

# 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: Scott Busch Day phone: 479-595-1170  
Address: 665 N. Samara Cir. 72701 Fax: —  
Representative: Joey Ingle Day phone: 479-531-6856  
Address: 1610 N.W. 12th st. 72712 Fax: 479-464-9294  
Property Owner: Scott Busch Day phone: 479-595-1170  
Address: 665 N. Samara Cir. 72701 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: Attached  
Site address: 277 E. Main St  
Current zoning: C-2

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:

Variance to front setback requirement. Variance requested to  
to lot configuration and the ROW that was dedicated  
previously to ARDOT.

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 7 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 3 days before the meeting:

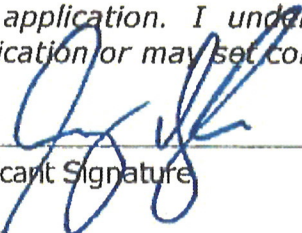
**NOTICE OF PUBLIC MEETING**

A petition for a variance at the property described below has been filed with the City of Farmington on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

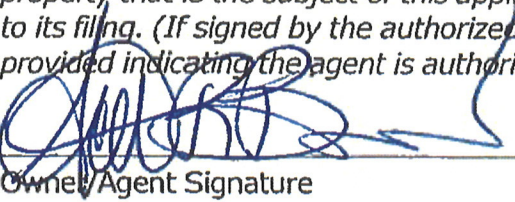
**PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE**

A public meeting to consider this request for variance at the above described property will be held on \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 4/11/18

*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 4-11-18

City of Farmington, AR

RECEIPT DATE 4-13-18 No. 540352

04/13/2018 8:00AM 01  
000000#3768 CLERK01

RECEIVED FROM Sand Creek \$25.00

Development Fees \$25.00

Twenty five & no/100 DOLLARS

ITEMS CHECK 10 \$25.00

FOR RENT Variance Application Fee  
FOR

18095

ACCOUNT		<input type="radio"/> CASH
PAYMENT	<u>2500</u>	<input checked="" type="radio"/> CHECK
BAL. DUE	<u>0</u>	<input type="radio"/> MONEY ORDER
		<input type="radio"/> CREDIT CARD

FROM TO BY D. Colman

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

**SAND CREEK ENGINEERING  
AND LANDSCAPE ARCHITECTURE, INC.**  
1610 NW 12th STREET  
BENTONVILLE, AR 72712  
479-464-9282

GRAND SAVINGS BANK  
96-8767/3031

18095

PAY **Twenty Five and no/100**

DATE 04/11/18 CHECK 18095 CHECK AMOUNT \$25.00

TO THE ORDER OF  
**CITY OF FARMINGTON  
ATTN: MELISSA MCCARVILLE  
354 W. MAIN STREET  
FARMINGTON AR 72730**

[Signature]  
AUTHORIZED SIGNATURE

⑈018095⑈ ⑆303187675⑆

14942701⑈

**File# 2017-00028885**

After recording please return to:  
Waco Title Company  
6815 Isaac's Orchard Rd, Ste D  
Springdale, AR 72762

**WARRANTY DEED  
(TRUSTEE)**

File #: 1705761-103

**KNOW ALL MEN BY THESE PRESENTS:**

That, **Budgie Lee Harris, Trustee of the Budgie Lee Harris Revocable Trust dated November 9, 2010**, hereinafter called GRANTOR, for and in consideration of the sum of ---ONE AND 00/100--- DOLLARS---(\$1.00)---and other good and valuable consideration in hand paid by **Holland House Holdings, LLC, an Arkansas limited liability company**, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Holland House Holdings, LLC, an Arkansas limited liability company**, hereinafter called GRANTEE(S), and unto its successors and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

**SEE ATTACHED EXHIBIT "A" & "B"**

**TO HAVE AND TO HOLD** the same unto the said Grantee(s) and unto its successors and assigns forever, with all appurtenances thereunto belonging. And the Grantor hereby covenant with said Grantee(s) that the Grantor will forever warrant and defend the title to the said lands against all claims whatsoever.

Prepared under the supervision of  
Brian Blackman, Attorney  
6815 Isaac's Orchard Road  
Springdale, AR. 72762

WITNESS my hand and seal on this 1<sup>st</sup> day of September, 2017

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

The Budgie Lee Harris Revocable Trust dated November 9, 2010

GRANTEE OR AGENT: \_\_\_\_\_

GRANTEE'S ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

*Budgie Lee Harris*  
By: Budgie Lee Harris, Trustee

ACKNOWLEDGMENT

STATE OF Arkansas )  
  ) SS.  
COUNTY OF Washington )

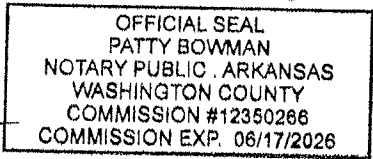
BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, and appeared in person the within named **Budgie Lee Harris, Trustee of the Budgie Lee Harris Revocable Trust dated November 9, 2010**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument, and who stated that he was duly authorized in such capacity to execute the foregoing Warranty Deed by Trustee for and in the name and behalf of said Trust, and further stated and acknowledged that he had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 1<sup>st</sup> day of September, 2017.

*[Signature]*  
\_\_\_\_\_  
Notary Public

My commission expires:

6/17/2026



**EXHIBIT "A"**

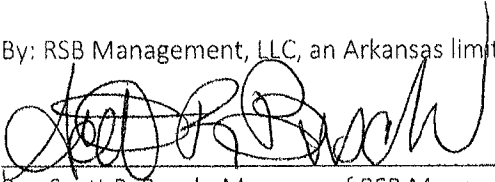
**Part of the SW 1/4 of the SW 1/4 of Section 24, T-16-N, R-31-W in Washington County, Arkansas and being described as follows: commencing at the NE corner of said SW 1/4, SW 1/4 thence South 02°27'18" West a distance of 187.36 feet, thence North 87°32'42" West 502.11 feet to a set 5/8 " rebar w/cap (PLS 1337) being the Point of Beginning; thence South 02°35'27" West a distance of 291.35 feet to a found 1/2" rebar; thence North 87°32'42" West a distance of 126.78 feet to a set 5/8" rebar w/cap (PLS 1337); thence North 09°39'53" West a distance of 86.53 feet to a set 5/8" rebar w/cap (PLS 1337); thence North 23°14'10" West a distance of 108.40 feet to a set 5/8" rebar w/cap (PLS 1337) and along the Southerly R.O.W.; thence along said Southerly R.O.W., 49.06 feet along a tangent curve to the right, having a radius of 2824.79 feet, a central angle of 00°59'42", and a chord bearing North 60°51'29" East a distance of 49.06 feet to a found 5/8 rebar; thence 61.80 feet along a tangent curve to the right, having a radius of 2824.79 feet, a central angle of 01°15'13", and a chord bearing North 61°58'57" East a distance of 61.80 feet to a set 5/8" rebar w/cap (PLS 1337); thence North 80°04'36" East a distance of 51.40 feet to a set 5/8" rebar w/cap (PLS 1337); thence North 47°08'36" East a distance of 51.40 feet to a set 5/8" rebar w/cap (PLS 1337); thence 11.50 feet along a non-tangent curve to the right, having a radius of 2824.79 feet, a central angle of 00°14'00", and a chord bearing North 70°47'35" East a distance of 11.50 feet to the Point of Beginning; containing 38,185.85 square feet or .87 acres, more or less.**

Exhibit B

Contrary to the Lot Line Adjustment preliminary survey performed by Sand Creek Engineering the Grantor reserves the right to keep all existing signage or billboard that is currently on grantor's property to remain on the property and to install and/or replace current billboard with an electronic billboard.

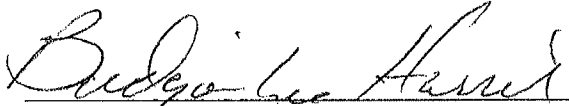
Holland House Holdings, LLC, an Arkansas limited liability company

By: RSB Management, LLC, an Arkansas limited liability company, Manager

A handwritten signature in black ink, appearing to read "Scott R. Busch", written over a horizontal line.

By: Scott R. Busch, Manager of RSB Management, LLC

The Budgie Lee Harris Revocable Trust dated November 9, 2010

A handwritten signature in black ink, appearing to read "Budgie Lee Harris", written over a horizontal line.

By: Budgie Lee Harris, Trustee



STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
MISCELLANEOUS TAX SECTION  
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

**Real Estate Transfer Tax Stamp**  
Proof of Tax Paid



File Number: 1705761-103

**Grantee:** HOLLAND HOUSE HOLDINGS, LLC  
**Mailing Address:** PO BOX 845  
FAYETTEVILLE AR 727010000

**Grantor:** BUDGIE LEE HARRIS  
**Mailing Address:** 277 E MAIN ST  
FARMINGTON AR 727300000

**Property Purchase Price:** \$325,000.00  
**Tax Amount:** \$1,072.50

**County:** WASHINGTON  
**Date Issued:** 09/19/2017  
**Stamp ID:** 1428836352

Washington County, AR  
I certify this instrument was filed on  
9/20/2017 9:23:18 AM  
and recorded in REAL ESTATE

File# 2017-00028885  
Kyle Sylvester - Circuit Clerk

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Holland House Holdings, LLC

Grantee or Agent Name (signature): By Waco Title As Agent Date: 9/19/17

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

City/State/Zip: \_\_\_\_\_





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

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

277 E Main Street  
Location

Holland House Holdings LLC  
Owned by

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

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on 04/23/2018 at 6:00 p.m.

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

7017 0530 0001 0690 9882

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

FARMINGTON, AR 72730

## OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.50  
 Total Postage and \$6.70

Sent To 760-01751-000  
 ADAM TRAVIS & AMY GAIL SMITH  
 Street and Apt. No. 223 E. OLD FARMINGTON ROAD  
 FARMINGTON, AR 72730-4008  
 City, State, ZIP+4®



7017 0530 0001 0690 9875

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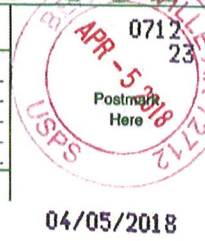
ROCHESTER, NY 14623

## OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.50  
 Total Postage and \$6.70

Sent To 760-01423-006  
 GOLDSTEIN FARMINGTON LLC.  
 Street and Apt. No. 150 METRO PARK  
 ROCHESTER, NY 14600  
 City, State, ZIP+4®



7017 1450 0001 2252 6546

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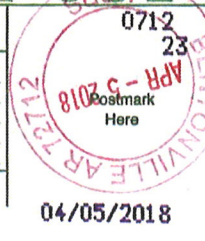
FARMINGTON, AR 72730

## OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.50  
 Total Postage and \$6.70

Sent To 760-01173-001  
 JIM & ELDORA MCCARTY  
 Street and Apt. No. 288 E. OLD FARMINGTON RD.  
 FARMINGTON, AR 72730  
 City, State, ZIP+4®



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FARMINGTON, AR 72730

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Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.50  
 Total Postage and \$6.70

Sent To 760-01170-000 & 760-01171-001  
 BOBBY D. PASCHAL  
 Street and Apt. No. 37 HOLLAND DR.  
 FARMINGTON, AR 72730  
 City, State, ZIP+4®



7017 0530 0001 0690 9813

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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FAYETTEVILLE, AR 72702

## OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.50  
 Total Postage and \$6.70

Sent To 760-01172-000  
 NATHAN & DARREN WELLS  
 Street and Apt. No. PO BOX 3581  
 FAYETTEVILLE, AR 72702  
 City, State, ZIP+4®



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# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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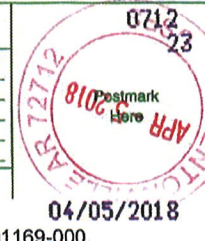
FARMINGTON, AR 72730

## OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.50  
 Total Postage and \$6.70

Sent To 760-01168-000 & 760-01169-000  
 PASCHAL, DONALD R. & CAROLINE S.  
 Street and Apt. No. 39 N. HOLLAND DR  
 FARMINGTON, AR 72730  
 City, State, ZIP+4®



7017 0530 0001 0690 9844

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**FARMINGTON, AR 72730**

**OFFICIAL USE**

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and	\$6.70
760-01432-000	
Sent To	BROYLES, LARRY & TERRI TRUST
Street and Apt. No.	PO BOX 275
City, State, ZIP+4®	FARMINGTON, AR 72730

Postmark Here  
 APR 5 2018  
 04/05/2018

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 0530 0001 0690 9851

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**FAYETTEVILLE, AR 72703**

**OFFICIAL USE**

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and	\$6.70
760-01425-000 & 760-01430-000	
Sent To	HARRIS, BUDGIE LEE REVOCABLE TRUST
Street and Apt. No.	2169 N. ASPEN DRIVE
City, State, ZIP+4®	FAYETTEVILLE, AR 72703

Postmark Here  
 APR 5 2018  
 04/05/2018

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 0530 0001 0690 9868

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**GOSHEN, AR 72735**

**OFFICIAL USE**

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and	\$6.70
760-01425-001	
Sent To	MARCUS J & CHRISTY D NALL
Street and Apt. No.	PO BOX 28
City, State, ZIP+4®	GOSHEN, AR 72735

Postmark Here  
 APR 5 2018  
 04/05/2018

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 0530 0001 0690 9899

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**FARMINGTON, AR 72730**

**OFFICIAL USE**

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and	\$6.70
760-01422-000	
Sent To	DENVER DEAN & TANYA JEAN LACY
Street and Apt. No.	PO BOX 198
City, State, ZIP+4®	FARMINGTON, AR 72730

Postmark Here  
 APR 5 2018  
 04/05/2018

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

NORTHWEST ARKANSAS  
Democrat Gazette

**AFFIDAVIT OF PUBLICATION**

I, Cathy Wiles, do solemnly swear that I am the Legal Clerk of the Northwest Arkansas Democrat- Gazette, printed and published in Washington and Benton County, Arkansas, and of bona fide circulation, that from my own personal knowledge and reference to the files of said publication, the advertisement of:

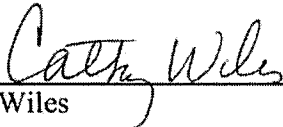
SAND CREEK ENGINEERING

Notice of Public Hearing

Was inserted in the Regular Edition on:


April 08, 2018

Publication Charges \$ 209.76



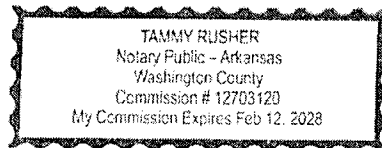
Cathy Wiles

Subscribed and sworn to before me  
This 11 day of April, 2018.



Notary Public

My Commission Expires: 2/12/20



**\*\*NOTE\*\*** Please do not pay from Affidavit  
Invoice will be sent.

**NOTICE OF PUBLIC HEARING**

A petition for Large Scale Development, Conditional use, and a Variance for the property as described below has been filed with the City of Farmington on the 3rd day of April, 2018.

Parcel #: 760-01423-005

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 549.41 feet to a Set 5-8" Rebar PLS1337 also being the POINT OF BEGINNING;

Thence South 02°21'02" West, a distance of 120.00' to a Set 5-8" Rebar PLS1337;

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 PLS1337 at the North RIGHT of WAY of Farmington Rd;

Thence along said RIGHT of WAY North 87°38'09" West, a distance of 281.35 feet to a Set 5-8" Rebar PLS1337;

Thence leaving said RIGHT of WAY North 03°15'21" East, a distance of 142.05 feet to a Set 5-8" Rebar PLS1337;

Thence North 87°42'07" West, a distance of 29.30 feet to a Found 5-8" Rebar;

Thence North 01°30'42" East, a distance of 121.02 feet to a Set 5-8" Rebar PLS1337; Thence South 87°32'51" East, a distance of 544.49 feet to the POINT OF BEGINNING; Containing 105,243.14 square feet or 2.41 +/- acres, more or less.

And

Parcel #: 760-01430-002

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 also being the POINT OF BEGINNING; 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 549.41 feet to a Set 5-8" Rebar PLS1337;

Thence North 87°32'51" West, a distance of 544.49 feet to a Set 5-8" Rebar PLS1337;

Thence North 01°30'42" East, a distance of 300.24 feet to a Set 5-8" Rebar PLS1337;

Thence North 32°56'12" East, a distance of 289.20 feet to a Found 3-4" Rebar;

Thence South 87°32'42" East, a distance of 150.00 feet to the POINT OF BEGINNING; Containing 282,570.14 square feet or 6.48 +/- acres, more or less. A public hearing to consider this Large Scale Development, Conditional use, and Variance will be held on the

23rd day of April, 2018, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

74487412 April 8, 2018



**NOTICE OF HEARING BEFORE THE FARMINGTON PLANNING  
COMMISSION ON AN APPLICATION FOR CONDITINAL USE**

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

277 E. Main Street

Location:

Holland House Holdings, LLC

Owned by:

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

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

Explanation: Requesting a single residence above the commercial development on E. Main St.

The residence would be occupied by the manager of the self storage development. This would allow a residential use in C-2 zoning.

A hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on April 23, 2018 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place, or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main St., Farmington, AR 72730. Ph. #267-3665.

City of Farmington  
Application and Checklist  
Large Scale Development

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

Applicant: Scott Busch Day Phone: 479-595-1170  
 Address: 665 N. Samara 72701 Fax: —  
 Representative: Joey Ingle Day Phone: 479-531-6856  
 Address: 1610 N.W. 12<sup>th</sup> 72712 Fax: 479-464-9284  
 Property Owner: Scott Busch Day Phone: 479-595-1170  
 Address: 665 N. Samara 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 -- 277 E. Main Street  
 Current Zoning -- C-2  
 Attach legal description - Attached

Financial Interests

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

Holland House Holdings & Scott Busch

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.*

[Signature] Date 3/20/18  
 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.)*

[Signature] Date 3-20-18  
 Owner/Agent Signature

## LSD/Subdivision Application Checklist:

Yes No N/A, why?

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	✓		
2. Payment of application fee.	✓		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	✓		
4. Fifteen (15) copies of the site plan <b>folded</b> to a size of no greater than 10" X 10 ½ ".	✓		
5. List of adjacent property owners and copy of notification letter sent. *			NO REZONE
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).			NO REZONE
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).			NO REZONE
<b>The Following Shall Appear on the Site Plan:</b>			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	✓		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	✓		ON SURVEY
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.	✓		on grading & survey
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	✓		COVER
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	✓		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.	✓		
10. Status of regulatory permits:			
a. NPDES Storm water Permit			
b. 404 Permit			
c. Other			NO WETLANDS
11. Provide a benchmark, clearly defined with a precision of 1/100 <sup>th</sup> of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	✓		SURVEY



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.	✓		
<b>Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)</b>			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	✓		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	✓		
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	✓		
b. Provide pipe types and sizes.	✓		
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.	✓		
b. Manhole locations.	✓		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site	✓		
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			None
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.			need test
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	✓		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	✓		
b. Locations of all lines above and below ground.	✓		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the	✓		

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

Developments only.) Dimension turnaround area at dumpster location.	✓		
15. A description of commonly held areas, if applicable.	✓		
16. Draft of covenants, conditions and restrictions, if any.		✓	none
17. Draft POA agreements, if any.		✓	none
18. A written description of requested variances and waivers from any city requirements.		✓	none
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.	✓		
20. Preliminary drainage plan as required by the consulting engineer.	✓		

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

**RECEIPT** DATE 3-20-18 No. 540337

RECEIVED FROM Sand Creek Engineering \$ 500.00

Five hundred & no/100 DOLLARS

FOR RENT  
 FOR Large Scale Development Fee

ACCOUNT		<input type="radio"/> CASH	FROM _____ TO _____
PAYMENT	<u>500.00</u>	<input checked="" type="radio"/> CHECK	
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	

BY B. Coleman

CR# 18055

City of Farmington, AR

03/20/2018 4:02PM 01  
 000000#3642 CLERK01

Development Fees \$500.00

ITEMS 10  
 CHECK \$500.00

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

**SAND CREEK ENGINEERING  
 AND LANDSCAPE ARCHITECTURE, INC.**  
 1610 NW 12th STREET  
 BENTONVILLE, AR 72712  
 479-464-9282

GRAND SAVINGS BANK  
 96-8767/3031

18055

PAY **Five Hundred and no/100**

DATE 03/20/18 CHECK 18055 CHECK AMOUNT \$500.00

TO THE ORDER OF **CITY OF FARMINGTON**

[Signature]  
 AUTHORIZED SIGNATURE

⑈018055⑈ ⑆303187675⑆ 14942701⑈

**PARCEL # 760-01430-002 PER PLAT BK.2017, PG.00028885:**

PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, T-16-N, R-31-W IN WASHINGTON COUNTY, ARKANSAS AND BEING 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, THENCE NORTH 87°32'42" WEST 502.11 FEET TO A FOUND 5/8" REBAR W/CAP (PLS 1337) BEING THE POINT OF BEGINNING; THENCE SOUTH 02°35'27" WEST A DISTANCE OF 291.35 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 87°32'42" WEST A DISTANCE OF 126.78 FEET TO A SET 5/8" REBAR W/CAP (PLS 1337); THENCE NORTH 09°39'53" WEST A DISTANCE OF 86.53 FEET TO A FOUND 5/8" REBAR W/CAP (PLS 1337); THENCE NORTH 23°14'10" WEST A DISTANCE OF 108.40 FEET TO A FOUND 5/8" REBAR W/CAP (PLS 1337) ON THE SOUTHERLY R.O.W. OF HWY 62; THENCE ALONG SAID SOUTHERLY R.O.W., 49.06 FEET ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 00°59'42", AND A CHORD BEARING NORTH 60°51'29" EAST A CHORD DISTANCE OF 49.06 FEET TO A FOUND 5/8 REBAR; THENCE 61.80 FEET ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 01°15'13", AND A CHORD BEARING NORTH 61°58'57" EAST A CHORD DISTANCE OF 61.80 FEET TO A FOUND 5/8" REBAR W/CAP (PLS 1337); THENCE NORTH 80°04'36" EAST A DISTANCE OF 51.40 FEET TO A FOUND 5/8" REBAR W/CAP (PLS 1337); THENCE NORTH 47°08'36" EAST A DISTANCE OF 51.40 FEET TO A FOUND 5/8" REBAR W/CAP (PLS 1337); THENCE 11.50 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 00°14'00", AND A CHORD BEARING NORTH 70°47'35" EAST A CHORD DISTANCE OF 11.50 FEET TO THE POINT OF BEGINNING; CONTAINING 38,185.85 SQUARE FEET OR .88 ACRES, MORE OR LESS.

**PARCEL # 760-01423-002 PER DEED BK.2013, PG. 0030062:**

TRACT I: A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS 537.25 FEET EAST OF THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT, AND RUNNING THENCE N17°15'27"E ALONG THE GAS LINE RIGHT OF WAY 174.64 FEET, THENCE WEST 65 FEET, THENCE NORTH 140 FEET, THENCE EAST 160.82 FEET, THENCE N17°15'27"E, ALONG THE GAS LINE RIGHT OF WAY 198.38 FEET, THENCE EAST 323.05 FEET, THENCE S00°02'56"E, 330.0 FEET, THENCE N89°46'04"W 234.78 FEET, THENCE S00°04'06"W 167.18 FEET, THENCE WEST 294.84 FEET TO THE POINT OF BEGINNING. CONTAINING 4.31 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN ROAD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND ANY UTILITY EASEMENTS OF RECORD.

**PARCEL # 760-01423-005 PER DEED BK. 2013, PG. 0030062:**

TRACT II: PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-FOUR, TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT EAST, 524.16 FEET AND NORTH, 306.99 FEET FROM THE SOUTHWEST CORNER OF SAID 40-ACRE TRACT; THENCE N01 020'41"W, 281.47 FEET, THENCE N30°37'14"E, 290.01 FEET; THENCE S89°47'31 "E, 401.34 FEET; THENCE S00°02'56"E, 340.06 FEET, THENCE WEST, 323.05 FEET; THENCE S17°27'W, 198.38 FEET; THENCE WEST, 160.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.71 ACRES, MORE OR LESS.

DRAINAGE REPORT CHECKLIST  
CITY OF FARMINGTON, ARKANSAS

REVISION NO. 00

DATE 3/20/2018

1. PROJECT TITLE & DATE
2. PROJECT LOCATION - Include street address and Vicinity Map.
3. PROJECT DESCRIPTION - Brief description of the proposed project.
4. PROJECT OWNER, ADDRESS, AND TELEPHONE NUMBER of the owner and developer, and proof of ownership for the property to be permitted.
5. SITE AREA TOPOGRAPHIC MAP - To the nearest 0.1 acre, showing the location and elevation of benchmarks, including at least one benchmark for each control structure.
6. DRAINAGE AREA MAP of the project vicinity, covering the project area and the total lands that contributes runoff. An aerial photograph, if available, is preferred.
7. LAND USE MAP showing both current and proposed conditions for the drainage area that contributes runoff.
8. SOILS AND VEGETATION MAP displaying the most recent U.S. Soil Conversation Service information and encompassing both the project area and the drainage area that contributes runoff.
9. UPSTREAM AND DOWNSTREAM DRAINAGE - Brief description of the drainage path from the proposed site shown on a 1" = 200' minimum scale, 2-foot contour topographic map.
10. AREA DRAINAGE PROBLEMS - Description of any known onsite or downstream drainage/flooding problems
11. SITE DRAINAGE - Description of site drainage for proposed project - include exhibit depicting different drainage areas and flow patterns (existing and proposed)
12. SUMMARY OF RUNOFF - A table with the 2, 10, 25, 50, and 100-year storm flow comparisons for existing and proposed conditions and detention volumes required if applicable - also describe method used for determining stormwater runoff flows. The summary must include (a) the flows entering the site, (b) the

pre-development flows on the site, (c) the post-development flows generated on the site, and (d) the total flows leaving the site.

- 
- X 13. DESIGN STORM DESIGNATED BY Q 2-, 10-, 25-, 50-, and/or 100-year and design flow rate for each culvert, inlet design, open channel, or other drainage structures. Design storm designations shall be summarized by tables.
- NA 14. OPEN CHANNEL FLOW DESIGN - Include computations for normal depth and velocity (Use Figure 9.2 or equal).
- NA 15. PAVEMENT DRAINAGE DESIGN - Include width of spread for design flow (Use Figures 6.1 through 6.5, and Figure 7.12 or equal).
- X 16. CULVERT DESIGN - Include all computations and check for inlet/outlet control (Use Table 4.3 or equal).
- X 17. RUNOFF COMPUTATION (use AHTD Table 5-6).
- X 18. STORM SEWER INLET DESIGN - Include all computations (Use Figure 7.12 or equal) and a drainage map showing the area contributing runoff to each inlet.
- X 19. STORM SEWER DESIGN - Include all computations (Use Table 8.1 and 8.2 or equal).
- X 20. 100-YR WATER SURFACE ELEVATION (WSE) COMPUTATION. The water surface elevation (WSE) resulting from the 100-yr storm for all overland flow, including flow in the streets, parking lots, swales and between lots shall be calculated and shown on the construction drawings. Minimum floor elevation shall be shown a minimum of 2 ft. above the 100-year floor elevation on each lot when located in a designated floodplain and in areas where flooding is known to occur. Minimum floor elevations for other areas shall be a minimum of 1 foot above the calculated 100-year WSE of open channels, swales or overland flow.
- X 21. STORMWATER DETENTION DESIGN - Include the following computations and backup/support data:
- SUMMARY OF RUNOFF - A table with 2-, 10-, 25-, 50-, and 100-year storm flow comparisons for existing and proposed conditions and detention volumes required if applicable - also describe method used for determining stormwater runoff flows. The summary must include (a) the flows entering the site, (b) the pre-development flows on the site, (c) the post-development flows generated on the site, and (d) the total flows leaving the site.
- X 22. RECOMMENDATIONS/SUMMARY - Description of any drainage improvements to be made to the site - also, the following backup/support data:

- X a. Runoff coefficient CN computations (existing and proposed conditions)
- X b. Complete runoff computations for the 2, 10, 25, 50, and 100-year storms (existing and proposed conditions)
- X c. Detention required based on runoff computations
  - X 1. Detention basin size requirement computations (using an approved method)
  - X 2. Release structure design computations (include release rate computations for the 2-, 10-, 25-, 50-, and 100-year storms)
  - X 3. Stage-Storage and Stage-Discharge curves for the detention facility

X 23. ARKANSAS REGISTERED ENGINEER SEAL – Name, address, and telephone number on letter certifying drainage improvements are constructed to the City of Farmington Standards and Ordinances.

X 24. WRITTEN SUMMARY OF THE IMPROVEMENTS including a summary of the off-site areas, onsite areas, condition of the downstream receiving areas, existing problems, increase flows, proposed improvements, detention or lack of detention and final conclusions.

X 25. ADD THE FOLLOWING PARAGRAPH TO THE DRAINAGE LETTER:

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

---

Signed & Sealed by Professional Engineer



**CITY OF FARMINGTON**  
**TECHNICAL PLAT REVIEW COMMITTEE REPORT - P. 1**

Applicant: Scott Busch

Date: 4-3-18

Project Name: The Vault Self Storage & 277 Farmington Commercial Storage Unit and Commercial Development – Large Scale Development

Engineer/Architect: Sand Creek Engineering and Landscape Architecture, Inc.

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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 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: City of Farmington, AR

Name: Judy Horne, Planning Commission  
479-267-1022 jhorne923@gmail.com

1. ~~Refer to the LSD will be surrounded by R-1 Residential zone which~~ <sup>be adjacent to and</sup> ~~will require screening around both sides of entire property, not just on east side of Phase II, but on west side also.~~ <sup>trans</sup> ~~Reference general guidelines at:~~ <sup>yes</sup>

ARTICLE VII LANDSCAPED SIDE AND BACK PERIMETER BUFFER REQUIREMENTS IN COMMERCIAL (C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL OFFICE (R-O), MOBILE HOME PARK (MHP), AND INDUSTRIAL (I) ZONING DISTRICTS

Especially note item VII B. (6):

(6) **Special Side and Rear Perimeter Screening Requirements When Residential Use Is Adjacent To Commercial Use:**

(a.) Developer shall provide complete screening by means of a privacy barrier (wall or wood privacy fence) a minimum of six feet (6') in height and landscaping in front of fence to provide noise abatement.

(b.) Landscaping in front of the barrier shall consist of as many trees and shrubs as necessary, and of suitable size and density to provide 60% coverage of the physical barrier within two years of planting.

(c.) Tree preservation. Existing shade trees with diameter of eight inches (8") or greater may be included as part of the vegetative screening requirement in a ratio of one (1) preserved tree to three (3) new trees.

2. Refer to Article VI. for general landscaping requirements for Main Street *and* Old Farmington Road Street Frontage Buffer:

VI. **STREET FRONTAGE BUFFER LANDSCAPING IN COMMERCIAL (C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL-OFFICE (R-O), MOBILE HOME PARK (MHP), AND INDUSTRIAL (I) ZONING DISTRICTS**

Specifically, refer to trees/shrubs and other vegetation requirements at Article VII. C. (1) through (4). **“Provide exact number of shade trees OR ornamental trees, shrubs, and any other vegetation that will be used in street front buffer landscaping. Also list vegetation type that will be planted.” (This info listed on page 2 of this document)**

Applicant: Scott Busch

**CITY OF FARMINGTON**

**TECHNICAL PLAT REVIEW COMMITTEE REPORT - P. 2**

Trees/shrubs and other vegetation requirements at Article VII. C. (1) through (4):

**C. STREET BUFFER – MAIN STREET REQUIREMENTS:**

**Fifteen foot (15') depth by each thirty linear feet (30'):**

- (1) One shade tree with 2.5" diameter at 4.5 feet above the ground, 1.5" diameter at 4.5 feet above ground, OR one conifer (evergreen) 6 feet tall at planting.
- (2) Five (5) shrubs (2 gallon size, minimum).
- (3) Perennial ornamental grasses, perennial plants, flowering plants, etc. to be added at landscaper's discretion.
- (4) Mulch and/or groundcover shall be used.

3. Please provide more details about how requirements in Article VIII. below will be met.

**ARTICLE VIII LANDSCAPING REQUIREMENTS IMMEDIATELY ADJACENT TO BUILDING(S) FRONT**

Plant shrubs, perennial ornamental grasses, perennial plants, or other vegetation in curbed planting beds immediately adjacent to building, spanning a minimum of one-fourth (1/4) of total building frontage. Plantings may be arranged in any configuration to best suit the building's operation. Additional plantings at sides of building(s) are at discretion of builder or owner.

4. Landscape materials in islands within the development should be low growth for visual safety.

5. Note requirements for detention pond:

**ARTICLE X. AUXILIARY LANDSCAPING/ SHIELDING/ SCREENING REQUIREMENTS**

**A. Detention Pond and Water Quality Pond Landscaping:**

- (1) Several areas around detention pond shall be provided with low shrubs or grass plants for better appearance.
- (2) Pond landscaping plants or shrubs shall be of a type and variety that prevents clogged drains.

6. See pages 4 and 5 for list of invasive trees and shrubs that may not be planted.

7. Article IV. 5. Landscape Site Plan Requirements regarding tree preservation states:

- (5) Location of existing larger trees with a DBH (diameter at breast height) of eight (8") inches or greater located within required street buffer planting area(s), required side and rear buffers, parking lot, and other open areas. Trees preserved and trees requested to be removed shall be clearly indicated. **(Saving one existing tree with DBH 8" or greater, results in three fewer new trees being required.)**

Received By: \_\_\_\_\_

\_\_\_\_\_

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

Applicant: Scott Busch

Date: 4-3-18

Project Name: The Vault Self Storage & 277 Farmington Commercial Storage Unit and Commercial Development – Large Scale Development

Engineer/Architect: Sand Creek Engineering and Landscape Architecture, Inc.

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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 in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

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Representing: Fire Department Name: Mark Cunningham

1. see Gas transmission Line running thru property please contact Chad Rainwater with enable midstream at 479-275-9833

2. Fire Lanes to be marked on plat

3. road going south to be able to handel heavy Fire Trucks

4. minimum of 8" water lines are required

Received By: \_\_\_\_\_

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Representing: City of Fayetteville - Water Name: Jonathan Ely

1. Show minimum 20 ft wide utility easements centered on all existing and proposed water and sewer mains.
2. Maintain minimum 10ft separation from water main and retaining wall footings and/or structural reinforcement.
3. Show all valving for the water main, including tapping sleeve and valve, service valves and hydrant valves.
4. Specify elevations of sewer and water mains at the point they cross on phase 1.
5. Label the minimum required fire flow for the development. A single dead end 8" line can only provide approximately 1500 gpm at maximum velocity allowance of 10 ft/s. If fire demand is greater than 1500 gpm, a secondary point of connection will be required to the existing 6" main on Old Farmington Road
6. Water meters and hydrants must be located in greenspace, outside of paved areas.
7. Submit detailed plans to the City of Fayetteville Engineering Division for review of the water extension plans addressing each of the comments above. Provide a waterline plan and profile, as well as all applicable construction details.

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Received By: \_\_\_\_\_

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TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Scott Busch

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Representing: SWEPCO Name: Christian Dickey

- Existing light pole approx. 100' S of Main (NE corner of property) will need to remain due to security light for neighbor. Relocation would be at owner's expense.
- 20' UE for proposed URD line extension
- Please provide load information to Christian Dickey - CDDICKEY@AEP.COM - 479-973-2306
- Thank You!

Received By: \_\_\_\_\_

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

Applicant: Scott Busch

Date: 4-3-18

Project Name: The Vault Self Storage & 277 Farmington Commercial Storage Unit and Commercial Development – Large Scale Development

Engineer/Architect: Sand Creek Engineering and Landscape Architecture, Inc.

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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 in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

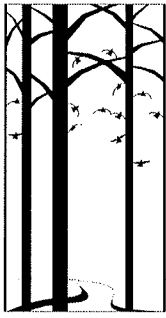
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Representing: Building Department Name: Rick Bramale

1. Does not meet front set back requirements as required per ordinance (50')
2. 25 spaces parking spaces are required if building is calculated as office space.
3. Ozarks Electric is referenced as the electric provider - should be SWEPCO (AEP)
4. FYI - permit cost of storage buildings for ~~7990~~ sq ft. - about 30,000  
109,950

5. This is currently not zoned for residential use - studio apartment etc
6. How do you want to permit this  
- All storage buildings - front building
7. Sign permits will apply

Received By: \_\_\_\_\_



**SAND CREEK**  
Engineering and Landscape Architecture, Inc.

Date: **APRIL 10<sup>th</sup>, 2018**

Job # 17057

**RE: LSD Holland House Holdings–Farmington Technical Plat Review Comment Response**

**CITY OF FARMINGTON, AR:**

1. The LSD will be adjacent to any R-1 Residential zone then will require screening between the properties, not just on east side of Phase II, but on west side also. Referencing general guidelines.  
**Response: As discussed in the tech review, there will be a large retaining wall on the east side with plantings on top as part of phase II. The west side is adjacent to commercial property.**
2. Refer to Article VI. For general landscaping requirements for Main street and Old Farmington Road Street Frontage Buffer.  
**Response: Landscape plan has been revised for frontage requirements.**
3. Please provide more details about how requirements in Article VIII. below will be met.  
**Response: Building landscaping area has been provided for plantings.**
4. Landscape materials in islands within the development should be low growth for visual safety.  
**Response: Due to the angle of the drives and the landscape materials selected, there isn't a visual safety concern. We can replace with shrubs if that is more desirable.**
5. Note requirements for detention pond: Article X. Auxiliary Landscaping/ Shielding/ Screening Requirements.  
**Response: See landscape plan for detention pond plantings.**
6. See pages 4 and 5 for list of invasive trees and shrubs that may not be planted.  
**Response: No planting materials from the banned list are included.**
7. Article IV. 5. Landscape Site Plan Requirements regarding tree preservation states:  
**Response: Due to the lack of any substantial existing trees and the nature of this development, we will not be saving any of the existing trees.**

**BUILDING DEPARTMENT – RICK BRAMALE:**

8. Does not meet front set back requirements as required per ordinance (50')  
**Response: Variance request has been submitted for the setback variance as discussed with the planning commission in a technical review prior to our LSD application.**
9. 25 parking spaces are required if building is calculated as office space.  
**Response: Although the final build-out of the front commercial building is currently unknown at this time, the intent is for it to be split for office space serving the self storage units and as a retail/QSR building in the other half. If this were to go full office, we will add the required parking.**
10. Ozarks Electric is referenced as the Electric provider – should be Swepeco.  
**Response: Revised.**
11. FYI- permit cost of storage buildings for 109,950 sq ft – about 30,000.  
**Response: Noted.**
12. This is currently not zoned for residential use – studio apartment etc.  
**Response: Conditional use has been submitted.**
13. Do you want to permit this? – All storage building – front building  
**Response: Our architect (BiLD Architects) will be coordinating with you regarding the building permits.**
14. Sign permits will apply.  
**Response: All sign permitting will happen separate from the LSD approval.**

**FIRE DEPARTMENT – MARK CUNNINGHAM:**

1. See Gas Transmission Line running thru property please contact Chad Rainwater with enable midstream at 479-275-9833  
**Response: Plans have been sent to Chad.**
2. Fire Lanes to be marked on plat.  
**Response: Plans have been revised.**
3. Road going south to be able to handle heavy five trucks.  
**Response: Heavy Duty pavement section has been added per geotechnical report.**
4. Minimum of 8" water lines are required.  
**Response: Plans call for an 8" water line extension.**



**SWEPKO – CHRISTIAN DICKEY:**

1. Existing light pole approx. 100' of main (NE Corner of Property) will need to remain due to security light for neighbor. Relocation would be at owner's expense.  
**Response: Light pole shows to be just outside of the curb. The contractor will advise on relocation once construction activities start.**
2. 20' UE for proposed URD line extension.  
**Response: Revised and shown on plans.**
3. Please provide load information to Christian Dickey – [cdddickey@aep.com](mailto:cdddickey@aep.com) – 479-973-2306  
**Response: Project team is still trying to determine the electrical load. We will send it over as soon as possible.**

**CITY OF FAYETTEVILLE-WATER – JONATHAN ELY:**

1. Show minimum 20 ft wide utility easement centered on all existing and proposed water and sewer mains.  
**Response: Easement is shown on proposed waterline.**
2. Maintain minimum 10ft separation from water main and retaining wall footings and/or structural reinforcement.  
**Response: Water line location has been revised for proper clearance.**
3. Show all valving for the water main, including tapping sleeve and valve, service valves and hydrant valves.  
**Response: All valving and hydrants are shown.**
4. Specify elevations of sewer and water mains at the point they cross on phase 1.  
**Response: No sewer main is proposed, all sewer service connections will be constructed in phase I. Water main extension will be stopped at the fire hydrant on the self storage development. Elevation called out on plans.**
5. Label the minimum required fire flow for the development. A single dead end 8" line can only provide approximately 1500 gpm at maximum velocity allowance of 10 ft/s. If fire demand is greater than 1500 gpm, secondary point of connection will be required to the existing 6" main on Old Farmington Road.  
**Response: Awaiting comment from the city of Farmington on the required water flow.**
6. Water meters and hydrants must be located in green space, outside of paved areas.  
**Response: All meters are to be installed in green space. The meters shown on the plans are enlarged for visibility.**

7. Submit detailed plans to the City of Fayetteville Engineering division for review of the water extension plans addressing each of the comments above. Provide a waterline plan and profile, as well as all applicable construction details.  
**Response: Requested details and profiles have been added to the plan set and submitted to the city of Fayetteville engineering division for their review.**

**CITY OF FARMINGTON – 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.  
**Response: Noted.**
2. The following review note should be added to the cover sheet: Review of these plans is limited to general compliance with City codes and regulations and does not warrant the engineer's design or relieve the developer of any requirements, even if errors, omissions, or any inadequacies are discovered after plan approval. The City's requirements shall govern over any conflicts with the plans or specifications. Any conditions determined in the field which require changes shall be subject to further review and corrective action.  
**Response: Note has been added to the cover sheet**
3. Contact any utility companies not present at the Technical Plat Review for their comments.  
**Response: Plans have been submitted to all other utilities.**
4. A detailed design, stamped by a Professional Engineer, will be required for the retaining wall prior to construction plan approval.  
**Response: Noted. We have started coordination with structural engineer for the retaining wall. It's our intent to provide the stamped, detailed design as soon as possible.**
5. A swale along the top of the retaining wall will be required to keep runoff from the adjacent property from flowing over the wall. The time of concentration shown on the post development drainage area map assumes that this swale is present, but no swale is shown on the plans. This may require the wall to be moved further from the property line.  
**Response: A swale will not be provided on top of the retaining wall. All water will sheet flow across the wall onto the pavement. Sand Creek does not want to create any unnecessary concentrated flows that were not present in the predeveloped flows. We did show the incorrect flow path which has been revised to be similar to that of the predeveloped condition. Therefore the time of concentration has been revised and did not significantly change from the first submittal.**
6. Label the finished floor elevation of the commercial building along Highway 62.  
**Response: FFE has been included for the commercial building.**

7. More topographic information is needed in the highway right-of-way to verify the drainage and entrance design.  
**Response: Additional exhibit has been added for the right of way section. The design of the western drive has changed to accept the small amount of off-site water into the ditch.**
8. Highway Department approval will be required for all work in their right-of-way.  
**Response: ARDOT permitting has started.**
9. Show and label the 100- Water Surface Elevation in the detention pond on the grading plans.  
**Response: 100yr WSE shown on grading plans.**
10. The detention pond must be contained on the same parcel as the commercial development. Adjust the property lines accordingly.  
**Response: In the existing lot configuration, the pond served two different parcels due to the existing topography. A shared drainage easement between the two parcels is proposed and is included in the lot line adjustment document that is now included in the plan set.**
11. Show a concrete trickle channel from the flared end section to the outlet structure.  
**Response: Pond bottom has changed and positive drainage (1% slope) from the FES to the outfall is proposed.**
12. Written approval from the adjoining property owner must be provided for all work on their property prior to construction plan approval.  
**Response: Owner is currently acquiring a temporary grading easement for the dirt work and a drainage easement for the storm pipe and FES. Both proposed easements are shown in the plan set.**
13. The pre/post development tables must include 2, 10, 25, 50 and 100-year storm events for all basins.  
**Response: The tables have been revised.**
14. A flow increase into the highway drainage system will not be allowed unless an analysis of the system to the creek is shown not to have any detrimental effects. Provide the analysis or direct more of the commercial development along highway to the detention pond to reduce the flow to the highway right-of-way.  
**Response: We have increased the capacity of the right of way ditch and even though the runoff from the site has increased, the runoff through the 24" cross road pipe under Highway-62 has decreased at the outlet location to the north. We have added an exhibit of the existing 24" pipe and all necessary calculations to show there will be zero negative impact on the adjacent property owners and any owners downstream of the site.**
15. Provide a more detailed calculation for the Composite Runoff Numbers used.  
**Response: Revised and shown in the report.**

16. Provide the Tc calculations.

**Response: Revised and shown in the report.**

Respectively submitted,  
Joey Ingle