.	B&B or Cont.	8' min.	4
ORNAMENTAL TREES						
	CO	Cercis canadensis texensis 'Oklahoma' / Oklahoma Texas Redbud	1.5" Cal.	B&B or Cont.	6' min.	6
SHRUBS						
	IS	Ilex vomitoria 'Schilling's' / Schilling's Holly	3 gal.	Cont.	30" o.c.	18
	VP	Viburnum nudum / Possumhaw	3 gal.	Cont.	72" o.c.	13
GROUND COVERS						
	CT	Cynodon dactylon 'Tif 419' / Bermuda Grass	sod			
	GR	Decorative gravel / 1/2" smooth river rock	Rock Mulch			



REVISIONS

DATE	DESCRIPTION
12/20/24	

ENHANCE DENTAL
 LARGE SCALE DEVELOPMENT
 LANDSCAPE PLAN
 FARMINGTON, ARKANSAS



L1.0

LANDSCAPE SPECIFICATIONS

DESCRIPTION

PROVIDE TREES, SHRUBS, GRASS, SOIL, AND ANNUALS/PERENNIALS AS SHOWN AND SPECIFIED ON THE LANDSCAPE PLAN. THE WORK INCLUDES:

1. SOIL PREPARATION.
2. TREES, SHRUBS, GRASS, SOIL, AND ANNUALS/PERENNIALS.
3. PLANTING MATERIALS.
4. TOP SOIL, MULCH, AND PLANTING ACCESSORIES.
5. MAINTENANCE.

QUALITY ASSURANCE

PLANT NAMES INDICATED: COMPLY WITH "STANDARDIZED PLANT NAMES" AS REQUIRED BY THE LATEST EDITION OF THE AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES NOT LISTED CONFORM GENERALLY WITH NAMES ACCEPTED BY THE NURSERY TRADE. PROVIDE STOCK TRUE TO BOTANICAL NAME AND LOVELY FRAMES.

COMPLY WITH SCENE AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" & PLANT NAME #11. IMPLEMENTED AS IT STANDS IN ITS NATURAL POSITION.

ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 3 YEARS.

NURSERY STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED. LARGER STOCK IS ACCEPTABLE. AT NO ADDITIONAL COST AND PROVIDED THAT THE LANDSCAPE CONTRACTOR SHALL NOT BE OBLIGED TO USE BOKERED. PROVIDE PLANTS INDICATED BY TWO MEASUREMENTS SO THAT ONLY A MINIMUM OF 20% ARE OF THE MINIMUM SIZE INDICATED AND 75% ARE OF THE MINIMUM SIZE INDICATED.

BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL HAVE INVESTIGATED THE SOURCES OF SUPPLY AND BE SURE THAT THEY CAN SUPPLY THE LITTED PLANTS IN THE SIZE, VARIETY AND QUANTITY AS SPECIFIED. FAILURE TO TAKE THIS PRECAUTION WILL NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY FOR FURNISHING AND INSTALLING ALL PLANT MATERIALS IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS WITHOUT ADDITIONAL COST TO THE OWNER. THE LANDSCAPE ARCHITECT SHALL APPROVE ANY SUBSTITUTES OF PLANT MATERIALS, OR CHANGES IN PLANT MATERIALS, SIZE, PRIOR TO THE LANDSCAPE CONTRACTOR SUBMITTING A BID.

DELIVER, STORAGE AND HANDLING

TAKE ALL PRECAUTIONS TO MAINTAIN THE GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FAILS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED. SPRAY DECIDUOUS PLANTS IN FOURTEEN WEEKS APPROXIMATELY IMMEDIATELY AFTER DRAINING TO PREVENT DETERIORATION. USE TRUCK TRANSPORT AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST BURY, IMPROPER CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT. INSURE OR OBLIGED TO STOCK. PROTECT ALL PLANTS FROM DRYING OUT. PLANTS CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY. PROPERLY PROTECT THEM WITH SOIL, WET FEAT MOIST, OR IN A MANNER ACCEPTABLE TO THE LANDSCAPE ARCHITECT. WATER HEAVY PLANTING DAYS. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT COULD DAMAGE OR BREAK THE BRANCHES. COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WIND BURN.

PROTECT CONDITIONS

PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY LANDSCAPE OPERATIONS.

A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SEEDS, QUANTITIES, AND OTHER REQUIREMENTS ARE SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DECREASES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.

THE IRRIGATION SYSTEM WILL BE INSTALLED PRIOR TO PLANTING. LOCATE, PROTECT AND MAINTAIN THE IRRIGATION SYSTEM DURING PLANTING OPERATIONS. REPAIR IRRIGATION SYSTEM COMPONENTS DAMAGED DURING PLANTING OPERATIONS AT THE CONTRACTOR'S EXPENSE. REFER TO THE IRRIGATION SPECIFICATIONS, IRRIGATION PLAN AND IRRIGATION DETAILS.

DO NOT BEGIN LANDSCAPE ACCESSORY WORK BEFORE COMPLETION OF FIRM GRADING OR SURFACING.

WARRANTY

WARRANTY PLANT MATERIALS TO REMAIN ALIVE, BE HEALTHY AND IN A VIGOROUS CONDITION FOR A PERIOD OF 1 YEAR AFTER COMPLETION AND FINAL ACCEPTANCE OF ENTIRE PROJECT.

REPLACE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS. ALL PLANTS THAT ARE DEAD OR ARE IN AN UNHEALTHY OR UNVIGOROUS CONDITION, AND WHOSE LOSS THROUGH NEGLIGENCE OF THE CONTRACTOR OR OTHER CAUSES DUE TO THE CONTRACTOR'S NEGLIGENCE, THE COST OF SUCH REPLACEMENTS IS AT THE CONTRACTOR'S EXPENSE. WARRANT ALL REPLACEMENT PLANTS FOR 1 YEAR.

WARRANTY SHALL NOT INCLUDE DAMAGE, LOSS OF TREES, PLANTS, OR GRASS CAUSED BY FIRES, FLOODS, FREEZING RAINS, LIGHTNING STORMS, WINDS OVER 75 MPH PER HOUR, WINTER KILL CAUSED BY EXTREME COLD, SEVERE WINTER CONDITIONS NOT TYPICAL OF PLANTING AREA, AND/OR ACTS OF VANDALISM OR NEGLIGENCE ON A PART OF THE OWNER.

REMOVE AND IMMEDIATELY REPLACE ALL PLANTS FOUND TO BE UNSATISFACTORY DURING THE INITIAL PLANTING INSTALLATION.

MAINTAIN AND PROTECT PLANT MATERIAL, LAWN, AND IRRIGATION UNTIL FINAL ACCEPTANCE IS MADE.

ACCEPTANCE

INSPECTION OF PLANTED AREAS WILL BE MADE BY THE OWNER'S REPRESENTATIVE.

1. PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENTS, INCLUDING MAINTENANCE, HAVE BEEN COMPLETED WITH AND PLANT MATERIALS ARE ALIVE AND IN A HEALTHY, VIGOROUS CONDITION.

UPON ACCEPTANCE, THE CONTRACTOR SHALL GUARANTEE THE SPECIFIED PLANT MAINTENANCE.

CODES, PERMITS AND FEES

OBTAIN ANY NECESSARY PERMITS FOR THIS SECTION OF WORK AND PAY ANY FEES REQUIRED FOR PERMITS.

THE ENTIRE INSTALLATION SHALL FULLY COMPLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES, AND WITH ALL ESTABLISHED CODES APPLICABLE THERETO AS DEPICTED ON THE LANDSCAPE AND IRRIGATION CONSTRUCTION SET.

PART 2 - PRODUCTS

MATERIALS

PLANTS: PROVIDE TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY DEVELOPED BRANCHES AND VIGOROUS, ROBUST ROOT SYSTEM. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DEFOLIATING INSECTS, SUN SCALD INJURIES, FROST CRACKS, ARMADILLO DAMAGE OF THE BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFECTION. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VICES AND OPEN SPACES. PLANTS HELD ON STORAGE WILL BE REJECTED IF THEY SHOW SIGNS OF DETERIORATION DURING THE STORAGE PERIOD.

1. BALLED AND PLANTS WRAPPED BEHIND BURLAP. TO HAVE FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCUMBER THE FIBROUS AND FIBROUS ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. PROVIDE BALL SEEDS CONFORMING WITH THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK. CRACKED OR UNIFORMED BALLS OR BUNDLES OF UNIFORMED ROOTS ARE NOT ACCEPTABLE.

2. CONTAINER-GROWN STOCK: GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.

3. NO PLANTS SHALL BE PLANTED IN CONTAINERS.

4. CONTAINER STOCK SHALL NOT BE ROOT BOUND.

5. PLANTS PLANTED IN POTS SHALL BE REBOTTED IN POTS.

6. PLANTS LARGER THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED WHEN ACCEPTABLE TO THE LANDSCAPE ARCHITECT.

7. IF THE USE OF LARGER PLANTS IS ACCEPTABLE, INCREASE THE SPREAD OF ROOTS OR ROOT BALL IN PROPORTION TO THE SIZE OF THE PLANT.

8. THE HEIGHT OF THE TREES, MEASURED FROM THE CROWN OF THE ROOTS TO THE TOP OF THE TOP BRANCH, SHALL NOT BE LESS THAN THE MINIMUM SIZE SPECIFIED IN THE PLANT LIST.

9. NO PRUNING WOUNDS SHALL BE PRESENT WITH A DIAMETER OF MORE THAN 1" AND BACK WOUNDS MUST SHOW VIGOROUS BARK ON ALL EDGES.

10. EVERGREEN TREES SHALL BE BRANCHED TO THE GROUND OR AS SPECIFIED IN PLANT LIST.

11. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST.

12. THE MEASUREMENTS FOR HEIGHT SHALL BE TAKEN FROM THE GROUND LEVEL TO THE HEIGHT OF THE TOP OF THE PLANT AND NOT THE LONGEST BRANCH.

13. SINGLE STEMMED OR THIN PLANTS WILL NOT BE ACCEPTED.

14. TREE BRANCHES SHALL BE GENTLY, WELL-BRANCHED, AND TWO PLANTS AS A WHOLE WELL-BRANCHED TO THE GROUND.

15. PLANTS SHALL BE IN A WHOLE, VIGOROUS CONDITION, FREE FROM DEAD WOOD, BRUISES, OR OTHER ROOT OR BRANCH INJURIES.

ACCESSORIES

TOPSOIL: SHALL BE FERTILE, FINE, NATURAL, TOPSOIL OF LOAMY CHARACTER, WITHOUT ADVENTURE OF ROCKS, MATERIALS, OBTAINED FROM A WELL-MAINTAINED AREA, SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SAND, STONES, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH A SUFFICIENT RANGE OF BETWEEN PH 6.5 AND 6.8.

NOTE: ALL PLANTING AREAS SHALL BE CLEANED OF CONSTRUCTION DEBRIS, DEBRIS, CONCRETE, RUBBLE, STONES, AND OTHER MATERIALS, ETC., BEFORE ANY TOPSOIL IS APPLIED.

1. SOIL AREAS: SPREAD A MINIMUM 4" LAYER OF TOP SOIL AND RAKE SMOOTH.

2. PLANTING AREAS: SPREAD A MINIMUM 4" LAYER OF TOP SOIL AND RAKE SMOOTH.

3. LANDSCAPE BOUNDARY: FILL WITH TOPSOIL TO A MINIMUM 4" DEPTH. REMOVE AND RE-PLACE ANY SURROUNDING MATERIALS FOR PLANTING. ONCE SURROUNDING IS CLEAN OF DEBRIS AND LOCKED, ADD TOPSOIL TO A MINIMUM 4" DEPTH ABOVE BOUNDARY.

4. ANNUALS/PERENNIALS: BED AREAS: ADD A MINIMUM OF 1" OF ORGANIC MATTER AND TILL TO A MINIMUM 12" DEPTH.

MULCH: TYPE SELECTED DEPENDENT ON REGION AND AVAILABILITY. SEE LANDSCAPE PLANS FOR TYPE OF MULCH. 1" HARDWOOD 1" MOUND 10" DEEP DOUBLE DRAINAGE WATER HARDWOOD BARK MULCH NOT LARGER THAN 1" IN LENGTH AND 1" IN WIDTH. TYPE OF MULCH: CHIPS OR SAWDUST. INSTALL MINIMUM DEPTH OF 2".

PART 1 - EXECUTION

INSPECTION

PRIOR TO BEGINNING WORK, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY EXISTING UTILITY LOCATIONS, BRUSH, APPROVE THE SOIL PROVIDED BY THE GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS PRIOR TO ANY PLANTING. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY UNDESIRABLE CONDITIONS. ANY WORK SHALL NOT BE DONE UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.

PREPARATION

PLANTING SHALL BE PERFORMED ONLY BY EXPERIENCED WORKMEN FAMILIAR WITH PLANTING PROCEDURES UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.

LOCATE PLANTS AS INDICATED ON THE PLANS OR AS APPROVED IN THE FIELD AFTER STUDYING BY THE LANDSCAPE CONTRACTOR. IF OBSTRUCTIONS ARE ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS, DO NOT PROCEED WITH PLANTING OPERATIONS UNTIL ALTERNATE PLANT LOCATIONS HAVE BEEN SELECTED AND APPROVED BY THE LANDSCAPE ARCHITECT. SPACING OF PLANT MATERIALS SHALL BE AS SHOWN ON THE LANDSCAPE PLAN.

EXCAVATE CIRCULAR PLANT PITS WITH VERTICAL SIDES. EXCEPT FOR PLANTS SPECIFICALLY INDICATED TO BE PLANTED IN BEDS, PREPARE SHOULDER AT LEAST 1" GREATER THAN THE DIAMETER OF THE ROOT SYSTEM AND 3" GREATER FOR TREES. DEPTH OF PIT SHALL ACCOMMODATE THE ROOT SYSTEM. PROVIDE UNDISTURBED SOIL UNDER THE ROOT BALL AT NURSERY GRADE AS SHOWN ON THE DRAWINGS.

INSTALLATION

SET PLANT MATERIALS IN THE PLANTING PIT TO PROPER GRADE AND ALIGNMENT. SET PLANTS UPRIGHT. PLANTS PLANTED TO BE PLANTED IN BEDS SHALL BE PLANTED IN BEDS. PLANTS PLANTED TO BE PLANTED IN BEDS SHALL BE PLANTED IN BEDS. PLANTS PLANTED TO BE PLANTED IN BEDS SHALL BE PLANTED IN BEDS.

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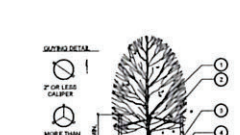
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DECIDUOUS TREE PLANTING LEGEND

SYMBOL DESCRIPTION

1. TREE TRUNK LIP AT FIRST BRANCH. USE

2. BRUSH HOSE OR APPROVED EQUIV. TO

3. PROVIDE SHADY TO

4. PLANTING MATERIALS. USE 1/2\"/>

5. REMOVE WIRE BARK. REMOVE BURLAP. A PIPE

6. PLANT TOP LIP. PLANT

7. TREE BRANCHES. PLANTING BY HAND. A PIPE

8. PLANTING MATERIALS. USE 1/2\"/>

9. PLANTING MATERIALS. USE 1/2\"/>

10. PLANTING MATERIALS. USE 1/2\"/>

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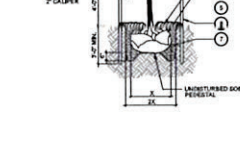
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1 TREE PLANTING DETAIL

N.T.S.

SHRUB PLANTING LEGEND

SYMBOL DESCRIPTION

1. PLANTING MATERIALS. USE 1/2\"/>

2. PLANTING MATERIALS. USE 1/2\"/>

3. PLANTING MATERIALS. USE 1/2\"/>

4. PLANTING MATERIALS. USE 1/2\"/>

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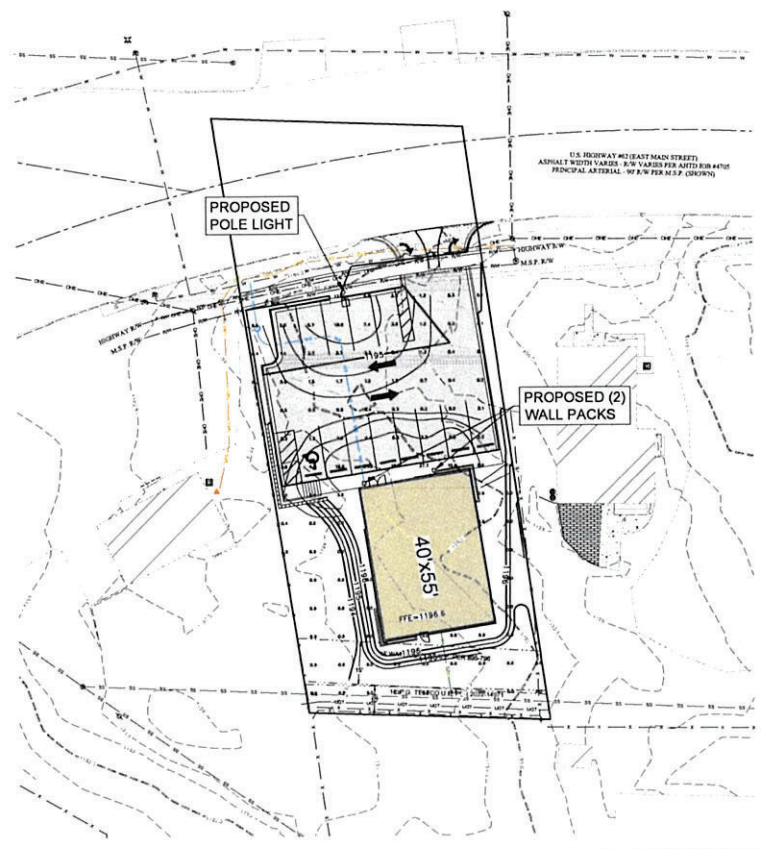
19. PLANTING MATERIALS. USE 1/2\"/>

LUMINAIRE SCHEDULE											
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 2	NOTE 3	QUANTITY
SP		(1)	OUTDOOR AREA LIGHT	ELECTRONIC	POLE	NLS LIGHTING, NV-1-14FTW-32L-1-30K7	120V 1P 2W	X1150C105V140CNF1		SA GROUP 12/17/2024 THE CANDELA VALUES ARE ABSOLUTE AND SHOULD NOT BE FACTORED FOR DIFFERENT LAMP RATINGS 120VAC, 60Hz, 0.90A, 107.29W, 0.9953PF	1
WP		(1) 8 White LEDs	White decorative metal housing with frosted specular recessed lens with glass lens	ELECTRONIC	WALL	National Lighting Ballastless LED, FLW-1-14-32L-35-30K	120V 1P 2W	Philips Advance 11100P111011410E1V1		L Verification Services Inc 12/11/2017 25.6 C, 120.052 V, 0.587124 A, 69.094709 PF, 59.9983 Hz This test was performed using the calibrated photometer method of absolute photometry.	2



REGISTERED PROFESSIONAL ENGINEER
No. 5610
GREGORY H. BATES
08-25-2026

CERTIFICATE OF AUTHORITY
GREGORY H. BATES
No. 838
NOT FOR CONSTRUCTION



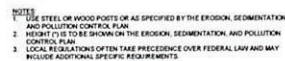
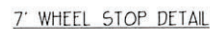
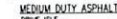
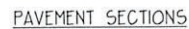
GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDELES	2.24
MAXIMUM FOOT-CANDELES	27.7
MINIMUM FOOT-CANDELES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	27.65 / 0.00
AVERAGE TO MINIMUM FC RATIO	2.24 / 0.00

REVISIONS	DATE

ENHANCE DENTAL
 LARGE SCALE DEVELOPMENT
 LIGHTING PLAN
 FARMINGTON, ARKANSAS

BATES
Engineers • Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-8350 / batesnsa.com

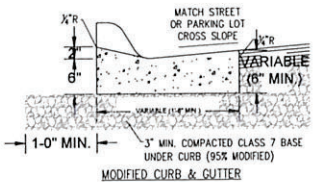
LP01



SILT FENCE DETAIL
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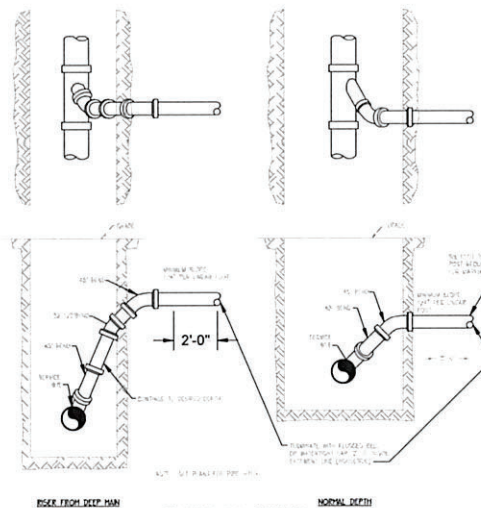
RAMPS SHALL MEET AMERICANS WITH DISABILITIES ACT (4.7.7)



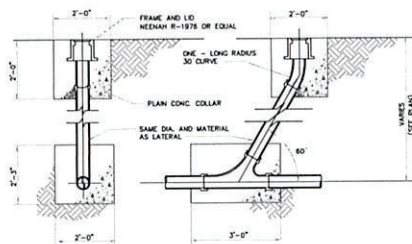


CURB AND GUTTER DETAILS
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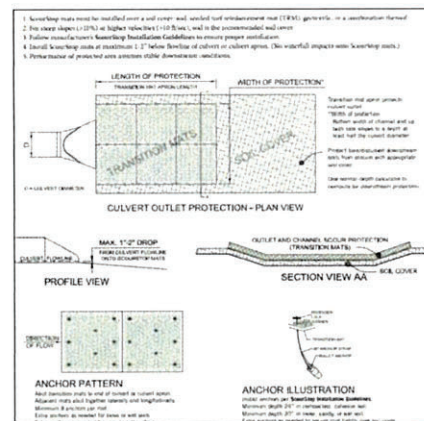
- NOTES:
1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3500 PSI, 5.5 BAG MIX WITH 4% FWA AIR ENTRAINMENT.
 2. ALL CURB AND GUTTER SHALL HAVE A BROOSED FINISH UNLESS OTHERWISE SPECIFIED.
 3. MOORED CURB SHALL BE PLACED ACROSS ALL DRIVEWAY DEPTHS.
 4. CURB AND GUTTER JOINTS ON EXPANSION JOINTS SAVED EVERY 15' OR 20' ON CENTER, ALONG PROPOSED CURB, AND SHALL BE SAVED TO A DEPTH OF 1'-2" WITH A WIDTH OF 1-4". MATERIAL USED TO JOINT SEALS SHALL BE AS SPECIFIED IN SECTION 501.04 HSTD STANDARD SPECIFICATIONS OR AS APPROVED BY THE ENGINEER (CONCRETE, JOINT SEAL OR FOAM).
 5. PROVIDE 1/2" PREFOAMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT 200 FOOT INTERVALS, AND AT ALL SIGNATORY SITUATIONS, (CROSSINGS, ENDS OF CURBS, DRIVEWAYS, ETC.) OR AS DIRECTED BY THE ENGINEER. MATERIAL SHALL HAVE A THICKNESS OF 1/2" INCH AND CONFORM TO ASTM M 213 STANDARDS.
 6. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH AHFD. IN THE CASE OF CONFLICT, THE HIGHER STANDARD SHALL PREVAIL. REFER TO HSTD STANDARD ROADWAY DESIGN DETAIL CD-1 FOR DIMENSIONS NOT SHOWN.
 7. 2-1/2" x 6" x 24" SMOOTH DOWEL BARS SHALL BE PLACED ACROSS ALL EXPANSION AND CONTRACTION JOINTS OR WHERE NEW CURB IS ATTACHED TO EXISTING CURB.
 8. ALL CURB AND GUTTER SHALL BE CURED WITH A CURING COMPOUND OR WITH MIST BURLAP. AFTER CURB AND GUTTER IS HAD SET, THE AREA BEHIND THE CURB SHALL BE PARTIALLY BACKFILLED BEFORE THE BASE MATERIAL IS PLACED AND COMPACTED.



SANITARY SEWER
SERVICE WYE

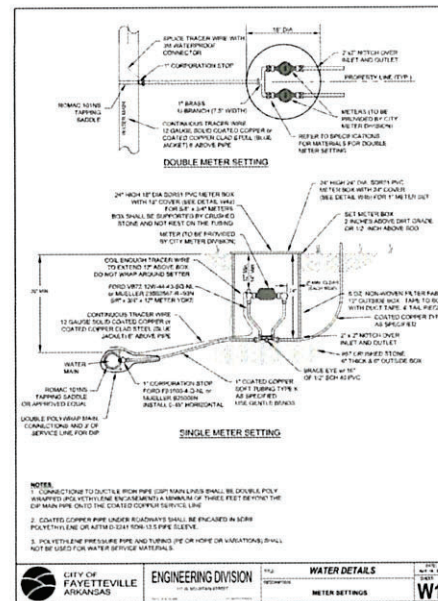
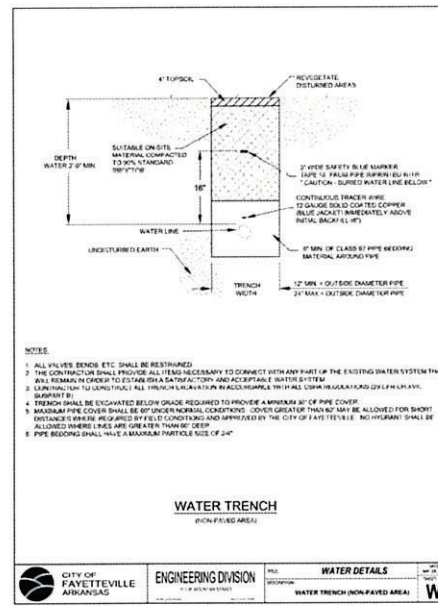
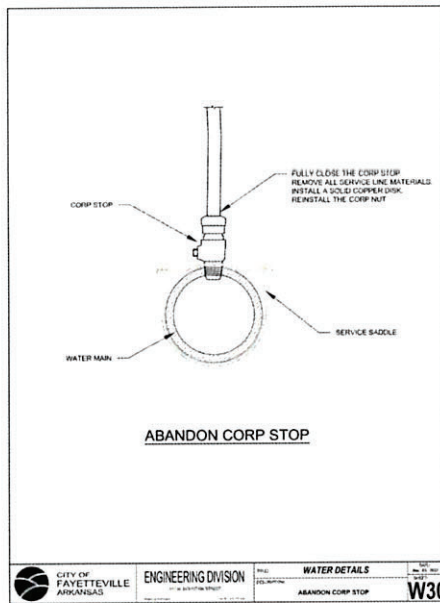
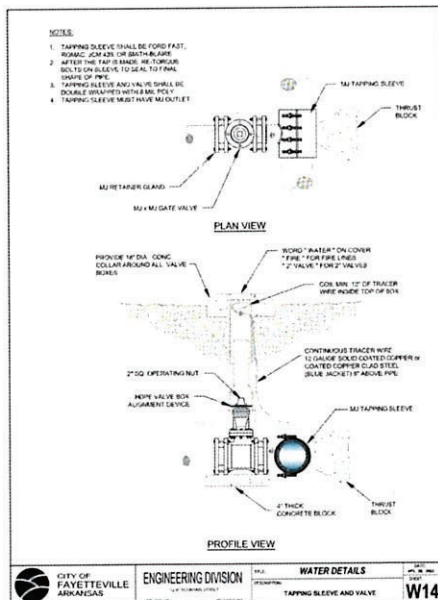


TYP. SANITARY SERVICE CLEANOUT

[illegible]

ENHANCE DENTAL
LARGE SCALE DEVELOPMENT
SITE DETAILS
FARMINGTON, ARKANSAS

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



DATE	REVISIONS
08-25-2026	1. Initial Design

ENHANCE DENTAL
LARGE SCALE DEVELOPMENT
SITE DETAILS
FARMINGTON, ARKANSAS

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PH: (479) 442-8350 / batesnws.com

DT03

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: DRP Holdings LLC Day Phone: 479-872-3824
2790 S. Thompson St. Ste 102
 Address: Springdale, AR 72764 Fax: _____
 Representative: Blew & Associates Day Phone: 479-443-4506
 Address: 3825 N. Shiloh 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 **\$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 Summerfield Subdivision Phase 4

Site Address -- 2 E. Wilson Street

Current Zoning -- R-2

Attach legal description

Financial Interests

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

DRP Holdings LLC

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

Charles Zardin

Date 08/17/2026

Applicant Signature

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

DocuSigned by:

Craig Young

Date 8/17/2026 | 5:39 PM CDT

Owner/Agent Signature

1. Completed application form which includes; name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	✓		
2. 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.	✓		
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.	✓		
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	✓		
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).		✓	Provided at later date
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.	✓		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property. 3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	✓		
4. Complete and accurate legend. 5. Title block located in the lower right-hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	✓		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	✓		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.) 8. P.O.8. from a permanent well-defined reference point, P.O.8. must be clearly labeled.	✓		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	✓		
10. Status of regulatory permits: a. NPDES Storm water Permit b. 404 Permit c. Other		✓	Will provided prior to construction.

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.	✓		
12. Spot elevations at grade breaks along the flow line of drainage swales.	✓		
13. A general vicinity map of the project at a scale of 1" = 2000'	✓		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	✓		
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.	✓		
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%	✓		
17. Preliminary grading plan.	✓		
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.	✓		
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.	✓		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures: a. Provide structure, location and types. b. Provide pipe types and sizes.	✓		
2. Regarding all proposed sanitary sewer systems a. Provide pipe locations, sizes and types. b. Manhole locations.	✓		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site		✓	None known
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.		✓	N/A
5. Regarding all proposed water systems on or near the site: a. Provide pipe locations, sizes and types. b. Note the static pressure and flow of the nearest hydrant. c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	✓		

6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.) a. Locations of all related structures. b. Locations of all lines above and below ground. c. A note shall be placed where the streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street.	✓		
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	✓		
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.	✓		
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.	✓		
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.)	✓		
Site Specific Information			
1. Provide a note describing any off-site improvements.		✓	None proposed
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project		✓	None known
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		✓	None known
4. The location of all known potentially dangerous areas including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)		✓	None known
5. The boundaries, acreage and use of existing and proposed public areas in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.			N/A
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			N/A

7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (for large scale only.			N/A
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.			N/A
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			N/A
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			N/A
12. Location of existing and purposed sidewalks.	✓		
13. Finished floor elevation of existing and purposed structures.			N/A
14. Indicate location and type of garbage service (Large Scale Developments only.) Dimension turnaround area at dumpster location.			N/A
15. A description of commonly held areas, if applicable.			N/A
16. Draft of covenants, conditions and restrictions, if any.		✓	
17. Draft POA agreements, if any.		✓	
18. A written description of requested variances and waivers from any city requirements.		✓	None requested at this time.
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.			N/A
20. Preliminary drainage plan as required by the consulting engineer.	✓		

* All applicants submitting preliminary plats and Large-Scale Developments before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special 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.

BLEW

Surveying | Engineering
Environmental

August 25, 2026

City of Farmington
354 W. Main
Farmington, AR 72730

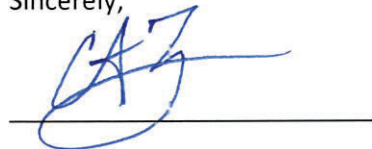
Attn: Melissa McCarville – City Business Manager
Re: Preliminary Plat for Summerfield Subdivision Phase 4

This letter is regarding the proposed Preliminary Plat for Summerfield Subdivision Phase 4, located at 2 E. Wilson Street, just north and east of the previous phases of Summerfield Subdivision. The 37.85-acre property is currently undeveloped pasture, with existing slopes generally draining from the northeast toward Wilson Street to the southwest.

The property is zoned R-2, and the proposed development includes 119 buildable single-family residential lots, two common area lots (one for future amenities and one for the existing entrance sign), and two lots reserved for stormwater detention. The development will include the construction of roadways, storm drainage improvements, and water and sanitary sewer utilities. Two stormwater retention ponds with permanent wet pools are proposed in the southwestern portion of the property to provide stormwater management for the development.

Thank you for your consideration of this proposal. Please contact us if you have any questions or require additional information.

Sincerely,



Charles A. Zardin, P.E.



479-443-4506



blewinc.com



3825 N Shiloh Dr.
Fayetteville, AR 72703

Legal Description

Part of the NW1/4 of the SW1/4, and part of the SW1/4 of the NW1/4, all in Section 23, T16N, R31W in Washington County, Arkansas and being more particularly described as follows; Commencing at the NE Corner of Said SW1/4 of Section 23, thence N87°43'31"W 28.01 feet, thence N02°04'01"E 30.00 feet to the Point of Beginning at the North Right-of-way of Wilson Street, thence along said Right-of-way N87°43'31"W 216.83 feet, thence along a curve to the left 160.84 feet, said curve having a radius of 230 feet, and a chord bearing and distance of S72°14'26"W 157.59 feet, thence S52°12'23"W 246.75 feet, thence along a curve to the right 118.68 feet, said curve having a radius of 170 feet, and a chord bearing and distance of S72°12'23"W 116.29 feet, thence N87°47'37"W 440.91 feet, thence along a curve to the right 39.27 feet, said curve having a radius of 25.00 feet, and a chord bearing and distance of N42°47'37"W 35.36 feet, thence N02°12'23"E 200.77 feet, thence S87°47'37"E 85.00 feet, thence N02°12'23"E 132.80 feet, thence S87°47'37"E 22.29 feet, thence N02°12'23"E 49.89 feet, thence N04°39'31"E 90.20 feet, thence S87°47'37"E 121.12 feet, thence along a curve to the right 363.28 feet, said curve having a radius of 475.00 feet, and a chord bearing and distance of N19°42'12"W 354.49 feet, thence N02°12'23"E 265.00 feet, thence N87°47'37"W 150.00 feet, thence S02°12'23"W 26.93 feet, thence N87°34'34"W 111.84 feet, thence N02°12'23"E 43.21 feet, thence N02°27'31"E 442.07 feet, thence S87°44'24"E 1322.05 feet, thence S02°26'59"W 1109.98 feet, thence N88°05'29"W 28.75 feet, thence S02°04'01"W 187.95' to the Point of Beginning. Containing 37.85 acres, more or less, subject to easements and right of ways of record.

**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:

Location: 2 E. Wilson Street. This property contains approximately 38 acres at the northwest corner of Hunter St. & Wilson St.

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

NOTICE IS HEREBY GIVEN THAT an application has been filed for 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 Monday September 28th, 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 view on this matter by letter. All persons interested in this request are invited to call the City Business Manager at City Hall, 354 W. Main, 479-267-3865.



Account #: NWC5301346

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

Ad number #: 621587

PO #:

Matter of: PH Sept 28 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 Sept 28 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 \$145.92.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 09/13/26; NWA nwaonline.com 09/13/26

Maria Hernandez-Lopez
Legal Clerk

State of ARKANSAS, County of Sebastian,
Subscribed and sworn to before me on this 14th day of September, 2026

D. Brasher
NOTARY PUBLIC



A petition for Preliminary Plat for the property as described below was filed with the City of Farmington on the 25th day of August, 2026.

Part of the NW1/4 of the SW1/4, and part of the SW1/4 of the NW1/4, all in Section 23, T16N, R31W in Washington County, Arkansas and being more particularly described as follows; Commencing at the NE Corner of Said SW1/4 of Section 23, thence N87°43'31"W 28.01 feet, thence N02°04'01"E 30.00 feet to the Point of Beginning at the North Right-of-way of Wilson Street, thence along said Right-of-way N87°43'31"W 216.83 feet, thence along a curve to the left 160.84 feet, said curve having a radius of 230 feet, and a chord bearing and distance of S72°14'26"W 157.59 feet, thence S52°12'23"W 246.75 feet, thence along a curve to the right 118.68 feet, said curve having a radius of 170 feet, and a chord bearing and distance of S72°12'23"W 116.29 feet, thence N87°47'37"W 440.91 feet, thence along a curve to the right 39.27 feet, said curve having a radius of 25.00 feet, and a chord bearing and distance of N42°47'37"W 35.36 feet, thence N02°12'23"E 200.77 feet, thence S87°47'37"E 65.00 feet, thence N02°12'23"E 132.80 feet, thence S87°47'37"E 22.29 feet, thence N02°12'23"E 49.89 feet, thence N04°39'31"E 90.20 feet, thence S87°47'37"E 121.12 feet, thence along a curve to the right 363.28 feet, said curve having a radius of 475.00 feet, and a chord bearing and distance of N19°42'12"W 354.49 feet, thence N02°12'23"E 265.00 feet, thence N87°47'37"W 150.00 feet, thence S02°12'23"W 26.93 feet, thence N87°34'34"W 111.84 feet, thence N02°12'23"E 43.21 feet, thence N02°27'31"E 442.07 feet, thence S87°44'24"E 1322.05 feet, thence S02°26'59"W 1109.98 feet, thence N88°05'29"W 28.75 feet, thence S02°04'01"W 187.95' to the Point of Beginning. Containing 37.85 acres, more or less, subject to easements and right of ways of record.

A public hearing to consider this Preliminary Plat will be held on the 28th day of September, 2026, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

September 13, 2026 621587

All documents for mailings were provided.

BLEW

Surveying | Engineering
Environmental

September 11, 2026

City of Farmington
345 W. Main Street
Farmington, AR 72730

Re: Summerfield Subdivision, Phase 4 – Comment Response Letter

Blew received the following comments for Summerfield Subdivision, Phase 4 at the Technical Review Meeting on September 8, 2024. The following are responses to these comments:

Planning Comments:

Comment 1: Engineering fees will accumulate as the development continues. We are billing the engineering fees monthly. October engineering fees have not been paid.

Response: Understood.

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

Response: Understood. These mailing receipts are attached with this resubmittal.

Comment 3: An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. With this in mind, the ad had to be in the paper by Sunday, September 13, 2026 to meet the deadline.

Response: Understood. This ad will be in the Sep. 13th newspaper.

Comment 4: If variances are requested, they can be advertised in the same ad as the development.

Response: No variances are being requested.

Comment 5: If addresses are needed for your project, please go to the link provided and complete the form for Washington County Addressing.

Response: Understood. The addressing application has been completed and sent to the County office.



479-443-4506



blewinc.com



3825 N Shiloh Dr.
Fayetteville, AR 72703

Comment 6: Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for the planning commission, a site plan and landscape plan would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.

Response: Understood.

Comment 7: 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: Understood.

Comment 8: Planning Commission meeting will be Monday September 28, 2026 at 6:00 pm.

Response: Understood.

Engineering Comments:

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

Response: Understood.

Comment 2: Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-engr.com.

Response: Understood.

Comment 3: Since this project will not be required to dedicate parkland, then the common area shown will have to be maintained by the Property Owners Association. Has a POA been established for this development? If so, then you will have to provide written approval from them to accept this area.

Response: A POA is currently in place for the Subdivision. Stan Roemer (stan@visioncustomhomes.com) is the POA President and can provide written approval when needed.

Comment 4: Add the sidewalk along the frontage of the existing E. Retriever Street.

Response: Addressed on the revised plans.

Comment 5: The wet detention ponds have the following requirements that need to be addressed in the plans.

- a. The maximum ponding elevations can be no closer than 50 horizontal feet from any building and greater than 2' below the lowest sill or floor elevation of any building. Add the building setback for the adjacent lots and the minimum FFE for these lots.

Response: The pond limits have been adjusted to meet this requirement. And the minimum FFE's are now labeled for these lots.

- b. Wet Ponds contained within residential uses shall be completely fenced with a chain-link fence no less than 6' in height. Gates shall be provided to allow access for maintenance purposes, but all gates shall be locked at all times. In lieu of a chain-link fence, a decorative iron fence of a style approved by the City may be allowed. Fence details shall be submitted with the preliminary plat, and approval by the City of any iron fence shall be required prior to approval for the preliminary plat by the Planning Commission.

Response: Understood. A 6' tall black chain-link fence will be provided, and is now labeled on the Preliminary Plat & Pond Details. Driveway's for the pond access gates are now shown on the revised plat.

- c. The entire area between the normal pool and the top of the pond bank shall be sodded.

Response: Understood. This is now labeled on the Pond Details.

Comment 6: Drainage Report: The Summerfield Phase 3 drainage report accounted for 7.58 acres of single-family lots but your plan shows 8.22 acres draining into that system. Your report does not appear to address this change.

Response: The portion of the new Single-Family Residential Lots equals 6.81 acres. This is now shown in blue on the updated Post Drainage Area Map.

Fire Department Comments:

Comment 1: Fire Lane Signage

Fire lane signs as specified in Section D103 .6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

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).

Response: These streets are 27 feet wide between the face-of-curbs. A Street Signage Plan (Sheet C2-2) is included in the plans with Fire Lane Signs on one side of each street, and on both sides of the Street B Loop.

Comment 2: Hydrants

Check to see if an additional hydrant needs to be placed on Bahama.

Response: The existing hydrant on Bahama is labeled on Sheet C2-2

Comment 3: Ensure Center turn Radius

Truck turning radius: Curb to curb: 33ft-11in. Wall to wall: 38ft-8in.

Response: Understood. The inside curb for Street B (around the common area) has a radius of 86.5 feet.

EDA / Landscaping Comments:

Comment 1: If a subdivision sign and plantings are installed for this subdivision, submit plans showing the planting design to EDA for review.

Response: A subdivision sign has been installed near the intersection of Wilson & Hunter. Per our email correspondence, no landscaping is required for the sign. Other than that, no other plantings are proposed.



Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: Summerfield Ph 4 Preliminary Plat

EDA project #: 2693_F

Letter creation: August 27, 2026

Tech Plat Review meeting: September 8, 2026

Mrs. McCarville,

We have reviewed the Preliminary Plat submitted by Blew & Associates for the project known as Summerfield Ph 4 Subdivision, received by EDA on August 25, 2026; page 1 of the plan set shows a "plotted" date of 8/24/26. Based on our plan review for the City's landscape code, we offer the following comments:

Generally:

1. If a subdivision sign and plantings are installed for this subdivision, submit plans showing the planting design 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

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: DRP Holdings, LLC

Date: September 8, 2026

Project Name: Summerfield Subdivision Phase 4 Preliminary Plat

Engineer/Architect: Blew & Associates

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. Since this project will not be required to dedicate parkland, then the common area shown will have to be maintained by the Property Owners Association. Has a POA been established for this development? If so, then you will have to provide written approval from them to accept this area.
4. Add the sidewalk along the frontage of the existing E. Retriever Street.
5. The wet detention ponds have the following requirements that need to be addressed in the plans.
 - a. The maximum ponding elevations can be no closer than 50' horizontal feet from any building and greater than 2' below the lowest sill or floor elevation of any building. Add the building setback for the adjacent lots and the minimum FFE for these lots.
 - b. Wet Ponds contained within residential uses shall be completely fenced with a chain-link fence no less than 6' in height. Gates shall be provided to allow access for maintenance purposes, but all gates shall be locked at all times. In lieu of a chain-link fence, a decorative iron fence of a style approved by the City may be allowed. Fence details shall be submitted with the preliminary plat, and approval by the City of any iron fence shall be required prior to approval for the preliminary plat by the Planning Commission.
 - c. The entire area between the normal pool and the top of the pond bank shall be sodded.
6. Drainage Report:
 - a. The Summerfield Phase 3 drainage report accounted for 7.58 acres of single-family lots but your plan shows 8.22 acres draining into that system. Your report does not appear to address this change.

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

Applicant: DRP Holding, LLC

Date: September 8, 2026

Project Name: Summerfield Subdivision, Phase 4

Engineer/Architect: Blew

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, September 13, 2026 to meet the deadline.**

4. If variances are requested, they can be advertised in the same ad as the development. They must be advertised 15 days prior to the meeting. (Adjacent property owner notification is not required for variances.) The application for a variance is on our website or can be obtained from the front desk at City Hall. There is a \$25 fee for a variance. Please complete the form fully, including the code section you are requesting the variance from and a reason, other than financial, that you feel the variance should be granted. The ordinance says: "The Board may hear request for variances from the literal provisions of the zoning ordinances in instance where strict enforcement of the zoning ordinances would cause undue hardship due to circumstances unique to the individual property under consideration and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance. The Board shall not permit, as a variance, any use in a zone that is not permitted under the regulations. The Board may impose conditions in the granting of a variance to ensure compliance and to protect adjacent property." If the form is not complete and the fee is not paid, your project will be tabled.

5. If addresses are needed for your project, please go to the link provided and complete the form for Washington County addressing:

<https://www.washingtoncountyar.gov/home/showpublisheddocument/32754/6391373842250700>

6. Please submit a revised plan by next Tuesday. The City requires fifteen copies for planning commission. Plans must be folded with all sheets included in one set. We do not 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.
7. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
8. Planning Commission meeting will be **Monday September 28, 2026, at 6:00 pm.**



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



Date:9/8/26

William Hellard Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

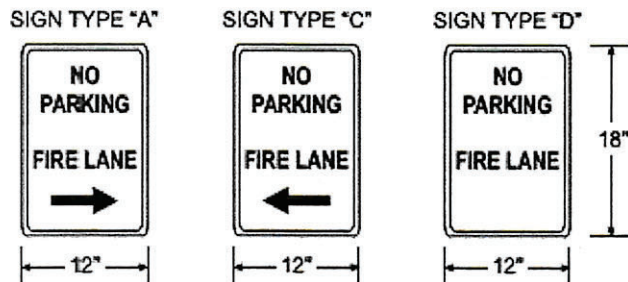
Subject: Summerfield Phase 3

Fire Lane Signage

Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads More Than 26 Feet in Width

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



Hydrants:

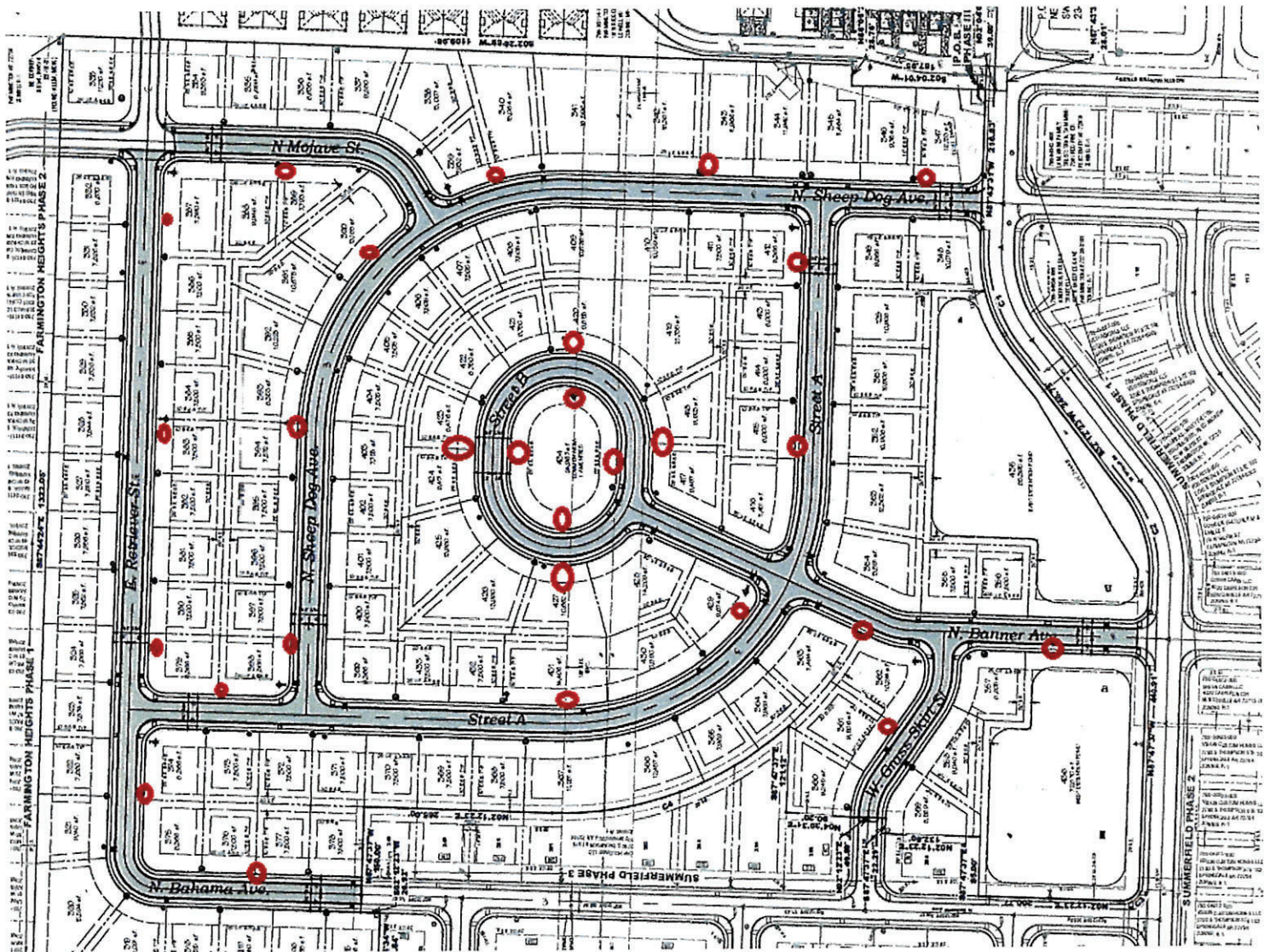
Check to see if an additional hydrant needs to be placed on Bahama

Ensure Center turn Radius

Truck turning radius: Curb to curb: 33 ft. 11 in. Wall to wall: 38 ft. 8 in.



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



City of Farmington
Application and Checklist
Large Scale Development

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

SYCAMORE INVESTMENTS LLC
Applicant: Brad Smith Day Phone: 479.601.1757
PO BOX 1194
Address: FAYETTEVILLE, AR 72701 Fax: _____
Representative: James Dibble Day Phone: 479.443.2377
1580 East Stearns Street
Address: Fayetteville, AR 72703 Fax: _____
SYCAMORE INVESTMENTS LLC
Property Owner: Brad Smith Day Phone: 479.601.1757
PO BOX 1194
Address: FAYETTEVILLE, AR 72701 Fax: _____

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

Fee: A non-refundable review fee of **\$500** is required at the time the application is accepted. In the event engineering review fees and costs exceed \$500, the owners and/or developers shall reimburse the City of Farmington for all additional expenses incurred prior to review by the Farmington Planning Commission. In the event the Farmington Planning Commission requires modifications to the large scale development and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the large scale development is resubmitted to the Farmington Planning Commission.

For office use only:

Fee paid \$ _____ Date _____ Receipt # _____

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

Property Description

Site Address -- 272 E OLD FARMINGTON RD

Current Zoning -- MF-2

Attach legal description

Financial Interests

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

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

Brad Smith Date 4/7/2026
Applicant Signature

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

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

LSD/Subdivision Application Checklist:

Yes No N/A, why?

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

abutment, etc.	X		
12. Spot elevations at grade breaks along the flow line of drainage swales	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:			
a. Two foot contour for ground slope between level and ten percent.		X	1' contours are depicted
b. Four foot contour interval for ground slope exceeding 10%.		X	1' contours are depicted
17. Preliminary grading plan.	X		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.	X		
b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site		X	No problems were disclosed
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.		X	Not applicable
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.	X		See fire flow results chart
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			

approximate change in the grade for the proposed street.		X	Not applicable
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
Proposed and Existing Streets, Rights-of-way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
Site Specific Information			
1. Provide a note describing any off site improvements.		X	Not applicable
2. The location of known existing or abandoned water wells, sumps cesspools, springs, water impoundments and underground structures within the project.	X		
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		X	No leases were disclosed
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)		X	No potentially dangerous areas were disclosed
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	X		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.		X	Number of units were included, bed and baths will be added
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)		X	Not applicable
8. The location and size of existing and proposed signs, if any.		X	Not applicable
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	X		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	X		
12. Location of existing and proposed sidewalks.	X		
13. Finished floor elevation of existing and proposed structures.	X		
14. Indicate location and type of garbage service (Large Scale			

Developments only.) Dimension turnaround area at dumpster location.		X	Owner is exploring options for services
15. A description of commonly held areas, if applicable.		X	Not applicable
16. Draft of covenants, conditions and restrictions, if any.		X	Not applicable
17. Draft POA agreements, if any.		X	Not applicable
18. A written description of requested variances and waivers from any city requirements.		X	Not applicable
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	X		
20. Preliminary drainage plan as required by the consulting engineer.	X		

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

April 27, 2026

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

RE: Old Farmington Road Townhomes

Mrs. McCarville,

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

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

Sincerely,
McClelland Consulting Engineers, Inc.



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

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

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

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

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

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

TRACT 1 SURVEY DESCRIPTION:

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

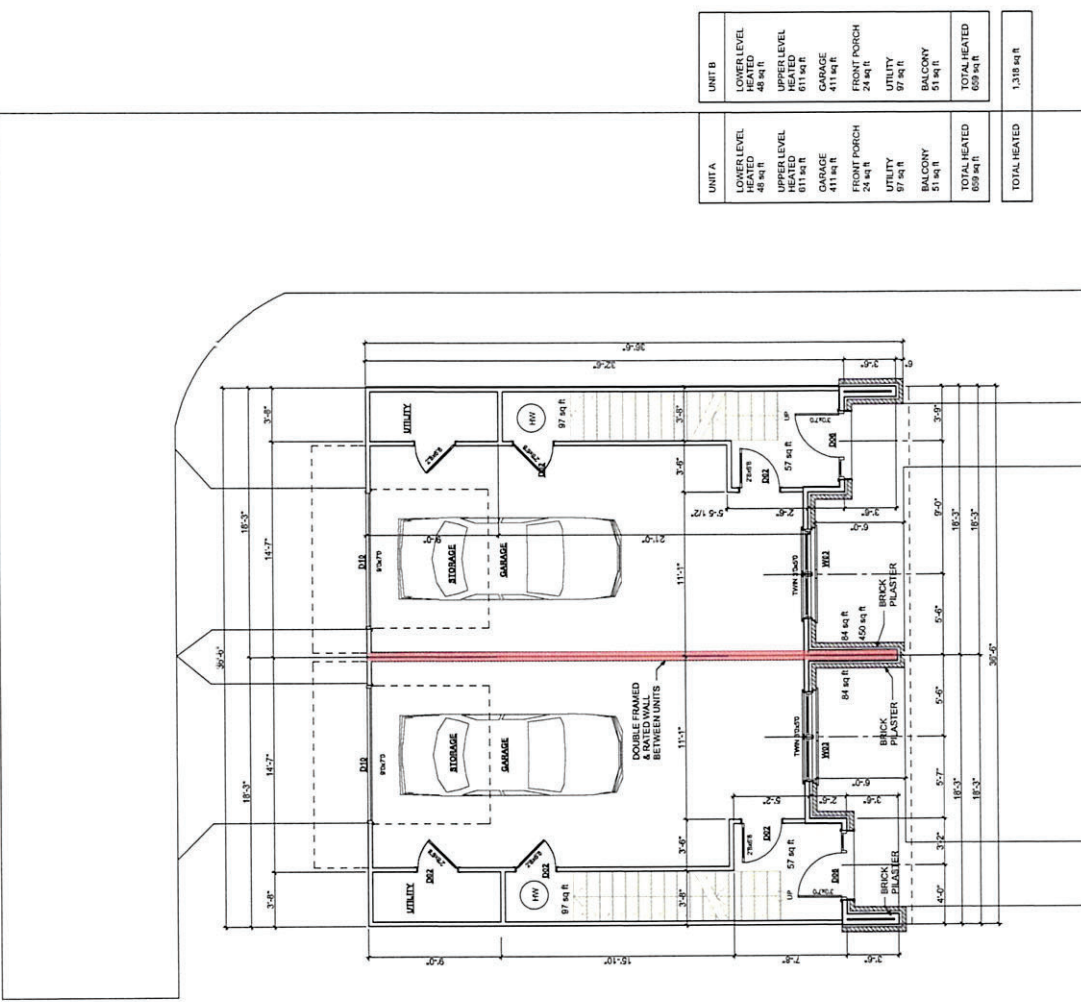
COMMENCING (POC) AT THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE S87°38'09"E 533.86 FEET; THENCE N01°55'51"E, 25.00 FEET TO THE POINT OF BEGINNING (POB TRACT 1); THENCE N01°55'51"E, 142.01 FEET; THENCE N87°40'02"W, 9.38 FEET TO A FOUND 5/8" REBAR; THENCE N01°30'42"E, 253.65 FEET TO A FOUND 5/8" REBAR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

RE: Old Farmington Road Townhomes
Legal Description

TRACT 2 SURVEY DESCRIPTION:

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

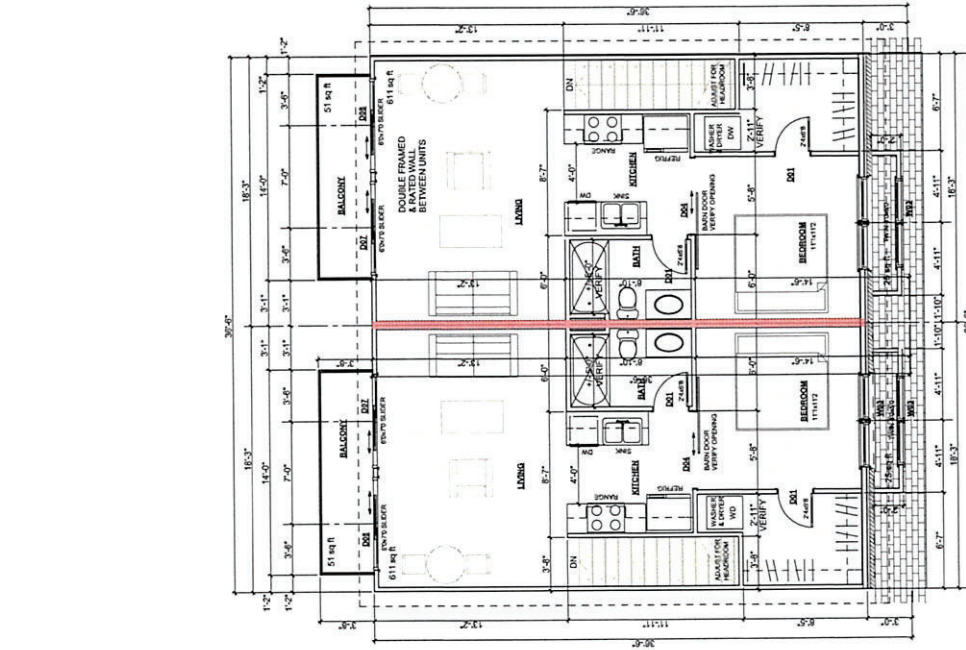
BEGINNING (POB TRACT 2) AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N01°54'01"E, 141.93 FEET; THENCE S87°42'07"E, 65.69 FEET; THENCE S87°40'02"E, 9.38 FEET; THENCE S01°55'51"W, 142.01 FEET; THENCE N87°38'09"W, 75.00 FEET; TO THE POINT OF BEGINNING (POB TRACT 2). CONTAINING 10,653 SQUARE FEET, 0.24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

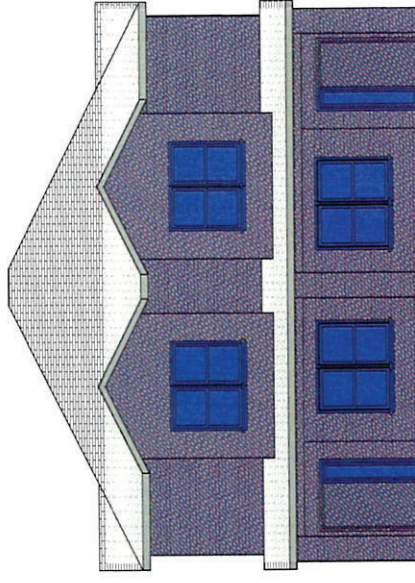
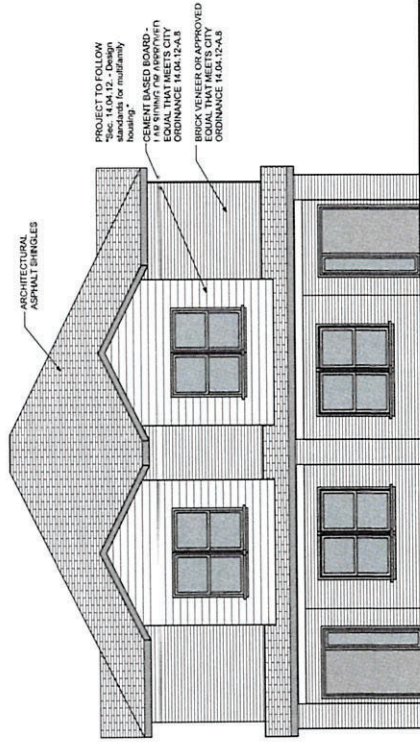


OLD FARMINGTON ROAD

1 FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

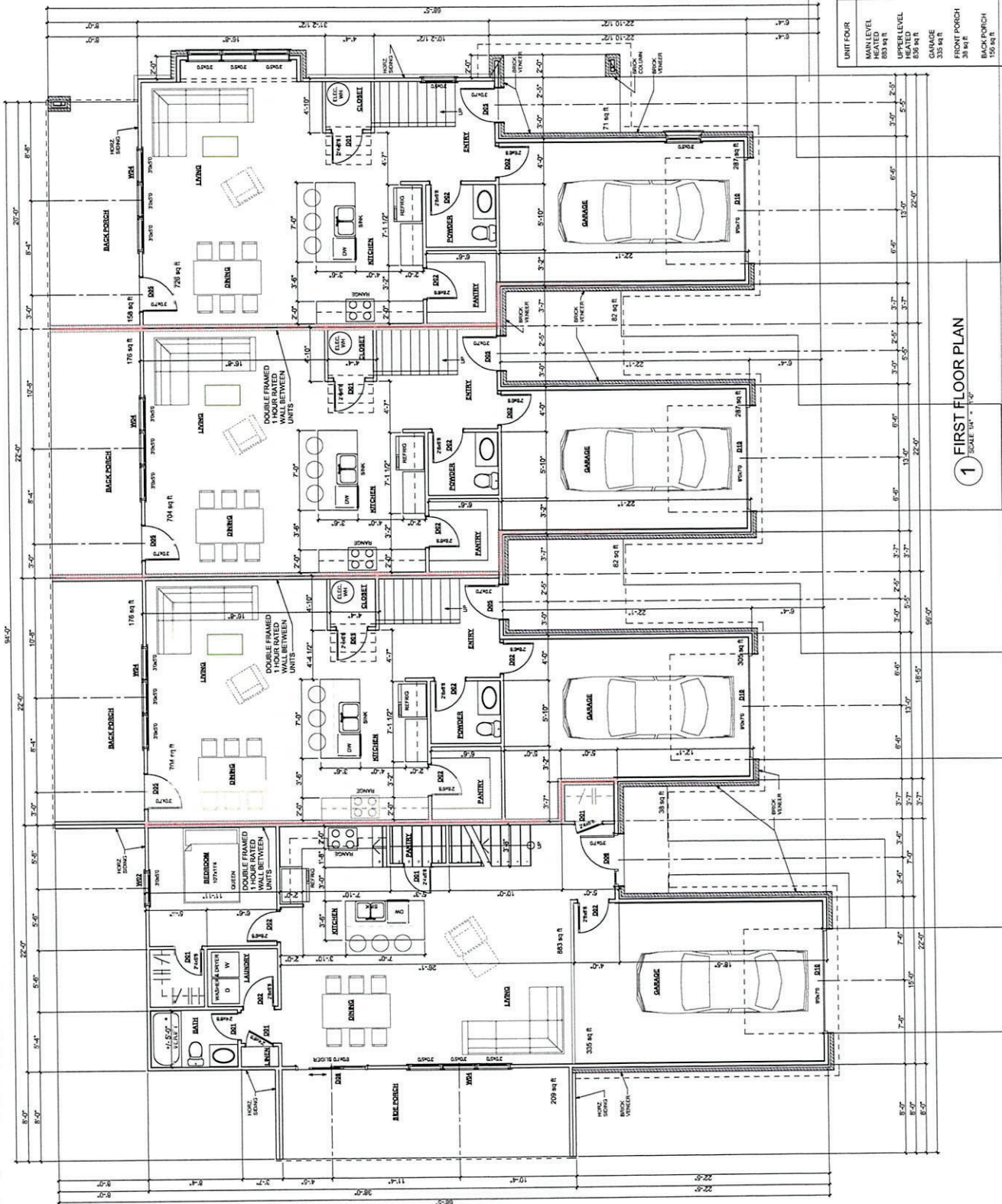
2 SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



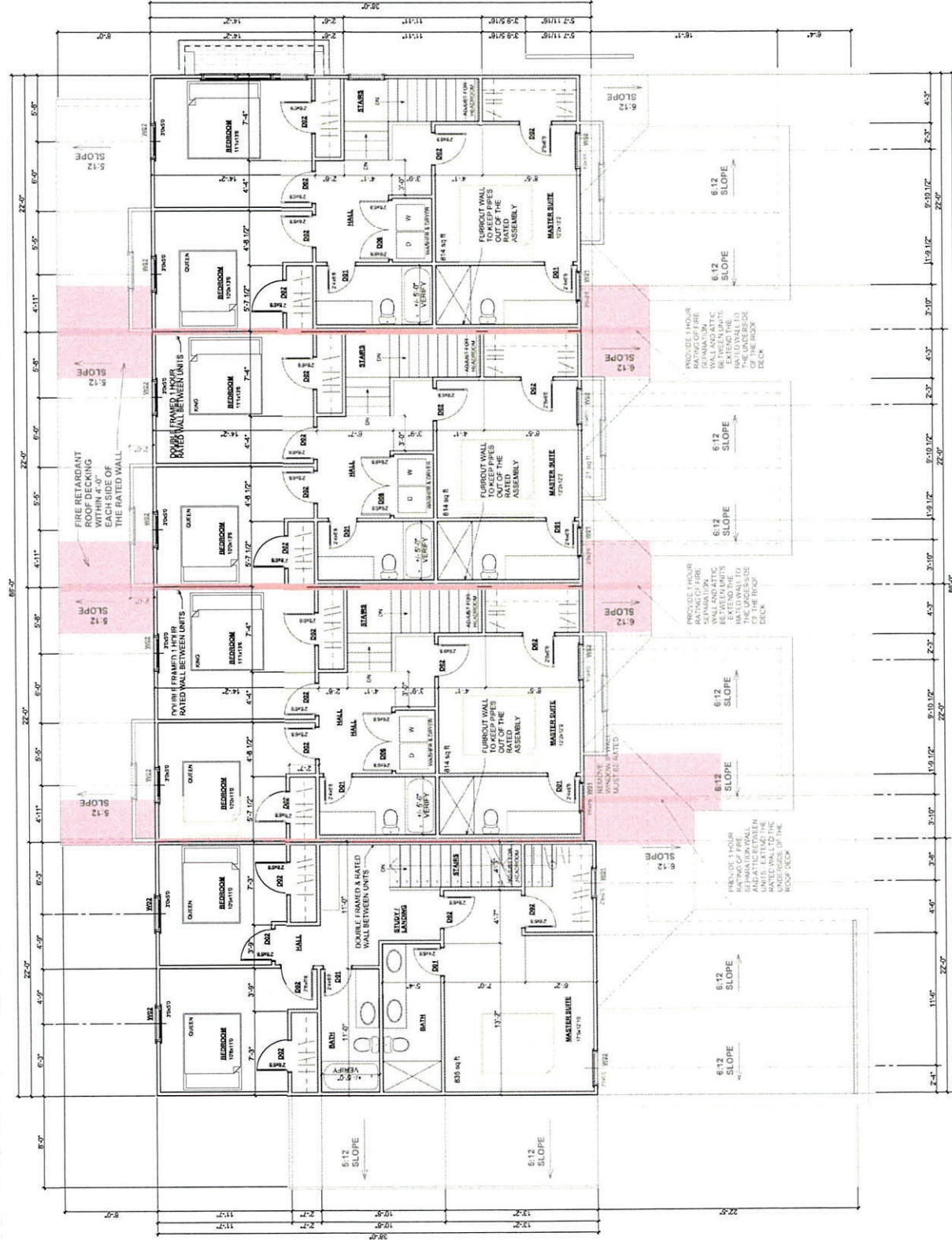


501 sq ft
653 sq ft
= 23.28%

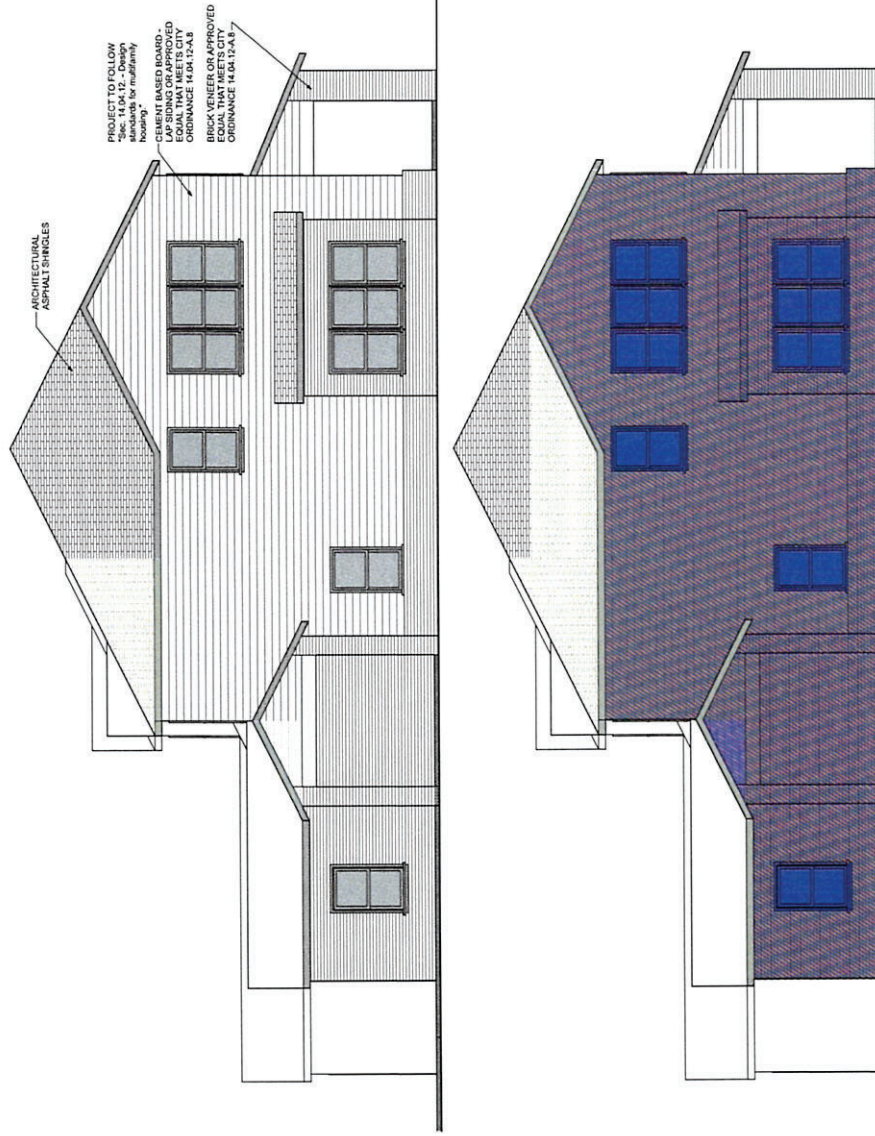
1 OLD FARMINGTON ROAD ELEVATION
SCALE: 1/4" = 1'-0"



UNIT ONE	UNIT TWO	UNIT THREE	UNIT FOUR
MAIN LEVEL HEATED 728 sq ft	MAIN LEVEL HEATED 728 sq ft	MAIN LEVEL HEATED 728 sq ft	MAIN LEVEL HEATED 728 sq ft
UPPER LEVEL HEATED 814 sq ft	UPPER LEVEL HEATED 814 sq ft	UPPER LEVEL HEATED 814 sq ft	UPPER LEVEL HEATED 814 sq ft
GARAGE 287 sq ft	GARAGE 287 sq ft	GARAGE 287 sq ft	GARAGE 287 sq ft
FRONT PORCH 71 sq ft	FRONT PORCH 71 sq ft	FRONT PORCH 71 sq ft	FRONT PORCH 71 sq ft
BACK PORCH 159 sq ft	BACK PORCH 159 sq ft	BACK PORCH 159 sq ft	BACK PORCH 159 sq ft
TOTAL HEATED 1540 sq ft	TOTAL HEATED 1540 sq ft	TOTAL HEATED 1540 sq ft	TOTAL HEATED 1540 sq ft

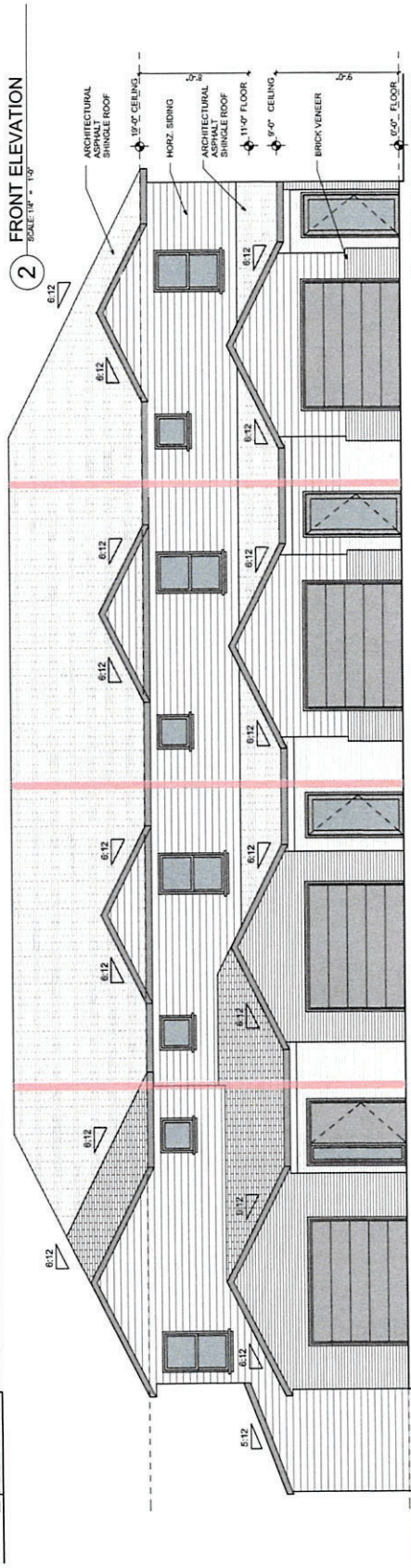
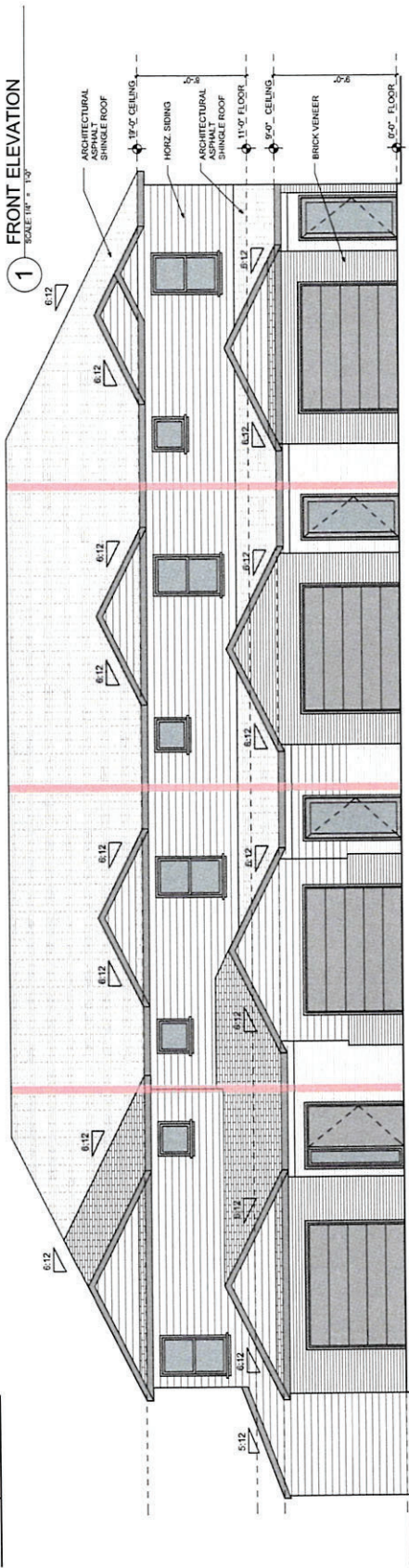
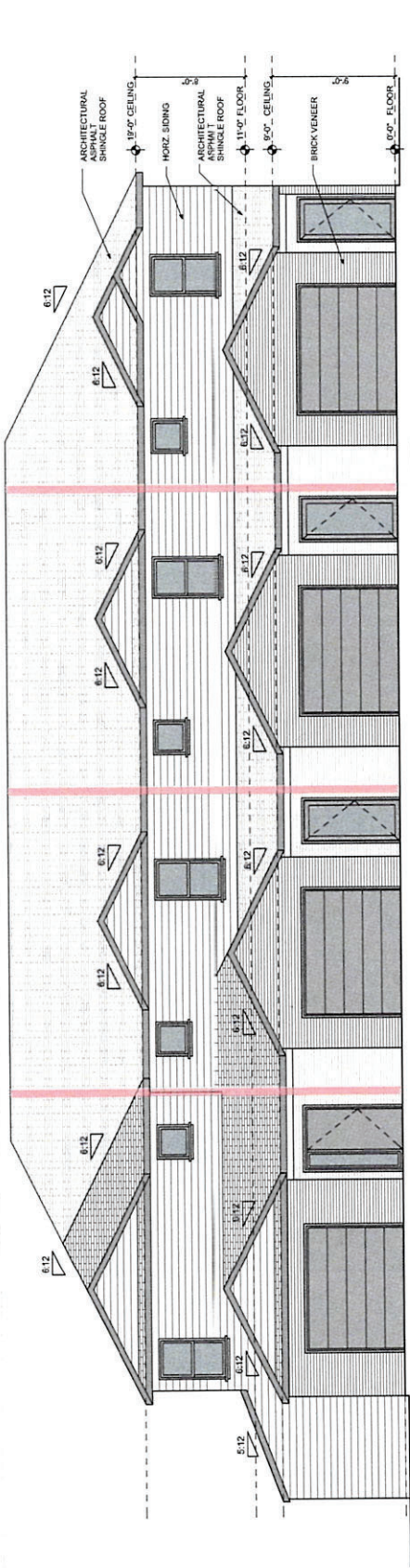


1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



768 sq ft
910 sq ft
= 15.60%

1 OLD WIRE ROAD ELEVATION
SCALE 1/4" = 1'-0"



All documents for mailings were provided.

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

Applicant: Sycamore Investments

Date: June 2, 2026

Project Name: Old Farmington Road Town Homes

Engineer/Architect: McClelland Consulting Engineers

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

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We are billing the engineering fees monthly. Please provide an address or email address where these invoices should be sent.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday, and the Washington County Enterprise Leader is published on Wednesday. **With this in mind, the ad has to be in the paper by Sunday, June 7, 2026 to meet the deadline.**
5. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for planning commission; a site plan, landscape plan and grading plan would be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
7. Planning Commission meeting will be **Monday June 22, 2026, at 6:00 pm.**



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



Date: 5/22/26

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Old Farmington Townhomes

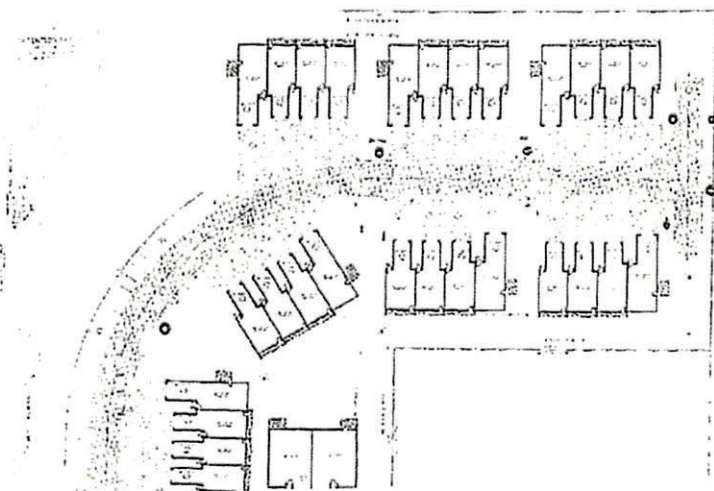
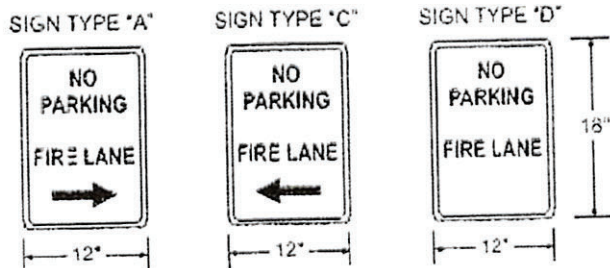
All Townhomes require 13D sprinkler systems per Farmington Ordinance. Plans need to be submitted with construction plans. *Hydrolic site plan will be submitted with plan set to cover sprinkler system design.*

Fire Lane Signage

Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

Fire lane signs have been updated to be on both sides of the fire apparatus roads at the appropriate distance apart
D103.6.2 Roads More Than 26 Feet in Width

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





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



C105.1 Hydrant Spacing

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

Appropriate Hydrant spacing has been provided.

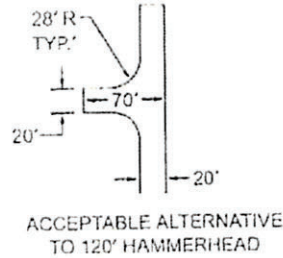
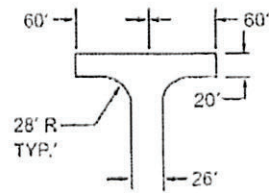
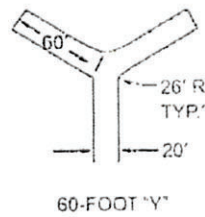
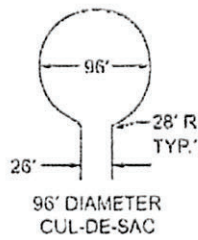
Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1.

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

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



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



Fire Access Roads

120' hammerhead fire access road was selected for our design



Earthplan Design Alternatives, PA

Civil Engineering Landscaping Architecture

TECH PLAT REVIEW LETTER

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

EDA project #: 2675_F

Letter creation: June 2, 2026

Tech Plat Review meeting: June 2, 2026

Mrs. McCarville,

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

Generally:

1. *All below items shall be addressed on the plans and a narrative letter describing how said items have been addressed must be submitted with resubmittals.*

Sheet C6.C:

2. Dedication and Landscaping of Neighborhood Parks:

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

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

OR

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

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

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

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

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

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

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

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

5. Trees shown as to be preserved:
 - a. Please adjust the landscaping and edging around these trees to remove conflict.
 - b. Provide information on the health and species of the trees shown as being preserved. Preserved trees, in order to count as a preserved tree, must be native.
6. Mechanical screening requirements of code 14.04.23 (c): on the plans, show the location of the mechanical equipment and how it will be screened. Equipment located within 150' of a street or highway ROW or residential housing shall be screened from view or positioned so they are not highly visible. *5. Edging has been updated and information showing preserved trees are native has been added.*

Sheet C6.1

6. Equipment to be positioned not to be highly visible

7. General Landscape Notes:

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

Added

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

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

Sincerely,



Sarah Geurtz, PLA



Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

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

EDA project #: 2675_F

Letter creation: June 2, 2026

Tech Plat Review meeting: June 2, 2026

Mrs. McCarville,

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

Generally:

1. *All below items shall be addressed on the plans and a narrative letter describing how said items have been addressed must be submitted with resubmittals.*

Sheet C6.0:

2. Dedication and Landscaping of Neighborhood Parks:

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

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

OR

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

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

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

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

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

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

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

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

5. Trees shown as to be preserved:
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Sheet C6.1:

6. Equipment to be positioned not to be highly visible

7. General Landscape Notes:

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

Added

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

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

Sincerely,



Sarah Geurtz, PLA

4. The following are comments on Farmington's Commercial Design Standards from Key Architecture, Inc. If you have any questions concerning these comments, please send those to Melissa McCarville and she will consult with the Architects if needed.
- a. We need to see the percentage of glass on the 'front' facing facades.
 - b. Porches on the 'front' facing façade are required on each building.
 - c. The horizontal siding material needs to be called out as one of the allowable primary materials.
 - d. Trash screening types and locations need to be noted on the site plan.
 - e. The garage on the duplex facing Old Farmington Rd. needs to be behind the front building façade.
 - f. See item 3 under the site planning section of the Design Standards for two-family and multi-family developments requiring a minimum of three alternative building facades or variation of materials.
 - g. Buildings with facades of 40' or greater in length shall incorporate wall plane projections or recesses that are at least 2' in depth.

Architect Responses:

4a. The percentage of glass on the 'front' of the street facing buildings has been adjusted and can be seen on sheet 'Ar4 - OldRd THREE BED ELEVATIONS' and sheet 'Ad4 - OldRd ONE BED ELEVATIONS'.

4b. Porches have been adjusted on the 'front' street facing sides of the two buildings. See sheets Ar1 - OldRd THREE BED FIRST FLOOR, Ad1 - OldRd ONE BED PLANS, Ar4 - OldRd THREE BED ELEVATIONS, and Ad4 - OldRd ONE BED ELEVATIONS

4c. Elevations noted "CEMENT BASED BOARD - LAP SIDING OR APPROVED EQUAL THAT MEETS CITY ORDINANCE 14.04.12-A.8" and "BRICK VENEER OR APPROVED EQUAL THAT MEETS CITY ORDINANCE 14.04.12-A.8". See sheet 'Ar4 - OldRd THREE BED ELEVATIONS' and sheet 'Ad4 - OldRd ONE BED ELEVATIONS'.

4d. No foreseen need for screening as no dumpster is included. Each home will be responsible for their own trash bins.

4e. The garage for the building has been modified to be on the rear of the building. See sheet Ad1 - OldRd ONE BED PLANS.

4f. Variations for the facades have been shown on sheet Ac6 - THREE BED ELEVATIONS. Brick and paint colors to be determined.

4g. Elevations have been adjusted on the 'front' street facing sides of the two buildings. The Three bedroom building has a larger front porch, and a two foot bay window projection. The one bedroom building has a larger porch, and two foot recesses in the front facade. See sheets Ar1 - OldRd THREE BED FIRST FLOOR, Ad1

- OldRd ONE BED PLANS, Ar4 - OldRd THREE BED ELEVATIONS, and Ad4 - OldRd ONE BED ELEVATIONS



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

APPLICATION:

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

Date of preliminary plat approval: 02/24/2025

Date of gracing permit: 08/01/2025

Date of final infrastructure inspection: Not yet scheduled. Requesting review on plat concurrent with final improvement installation and inspections.

Engineering Fees Paid ☒yes ☐no

Development site address or location: NW Intersection of Wesley Stevens and Rheas Mill

GENERAL INFORMATION:

Primary Contact Person: Conlee Hale

Business Name: Crafton Tull

Address: 300 North College, Suite 317

City: Fayetteville **State:** AR **Zip Code:** 72701

Phone: 479-636-4838 **Email:** conlee.hale@craftontull.com

Check all that apply: ☐ Applicant ☒ Owner ☐ Other _____

Name: Michael Crosno

Business Name: Rheas Mill Development LLC

Address: 124 W Sunbridge Dr STE 8

City: Fayetteville State AR Zip Code 72703

Check all that apply: ☐ Applicant ☐ Owner ☐ Other _____

Name: _____

Business Name: _____

Address: _____

City: _____ State _____ Zip Code _____

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



Date: 08/21/2026

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



Date: 8-21-2026

1. Completed application form which includes; name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.			
2. 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.			
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.			
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			
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).			
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.			
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.			
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.			
4. Complete and accurate legend.			
5. Title block located in the lower right-hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.			
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.			
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)			
8. P.C.8. from a permanent well-defined reference point, P.O.8. must be clearly labeled.			
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.			
10. Status of regulatory permits: a. NPDES Storm water Permit b. 404 Permit c. Other			

11. Provide a benchmark, clearly defined with a precision of 1/100th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following fire hydrant, manhole rim, drainage structure abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.			
13. A general vicinity map of the project at a scale of 1" = 2000'			
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.			
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.			
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%			
17. Preliminary grading plan.			
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.			
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.			
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures: a. Provide structure, location and types. b. Provide pipe types and sizes.			
2. Regarding all proposed sanitary sewer systems a. Provide pipe locations, sizes and types. b. Manhole locations.			
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			
5. Regarding all proposed water systems on or near the site: a. Provide pipe locations, sizes and types. b. Note the static pressure and flow of the nearest hydrant. c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.			

6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.) a. Locations of all related structures. b. Locations of all lines above and below ground. c. A note shall be placed where the streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.			
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, alleys, 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 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.			
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.)			
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 areas 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.			

[illegible]

ADDRESS	ALTERNATE ADDRESS	LOT
609 W LAYLA LN		1
616 W LAYLA LN		2
623 W LAYLA LN		3
630 W LAYLA LN		4
637 W LAYLA LN		5
644 W LAYLA LN		6
651 W LAYLA LN		7
658 W LAYLA LN		8
665 W LAYLA LN		9
672 W LAYLA LN		10
679 W LAYLA LN		11
686 W LAYLA LN		12
693 W LAYLA LN		13
700 W LAYLA LN		14
707 W LAYLA LN		15
714 W LAYLA LN		16
721 W LAYLA LN		17
728 W LAYLA LN		18
735 W LAYLA LN		19
742 W LAYLA LN		20
749 W LAYLA LN		21
756 W LAYLA LN		22
763 W LAYLA LN		23
770 W LAYLA LN		24
777 W LAYLA LN		25
784 W LAYLA LN		26
791 W LAYLA LN		27
798 W LAYLA LN		28
805 W LAYLA LN		29
812 W LAYLA LN		30
819 W LAYLA LN		31
826 W LAYLA LN		32
833 W LAYLA LN		33
840 W LAYLA LN		34
847 W LAYLA LN		35
854 W LAYLA LN		36
861 W LAYLA LN		37
868 W LAYLA LN		38
875 W LAYLA LN		39
882 W LAYLA LN		40
889 W LAYLA LN		41
896 W LAYLA LN		42
903 W LAYLA LN		43
910 W LAYLA LN		44
917 W LAYLA LN		45
924 W LAYLA LN		46
931 W LAYLA LN		47
938 W LAYLA LN		48
945 W LAYLA LN		49
952 W LAYLA LN		50
959 W LAYLA LN		51
966 W LAYLA LN		52
973 W LAYLA LN		53
980 W LAYLA LN		54
987 W LAYLA LN		55
994 W LAYLA LN		56
1001 W LAYLA LN		57
1008 W LAYLA LN		58
1015 W LAYLA LN		59
1022 W LAYLA LN		60
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1274 W LAYLA LN		96
1281 W LAYLA LN		97
1288 W LAYLA LN		98
1295 W LAYLA LN		99
1302 W LAYLA LN		100



ADDRESS	ALTERNATE ADDRESS	LOT
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WE HEREBY CERTIFY THAT ALL UTILITY EASEMENTS, INCLUDING CABLE TELEVISION EASEMENTS, PLATTED IN THIS SUBDIVISION ARE SHOWN AS REQUESTED AND APPROVED BY THE UNINCORPORATED UTILITIES OF THE CITY OF FARMINGTON, ARKANSAS.

THE UNDERSIGNED HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS
 FLAT MERITS CURRENT REGULATIONS OF THE CITY OF FARMINGTON AS EACH PERTAINS TO
 THIS PLAT AND TO THE AREA OF RESPONSIBILITY SHOWN BELOW

DATE	ELECTRIC
DATE	GAS SERVICE
DATE	TELEPHONE
DATE	CABLE TELEVISION
DATE	WATER

DATE	SIGNATURE
BUILDING INSPECTOR	
FIRE CHIEF	
POLICE CHIEF	
CITY'S ENGINEER/CONSULTANT	

CERTIFICATE OF SURVEY ACCURACY:

A circular professional seal for a land surveyor. The outer ring contains the text "REGISTERED" at the top, "PROFESSIONAL" at the bottom, "LAND SURVEYOR" on the right, and "KEY" on the left. Inside the ring, the text "STATE OF ARKANSAS" is at the top, "NO. 1460" is at the bottom, and "KEVIN J. LEGGETT" is in the center.

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

SIDEWALK DIMENSIONS (ALL LOTS):
SIDEWALK: 5' WIDE
GREENSPACE: 6' BETWEEN BACK OF CURB AND SIDEWALK

BUILDING SETBACKS:

FRONT: 35°
SIDE: 10°
REAR: 20°

1-800-855-3030

THE SE 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SE $\frac{1}{4}$ OF SAID SECTION 21, SAID POINT BEING
THE INTERSECTION OF THE SOUTH LINE THEREOF WITH N $89^{\circ}07'56''$ E 1309.37 FEET TO THE WESTMOST CORNER OF THE SE
THIRD QUARTER OF SAID SECTION 21, THENCE ALONG THE SOUTH LINE THEREOF NORTH $89^{\circ}07'56''$ E 1310.00 FEET TO THE NORTHEAST CORNER OF THE SE $\frac{1}{4}$
BEARS S $W21^{\circ}51'57''$ E 28.61 FEET;
THENCE ALONG THE SE $\frac{1}{4}$ OF SAID SECTION 21, SAID POINT BEING A 1/2" ROUN PIN WITH PS 1756 CAP,
THE INTERSECTION OF THE NORTH LINE THEREOF NORTH $89^{\circ}07'56''$ E 650.9 FEET TO A 1/2" ROUN PIN WITH PS 1298 CAP;
THENCE ALONG THE NORTH LINE THEREOF S $89^{\circ}07'56''$ E 653.4 FEET TO A 1/2" ROUN PIN WITH PS 1598 CAP;
THENCE CONTINUING ALONG SAID NORTH LINE S $89^{\circ}07'56''$ E 16.8 FEET TO THE NORTHEAST CORNER OF THE SE
 $\frac{1}{4}$ OF SAID SECTION 21, SAID POINT BEING THE INTERSECTION OF THE EAST LINE THEREOF S $89^{\circ}07'56''$ E 1322.4 FEET TO THE POINT OF BEGINNING, CONTAINING
THESE ARE MORE OR LESS SUBJECT TO ANY AND ALL CLAIMS, RIGHTS AND DEMANDS OF THE STATE OF TEXAS,
COUNTY OF WESCO COUNTY, TEXAS, BEING THE LANDS OF SAID STATE OF TEXAS, COUNTY OF WESCO COUNTY, TEXAS, BEING THE LANDS OF SAID STATE OF TEXAS,
COUNTY OF WESCO COUNTY, TEXAS, BEING THE LANDS OF SAID STATE OF TEXAS, COUNTY OF WESCO COUNTY, TEXAS, BEING THE LANDS OF SAID STATE OF TEXAS,

NOTES:

THE SURVEY SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS AND NO OTHERS:
 DEED 2020-000409358, PLAT 2022-00178613, PLAT 2006-00036868, PLAT 2007-000099906,
 PLAT 2017-000039581, PLAT 2017-000039581, PLAT 2017-000039581, PLAT 2018-00018960,
 PLAT 2019-00034526, PLAT 2022-00024465, PLAT 2022-00000701, PLAT 2022-00015227,

ACCORDING TO THE CITY OF COLUMBIA, THE PROPERTY SHOWN IS ZONED R-2

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

THERE MAY BE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAT. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, OR LOCATION OF ANY UTILITIES OR SERVICE LINES. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS OR ANY OTHER FACTS WHICH MIGHT AFFECT THE PROPERTY. ANY ENCUMBRANCES OR RESTRICTIVE COVENANTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR FROM EXAMINATION OF WACO TITLE COMPANY'S SURVEY SEARCH FILE NO. 2413007-102 DATED OCTOBER 11, 2024.

THIS PROPERTY IS NOT WITHIN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 0514302195G, EFFECTIVE DATE JANUARY 25, 2024.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SERVED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAP(S) CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

SECRET AND CIB DC 1420 SET AT ALL PROPERTY CONCERNS

ALL STREET RIGHT OF WAY SUBDIVISION ARE 50 FEET IN WIDTH

NOTE: 1 28 20 TO 74 AND 12 SHALL NOT HAVE ACCESS TO WEAPON STORAGE BOUND

THE UNIVERSITY OF CHICAGO LIBRARY

LOT 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 3480, 3490, 3500, 3510, 3520, 3530, 3540, 3550, 3560, 3570, 3580, 3590, 3600, 3610, 3620, 3630, 3640, 3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760, 3770, 3780, 3790, 3800, 3810, 3820, 3830, 3840, 3850, 3860, 3870, 3880, 3890, 3900, 3910, 3920, 3930, 3940, 3950, 3960, 3970, 3980, 3990, 4000, 4010, 4020, 4030, 4040, 4050, 4060, 4070, 4080, 4090, 4100, 4110, 4120, 4130, 4140, 4150, 4160, 4170, 4180, 4190, 4200, 4210, 4220, 4230, 4240, 4250, 4260, 4270, 4280, 4290, 4300, 4310, 4320, 4330, 4340, 4350, 4360, 4370, 4380, 4390, 4400, 4410, 4420, 4430, 4440, 4450, 4460, 4470, 4480, 4490, 4500, 4510, 4520, 4530, 4540, 4550, 4560, 4570, 4580, 4590, 4600, 4610, 4620, 4630, 4640, 4650, 4660, 4670, 4680, 4690, 4700, 4710, 4720, 4730, 4740, 4750, 4760, 4770, 4780, 4790, 4800, 4810, 4820, 4830, 4840, 4850, 4860, 4870, 4880, 4890, 4900, 4910, 4920, 4930, 4940, 4950, 4960, 4970, 4980, 4990, 5000, 5010, 5020, 5030, 5040, 5050, 5060, 5070, 5080, 5090, 5100, 5110, 5120, 5130, 5140, 5150, 5160, 5170, 5180, 5190, 5200, 5210, 5220, 5230, 5240, 5250, 5260, 5270, 5280, 5290, 5300, 5310, 5320, 5330, 5340, 5350, 5360, 5370, 5380, 5390, 5400, 5410, 5420, 5430, 5440, 5450, 5460, 5470, 5480, 5490, 5500, 5510, 5520, 5530, 5540, 5550, 5560, 5570, 5580, 5590, 5600, 5610, 5620, 5630, 5640, 5650, 5660, 5670, 5680, 5690, 5700, 5710, 5720, 5730, 5740, 5750, 5760, 5770, 5780, 5790, 5800, 5810, 5820, 5830, 5840, 5850, 5860, 5870, 5880, 5890, 5900, 5910, 5920, 5930, 5940, 5950, 5960, 5970, 5980, 5990, 6000, 6010, 6020, 6030, 6040, 6050, 6060, 6070, 6080, 6090, 6100, 6110, 6120, 6130, 6140, 6150, 6160, 6170, 6180, 6190, 6200, 6210, 6220, 6230, 6240, 6250, 6260, 6270, 6280, 6290, 6300, 6310, 6320, 6330, 6340, 6350, 6360, 6370, 6380, 6390, 6400, 6410, 6420, 6430, 6440, 6450, 6460, 6470, 6480, 6490, 6500, 6510, 6520, 6530, 6540, 6550, 6560, 6570, 6580, 6590, 6600, 6610, 6620, 6630, 6640, 6650, 6660, 6670, 6680, 6690, 6700, 6710, 6720, 6730, 6740, 6750, 6760, 6770, 6780, 6790, 6800, 6810, 6820, 6830, 6840, 6850, 6860, 6870, 6880, 6890, 6900, 6910, 6920, 6930, 6940, 6950, 6960, 6970, 6980, 6990, 7000,

THAT IS AT THE END THE DISTANCE OF 4 MILLI METERS 4 THOUSAND 11 MILLI METERS

RECORD INFORMATION

STATE PLAT CODE:
500-16N-31W-0-21-220-72-1460

SEAL

ARIZONA

FINAL PLAT
RESERVE ON RHEAS MILL

PREPARED FOR:

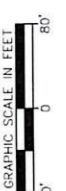
FARMINGTON

DATE: 08/19/2026
PROJECT NO: 24304300
CONTACT: K MONIGOMERY

 **Crafton Tull**
901 N. 47th St., Suite 400
Fargo, ND 58103-7256
478.636.4839

[illegible]

SHEET NO.:-



PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N87° 23' 19"W	62.33'
L2	S79° 28' 39"W	8.29'
L3	N87° 23' 19"W	13.50'
L4	S27° 36' 41"W	39.60'
L5	S81° 25' 19"E	13.16'
L6	S15° 44' 44"W	8.37'
L7	N88° 16' 50"W	20.39'
L8	N10° 31' 21"W	8.29'
L9	S74° 15' 18"E	8.29'
L10	S31° 21' 36"W	27.69'
L11	N88° 56' 17"W	43.3'

CONVERGENCE ANGLE: -0179'10.09"
COMBINED SCALE FACTOR: 0.99991034
VALUE CALCULATED AT THE FOLLOWING POINT:
N 630865.520 E 642038.607 Z 1210.528

LEGEND

—	FOUND IRON PIN OR PIPE
—	CALCULATED POINT
—	ALUMINUM CAP
—	SET IRON PIN
—	PROPERTY LINE
—	UTILITY EASEMENT
—	EASEMENT PER THIS PLAT
—	BUILDING SETBACK LINE (B)
—	STREET ADDRESS NUMBER

SET IRON PIN
PROPERTY LINE
UTILITY EASEMENT
EASEMENT PER THIS PLAT
BUILDING SETBACK LINE (89.)
STREET ADDRESS NUMBER

[illegible]

Crafton Tull
 3311 E. College Ave., Suite 317
 Fayetteville, Arkansas 72703
 Tel: 479.243.1100
 Fax: 479.243.1101
 www.craftontull.com



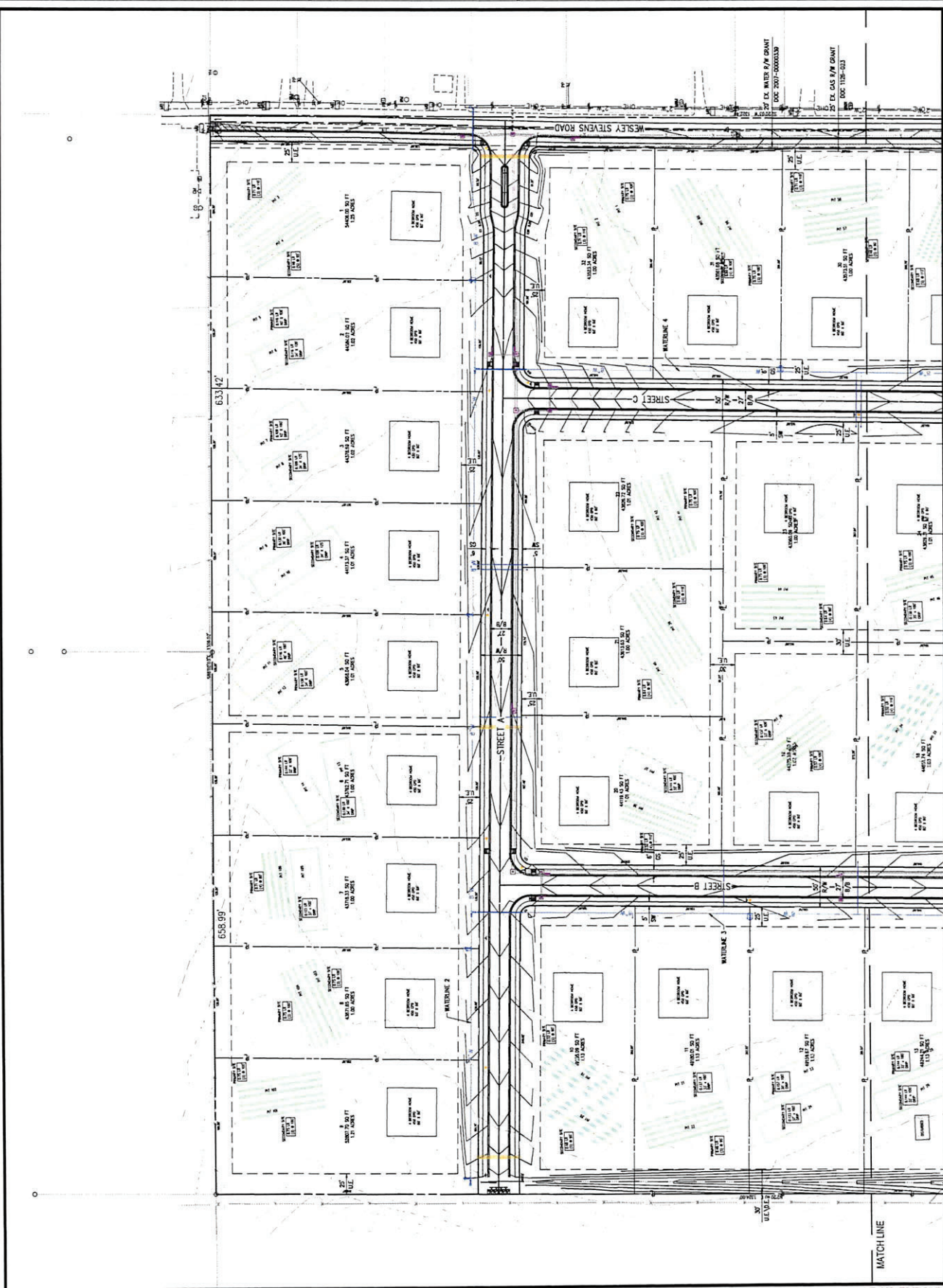
RESERVE ON RHEAS MILL
 FARMINGTON, AR

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	07/15/2015
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

CHAD A. TULL
 PROFESSIONAL ENGINEER
 No. 20878
 State of Arkansas

SEPIC LAYOUT A (C)

C-111



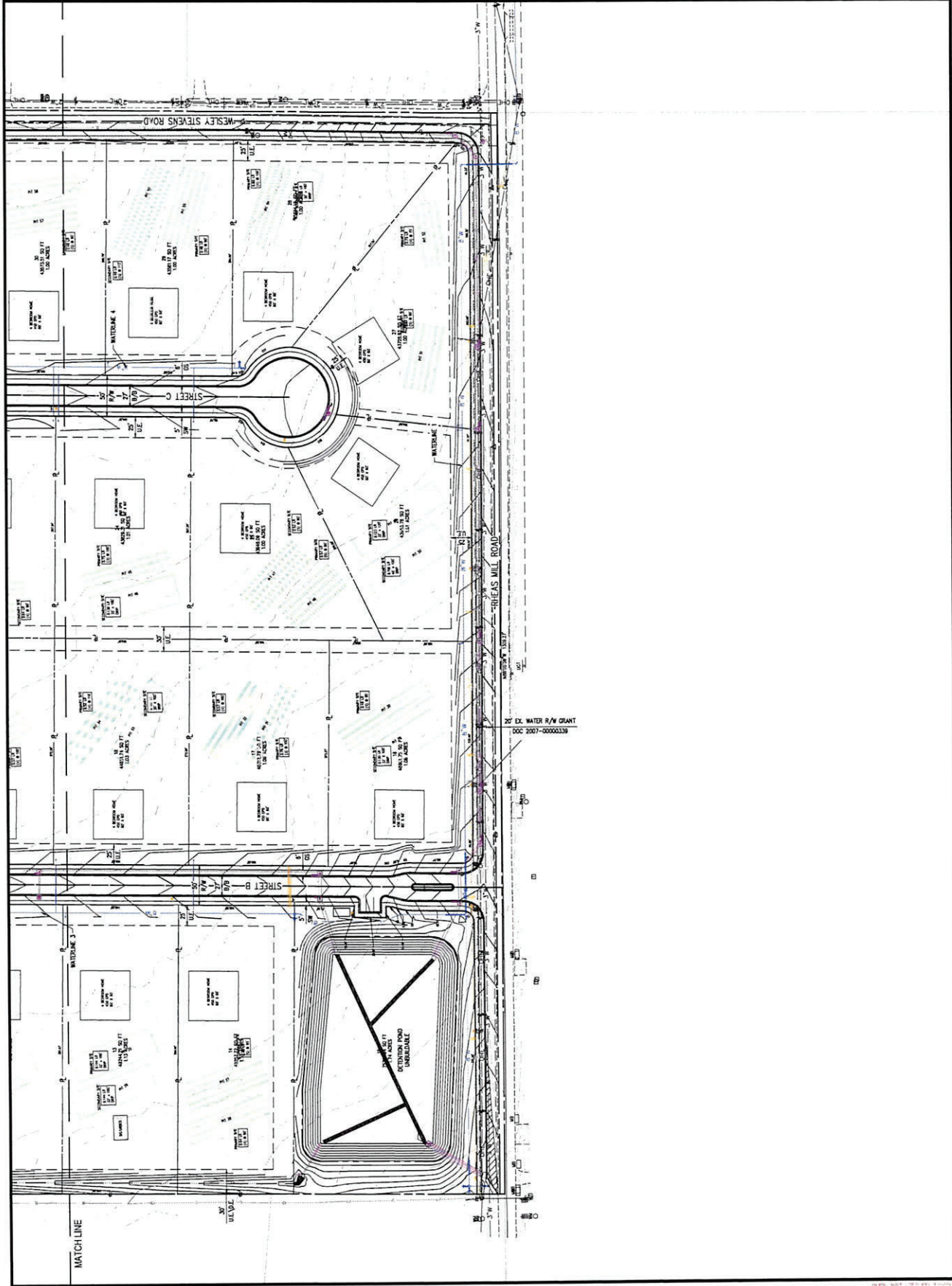
25' DE. WATER 8" W. GRANT
 DOC. 2007-00000309

25' DE. GAS 8" W. GRANT
 DOC. 1126-023



RESERVE ON RHEAS MILL
 FARMINGTON, AR

C-112





Account #: NWC6013981

Company: CRAFTON TULL
901 N 47TH 400 ST
ROGERS, AR 72756

Ad number #: 621467

PO #:

Matter of: PH The Reserve Rheas Mill Final 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 The Reserve Rheas Mill Final 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 \$144.40.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 09/13/26; NWA nwaonline.com 09/13/26

Maria Hernandez-Lopez
Legal Clerk

State of ARKANSAS, County of September, 2026,
Subscribed and sworn to before me on this 14th day of September, 2026

D. Brasher
NOTARY PUBLIC



PUBLIC HEARING NOTICE:

The public is hereby notified that the Planning Commission for the City of Farmington will hold a public hearing on Monday September 28 at 6:00 P.M. at Farmington City Hall located at 354 W. Main St, Farmington, AR 72730 for a Final Plat of The Reserve at Rheas Mill. Rheas Mill Development, LLC has requested final plat approval for a 32-lot subdivision (including one unbuildable lot) located at the Northwest intersection of Rheas Mill Road and Wesley Stevens Road. The development includes associated street, drainage, and utility improvements as required by the preliminary plat.

LEGAL DESCRIPTION:

THE SE 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21, SAID POINT BEING AN ALUMINUM CAP; THENCE ALONG THE SOUTH LINE THEREOF N88°05'59"W 1309.27 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21, SAID POINT BEING A 5/8" IRON PIN FROM WHICH A 1/2" IRON PIN BEARS N02°51'57"E 29.61 FEET; THENCE ALONG THE WEST LINE THEREOF N02°20'40"E 1324.00 FEET TO THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21, SAID POINT BEING A 1/2" IRON PIN WITH PS 1756 CAP; THENCE ALONG THE NORTH LINE THEREOF S88°02'03"E 658.99 FEET TO A 1/2" IRON PIN WITH PS 1298 CAP; THENCE CONTINUING ALONG SAID NORTH LINE S88°02'03"E 633.42 FEET TO A 1/2" IRON PIN WITH PS 1298 CAP; THENCE CONTINUING ALONG SAID NORTH LINE S88°02'03"E 16.61 FEET TO THE NORTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21; THENCE ALONG THE EAST LINE THEREOF S02°20'03"W 1322.49 FEET TO THE POINT OF BEGINNING, CONTAINING 39.77 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHT OF WAY WEST RHEAS MILL ROAD ALONG THE SOUTH, THE RIGHT OF WAY OF WESLEY STEVENS ROAD ALONG THE EAST, AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

September 13, 2026 621467

All documents for mailings were provided.



September 9, 2026

Planning Department
City of Farmington
354 W Main St
Farmington, AR 72730

RE: Reserve on Rheas Mill Final Plat
CTA Job No. 24304300
Review Comments

Below are the comments we received for the above referenced project and how we have addressed each comment.

Engineering Department Comments

1. NOTE THAT THE INSTRUCTIONS ABOVE SAY THAT THE TECHNICAL PLAT COMMENTS MUST BE ADDRESSED PRIOR TO THE RE-SUBMISSION, AND THAT A NARRATIVE FOR EACH COMMENT MUST BE SUBMITTED ALONE WITH THE REVISED PLAT.

a. Narrative for each comment will 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

a. Digital copy of everything will be included in the submission emailed to KMS at email specified.

3. ADD THE FOLLOWING SIGNATURE LINE.

CERTIFICATE OF APPROVAL FOR RECORDING:

THIS PLAT WAS APPROVED BY THE FARMINGTON PLANNING COMMISSION AT A MEETING HELD _____, 20____

DATE

CHAIRMAN

a. Signature Line added to Cover Page.

4. ADD LABEL ON PAGE 2 THAT SHOWS THAT LOT 15 IS A DRAINAGE EASEMENT.

a. Label added on Page 2.

5. ADD A NOTE THAT STATES THAT LOT 15 WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION. HAS THE POA BEEN ESTABLISHED?

a. Note added to Cover Page.



6. ADD A NOTE THAT THE PARKING LOT AT THE FRONTAGE OF LOT 15 AND THE ISLANDS AT THE ENTRANCES WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION

a. Note added to Cover Page.

7. ADD THE STREETLIGHTS TO THE PLAN.

a. Streetlights added to the plan.

8. ADD THE SIDEWALK HATCHES TO THE LEGEND.

a. Sidewalk hatches added to legend.

9. ANY ITEMS NOT COMPLETED AT THE TIME FOR SIGNATURES ON THE FINAL PLAT SHALL REQUIRE ONE OF THE FOLLOWING: CURRENCY, BOND OR LETTER OF CREDIT IN THE AMOUNT OF 150% ON THE IMPROVEMENTS NOT INSTALLED. THE ENGINEER SHALL SUBMIT A COST ESTIMATE FOR APPROVAL PRIOR TO SUBMITTING ONE OF THE PREVIOUSLY LISTED ALTERNATIVES.

a. Understood.

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.

a. You can send the invoice(s) to Conlee.Hale@craftontull.com. I can coordinate payment.

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

a. Receipts are submitted with this resubmittal.

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, September 13, 2026 to meet the deadline.**

a. Proof of publication is included with this resubmittal.

4. If variances are requested, they can be advertised in the same ad as the development. They must be advertised 15 days prior to the meeting. (Adjacent property owner notification is not required for variances.) The application for a variance is on our website or can be obtained from the front desk at City Hall. There is a \$25 fee for a variance. Please complete the form fully,



including the code section you are requesting the variance from and a reason, other than financial, that you feel the variance should be granted. The ordinance says: "The Board may hear request for variances from the literal provisions of the zoning ordinances in instance where strict enforcement of the zoning ordinances would cause undue hardship due to circumstances unique to the individual property under consideration and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance. The Board shall not permit, as a variance, any use in a zone that is not permitted under the regulations. The Board may impose conditions in the granting of a variance to ensure the compliance and to protect adjacent property." If the form is not complete and the fee is not paid, your project will be tabled.

- b. No variances are requested at this time.
- 5. If addresses are needed for your project, please go to the link provided and complete the form for Washington County addressing:
<https://www.washingtoncountyar.gov/home/showpublisheddocument/32754/639137384225070000>
- a. Address have already been gathered and are shown on the Final Plat.
- 6. Please submit a revised plan by next Tuesday. The City requires fifteen copies for planning commission. Plans must be folded with all sheets included in one set. We do not 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.
- a. Understood.
- 7. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
- a. Understood.
- 8. Parkland fees are due prior to signatures on the final plat. Total amount owed is \$27,900.
- a. Parkland fees in the amount of \$27,900 will be paid prior to signatures on the final plat.
- 9. Planning Commission meeting will be **Monday September 28, 2026, at 6:00 pm.**



EDA Comments

1. Dedication and Landscaping of Neighborhood Parks (code Sec. 14.04.25):
 - a. Per 14.04.25, H, 2, the City is requesting Fee Payment in Lieu of Land Conveyance:

"In lieu of land dedication, developer shall contribute to the Farmington's Parkland Fund \$900 for each single-family dwelling unit..."

31 single family units =	\$900/unit=	\$27,900.00
		\$27,900.00 TOTAL fee payment required

- b. Per 14.04.25, k, 1, a: "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 the planting design to EDA for review

a. Understood.

Please let us know if you have any questions.

Sincerely,

Conlee Hale, P.E.
Crafton Tull

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Michael Crosno, Rheas Mill Development

Date: September 8, 2026

Project Name: Reserve On Rheas Mill

Engineer/Architect: Crafton Tull

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, September 13, 2026 to meet the deadline.**
4. If variances are requested, they can be advertised in the same ad as the development. They must be advertised 15 days prior to the meeting. (Adjacent property owner notification is not required for variances.) The application for a variance is on our website or can be obtained from the front desk at City Hall. There is a \$25 fee for a variance. Please complete the form fully, including the code section you are requesting the variance from and a reason, other than financial, that you feel the variance should be granted. The ordinance says: "The Board may hear request for variances from the literal provisions of the zoning ordinances in instance where strict enforcement of the zoning ordinances would cause undue hardship due to circumstances unique to the individual property under consideration and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance. The Board shall not permit, as a variance, any use in a zone that is not permitted under the regulations. The Board may impose conditions in the granting of a variance to ensure compliance and to protect adjacent property." If the form is not complete and the fee is not paid, your project will be tabled.

5. If addresses are needed for your project, please go to the link provided and complete the form for Washington County addressing:

<https://www.washingtoncountyar.gov/home/showpublisheddocument/32754/6391373842250700>

6. Please submit a revised plan by next Tuesday. The City requires fifteen copies for planning commission. Plans must be folded with all sheets included in one set. We do not 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.
7. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
8. Parkland fees are due prior to signatures on the final plat. Total amount owed is \$27,900.
9. Planning Commission meeting will be **Monday September 28, 2026, at 6:00 pm.**

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

Applicant: Michael Crosno, Rheas Mill Development LLC

Date: September 8, 2026

Project Name: Reserve on Rheas Mill Final Plat

Engineer/Architect: Crafton Tull

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 Engineering/Farmington

Name: Christopher B. Brackett, P. E.

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

CERTIFICATE OF APPROVAL FOR RECORDING:

THIS PLAT WAS APPROVED BY THE FARMINGTON PLANNING COMMISSION AT A MEETING HELD _____, 20____

DATE

CHAIRMAN

4. Add a label on page 2 that shows that Lot 15 is a drainage easement.
5. Add a note that states that Lot 15 will be maintained by the property owner's association. Has the POA been established?
6. Add a note that the parking lot at the frontage of Lot 15 and the islands at the entrances will be maintained by the property owner's association
7. Add the streetlights to the plan.
8. Add the sidewalk hatches to the legend.
9. Any items not completed at the time for signatures on the Final Plat shall require one of the following: Currency, Bond or Letter of Credit in the amount of 150% on the improvements not installed. The Engineer shall submit a cost estimate for approval prior to submitting one of the previously listed alternatives.



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

TECH PLAT REVIEW LETTER

Project: Reserve on Rheas Mill Preliminary Plat

EDA project #: 2595_F

Letter creation: August 27, 2026

Tech Plat Review meeting: September 8, 2026

Mrs. McCarville,

We have reviewed the Final Plat submitted by Crafton Tull for the project known as Reserve on Rheas Mill, received by EDA on August 25, 2026; page 1 of the plan set shows a "last saved" date of 7/8/26. Based on our plan review for 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, the City is requesting Fee Payment in Lieu of Land Conveyance:

"In lieu of land dedication, developer shall contribute to the Farmington's Parkland Fund \$900 for each single-family dwelling unit..."

31 single family units =	\$900/unit=	\$27,900.00
		\$27,900.00 TOTAL fee payment required

- b. Per 14.04.25, k, 1, a: *"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 the planting design 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