



**Planning Commission
Agenda
November 15, 2016**

- I. Call to Order**
- II. Approval of Minutes**
- III. Consent Agenda**
 - 1. Lots 5 & 6 of Jarnagan Addition** **Lot Split**
Southwest 'I' Street & Southwest 28th Street
 - 2. Lot 16, Block J of Orchard Addition** **Property Line Adjustment**
Southeast 6th Street & Southeast 'D' Street
 - 3. Northwest Health Systems** **Large Scale Development**
601 Southwest Regional Airport Boulevard
 - 4. SW D Street Townhomes** **Large Scale Development**
Southwest 'D' Street
- IV. New Business**
 - 1. Missouri Neon** **Conditional Use***
3510 South Walton Boulevard
 - 2. 7 Brew Coffee** **Large Scale Development**
2500 East Central Avenue
- V. Other Business**
- VI. Planner's Report**
- VII. Adjournment**

Planning Commission
Minutes
November 1, 2016

Meeting called to order at 5:00 p.m. by Richard Binns, Chairman.

Present: Richard Binns, Joe Haynie, Scott Eccleston, Greg Matteri, and Rod Sanders
Absent: Debi Havner and Jim Grider

Motion by Mr. Sanders, seconded by Mr. Haynie to approve the minutes of October 18, 2016 as written
Approved 5-0

Consent Agenda

1. Lots 42 & 43 Fountain Plaza Subdivision Lot Split
500 Southeast Plaza Avenue
2. Lot 14, Block 3 Lincoln & Rice Addition Lot Split
805 East Central Avenue

Approved 5-0

New Business

Item #1

Aurora Partner, Inc & Thrilled Land Investments, LLC: Rezoning, 8936 South Morning Star Road, A-1, Agricultural to R-1, Single Family Residential

Jon Stanley read staff report

Opened public hearing

Closed public hearing

Approved 5-0

Item #2

PBR Holdings, LLC: Rezoning, Southwest 4th & Southwest 'C' Street, R-1, Single Family Residential to RC-2, Central Residential-Moderate Density

Jon Stanley read staff report

Opened public hearing

Tracy Sheer of 321 'C' Street states that she does not want to see townhomes. She remodeled her house and would consider it if the townhomes were facing 4th Street.

Approved 5-0

Item #3

Rainbow Real Estate, LLC: Rezoning, 3604 Northwest Frontage Road & 3605 Northwest Wishing Springs Road, A-1, Agricultural to C-2, General Commercial

Jon Stanley read staff report

Opened public hearing

Closed public hearing

Approved 5-0

Item #4

Stearman Revocable Trust: Rezoning, 601 Southwest Regional Airport Boulevard, PUD, Planned Unit Development to C-1, Neighborhood Commercial

Jon Stanley read staff report

Opened public hearing

Closed public hearing

Approved 5-0

Item #5

Black Apple Creek, LLC: Rezoning, Northwest 'C' Street & T rails End Lane, R-1, Single Family Residential to PRD, Planned Residential Development

Jon Stanley read staff report

Mr. Stanley reads Libby Bridges' statement.

Opened public hearing

Brian Swisher states that traffic will be heavy, the site plan could change and more duplexes could come.

Jeremy Tinger of 'B' Street states that traffic is fast and the neighborhood will change.

Cindy Walters of 6th and 'C' Street states that there are no sidewalks and wants to know how it will affect the environment.

April Swisher is also concerned about no sidewalks and the water quality.

Lynn West is concerned about the traffic impact and that speed limits are already high.

SueAnn Overstreet states her concern about the children on the adjacent property at the schools.

Caroline Eastman of 6th Street thinks it's perfect to combine this property with Park Springs Park, and also that developers do not always do what they say.

Betty Flint states that the neighborhood is changing and the ambulance cannot get through additional cars.

Heather Tinger states that what they are proposing does not fit in with the neighborhood and is also concerned about traffic.

Kimberly Flagman says that they have to slow down to pass and also finds it hard to believe the developer will construct what he has proposed.

Brian Swisher states that there is a ravine and no parking at Park Springs Park. He also is concerned about the street closing for runs.

Dan Crainney says that the park is heavily used by the community.

Closed public hearing

Commissioner-what are the traffic numbers?

Troy Galloway-approximately 8 trips per day and the street can handle approximately 5,000 trips per day.

Mr. Matteri-the density does not bother me.

Approved 5-0

Item #6

8W Center: Waiver Request, 805 South Walton Boulevard

Approved 5-0

Meeting adjourned

Ali Worley

*Please note that there is no recording available.

LOT SPLIT STAFF REPORT



Lots 5 and 6 Jarnagan Addition

Southwest I Street and Southwest 28th Street

PC Date: 11/15/2016

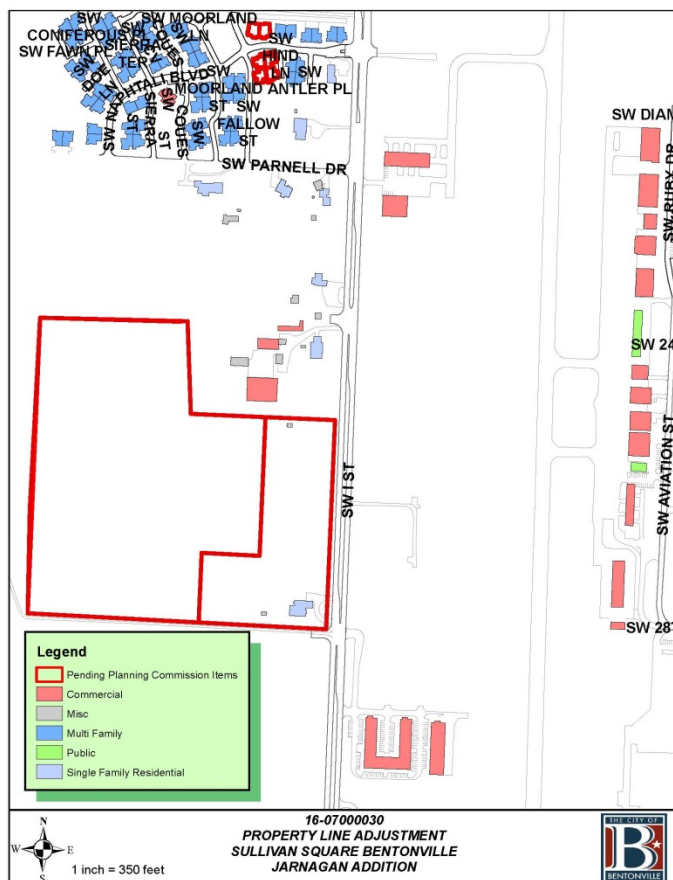
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-07-000030
Applicant / Current Owner	Sullivan Square Bentonville, LLC P.O. Box 10620 Fayetteville, AR 72702
Site Area	32.45 Acres
Current Zoning	R-4, High Density Residential and C-2, General Commercial
Future Land Use Map Designation	Mixed Use (MU)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is currently vacant. Demolition and earthwork is currently taking place on this site for the development of the Sullivan Square Apartments.

Project Details

The applicant has submitted a proposal for a lot split that will create two new lots from un-platted section land that will be known as Lot 5 (24.53 acres) and Lot 6 (7.92 acres) of Jarnagan Addition. Adequate right-of-way exists along Southwest 'I' Street and Southwest 28th Street per the current Master Street Plan. Various utility and drainage easement are being dedicated with the plat to serve the Sullivan Square Large Scale Development. Both new lots have access to public utilities and a public street.

Projected Traffic Impact

The proposed lot split will not adversely impact traffic in the area. The two arterial streets that border the property, one to the south and the other to the east will provide adequate options for ingress and egress.

Utility Infrastructure

Per the GIS website, water and sewer are available to this site.

Drainage Report

A drainage report is not required.

Waivers

No waivers requested.

Conclusion

This lot split does meet the minimum requirements of the subdivision regulations.

Standard Conditions of Approval

1. Provide a digital copy of the plat.
2. Address all technical review comments before requesting a building permit.

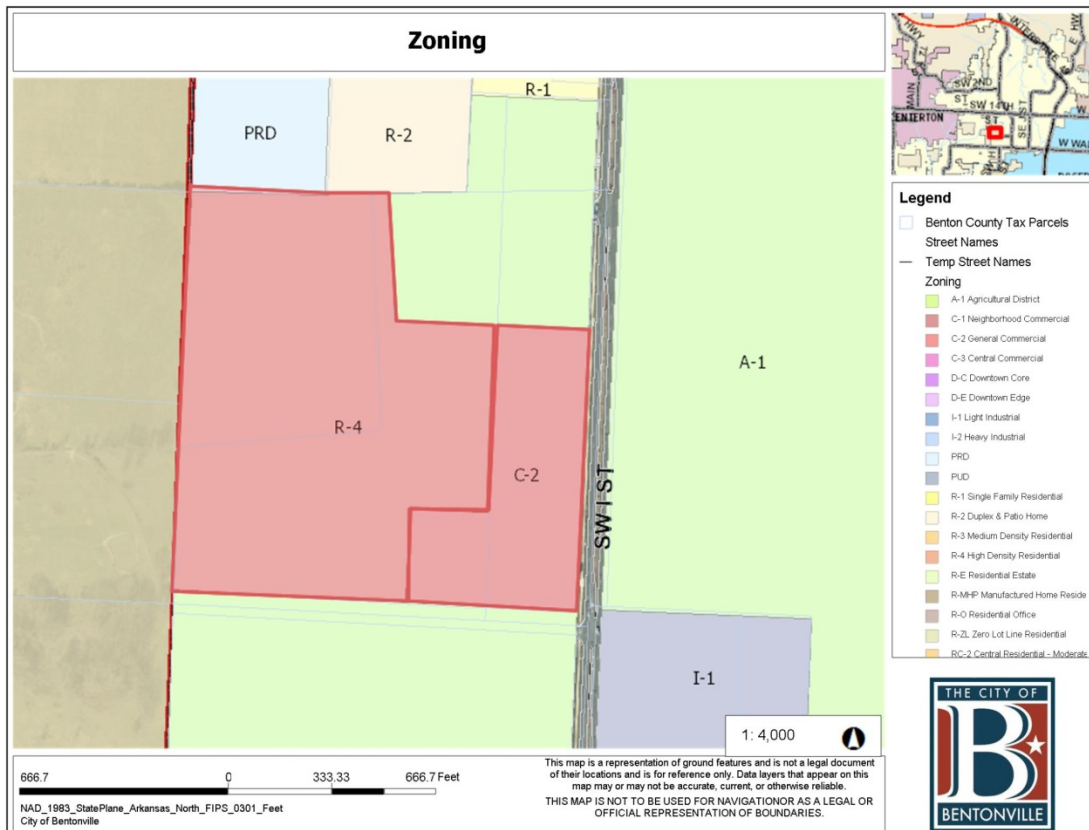
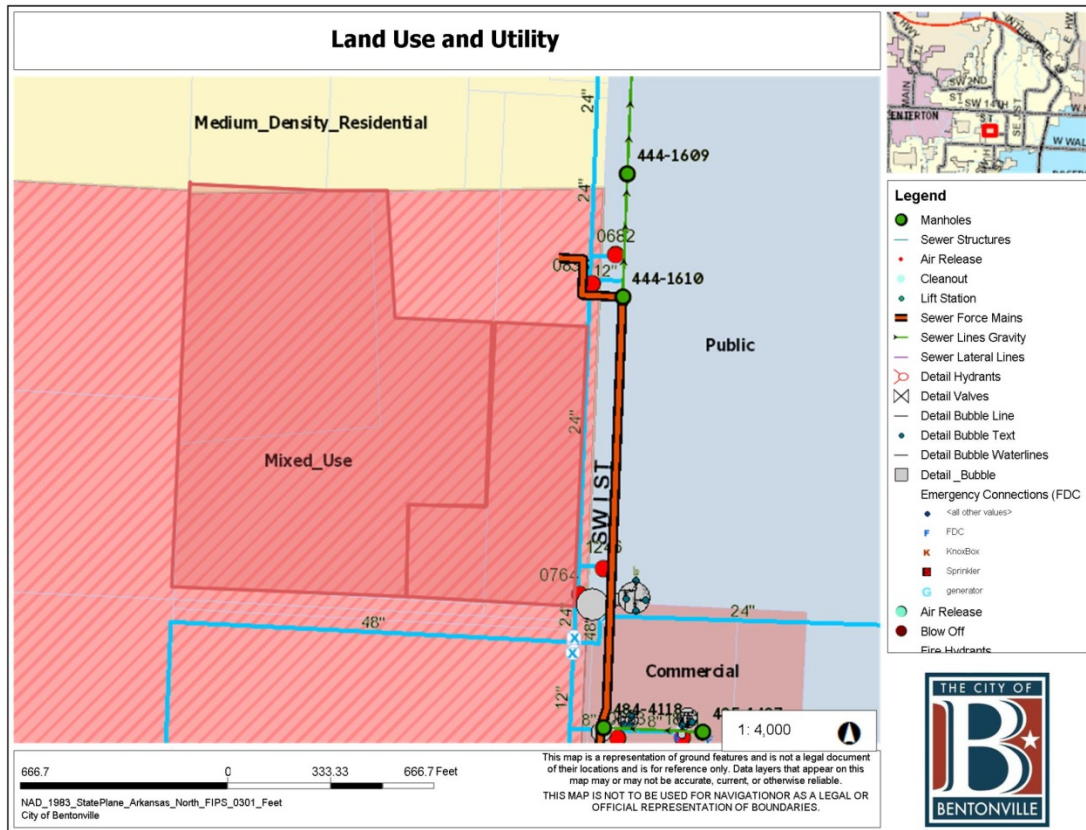
Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

NOTES

- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

LOT SPLIT STAFF REPORT



PROPERTY LINE ADJUSTMENT STAFF REPORT



Lot 16, Block J, Orchard Addition

Southeast 6th Street and Southeast 'D' Street

PC Date: 11/15/2016

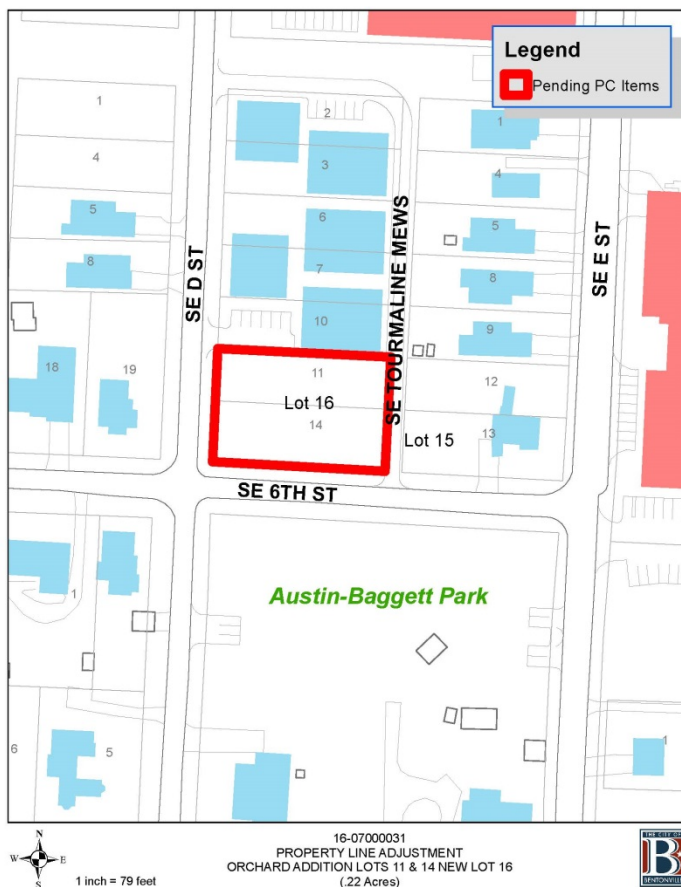
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-07000031
Applicant / Current Owner	Lamplighter Restorations, LLC 242 Southwest 'D' Street Bentonville, AR 72712
Site Area	0.22 acres
Current Zoning	R-C2, Central Residential - Moderate Density
Future Land Use Map Designation	Downtown Mixed Use Residential (DMUR)

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

The property is currently vacant in a redeveloping mixed-use residential neighborhood in the southeast part of downtown.

Project Details

The applicant has submitted a property line adjustment that will create one new lot from two existing lots. The new lot will be known as Lot 15 (0.22 acres) of Orchard Addition. Sufficient right-of-way exists along Southeast 'D' Street and Southeast 6th Street per the current Master Street Plan. An additional 4' of right-of-way is being dedicated along the western side of the public alley. A 20' utility easement is also being dedicated along the northern property line for a public sewer main extension. The new lot will have access to public utilities and a public street.

Utility Infrastructure

Per the GIS website, water is available to this site. Public sewer service is not currently available; however a public sewer main extension has been submitted by the applicant and tentatively approved by the city.

Drainage Report

A drainage report is not required for this property line adjustment.

Waivers

No waivers requested.

Standard Conditions of Approval

1. Provide digital copy of the plat.
2. Address all technical review comments before requesting a building permit.

Conclusion

This property line adjustment does meet the minimum requirements of the subdivision regulations.

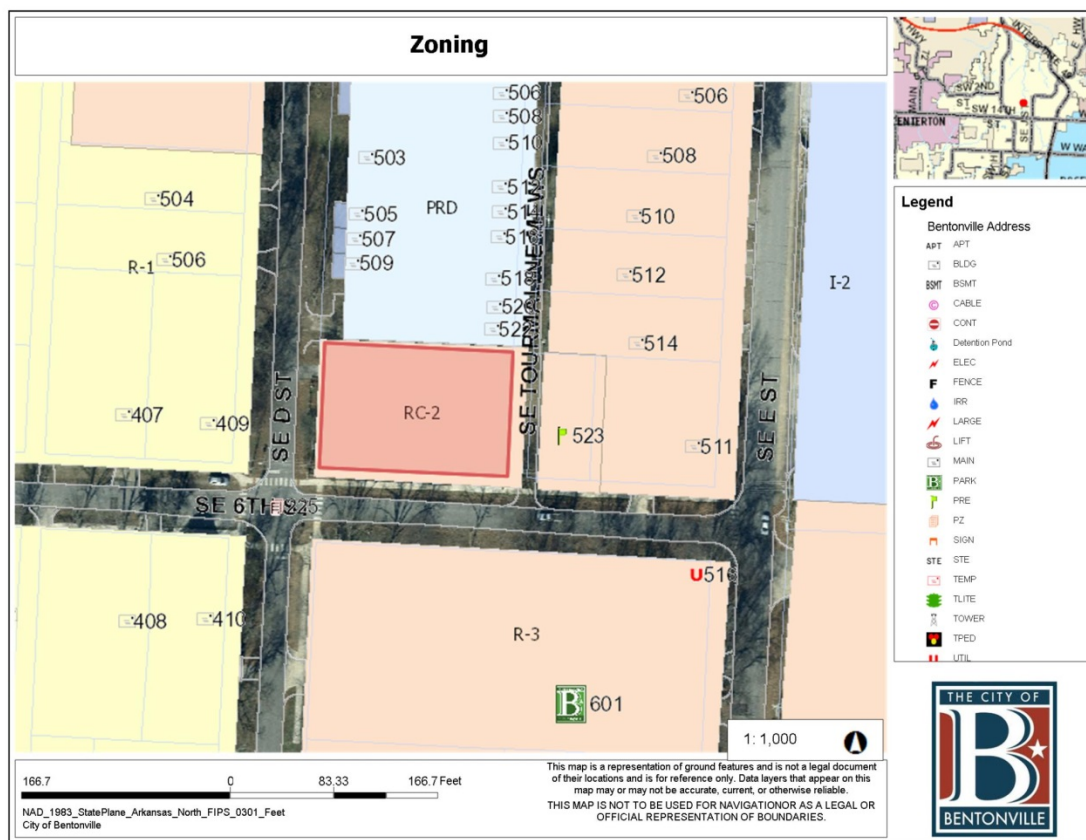
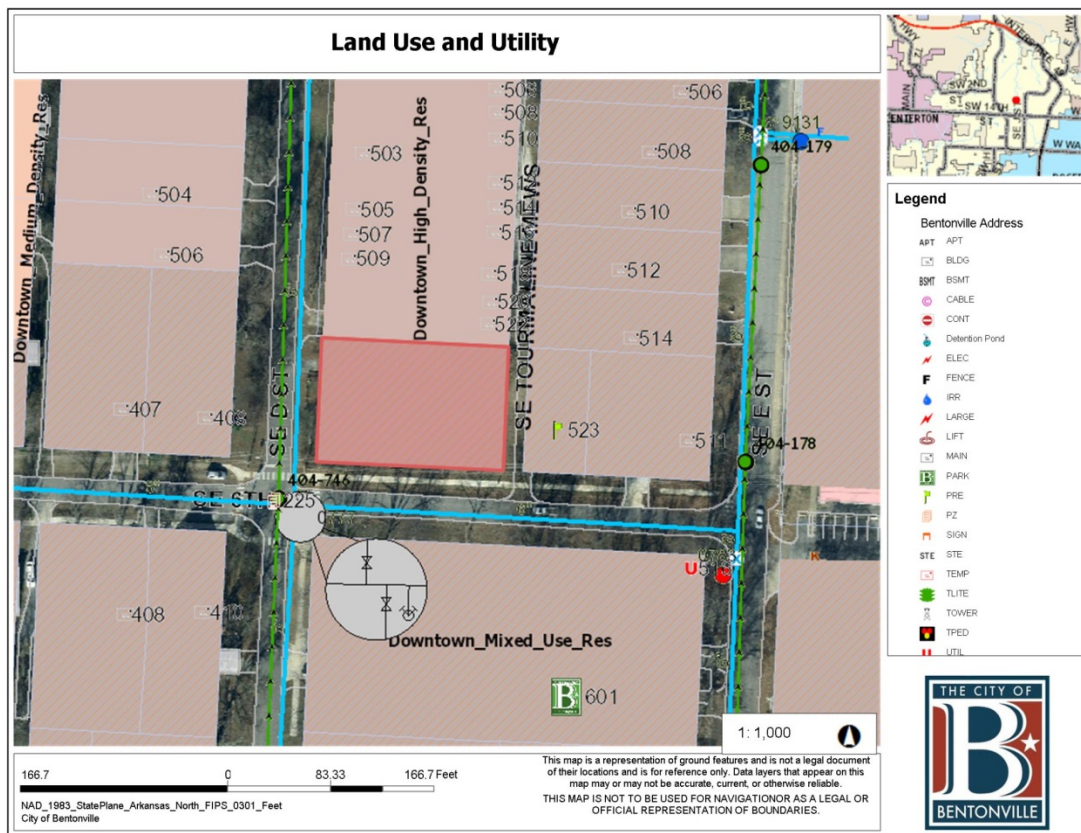
Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

NOTES

- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

PROPERTY LINE ADJUSTMENT STAFF REPORT



LARGE SCALE DEVELOPMENT STAFF REPORT



Northwest Health Systems

601 Southwest Regional Airport Boulevard

PC Date: 11/15/2016

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Property Description

This property is the location of a vacant commercial lot in a developing mixed-use subdivision in the southwest part of the city.

Project Details

The applicant is proposing a large scale development consisting of a single-story, 15,250 square feet medical office building located at 601 Southwest Regional Airport Boulevard. Access to the development will be from an existing curb cut on Southwest Regional Airport Boulevard and a proposed curb cut on Southwest 'F' Street. Both curb cuts are situated along the common property lines and will be shared public access. Ninety Three (93) parking spaces are being provided. A 5' wide sidewalk will be constructed along Southwest 'F' Street and sidewalk already exists along Southwest Regional Airport Boulevard. The exterior elevations depict brick, composite metal wall panel and aluminum store front glass.

Projected Traffic Impact

The proposed development will not adversely impact traffic in the area. An arterial street to the north and a local street to the east border the proposed development, both are adequate for any additional traffic that would be generated by the proposed development.

Utility Infrastructure

Per the city's GIS website, water and sewer are available at this location.

Drainage Report

A drainage report was submitted and tentatively approved by the city engineer.

Waivers

No waivers requested.

Conclusion

This large scale development does meet the minimum requirements of the subdivision regulations.

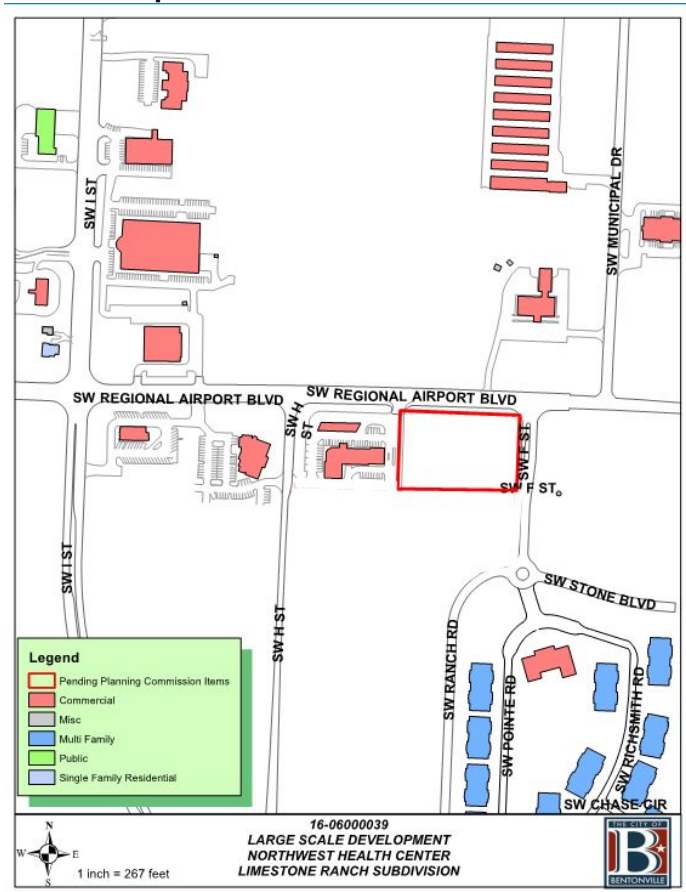
Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

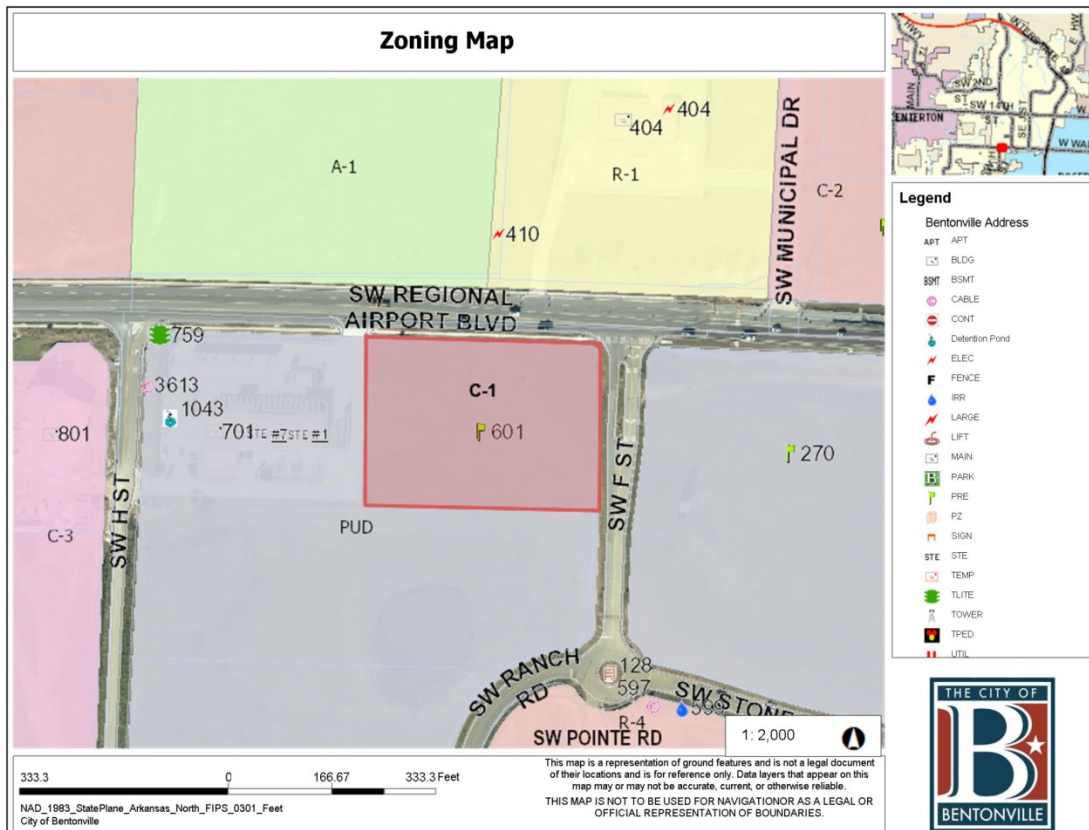
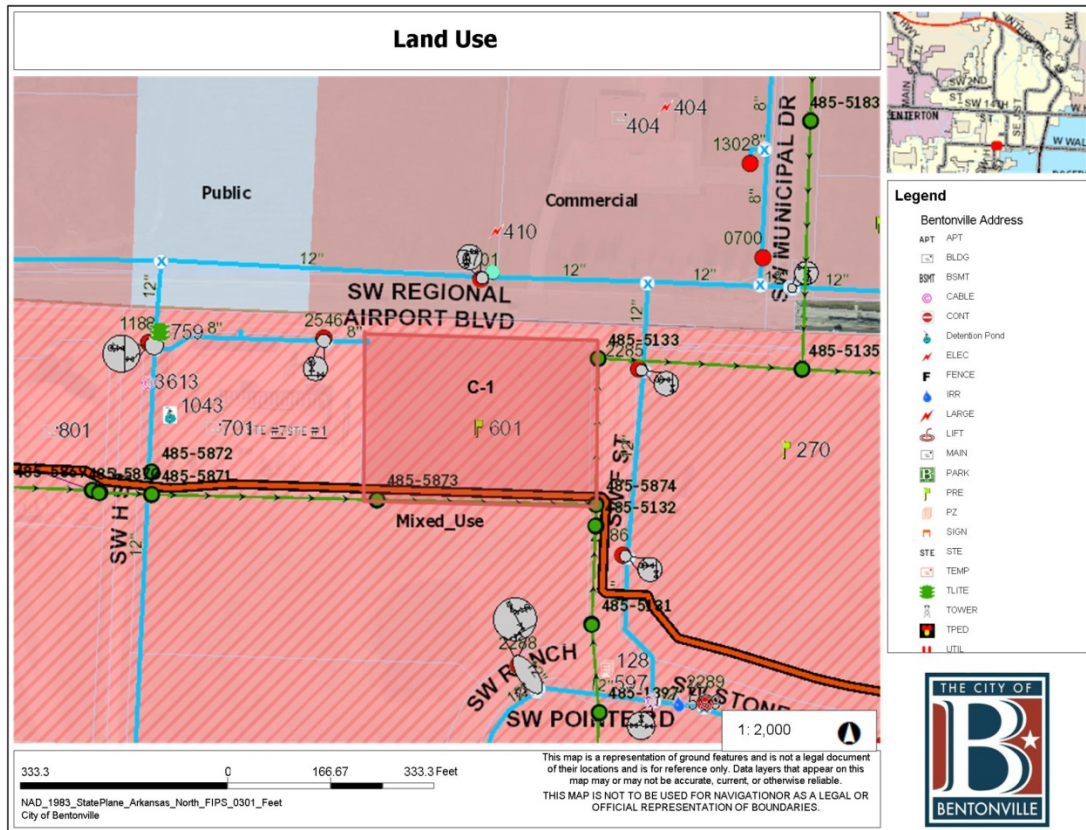
Project Number	16-06000039
Applicant / Current Owner	Stearman Revocable Trust 12382 West Highway 62 Farmington, AR 72730
Site Area	2.20 acres
Current Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	Mixed Use (MU)
Development Type / Use	Medical Clinic

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



LARGE SCALE DEVELOPMENT STAFF REPORT



LARGE SCALE DEVELOPMENT STAFF REPORT



Southwest D Street Townhomes

Southwest 'D' Street and Southwest 5th Street

PC Date: 11/15/2016

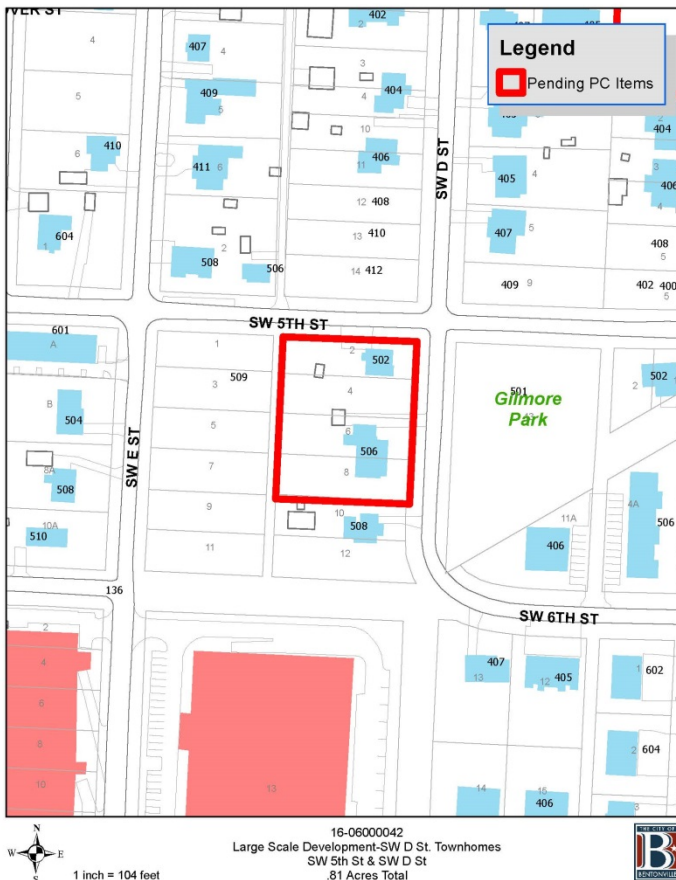
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-06000042
Applicant / Current Owner	Roth Family, Inc. 6077 SW Regional Airport Boulevard Bentonville, AR 72712
Site Area	0.81 acres
Current Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)
Development Type / Use	Attached Single Family Residences

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is the location of a vacant lot in a medium-density residential neighborhood in the southwest part of downtown.

Project Details

The applicant is proposing a large scale development consisting of two two-story attached single family residences. The northern building will contain four units and the southern building will contain five units. Each unit is approximately 2,000 square feet. Eighteen (18) parking spaces are being provided (9 two vehicle carports). Ingress/egress to the development will be from a proposed dedicated public alley along the western property line. Storm water is being detained. An 8' wide sidewalk with street trees will be constructed along Southwest 'D' Street and Southwest 5th Street. The exterior elevations depict brick, stone and masonry siding.

Projected Traffic Impact

The proposed development will not adversely impact traffic in the area. Two local streets border the property, one to the north and the other to the east; both streets are adequate for any additional traffic that would be generated by the proposed development.

Utility Infrastructure

Per the city's GIS website, water and sewer are available at this location.

Drainage Report

A drainage report was submitted and tentatively approved by the city engineer.

Waivers

No waivers requested.

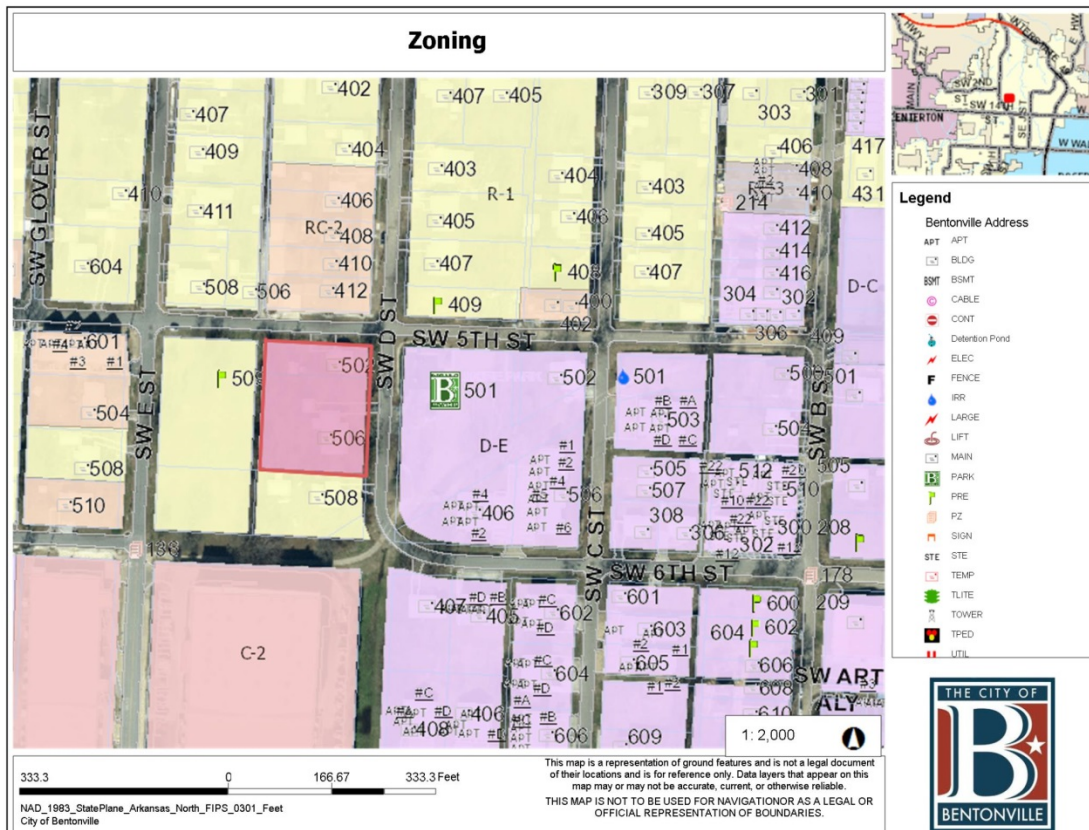
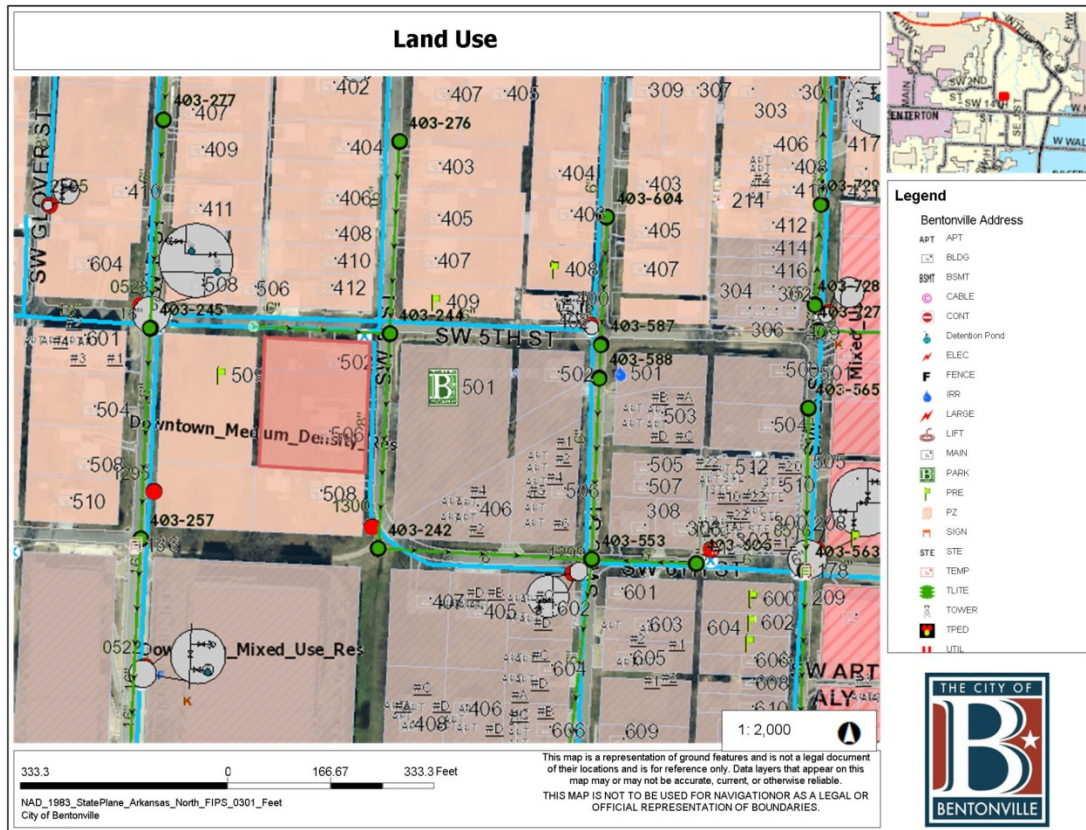
Conclusion

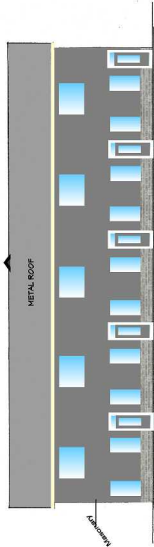
This large scale development does meet the minimum requirements of the subdivision regulations.

Recommendation

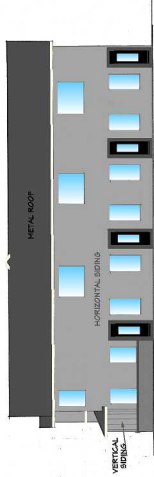
Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

LARGE SCALE DEVELOPMENT STAFF REPORT

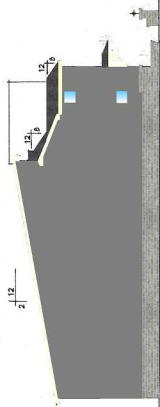




REAR ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

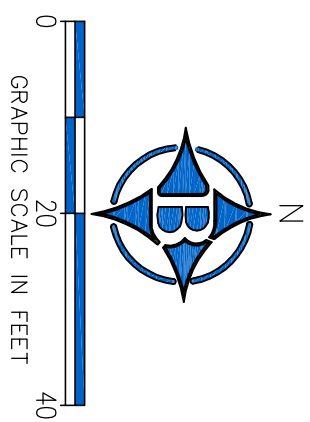


ALL SIDING IS MASONRY



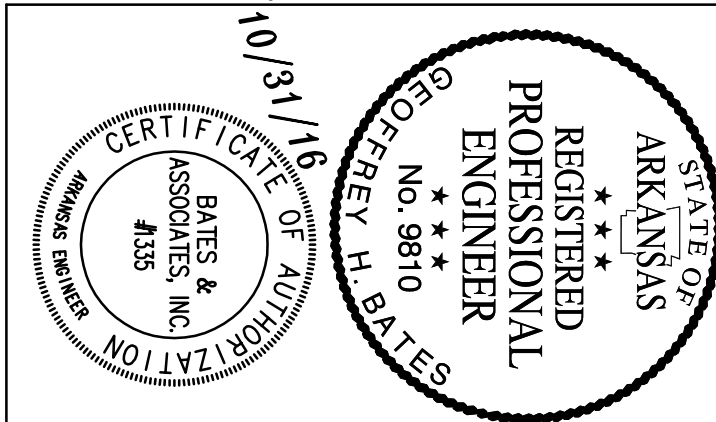


- ### SIGHT TRIANGLE NOTICE:
- NOTHING BETWEEN 30" AND 60" IN HEIGHT CAN BE INSTALLED IN THE 25' SIGHT TRIANGLES AT THE ENTRANCE/EXIT
- ### SITE AND UTILITY NOTES:
1. ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPLICATION FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
 2. ALL MECHANICAL AND UTILITY EQUIPMENT LOCATED ON THE WALK OR GROUND SHALL BE SCREENED BY A ROOF MOUNTED UTILITIES SCREENING DEVICE. THE STRUCTURE UTILIZING MATERIALS COMPATIBLE WITH THE SURROUNDING BUILDINGS, MECHANICAL AND UTILITY EQUIPMENT OR 50 INCHES IN HEIGHT SHALL MEET BROWLINE STANDARDS. SPRAYED GROUND OR SURF-MOUNTED EQUIPMENT MAY BE SCREENED WITH ALL GRASSES OR SHRUBS.
 3. ALL EXISTING UTILITIES BELOW 12X4 SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
 4. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
 5. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
 6. TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
 7. THIS LARGE SCALE DEVELOPMENT WILL REQUIRE RP-TYPE BACKFLOW PREVENTER ON ALL DOMESTIC WATER SERVICES. IRRIGATION SERVICE CONNECTIONS SHALL ALSO BE PROTECTED BY AN RP-TYPE BACKFLOW PREVENTER.
 8. ALL WATER SERVICES WILL REQUIRE RP-TYPE BACKFLOW PREVENTERS
 9. BACKFLOW PREVENTION DEVICE FOR WATER SERVICE WILL BE INSIDE BUILDING. THERE WILL BE NO IRRIGATION INSTALLED ON THIS SITE.
 10. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.



DRAWN BY: J. P. Young

ENGINEER: G. Bates



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SW D ST TOWNHOMES
LARGE SCALE DEVELOPMENT

SITE PLAN

BENTONVILLE, ARKANSAS

[illegible]

CONDITIONAL USE STAFF REPORT



Missouri Neon

3510 South Walton Boulevard

PC Date: 11/15/2016

Recommendation: Approval

Reviewer: Beau Thompson, AICP, Senior Planner

Project Number	16-02000010
Applicant / Current Owner	Missouri Neon 3160 West Kearney Springfield, MO 65803
Site Area	0.26 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Requested Use	Digital Billboard
Protective Covenants	Not Applicable

Property Description

This property is the location of a used car dealership and a two-sided double-stacked static faced billboard.

Proposed Use Description

The applicant is requesting a conditional use permit application to replace four 10' x 33' static faces with two 9' x 28' digital faces. The existing static faces total 1,410 square feet and the new digital faces will total 532 square feet which meets the allowable square footage of 564 square feet as required in Section 801.17.A of the sign code. The new digital faces will comply with all illumination limits and dimming capabilities as required in the sign code. The overall height will be approximately 30'. The location of the support pole, orientation of the new digital faces and setbacks will not change.

Projected Traffic Impact

The proposed use will not adversely impact traffic in the area.

Public Notice

On 10/14/2016, a notice was published in the Arkansas Democrat Gazette, Northwest Arkansas Edition and a public hearing notice sign was posted on the property on 11/4/2016. This meets legal noticing requirements and is adequate for the scope of this project.

Staff has not been contacted regarding this request.

Conditions of Approval

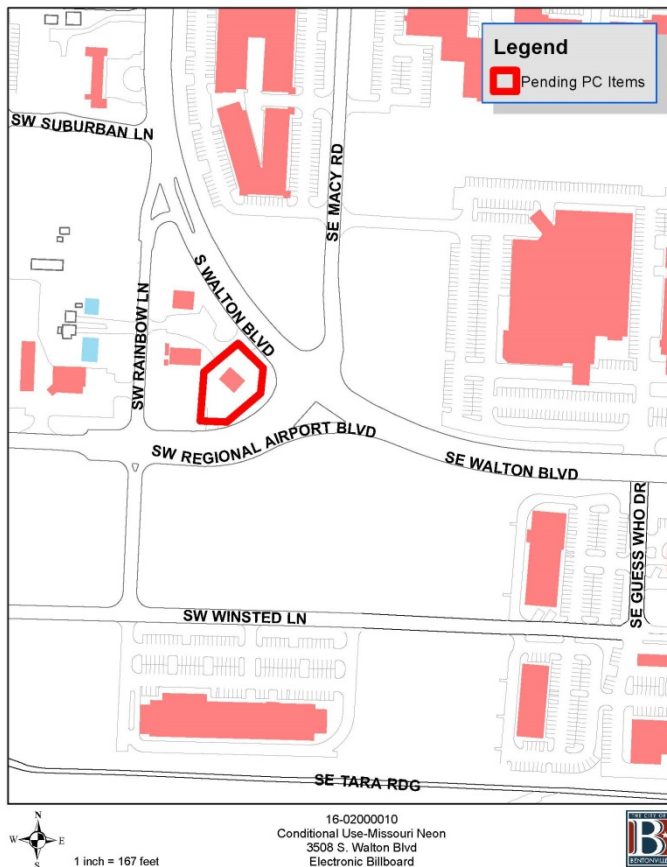
1. All technical review comments must be addressed before a sign permit will be issued.

Recommendation

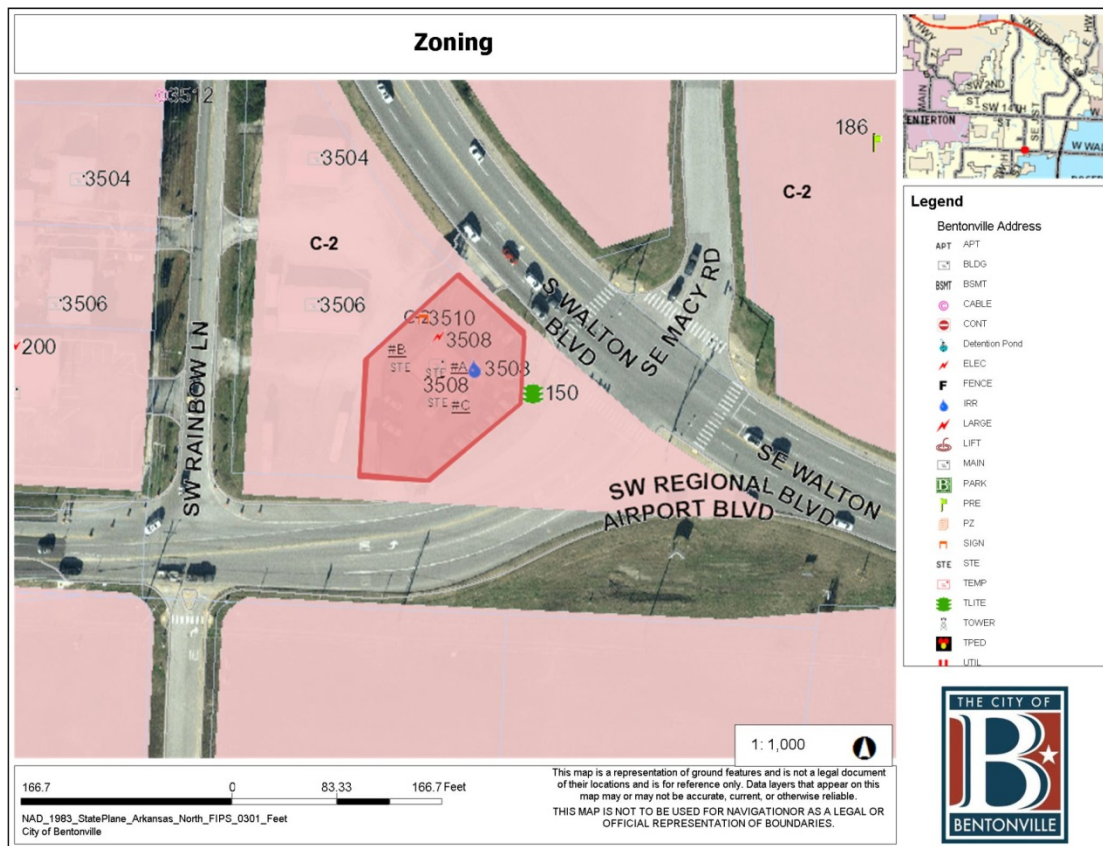
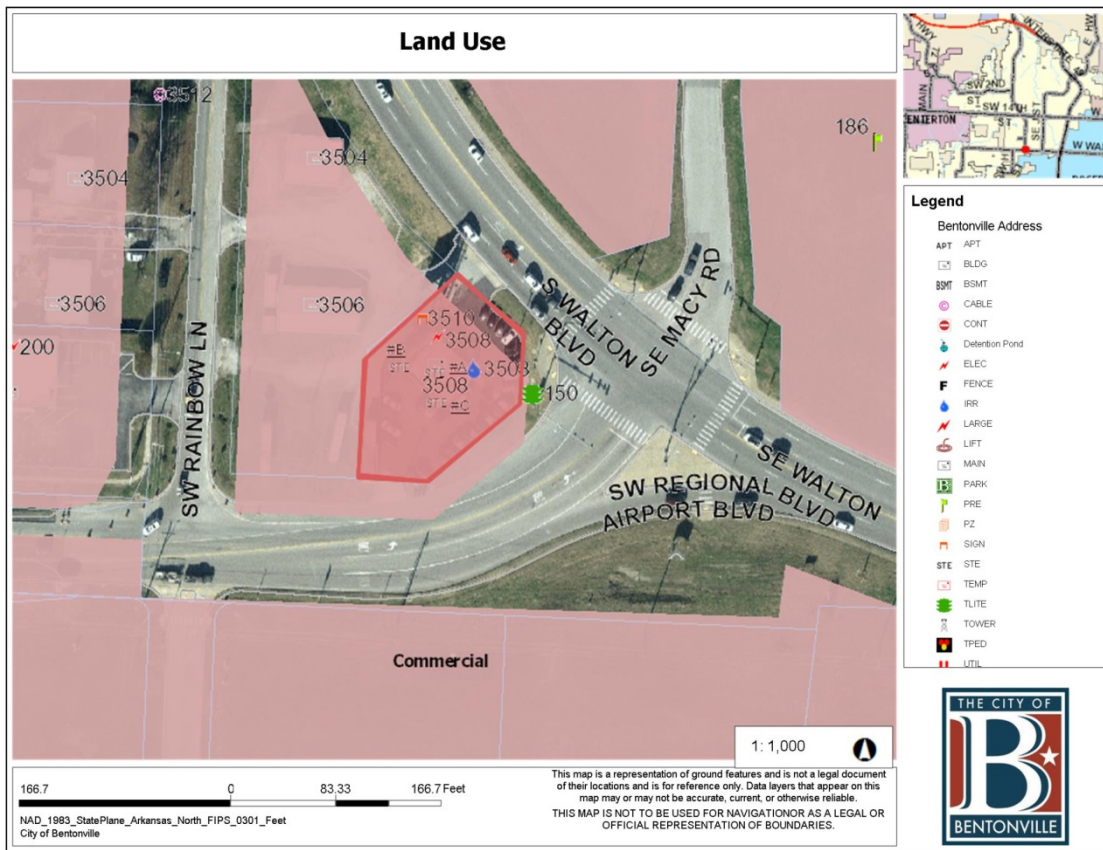
Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



CONDITIONAL USE STAFF REPORT





**Conditional Use Permit
Narrative and Notes.
Submitted by: Missouri Neon – October, 2016**

Missouri Neon is seeking to make application to the City of Bentonville via a Conditional Use Application to convert and downsize our billboard structure in the City of Bentonville from a current Stacked, 4 face display to a double sided display with digital technology.

The billboard is located at ³⁵¹⁰~~3508~~ South Walton Boulevard. The current billboard has four faces, each face measures 10'6"X33'7" in live area for a total overall square footage of all faces of 1,410.36.

Our request is to downsize this billboard by removing the 4 face top head structure and replacing in on the existing pole and converting it to two digital faces, each with a size of 9.4' X 28.3' Total square footage of both converted digital faces would be 532.04 of the allowable 564.1 using the 2.5 of static square feet for every single digital square foot converted provision under code section 801.17.

This billboard is the only billboard our company owns in the City of Bentonville. It is a non-conforming billboard located on Walton Boulevard and is currently a stacked (double decker) configuration meeting the key priorities for this type of conversion as outlined in 801.17 B.

Overall reduced converted height will be equal to the top of the current lower faces of our current structure.

Additional Notes:

- The current supporting pole for the billboard and its location on the property will not change and we will make the conversion by removing the top head structure and replacing it with the downsized configuration and then installing the digital faces. The setback would be unchanged and the orientation of the faces to Walton Boulevard would be unchanged.
- The Property is zoned C-2

- There are no known protective covenants that would take precedent over this request.
- Our converted digital faces will meet the provisions carrying static messages only with an 8 second hold/dwell time and will include all required dimming capabilities and illumination limits described in section 801.17 F.1 & 2. It will also contain the Malfunction default capability as described in 801.17.I
- There are no separation issues from residential zoning, intersections or other billboards as defined in 801.17.G 1-3
- As noted, we will be using the existing billboard support pole in its current location on the property. With the area available, we will look to install two trees similar to the ones on the attached illustration on either side of the base support pole with decorative mulch around the pole. The area around the pole is limited so we would welcome staff input on the type of trees we would install given the space available.

Missouri Neon Contact for questions or any additional information needed:

Steve Raper
Vice President / General Manager
Outdoor Division
417-862-1778 x 115
sraper@moneonoutdoor.com

LARGE SCALE DEVELOPMENT STAFF REPORT



7 Brew Coffee

2500 East Central Avenue

PC Date: 11/15/2016

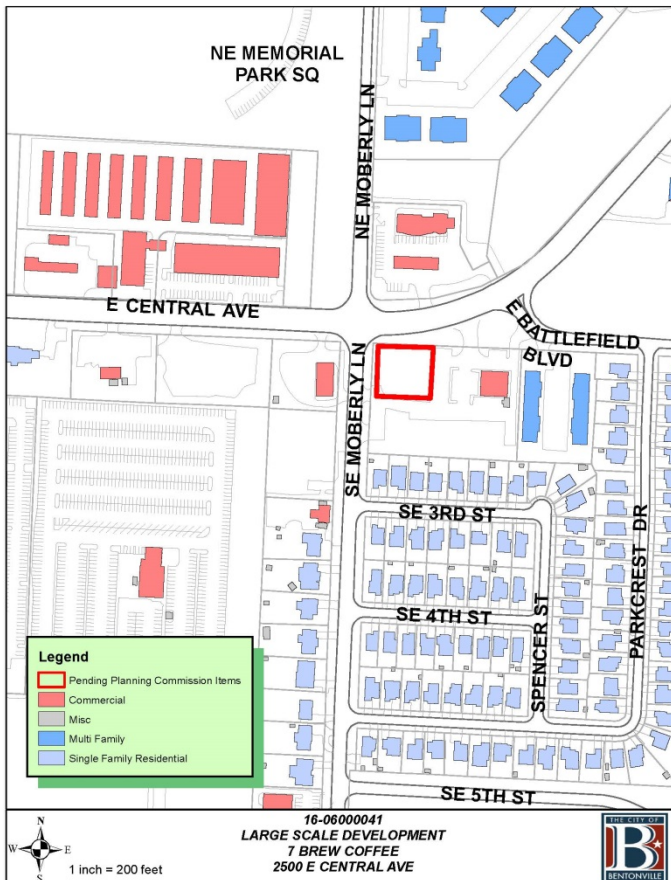
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-06000041
Applicant / Current Owner	CSTAR Inc. 100 North Dixieland Rd #223 Rogers, AR 72756
Site Area	2.31 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Restaurant

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is the location of vacant commercial out lot situated on the southeast corner at the intersection of East Central Avenue and Southeast Moberly Lane.

Project Details

The applicant is proposing a large scale development consisting of a 417 square feet drive through coffee shop located at 2500 East Central Avenue. Access to the proposed development will be from two existing curb cuts, one onto East Central Avenue to the north and one onto Southeast Moberly Lane to the west. Seven (7) parking spaces are being provided. Sidewalks exist along both streets. The exterior elevations depict brick wainscot, vertical metal wall panels and aluminum store front glass.

Projected Traffic Impact

The proposed development will not adversely impact traffic in the area. Arterial streets border the development to the north and west; both are adequate for any additional traffic that would be generated by the proposed development.

Utility Infrastructure

Per the city's GIS website, water and sewer are available at this location.

Drainage Report

A drainage report was submitted and tentatively approved by the city engineer.

Waivers

1 waiver request:

- The applicant is requesting a waiver to Article 1100, Design Standards, Section 1100.13 Design Standards for Large Scale Developments, Subsection 'E.1' Building Design Materials. Ordinance states that the primary material shall constitute at least 75% of the wall area, excluding glass. The applicant is requesting that 48% architectural metal panel and 34% brick be allowed for the entire building.

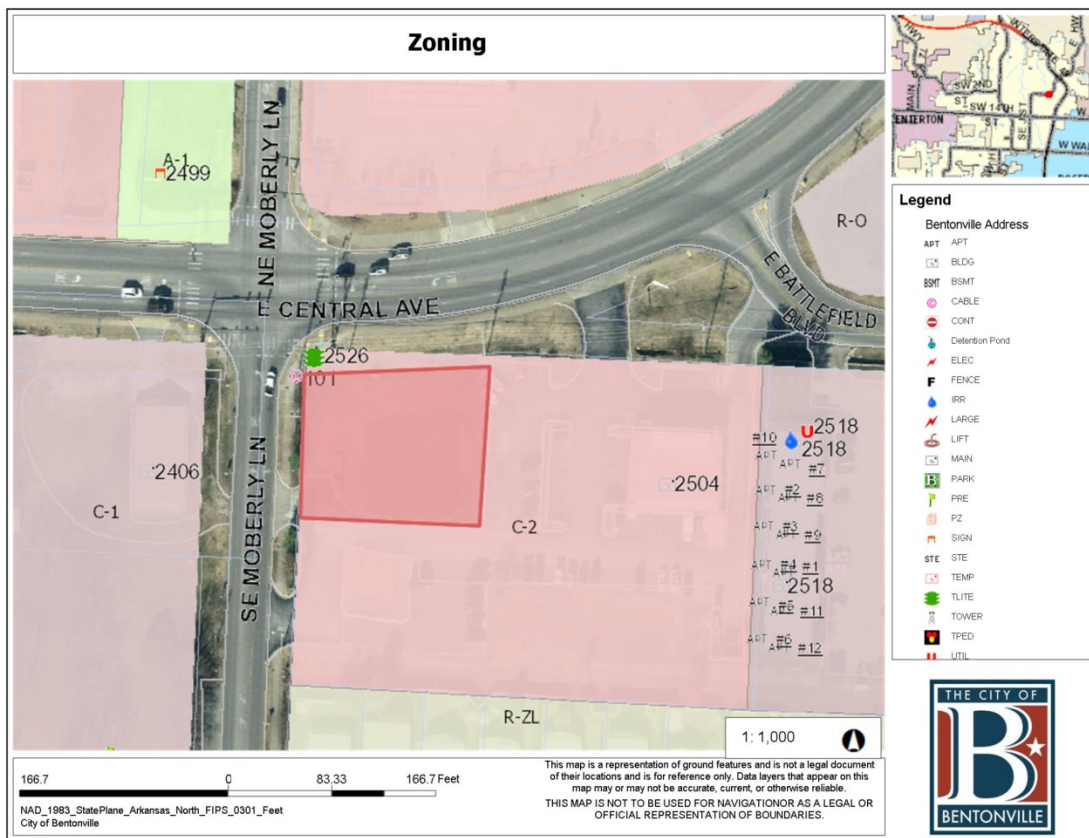
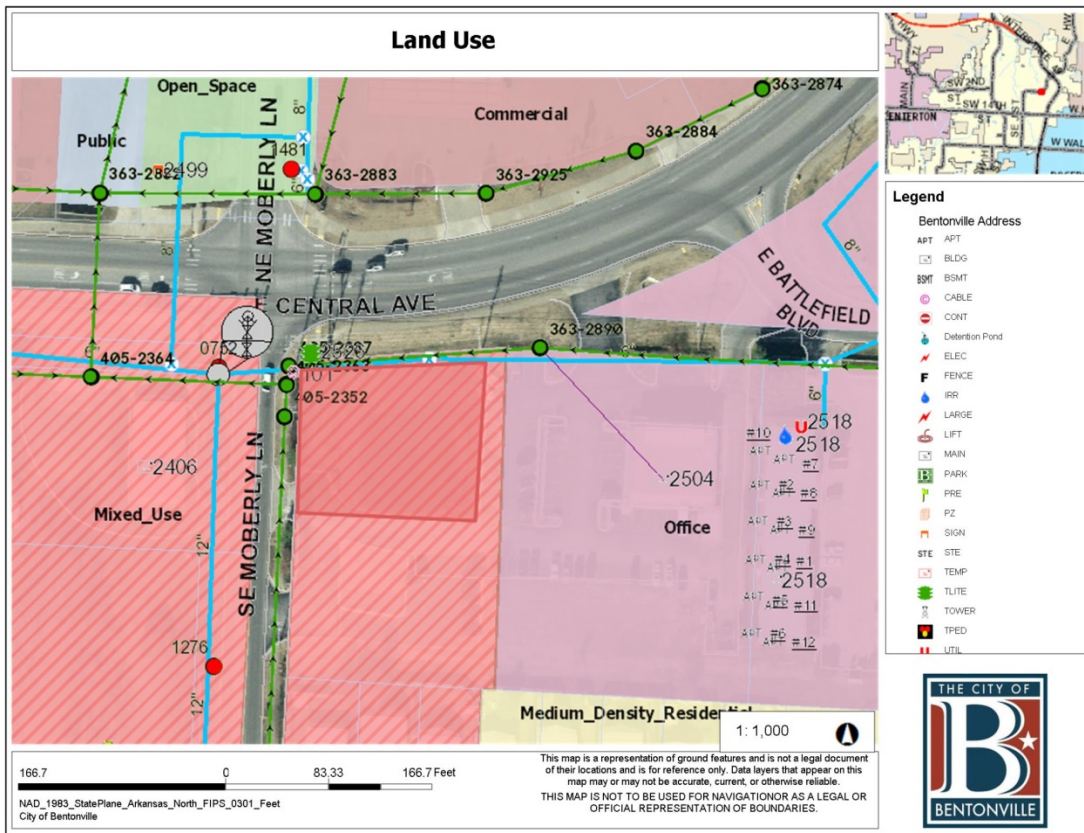
Conclusion

This large scale development does not meet the minimum requirements of the subdivision regulations due to the waiver.

Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

LARGE SCALE DEVELOPMENT STAFF REPORT



October 24, 2016

Re: Design variance – **7 Brew Coffee – Bentonville, Arkansas**



RESOURCE DESIGN | redefining retail
316 South First Street | Rogers, AR 72756
Ph: 479.633.8181 | Fx: 479.633.9204

architecture | retail design | fixture design
visual communications | brand strategy
package design | product design | pop display

www.rede5150.com

Presented to:
Mr. Beau Thompson – Senior Planner
City of Bentonville Planning Department
305 SW A Street
Bentonville, AR. 72712

Mr. Thompson,

We have the good fortune to have 7 Brew Coffee Company (an exciting new national chain) to plant its roots in Northwest Arkansas. Over the past 12 months, 7 Brew Coffee has been developing a new architectural national proto-type to start its launch in Benton and Washington County. A new corporate office building and warehouses are in the planning stage now on a 54 acre site in Benton County. We have already permitted and broken ground on the first location in Rogers and as you know, we are currently into large scale planning on our first Bentonville location.

7 Brew Coffee has gone through a rigorous branding and architectural design development process to create a national roll-out program. Using a holistic approach to combine brand, identity and architecture, 7 Brew Coffee has made a great investment to achieve a successful national launch. Our creative architectural language is paramount to distinguish our self from other regional and national competitors. 7 Brew Coffee's values, branding, colors, materials, textures and architectural language will formulate our distinction for national recognition.

Following the City of Bentonville's commercial design standards, our design appears to be in-line with the city's design intent, with the one exception of the "brick and stone as predominant materials". To address this issue (and to not disregard our own design and consistency of brand/architectural recognition on our second location), we would like to request a minor design variance.

Our current building envelope is predominantly **Morin** Architectural panels with two distinct profiles. These panels are not common metal building panels (i.e.; typical R-panels or corrugate panels). These panels are architectural skins for many award-winning modern designs nationwide. These panels provide a unique texture and architectural vernacular not readily achievable with brick and stone. We do however, believe that a combination of brick and architectural panels (with our architectural panels holding a dominant percentage, approximately 40% architectural panels, 28% aluminum storefront/awnings/other and 32% brick – see attached sq. ft. breakdown) can still consistently communicate our brand and design intent to maintain our recognition. Therefore, we request a minor variance in the percentage of brick currently required in the Commercial Design Standards.

Thank you for your time and consideration,

A handwritten signature in black ink, appearing to read 'Ron Hudnall', with a long horizontal line extending to the right.

Ron Hudnall – CEO / Director of Design
Resource Design

SIDE ELEVATION

204 SF METAL = 49%
110 SF BRICK = 27%
101 SF OTHER = 24%
415 SF TOTAL

SIDE ELEVATION

192 SF METAL = 46%
110 SF BRICK = 27%
113 SF OTHER = 27%
415 SF TOTAL

FRONT

96 SF METAL = 41%
41 SF BRICK = 18%
95 SF OTHER = 41%
232 SF TOTAL

REAR

130 SF BRICK = 79%
35 SF OTHER = 21%
165 SF TOTAL

ENTIRE BUILDING

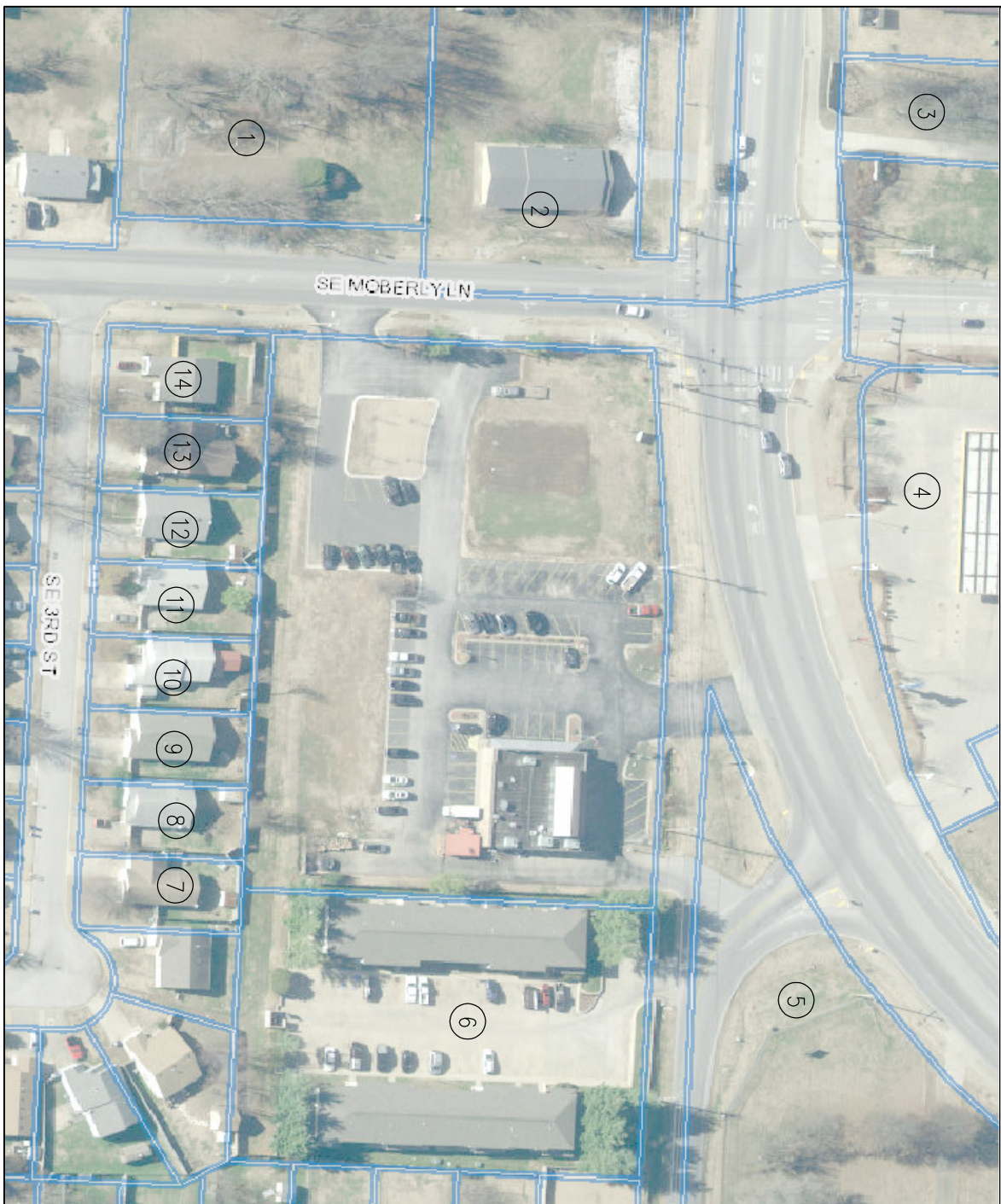
492 SF METAL = 40%
391 SF BRICK = 32%
344 SF OTHER = 28%
1227 SF TOTAL

Final Percentage of Exterior Finishes:

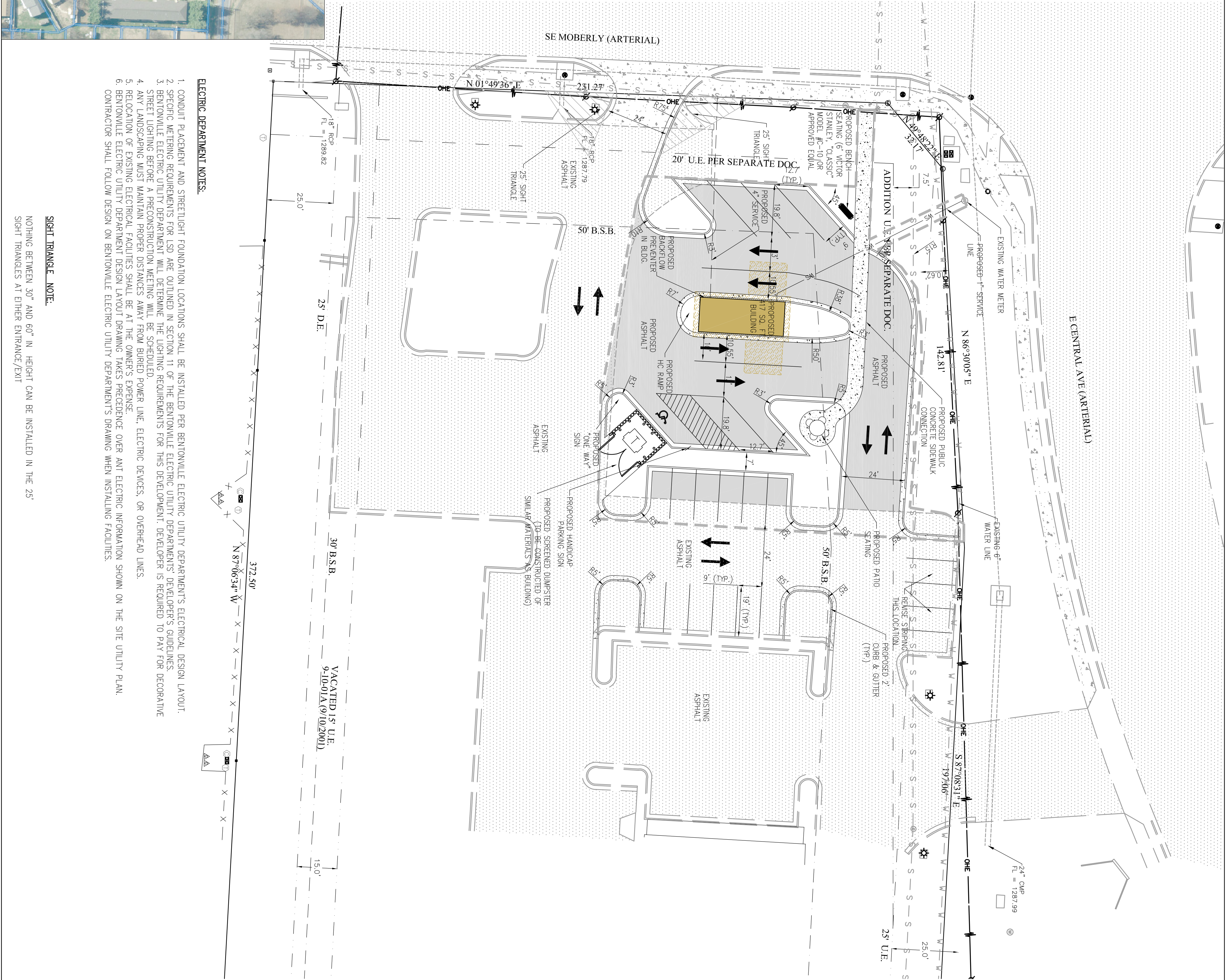
492 sf (metal)*
391 sf (brick)
344 sf (aluminum storefront, awnings, other)

1227 sf TOTAL

40% Metal
32% Brick
28% Other



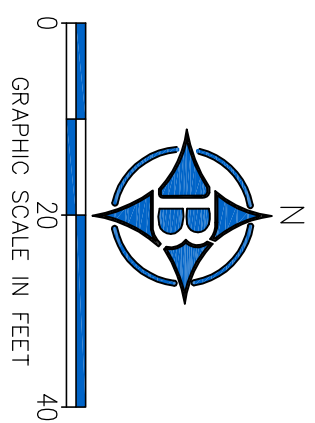
- ADJACENT LAND OWNERS
- 1) WAL MART STORES INC
C/O PROPERTY TAX DEPARTMENT
PO BOX 8050
BENTONVILLE, AR 72712-0555
PARCEL #01-00762-000
ZONED: C-1
- 2) WAL MART STORES INC
C/O PROPERTY TAX DEPARTMENT
PO BOX 8050
BENTONVILLE, AR 72712-0555
PARCEL #01-06460-000
ZONED: C-1
- 3) CITY OF BENTONVILLE
C/O THOMPSON, CAMILLE
117 W. CENTRAL AVE.
BENTONVILLE, AR 72717-5256
PARCEL #01-08241-002
ZONED: A-1
- 4) PETROMARK, INC
PO BOX 16927
HARRISON, AR 72602-1697
PARCEL #01-08611-000
ZONED: C-2
- 5) LOT1, PALTON LEON & LINDA CAROL GILLES
DUNCANVILLE, TX 75138-1146
PARCEL #01-00285-000
ZONED: R-0
- 6) JOP INVESTMENTS, LLC
1905 S.W. 402 RD. 306-573
ALBUQUERQUE, NM 87102-6734
PARCEL #01-07253-000
ZONED: R-2L
- 7) WADY, PATRY ANN
11389 COLLENSHIRE RD
FAIRFLETELLE, AR 72701-0494
PARCEL #01-05939-001
ZONED: R-2L
- 8) LEISTER, DEBBE & TANG, JANG
2913 S. 3rd STREET
BENTONVILLE, AR 72717-5342
PARCEL #01-05938-000
ZONED: R-2L
- 9) OWENS, KATHY M
2911 S. 3rd STREET
BENTONVILLE, AR 72717-5342
PARCEL #01-05937-000
ZONED: R-2L
- 10) PALPU, BHASKAR & AMRAPU, SOMAYYA
2519 S. 3rd STREET
BENTONVILLE, AR 72717-5342
PARCEL #01-05936-000
ZONED: R-2L
- 11) PETERFY, RONALD P & LINDA M
2507 S. 3rd STREET
BENTONVILLE, AR 72717-5342
PARCEL #01-05935-000
ZONED: R-2L
- 12) FINLINE DEVELOPMENT LLC
506 HOAMAN STREET
BENTONVILLE, AR 72717-5342
PARCEL #01-05934-000
ZONED: R-2L
- 13) OWENS, BUD C
2503 S. 3rd STREET
BENTONVILLE, AR 72717-5342
PARCEL #01-05933-000
ZONED: R-2L
- 14) KOEHLER, KIRK & D'ANGELO, JENNIFER
5609 W. WILLOW STREET
ROGERS, AR 72788-8253
PARCEL #01-05932-000
ZONED: R-2L



1. CONDUIT PLACEMENT AND FREELIGHT LOCATION LOCATIONS SHALL BE INSTALLED PER BENNONTVILLE ELECTRIC UTILITY DEPARTMENT'S ELECTRICAL DESIGN LAYOUT.
2. SPECIFIC WIRING REQUIREMENTS FOR LSO ARE OUTLINED IN SECTION 11 OF THE BENNONTVILLE ELECTRIC UTILITY DEPARTMENT'S DEVELOPER'S GUIDELINES.
3. BENNONTVILLE ELECTRIC UTILITY DEPARTMENT WILL DETERMINE THE LIGHTING REQUIREMENTS FOR THIS DEVELOPMENT. DEVELOPER IS REQUIRED TO PAY FOR DECORATIVE STREET LIGHTING BEFORE A PRECONSTRUCTION MEETING WILL BE SCHEDULED.
4. ANY LANDSCAPING MUST MAINTAIN PROPER DISTANCES AWAY FROM BURIED POWER LINES, ELECTRIC DEVICES, OR OVERHEAD LINES.
5. RELOCATION OF EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
6. BENNONTVILLE ELECTRIC UTILITY DEPARTMENT DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRICAL INFORMATION SHOWN ON THE SITE UTILITY PLAN.
7. CONTRACTOR SHALL FOLLOW DESIGN ON BENNONTVILLE ELECTRIC UTILITY DEPARTMENT'S DRAWING WHEN INSTALLING FACILITIES.

SIGHT TRIANGLE NOTE:

NOTHING BETWEEN 30" AND 60" IN HEIGHT CAN BE INSTALLED IN THE 25
SIGHT TRIANGLES AT EITHER ENTRANCE/EXIT

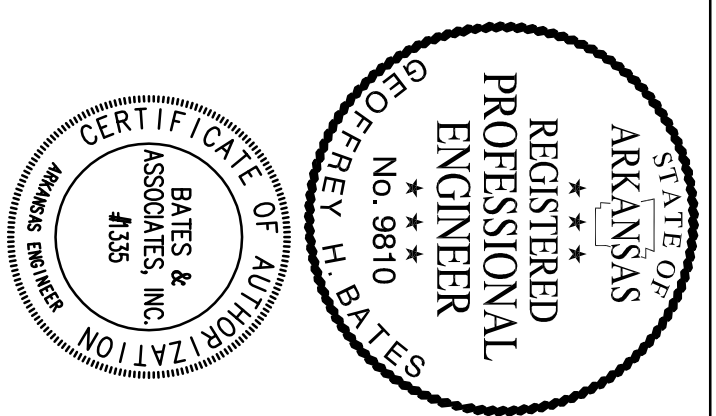


- SITE AMENITIES:**
1. PATIO SEATING ARE
 2. BENCH SEATING

SITE AND UTILITY NOTES:

1. ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
2. ALL MECHANICAL AND UTILITY EQUIPMENT LOCATED ON THE WALL OR GROUND SHALL BE SCREENED. ALL ROOF MOUNTED UTILITIES AND MECHANICAL EQUIPMENT SHALL BE SCREENED BY INCORPORATING SCREENING INTO THE STRUCTURE UTILIZING MATERIALS COMPATIBLE WITH THE SUPPORTING BUILDINGS. MECHANICAL AND UTILITY EQUIPMENT OVER 30 INCHES IN HEIGHT SHALL MEET BUILDING SETBACKS. SMALLER GROUND MOUNTED EQUIPMENT MAY BE SCREENED WITH TALL GRASSES OR SHRUBS.
3. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
4. ALL CONDUIITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUIITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUIITS FOR ELECTRIC AND CONDUIITS FOR OTHER UTILITIES.
5. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
6. TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
7. THIS LARGE SCALE DEVELOPMENT WILL REQUIRE RP-TYPE BACKFLOW PREVENTER ON ALL DOMESTIC WATER SERVICES. IRRIGATION SERVICE CONNECTIONS SHALL ALSO BE PROTECTED BY AN RP-TYPE BACKFLOW PREVENTER.
7. ALL WATER SERVICES WILL REQUIRE RP-TYPE BACKFLOW PREVENTERS.
8. BACKFLOW PREVENTION DEVICE FOR WATER SERVICE WILL BE INSIDE BUILDING. THERE WILL BE NO IRRIGATION INSTALLED ON THIS SITE.
- ALL STORAGE WILL REQUIRE A SEPARATE PERMIT.

PROPOSED	EXISTING	LEGEND	DESCRIPTION
		0	ASPHALT (E005)
		0	BOLIVAR
		0	BUILDING STRUCTURE LINE
		0	CABLE TV (UNDERGROUND)
		0	CABLE TV (OVERHEAD)
		0	CONCRETE (E005)
		0	CONCRETE (SURFACE)
		0	CURB & GUTTERS
		0	DRAINS
		0	DRIVEWAY FLOW
		0	EASEMENT (UNDERGROUND)
		0	ELECTRICAL (OVERHEAD)
		0	ELECT. TRANSFORMER
		0	EROSION CONTROL BALES
		0	EROSION CONTROL FENCE
		0	FENCE (WIRE MESH/CHAIN)
		0	FIRE OPTIC CABLE
		0	FIRE HYDRANT ASSEMBLY
		0	FLOOD LINE
		0	FOOTING MAN
		0	GAS METER VALVE
		0	GRAVEL (E005)
		0	GRAVEL (SURFACE)
		0	IRON PIN - (RE-BAR)
		0	LANDSCAPE EROSION
		0	LIGHT
		0	MONUMENT (CONCRETE)
		0	POND
		0	POWER POLE
		0	PROPERTY LINE (EXTERNAL)
		0	RIGHT-OF-WAY
		0	SANITARY SEWER MANHOLE
		0	SANITARY SEWER PIPE
		0	SANITARY SEWER SERVICE
		0	SETBACK
		0	SIGN
		0	SPOT ELEVATION
		0	STAGE SIGN - FLAG POLE
		0	STABILIZED CONSTRUCTION ENTRY
		0	AC UNIT - FLOOR PLATE
		0	STORM DRAIN (FLAT)
		0	STORM DRAIN (SLOPE)
		0	TELEPHONE (FLAT) MANHOLE
		0	TELEPHONE (UNDERGROUND)
		0	TELEPHONE (OVERHEAD)
		0	TREE LINE (CANOPY)
		0	WATER MAIN (BLOWOUT) VALVE
		0	WATER MAIN (FIRE DEPT.) CONN.
		0	WATER MAIN (FIRE)
		0	WATER MAIN (REUSER)
		0	WATER METER
		0	WATER METER (BLOCK)
		0	WATER METER (IRRIGATION)
		0	WATER VALVE

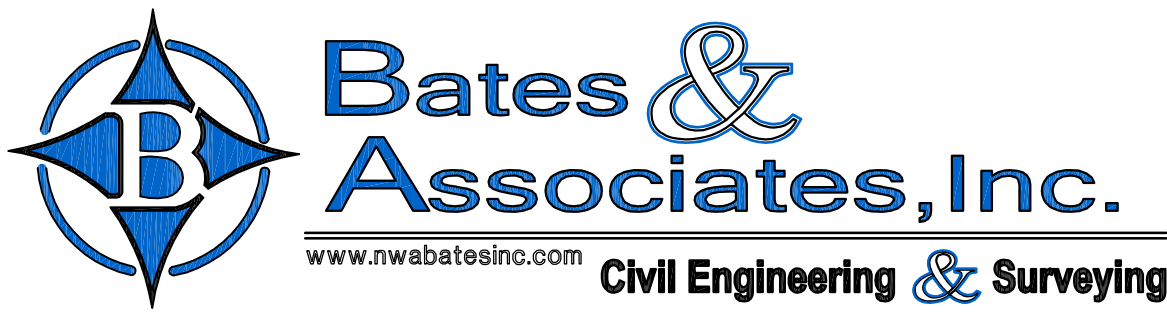


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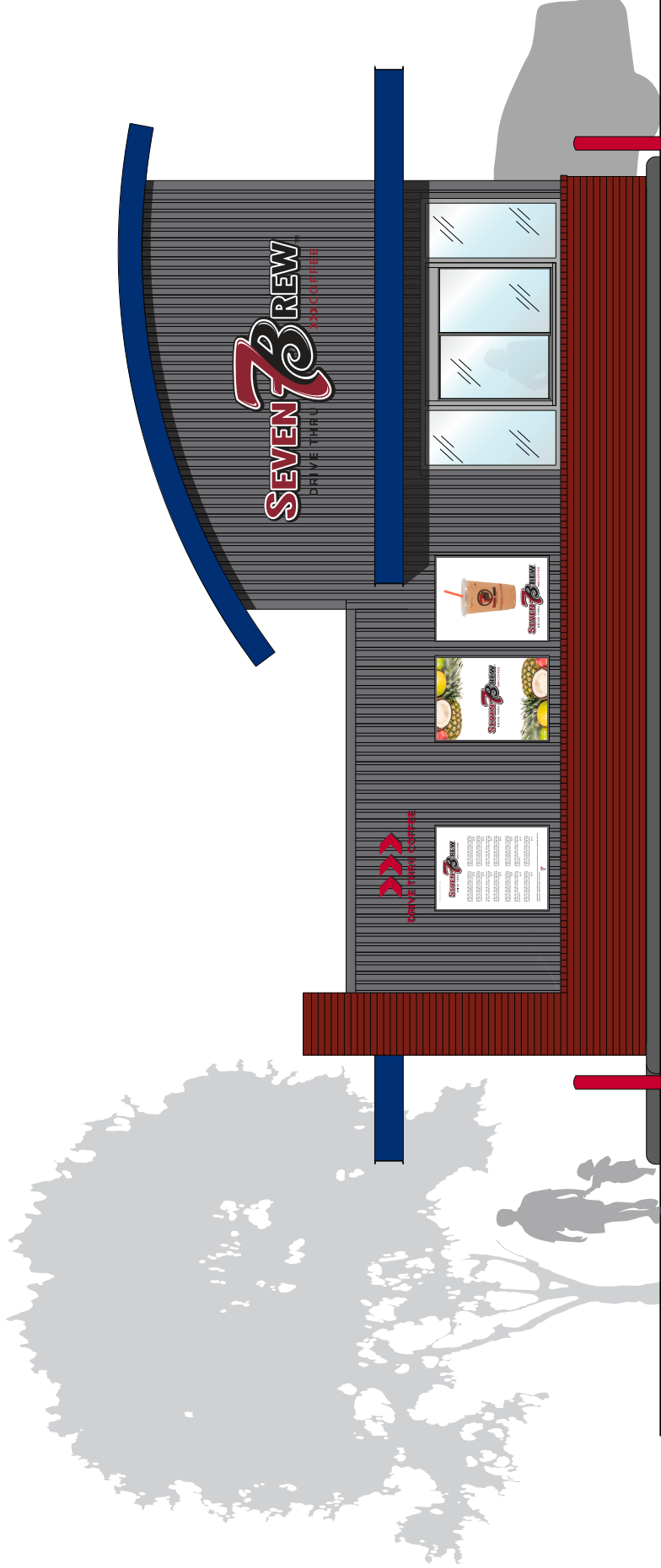
7 BREW COFFEE LARGESCALE DEVELOPMENT PLANS

SITE PLAN

BENTONVILLE, ARKANSAS

[illegible]

7230 S. Peasant Ridge Rd. Fayetteville, Arkansas 72703 · 479.442.9350 · Fax 479.521.9350



Elevations

7 Brew Coffee Company



