



**Planning Commission
Agenda
October 18, 2016**

- I. Call to Order**
- II. Approval of Minutes**
- III. Consent Agenda**
 - 1. Lots 44 & 45 Fountain Plaza Subdivision** **Lot Split**
Southeast Plaza Avenue and South Rainbow Road
 - 2. Lot 208 Bentonville Original Subdivision** **Property Line Adjustment**
220 Northwest 'A' Street
 - 3. Lots 2 & 3 Mattingly Addition** **Property Line Adjustment**
2900 & 2902 Northwest 3rd Street
 - 4. Fountain Plaza Hershey's** **Large Scale Development**
400 Southeast Plaza Avenue
 - 5. Sullivan Square** **Large Scale Development**
Southwest 'I' Street & Southwest 28th Street
- IV. New Business**
 - 1. Club Tan** **Large Scale Development**
1301 South Walton Boulevard
 - 2. Hogwild Warehouse PH 1 & Southeast 'I' Street Ext.** **Large Scale Development**
2908 Southeast 'I' Street
- V. Other Business**
- VI. Planner's Report**
- VII. Adjournment**

Planning Commission
Minutes
October 4, 2016

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

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

Motion by Grider, seconded by Haynie to approve the minutes of September 20, 2016 as written
Approved 5-0

Consent Agenda

1. Lots 18, 19 & 20 Curtis Addition
Northeast 3rd Street & Northeast 'B' Street Property Line Adjustment
2. Lots 19 & 20 Limestone Ranch Subdivision
Southwest Regional Airport Boulevard & Southwest 'F' Street Lot Split
3. Lots 28 & 29 Dickson's Addition
709 West Central Avenue Lot Split
4. Haxton District East
224 Southeast 2nd Street Large Scale Development
5. Powell / Townsley Hangar
2505 & 2507 Southwest 'I' Street Large Scale Development
6. South Blake Street Parking Lot
306 Northeast Blake Street Large Scale Development Extension
7. North Blake Street House Large Scale Development Extension

Motion by Sanders, seconded by Grider to approve the Consent Agenda
Approved 5-0

Old Business

Item #1

Chambers Bank: Rezoning, Southwest Adams & Southwest Anglin Road, PUD, Planned Unit
Development to R-1, Single Family Residential

Jon Stanley read staff report

Opened public hearing

Tim Hail of 4302 North Rainbow Farm Road supports the rezoning and supports northern extension to
Shell Road.

Closed public hearing

Approved 5-0

New business

Item #1

Parnell & Reach Church: Rezoning, 1307 Southwest Parnell Drive, A-1, Agricultural to R-4, High Density Residential

Jon Stanley read staff report

Opened public hearing

No public comments

Closed public hearing

Approved 5-0

Item #2

Reach Church, Inc.: Rezoning, 2900 Southwest 'I' Street, A-1, Agricultural to C-2, General Commercial

Jon Stanley read staff report

Opened public hearing

No public comments

Closed public hearing

Approved 5-0

Item #3

Cadence Group, LLC: Rezoning, 505 Southwest 'B' Street, DE, Downtown Edge to DC, Downtown Core

Jon Stanley read staff report

Opened public hearing

Sadie Dickson of 501 Southwest 'B' Street is concerned that the residential nature of the neighborhood would be ruined and increased noise would be an issue. Ms. Dickson is also concerned about losing the mature trees in the lots in question which help to give the area its neighborhood feel. She also feels that Southwest 'B' Street is the beginning of Downtown Edge zoning, and the Downtown Core zoning needs to remain on the Southwest 'A' Side.

Steve Marquese of 503 West Central Avenue is concerned drainage issues and no parking.

Jake Newell representing Cadence Group, LLC states they are looking at the area in question to provide higher density single family residential homes so citizens can live and work near Downtown and will improve parking by providing on-street parking.

Richard Binns-what does Downtown Core give you that Downtown Edge does not?

Mr. Newell-density

Closed public hearing

Beau Thompson addresses Mr. Marquese's comments by stating that the only time one would be exempt from development standards would be if they built single family homes. Downtown Core zoning does not allow single family homes, so they will have to address drainage and parking. Mr. Thompson also feels that it is important to have a transition away from Downtown Core through Downtown Edge. He wants the Downtown Core zoning between 'B' Street and 'A' Street to allow the density to support the commercial businesses along 'A' Street.

Approved 5-0

Item #4

Soos & Cadence Group, LLC: Rezoning, 505 Southwest 'B' Street, DE, Downtown Edge to DC, Downtown Core

Jon Stanley read staff report

Opened public hearing

Closed public hearing

Approved 5-0

Item #5

Trudo: Sidewalk Waiver, 3103 Cardinal Creek Circle

Jon Stanley read staff report

Approved 5-0

Other Business

Item #1

Resolution: Future Land Use Map Amendment, Adopting 4 new Downtown Neighborhood Land Uses
Shelli Kerr takes over and reads staff report for this and Adoption of Downtown Neighborhood Zoning Districts

Beau Thompson addresses issues brought up in the community meetings regarding drainage, parking, and street sections stating that these will be addressed in the City's community plan and hopefully adopting standards. Today will be addressing adopting standards inside lot lines.

Opened public hearing

Lisa Clark of 108 Southeast 3rd Street is concerned with the amendment from DN-3 to DN-4 specifically regarding the allowed uses such as convenience stores and packaged liquor stores due to the residential name and nature of the neighborhood.

Mr. Marquese supports Mrs. Clark's comments and feels that controlling the use is a good idea.

Closed public hearing

Mr. Thompson feels it is a good opportunity to provide goods and services when more units and density is added. This will allow residents to buy conveniences such as milk or laundry detergent and is important to allow when promoting additional density. The rationale is that the Downtown-Edge and Downtown Core zoning areas which facilitates those goods and services is four blocks to the west. These provide separation between residential neighborhoods. Adding these services where the most density is would cut down on trips for residents.

Mr. Binns – Would you say the same thing about a liquor store? Can we exempt that?

Mr. Thompson – Yes, they are classified separately. You can restrict it and not allow it at all or you can make it be a conditional use.

Rod Sanders – You could put a condition on regards to the packaged liquor?

Mr. Thompson – Yes, it would make sense to have it conditional in some areas.

Scott Eccleston – With the school being south of 8th Street and Razorback Greenway being right there, it would be handy to go to conditional use.

Mr. Sanders – But we do have the ability to control the environment?

Mr. Thompson – It would be a good option with signage and how they're oriented, hours of operation, so forth, to have that conditional use in there which would give you the mechanisms to control some of the stipulations. The conditional use will not restrict and will still allow the business to be there. We have to try to protect the public health, safety, and welfare.

Approved 5-0 on Future Land Use Map Amendment

Item #2

Ordinance: Adoption of Downtown Neighborhood Zoning Districts

Opened public hearing

Ms. Clark requests the Planning Commission to remove option of packaged liquor sales.

Motion by Mr. Sanders to amend and exclude package liquor stores from the permitted uses in DN-4

Seconded by Joe Haynie

Closed public hearing

Approved 5-0

Planner's Report

National Community Planning Month poster contest winner will be unveiled at next week's City Council meeting.

The 4th Annual Tree Planting Blitz is October 14th.

Meeting Adjourned

Ali Worley



Lots 44 & 45 Fountain Plaza Subdivision

400 Southeast Plaza Avenue

PC Date: 10/18/2016

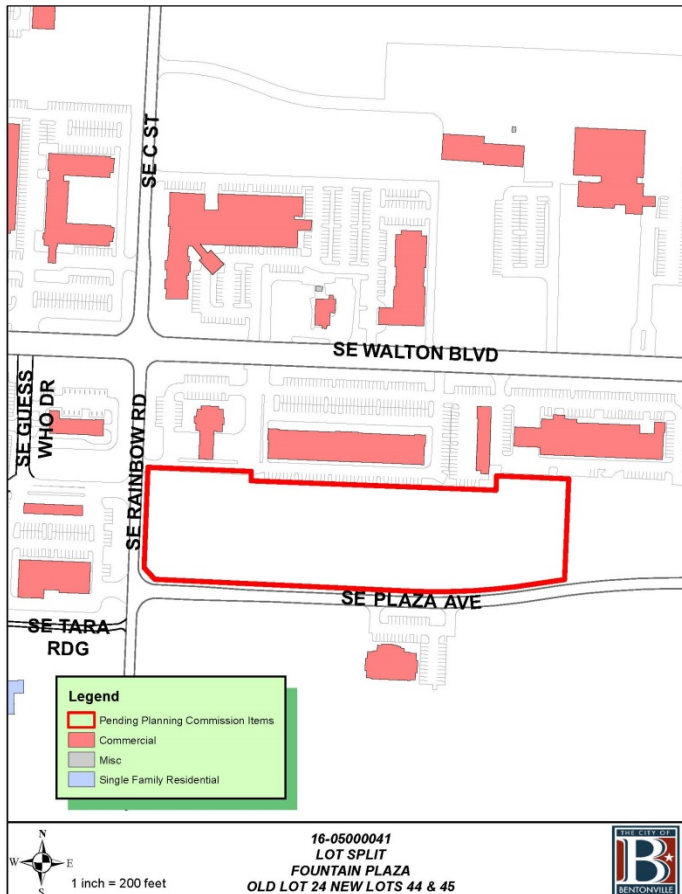
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-05000041
Applicant / Current Owner	Dynamic Development, Inc. 803 Southeast Plaza Avenue Bentonville, AR 72712
Site Area	5.96 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)

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

Location Map



Property Description

This property is the location of a vacant commercial lot in an established commercial subdivision in the southeast part of the city.

Project Details

The applicant has submitted a lot split that will create two new lots from one existing lot. The new lots will be known as Lot 44 (3.33 acres) and Lot 45 (2.63 acres) of Fountain Plaza Subdivision. Sufficient right-of-way exists along Southeast Plaza Avenue and Southeast Rainbow Road. Access for both of the new lots will be through shared public access easements along the common lot lines of each adjacent lot. Both new lots have direct access to public water and sewer services and a public street.

Projected Traffic Impact

This lot split will not adversely impact traffic in the area. A collector street borders the property to the west and a local street borders it to the south. These adjacent streets will provide multiple options for ingress and egress.

Utility Infrastructure

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

Standard Conditions of Approval

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

Drainage Report

A drainage report is not required.

Waivers

No waivers requested.

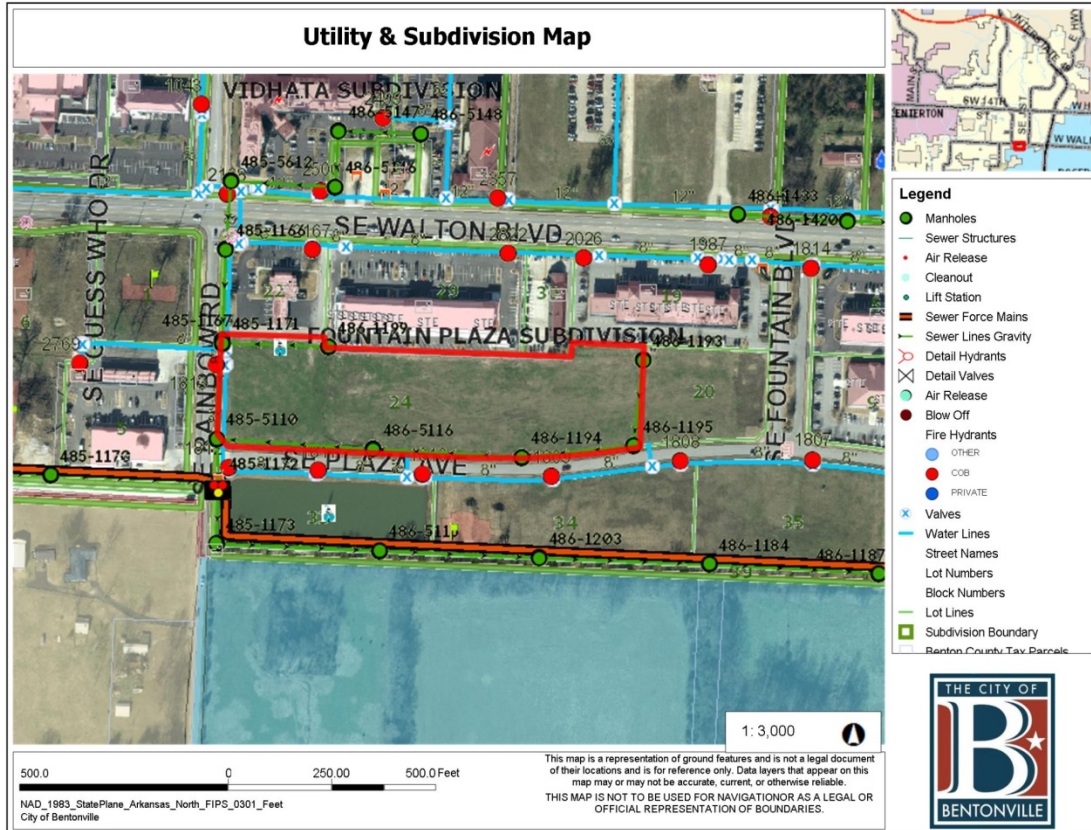
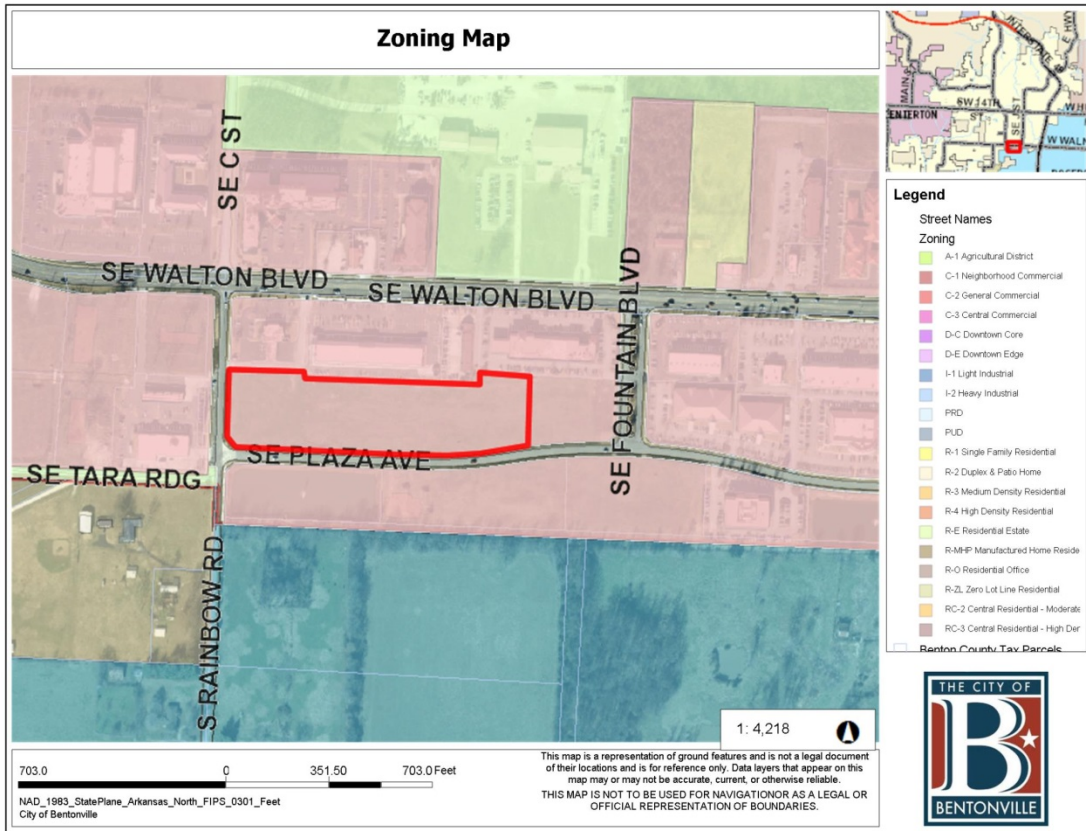
Conclusion

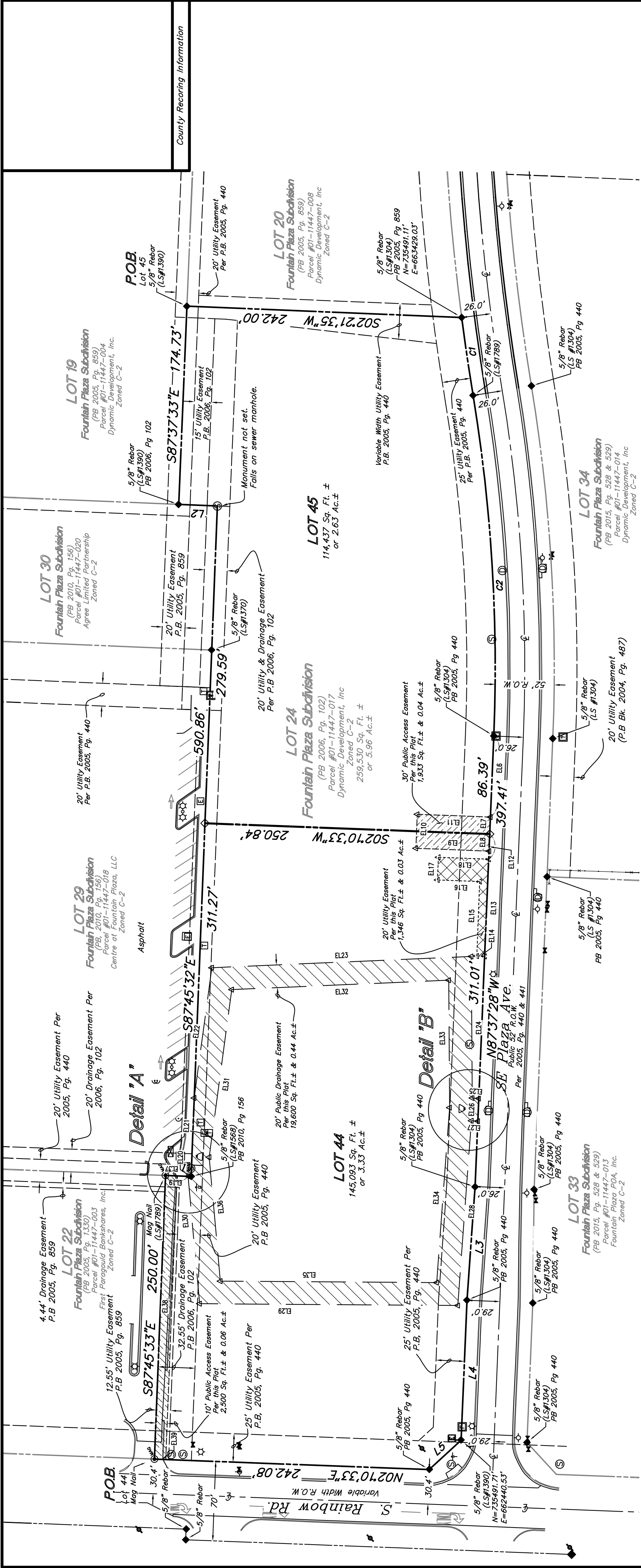
This lot split does meet the minimum requirements of the subdivision regulations.

Recommendation

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

LOT SPLIT STAFF REPORT





Property Line Table		
Line #	Direction	Length
L1	N02°10'33"E	22.55'
L2	N02°22'27"E	34.06'
L3	N85°54'22"W	100.04'
L4	N87°37'28"W	123.37'
L5	N42°37'28"W	38.17'

Easement Line Table		
LINE	BEARING	DISTANCE
EL6	N87°37'28"W	71.39'
EL7	N87°37'28"W	15.00'
EL8	N87°37'28"W	15.00'
EL9	N02°10'33"E	64.36'
EL10	S87°48'27"E	30.00'
EL11	S02°10'33"W	64.47'
EL12	N87°37'28"W	22.13'
EL13	N87°37'28"W	85.62'
EL14	S02°22'32"W	6.90'
EL15	N87°48'27"W	65.60'
EL16	S02°10'33"W	37.14'
EL17	N87°48'27"W	20.00'
EL18	N02°10'33"E	44.34'
EL19	S02°10'33"W	19.85'
EL20	S02°10'33"W	2.70'
EL21	S87°45'32"E	69.14'
EL22	S82°18'58"E	115.76'

Easement Line Table		
LINE	BEARING	DISTANCE
EL23	S02°29'11"E	228.60'
EL24	S89°35'57"W	124.70'
EL25	S03°51'50"W	5.74'
EL26	N87°37'23"W	20.01'
EL27	S03°51'50"W	5.66'
EL28	N85°46'54"W	163.11'
EL29	N00°23'50"E	227.26'
EL30	N84°49'52"E	112.63'
EL31	S82°18'58"E	148.90'
EL32	S02°29'11"E	191.13'
EL33	S89°35'57"W	112.23'
EL34	N85°46'54"W	154.54'
EL35	N00°23'50"E	190.40'
EL36	N84°49'52"E	109.62'
EL37	S02°10'33"W	10.00'
EL38	N87°45'33"W	250.00'
EL39	N02°10'33"E	10.00'

LEGEND

Boundary Line

Adjoining Boundary Line

Easement Line

Centerline

Fence (Metal)

Found Rebar (As Noted)

Set 5/8" Rebar (LS#1789)

Found Mag Nail

Clean Out

Sanitary Sewer Manhole

Drainage Manhole

Grate Inlet (Square)

Fire Hydrant

Irrigation Controller

Water Valve

Gas Sign

Light Pole Straight

Light Pole Straight-2 Lamps

Electrical Riser

Utility Pole

Telephone Riser

Telephone Sign

Telephone Vault

Fiber Optic Vault

Unknown Vault

Sign

30' Access Public Easement per this Plot

20' Drainage Easement per this Plot

20' Utility Easement per this Plot

10' Public Access Easement per this Plot

GRAPHIC SCALE

60

0

30

60

(IN FEET)

1 inch = 80 ft.

Convergence -1°16'55.13567"

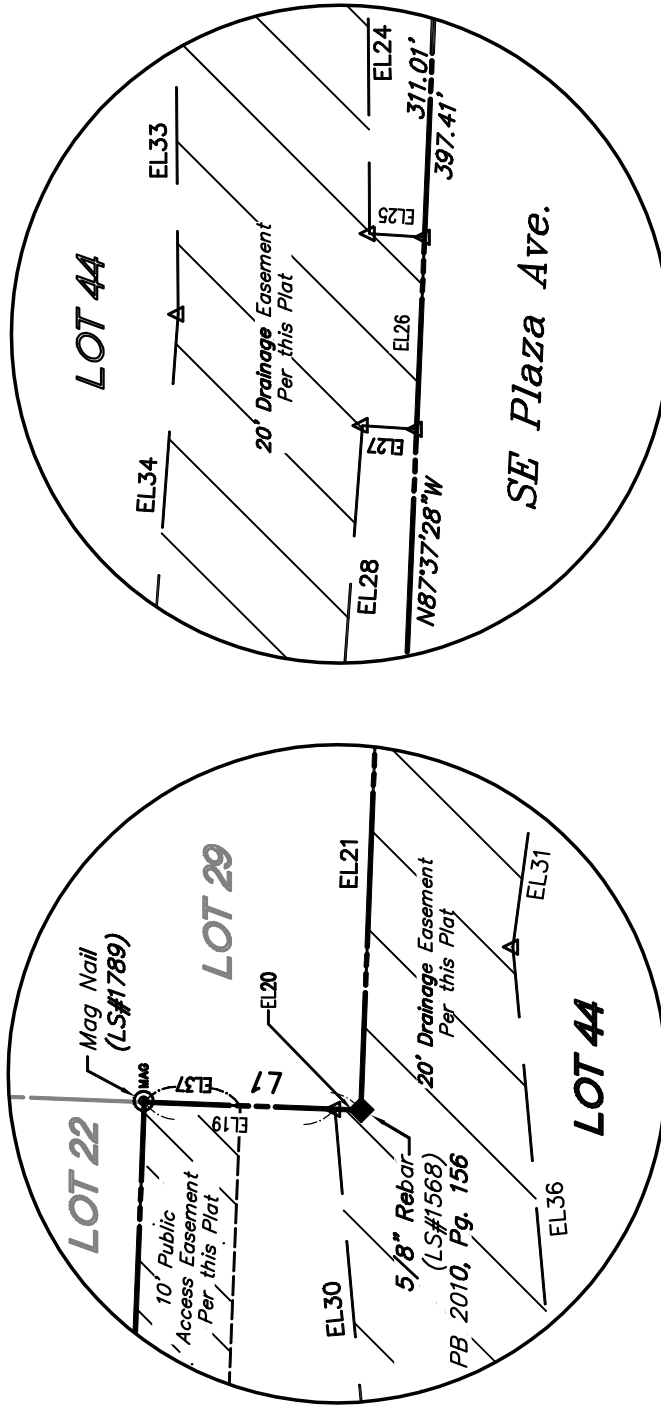
Combined Scale Factor: 0.999964175

Being a found 5/8" Rebar (LS#1304) at the SEC of Lot 24 of Fountain Plaza Subdivision

Northing: 735491.11' US Ft.

Easting: 663429.03' US Ft.

Elevation = 1289.55'



Detail "A"
Scale: 1" = 20'

Detail "B"
Scale: 1" = 20'

State Plat Code: 500-19N-30W-0-08-340-04-1789						
NO.		DATE	Revised per City's 1st Submittal Comments			
DESCRIPTION						
REVISIONS						
CEI PROJECT NO.		DATE	PLS	DRW	FLD	CHK'R
29692		9/29/16	KMH	TLP	KCD	KMH

Lot 24 of Fountain Plaza, Creating Lots 44 & 45 of Fountain Plaza

Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS

LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712

PH: (479)273-9472
FAX: (479)273-0844

Lot Split
S. Rainbow Rd. & SE Plaza Ave.
Arkansas

DATE
9/29/16
8:56 AM

SHEET NO.
2 OF 2

FOR REVIEW

CERTIFICATE OF AUTHOR

NO. 118

ARKANSAS SURVEYOR

STATE OF ARKANSAS

PROFESSIONAL SURVEYOR

KEY MICHAEL

SIGNATURE

Property Curve Table			
Curve #	Radius	Length	Chord Bearing
C1	2076.01'	69.45'	S81°38'06"W
C2	1473.99'	300.97'	S86°31'34"W

Property Curve Table		
Curve #	Chord Distance	Chord Distance
C1	69.44'	69.44'
C2	300.45'	300.45'



Lot 208 Bentonville Original Subdivision

220 Northwest 'A' Street

PC Date: 10/18/2016

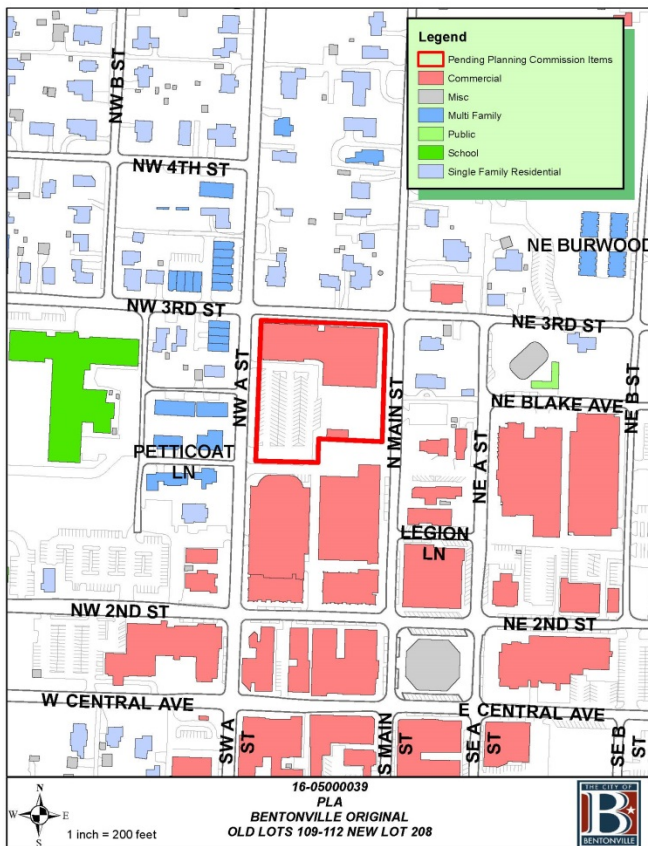
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-05000039
Applicant / Current Owner	Church of the Nazarene 220 Northwest 'A' Street Bentonville, AR 72712
Site Area	2.41 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Mixed Use (MU)

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

Location Map



Property Description

This property is the location of the Nazarene Church Sanctuary and parking lots, located three blocks northwest of the downtown square.

Project Details

The applicant has submitted a property line adjustment that will create one new lot from all or portions of four existing lots. The new lot will be known as Lot 208 (2.41 acres) of Bentonville Original Subdivision. Additional right-of-way will be dedicated along Northwest 'A' Street and North Main Street per the current Master Street Plan. Sufficient right-of-way currently exists along Northwest 3rd Street. The lot will have access to public water and sewer services and a public street.

Projected Traffic Impact

This property line adjustment will not adversely impact traffic in the area. The downtown street grid will provide multiple options for ingress and egress.

Utility Infrastructure

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

Standard Conditions of Approval

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

Drainage Report

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

Waivers

No waivers requested.

Conclusion

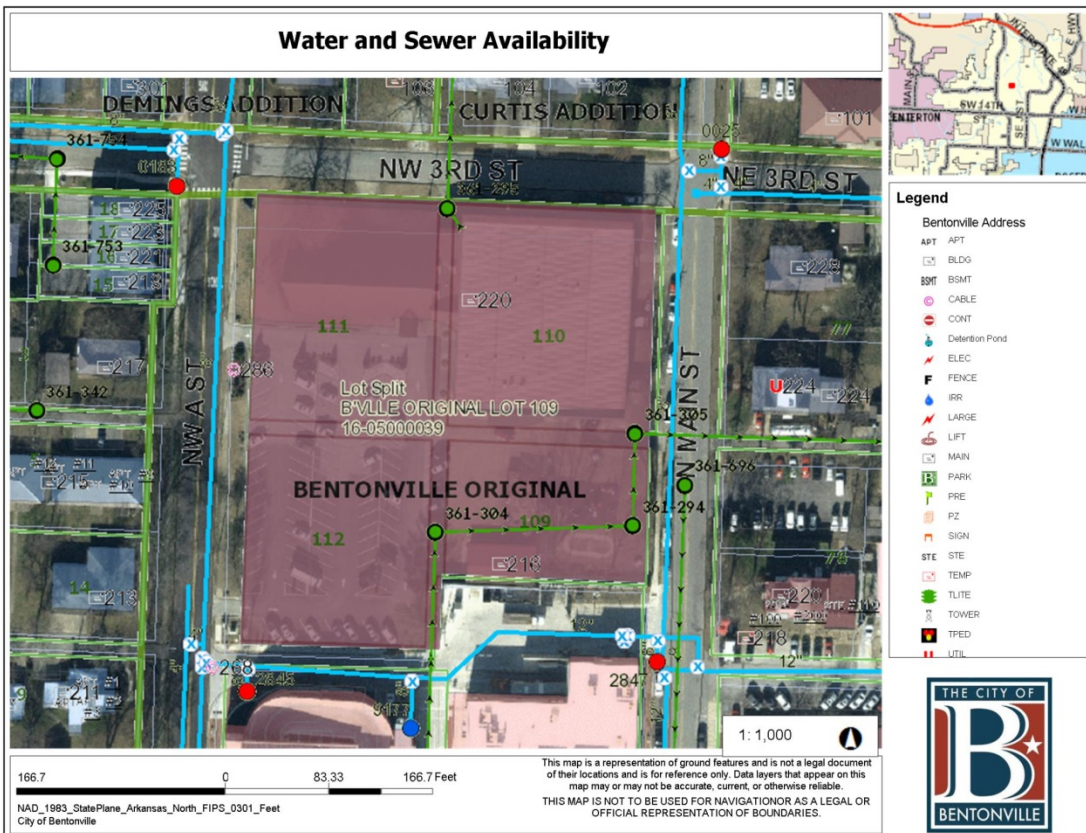
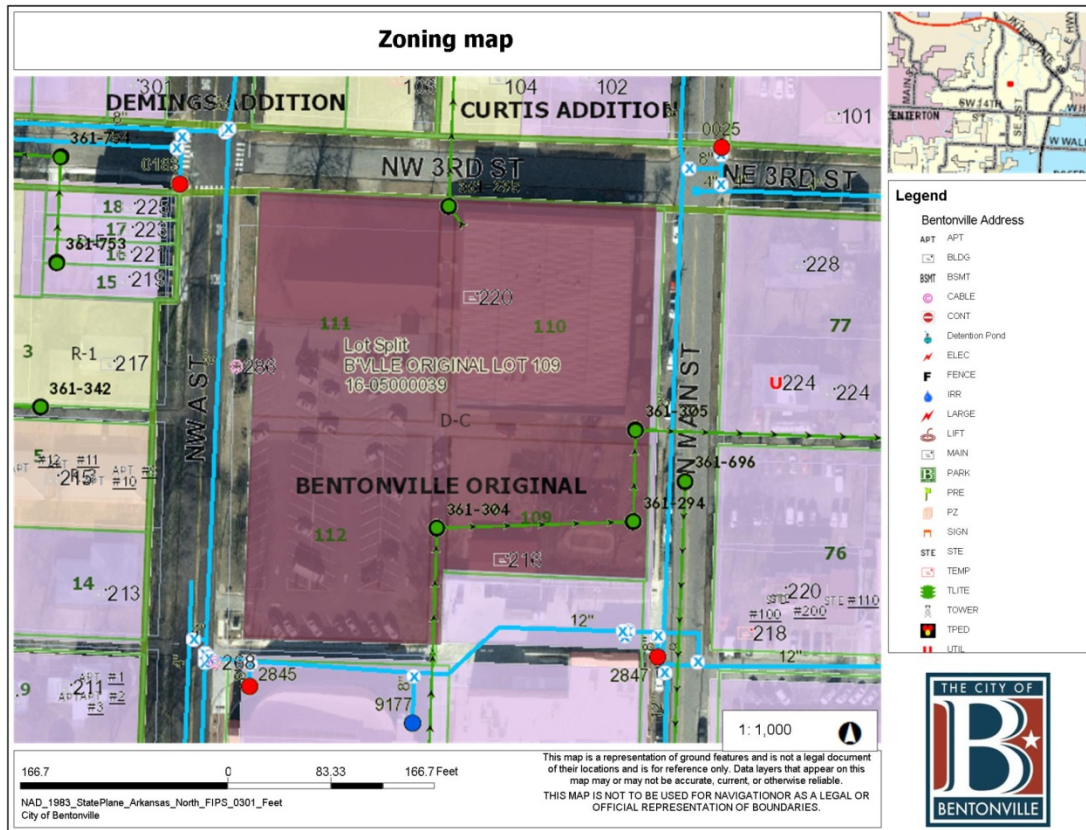
This property line adjustment does meet the minimum requirements of the subdivision regulations.

Recommendation

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

NOTES

- **Street Names:** All street names are preliminary and are for planning purposes only. Street names are not finalized until Final Plat approval.
- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.
- **Conceptual Approval.** Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer and streets. The information submitted for the preliminary plat review process was reviewed for general concept only.



LOT SPLIT OF LOTS 110, 111, 112, AND PART OF LOT 109 CREATING
NEW LOT 208 IN BENTONVILLE ORIGINAL SUBDIVISION

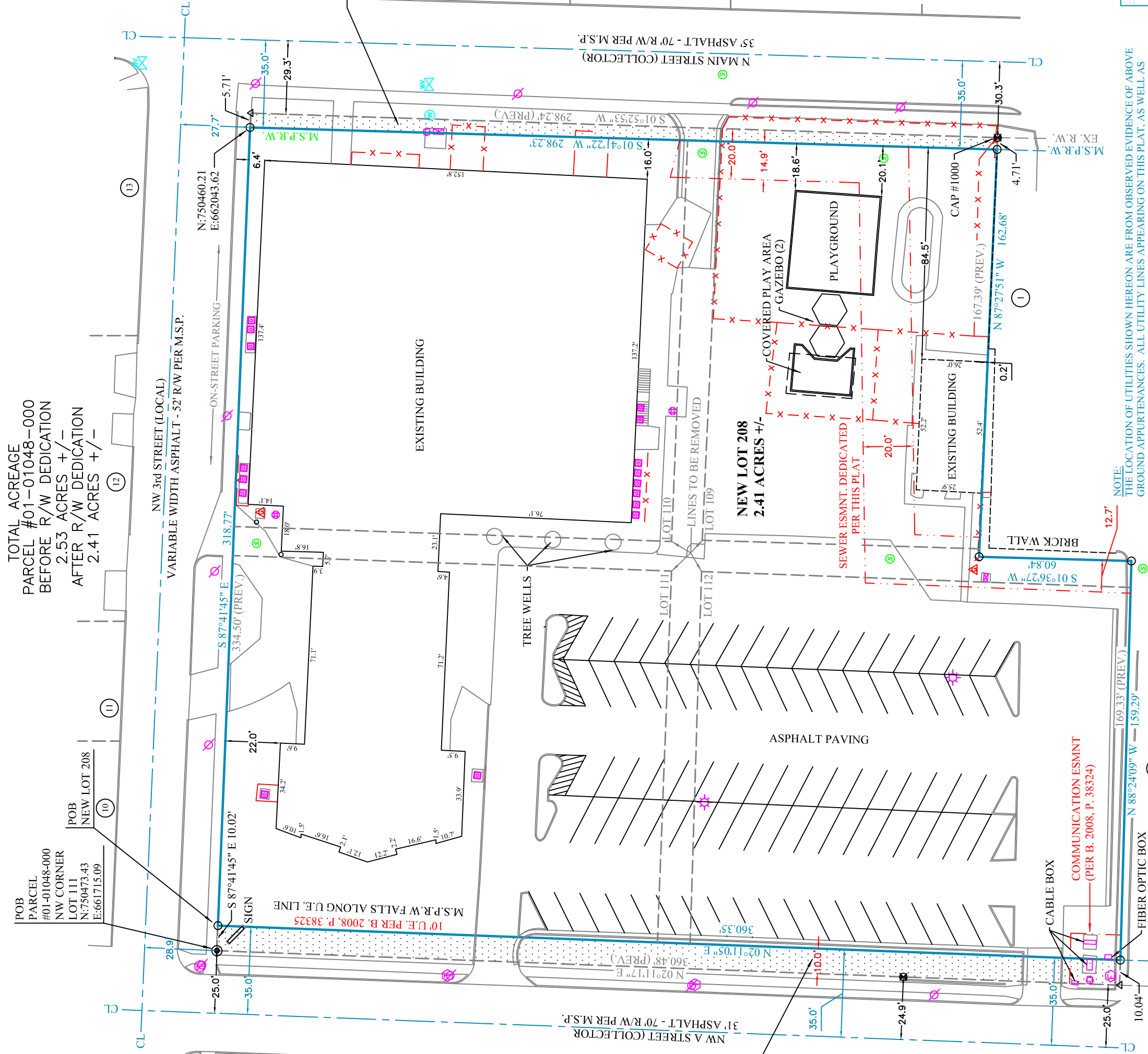
ADJACENT LAND OWNERS

- 1) WALTONS 5 & 10 LLC
PO BOX 1860
BENTONVILLE, AR 72712-1860
PARCEL #01-01049-000
ZONED: R-1
- 2) WALTONS 5 & 10 LLC
PO BOX 1860
BENTONVILLE, AR 72712-1860
PARCEL #01-01037-000
ZONED: D-C
- 3) SANDERS PROPERTIES LTD PARTNERSHIP
BENTONVILLE, AR 72712-5966
PARCEL #01-01810-000
ZONED: D-C
- 4) SANDERS PROPERTIES LTD PARTNERSHIP
202 SE 2ND STE 25
BENTONVILLE, AR 72712-5966
PARCEL #01-01809-000
ZONED: D-E
- 5) HAMMACK, BARBARA
217 NW A ST
BENTONVILLE, AR 72712-5213
PARCEL #01-01808-000
ZONED: R-1
- 6) EMERSON, SCOTT R
407 LANCASTER AVE
BENTONVILLE, AR 72712-5212
PARCEL #01-01804-000
ZONED: D-E
- 7) DALE, TORI L TRUSTEE
222 HOGAN DR
HARRISON, AR 72601-0630
PARCEL #01-01804-001
ZONED: D-E
- 8) STEPHANIE K
223 NW A ST
BENTONVILLE, AR 72712-5213
PARCEL #01-01804-002
ZONED: D-E
- 9) CABANESS FAMILY INVESTMENTS LLC
PO BOX 11655
BENTONVILLE, AR 72017-1655
PARCEL #01-01804-003
ZONED: D-E
- PROPERTY OWNER:
BENTONVILLE CHURCH OF THE NAZARENE INC
220 NW A ST
BENTONVILLE, AR 72712-5201
- PROPOSED USE:
LARGE SCALE PLANS
- ATLAS PAGE:
361

ADJACENT LAND OWNERS

- 10) LYMAN, DANIELLE M & NATHANIEL B
302 NW A ST
BENTONVILLE, AR 72712-5515
PARCEL #01-02104-000
ZONED: R-1
- 11) SOOTER, CHRIS W TRUSTEE
BENTONVILLE, AR 72712-4709
PARCEL #01-02103-000
ZONED: R-1
- 12) REEVES, PATSY J TRUSTEE
104 NW 3RD ST
BENTONVILLE, AR 72712-5552
PARCEL #01-01982-000
ZONED: D-C
- 13) WALLACE, DONALD P & JENNIFER L
102 NW 3RD ST
BENTONVILLE, AR 72712-5552
PARCEL #01-01980-000
ZONED: D-E
- 14) WINTON, CHRISTINE
SARASOTA, FL 34231-1767
PARCEL #01-01979-000
ZONED: D-C
- 15) MASON, BRENDA GAIL TRUSTEE
PO BOX 218
BENTONVILLE, AR 72712-0218
PARCEL #01-01018-000
ZONED: D-E
- 16) CHRISCO, RUSTIN & PAMELA
224 N MAIN ST
BENTONVILLE, AR 72712-5535
PARCEL #01-01017-000
ZONED: D-C
- 17) OFF STREET PARKING DISTRICTS
ATTN: MCCULLOCH, CARLA
BENTONVILLE, AR 72712-1860
PARCEL #01-01014-000
ZONED: D-C
- 18) RICHIP, LLC
216 N MAIN ST STE 4
BENTONVILLE, AR 72712-5535
PARCEL #01-01016-000
ZONED: D-C

TOTAL ACREAGE
PARCEL #01-01048-000
BEFORE R/W DEDICATION
2.53 ACRES +/-
AFTER R/W DEDICATION
2.41 ACRES +/-



PORTION DEDICATED
TO M.S.P.R.W.
PER THIS PLAT
0.08 ACRES +/-
(HATCHED)

REFERENCE DOCUMENTS:

- 1) PLAT OF SURVEY FILED IN BOOK 2014 AT PAGE 443
- 2) PLAT OF SURVEY FILED IN BOOK 2006 AT PAGE 856
- 3) PLAT OF SURVEY FILED IN BOOK P2 AT PAGE 794
- 4) PLAT OF SURVEY FILED IN BOOK 5 AT PAGE 285
- 5) EASEMENT DOCUMENT FILED IN BOOK 2008 AT PAGE 38325
- 6) EASEMENT DOCUMENT FILED IN BOOK 2008 AT PAGE 38322
- 7) ALLEY VACATION FILED IN BOOK 99 AT PAGE 050992
- 8) QUIT CLAIM DEED FILED IN BOOK 95 AT PAGE 39046
- 9) QUIT CLAIM DEED FILED IN BOOK 679 AT PAGE 753
- 10) QUIT CLAIM DEED FILED IN BOOK 650 AT PAGE 284
- 11) WARRANTY DEED FILED IN BOOK 99 AT PAGE 116529
- 12) ADMINSTRATIVE DEED FILED IN BOOK 96 AT PAGE 14101

PROPERTY ZONED:

D-C

BUILDING SETBACKS:

- FRONT - NON-RESIDENTIAL 0R
- FRONT - RESIDENTIAL 0R
- SIDE 0R
- REAR 0R

NOTES PER THIS PLAT:

- 1) BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY.
- 2) OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL UTILITIES TO INSURE THAT ALL UTILITIES ARE PROTECTED AND NOT DAMAGED BY THE WORK.
- 3) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- 4) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

OWNER'S CERTIFICATION:

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE THE ABOVE DESCRIBED REAL ESTATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC LANDS, ALLEYS, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

PRINTED NAME: _____

AUTHORIZED REPRESENTATIVE NAME & ADDRESS _____

SIGNATURE: _____

SOURCE OF TITLE: D.R. 491-745, 96-050902, 99-116529

RECORDING NUMBER/DATE

PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

PORTION DEDICATED
TO M.S.P.R.W.
PER THIS PLAT
0.04 ACRES +/-
(HATCHED)

SUBSCRIBED AND SWORN BEFORE
ME, THIS ____ DAY OF ____, 2016.

NOTARY PUBLIC _____

CERTIFICATE OF SURVEY AND ACCURACY.

I, DERRICK THOMAS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, DISTANCE, AND BEARING ARE TRUE AND CORRECT AND THAT THE REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS

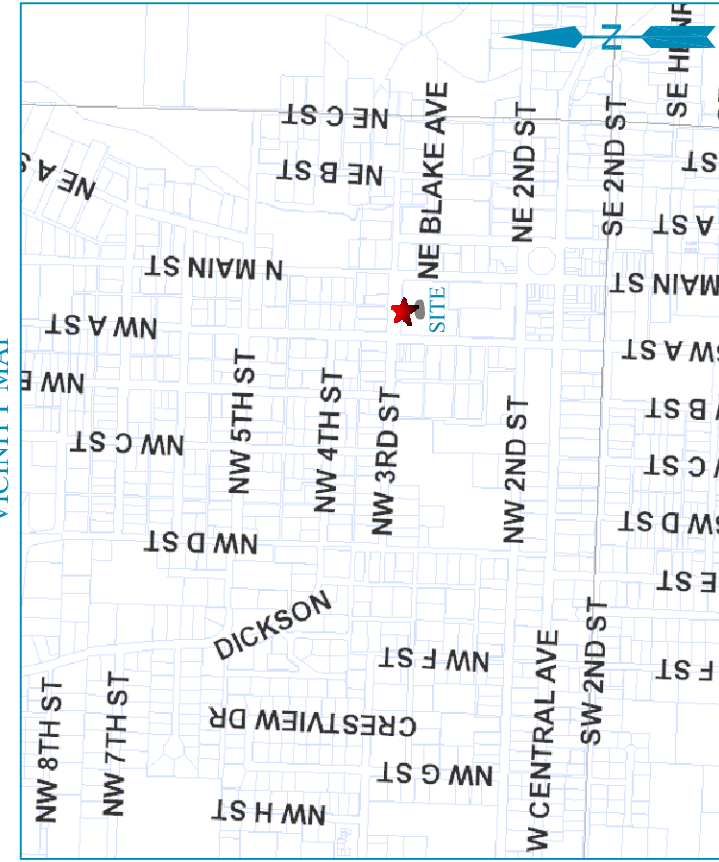
GRAPHIC SCALE (IN FEET)
1 Inch = 40ft.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 4th DAY OF NOVEMBER, 2015.



IF THE SIGNATURE ON THIS SEAL IS NOT AN
ORIGINAL AND NOT BLUE IN COLOR,
THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY
HAVE BEEN ALTERED. THE ABOVE CERTIFICATION
SHALL NOT APPLY TO ANY COPY THAT DOES NOT
BEAR AN ORIGINAL SEAL AND SIGNATURE.

VICINITY MAP



PROPERTY LINE ADJUSTMENT STAFF REPORT



Lots 2 and 3 Mattingly Addition 2900 and 2902 Northwest 3rd Street

PC Date: 10/18/2016

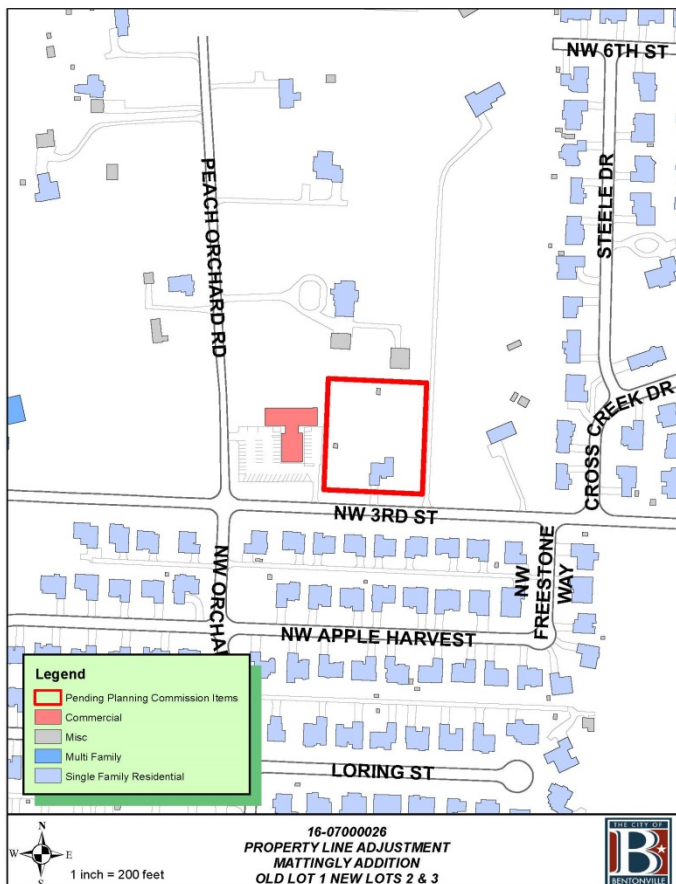
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-07000026
Applicant / Current Owner	Josh Patricia and Jennifer Mattingly 2900 & 2902 Northwest 3 rd Street Bentonville, AR 72712
Site Area	1.50 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Residential Estates (RE)

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

Location Map



Property Description

The property is the location of two single family residences in an established single family neighborhood in the northwest part of the city.

Project Details

The applicant has submitted a property line adjustment that will create two new lots from one existing lot and one unplatted piece of section land that will be known as Lot 2 (1.06 acres) and Lot 3 (0.44 acres) of Mattingly Addition. Additional right-of-way will be dedicated along Northwest 3rd Street per the current Master Street Plan. Both of the new lots will have access to public water and sewer services and a public street.

Utility Infrastructure

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

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.

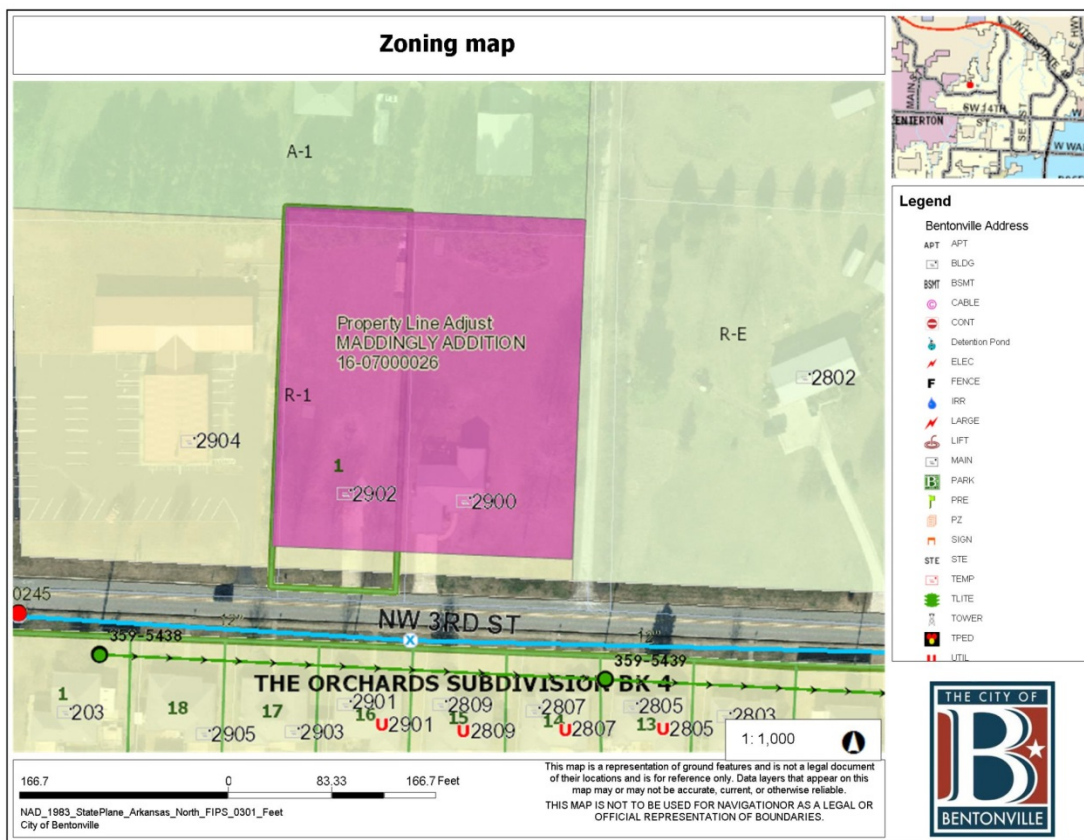
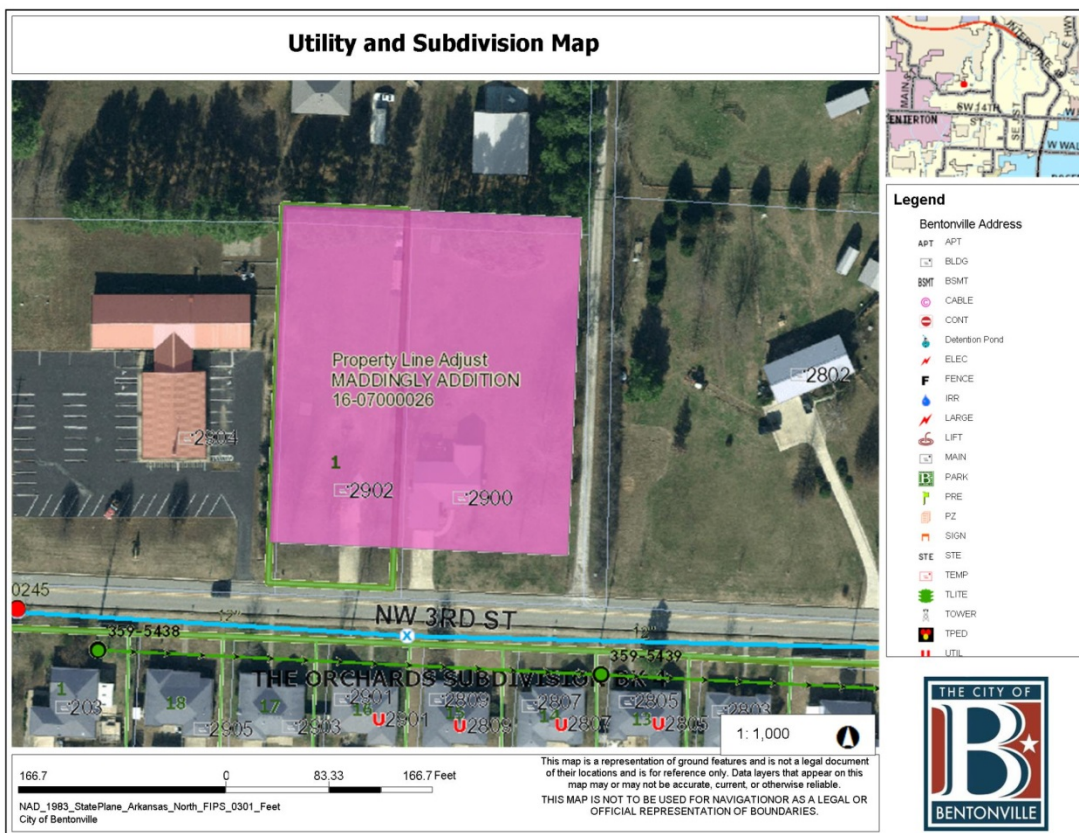
Recommendation

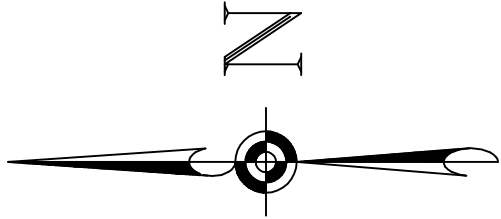
Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

NOTES

- **Street Names:** All street names are preliminary and are for planning purposes only. Street names are not finalized until Final Plat approval.
- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.
- **Conceptual Approval.** Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer and streets. The information submitted for the preliminary plat review process was reviewed for general concept only.

PROPERTY LINE ADJUSTMENT STAFF REPORT





SCALE: 1" = 40'

LEGEND

- MONUMENT FOUND (AS NOTED) UNLESS OTHERWISE NOTED
- UTILITY POLE
- GAS METER
- CLEANOUT
- WATER METER
- WOOD FENCE LINE
- CHAIN LINK FENCE LINE
- CENTERLINE
- OFFSITE LOT LINES
- LOT LINES
- RECORD DATA
- DEED 2016-27433 & 2014-33178

CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND REQUIREMENTS, THE BENTONVILLE PLANNING COMMISSION IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION _____

BENTONVILLE PLANNING COMMISSION CHAIR

MAYOR, CITY OF BENTONVILLE _____

CITY CLERK, CITY OF BENTONVILLE _____

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: _____

PRINTED OWNER NAMES: _____

SOURCE OF TITLE: W.D. BOOK 2016, PAGE 27433 & BOOK 2014, PAGE 33178

Notes.

- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which are visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- Basis of Bearings: Arkansas State Plane Coordinate system Arkansas-North: Bentonville GPS #48, Convergence -0118°29.77' N 750987.59, E 650473.12
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- The heron described property is cessed Urban.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
- Flood Hazard Certification: This is to certify that by graphic plotting only, this property (the subject property surveyed) is within Zone X, areas designated as potential flood hazard areas pursuant to FEMA Flood Insurance Rate Study (FIRI) No. 18060I, effective date, September 28, 2007 based upon our interpretation of the location of the flood hazard boundary limits in relation to the property lines.

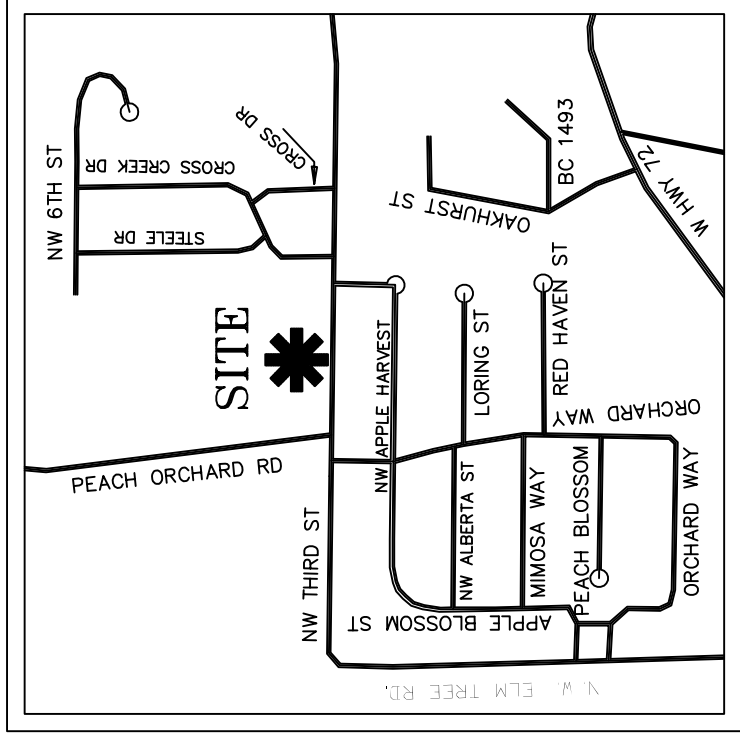
NOTE: THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

NOTE: OWNER/DEVELOPER SHALL NOTIFY THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND OBTAIN A PERMIT TO CONDUCT ANY WORK PRIOR TO ANY WORK BEING DONE IN THE PUBLIC RIGHT-OF-WAY.

NOTE: SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE

SETBACKS ZONE R-1:

- FRONT (GARAGE) 30'
- FRONT (OTHER) 20'
- SIDE (INTERIOR) 20'
- SIDE (ROW) 20'
- REAR 25'



VICINITY MAP
N.T.S.

PARENT TRACT: 01-00942-055 Tract Description, Deed Book 2014, Page 33178

Part of the North 1/2 of the SE 1/4 of Section 26, Township 20 North, Range 31 West, Benton County, Arkansas, more particularly described as follows: Starting at the SW corner of the North 1/2 of the SE 1/4 of Section 26, thence South 89 degrees 46 minutes 39 seconds East 846.18 feet; thence South 89 degrees 39 minutes 29 seconds East 237.49 feet to a point on the centerline of an existing road for the true point of beginning; thence North 00 degrees 03 minutes 49 seconds East 303.83 feet; thence South 89 degrees 47 minutes 17 seconds East 100.00 feet; thence South 00 degrees 03 minutes 49 seconds West 303.83 feet to the centerline of said road; thence along said centerline North 89 degrees 39 minutes 29 seconds West 100.00 feet to the true point of beginning. Subject to the right of way of an existing road along the South side thereof, and subject to a 15 foot wide access easement along the East side, retained in deed record 2004 at page 48765, for ingress and egress to and from adjoining property.

PARENT TRACT: 01-00942-057 Tract Description, Deed Book 2016, Page 27433

The East 140 feet of Tract B on a survey by Ramsey Surveying, Inc., dated May 20, 1991, filed for record May 30, 1991, Plat Record "21" at Page 130. Said Tract B is described as: located in a part of the North 1/2 of the SE 1/4 of Section 26, Township 20 North, Range 31 West, Benton County, Arkansas, more particularly described as follows: Starting at the SW corner of the North 1/2 of the SE 1/4 of Section 26, thence South 89°46'39" East 846.18 feet; thence South 89°39'29" East 237.49 feet to a point on the centerline of an existing road for the point of beginning; thence North 00°03'49" East 303.83 feet; thence South 89°47'17" East 240.00 feet; thence South 00°03'49" West 303.37 feet to the centerline of said road; thence along said centerline North 89°39'29" West 240.00 feet to the point of beginning. Subject to the right of way of an existing road along the South side and any recorded easements.

LOT 2 (BY THIS PLAT):

Lot 1, Mattingly Addition as shown in Plat Book 2016, Page 395 and part of Tract B as shown in Plat Book 21, Page 130 in the office of the Circuit Clerk, Benton County, Arkansas and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 1, Mattingly Addition; thence N 02°17'54" E 271.38 feet; thence S 87°32'25" E 240.06 feet; thence S 02°16'33" W 135.66 feet; thence N 87°32'53" W 139.99 feet; thence S 02°17'26" W 135.67 feet; thence N 87°33'20" W 100.15 feet, to the Point of Beginning and containing 1.06 acres more or less and subject to a 15 foot wide access easement as described in deed record 2004 at page 48765, for ingress and egress to and from adjoining property and any other rights of way or easements of record or fact.

LOT 3 (BY THIS PLAT):

Part of Tract B as shown in Plat Book 21, Page 130 in the office of the Circuit Clerk, Benton County, Arkansas and being more particularly described as follows:

Beginning at the Southeast corner of said Lot 1, Mattingly Addition; thence N 02°17'56" E 135.67 feet; thence S 87°32'53" W 139.99 feet; thence S 02°16'33" W 135.66 feet; thence N 87°33'20" W 140.02 feet, to the Point of Beginning and containing 0.44 acres more or less and subject to any other rights of way or easements of record or fact.

CERTIFICATE OF SURVEYING ACCURACY

I, GRANT NEVILL, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE: _____

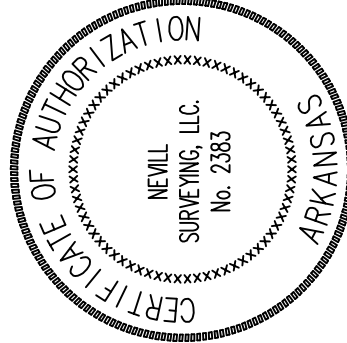
SIGNED: ARKANSAS LS NO.1636

STATE OF ARKANSAS

COUNTY OF _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____ 2016.

NOTARY PUBLIC SIGNATURE _____



SURVEYOR
Nevill Surveying, LLC
705 NW D Street
Bentonville, AR 72712
479-790-7264
neville.survey@gmail.com
edagen@sbcglobal.net

PLS: GEN

CAD: GEN

FIELD: GEN

FIELD:

DWG: 2016-0026 JMW NW 3rd

DATE: September 11, 2016

SHEET: 1 OF 1

LARGE SCALE DEVELOPMENT STAFF REPORT



Fountain Plaza Hershey's

400 Southeast Plaza Avenue

PC Date: 10/18/2016

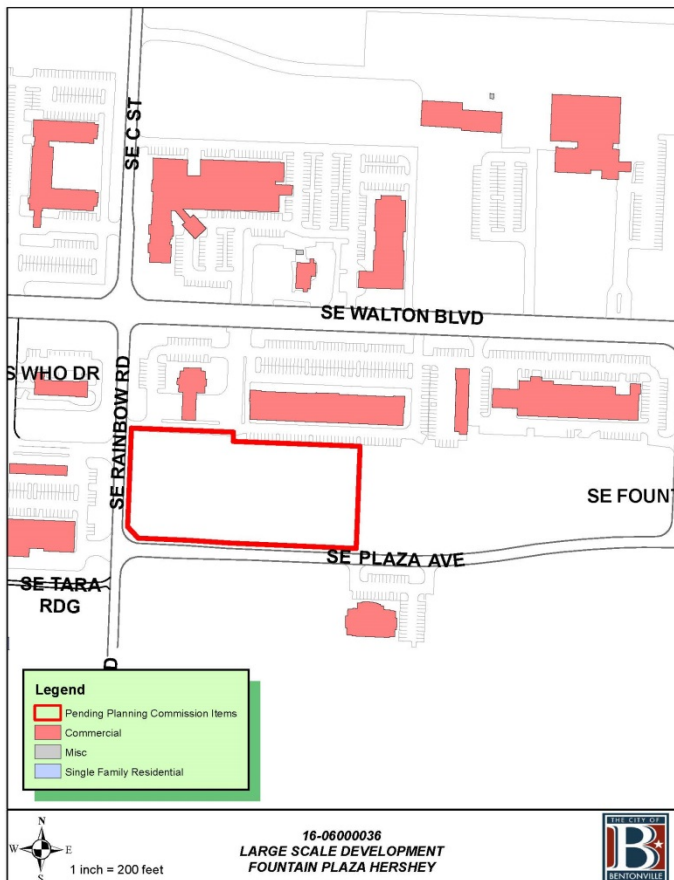
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-06000036
Applicant / Current Owner	Dynamic Development, Inc. 803 Southeast Plaza Avenue Bentonville, AR 72712
Site Area	3.33 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Office Building

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

Location Map



Property Description

This property is the location of a vacant commercial lot in an established commercial subdivision in the southeast part of the city.

Project Details

The applicant has submitted a large scale development consisting of a two-story 46,500 square feet office building that will be located at 400 Southeast Plaza Avenue and known as Fountain Plaza Hershey. Access to the development will be from an existing curb onto South Rainbow Road and from two proposed curb cuts onto Fountain Plaza Avenue. Both of the curb cuts along the common property lines will be shared public access. 155 parking spaces are being provided. A 6' wide sidewalk will be constructed along South Rainbow Road and a 5' wide sidewalk will be constructed along Southeast Plaza Avenue. Stormwater is being detained. The exterior elevations depict brick, composite wall panels, preformed metal wall panels and aluminum store front glass.

Projected Traffic Impact

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

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.

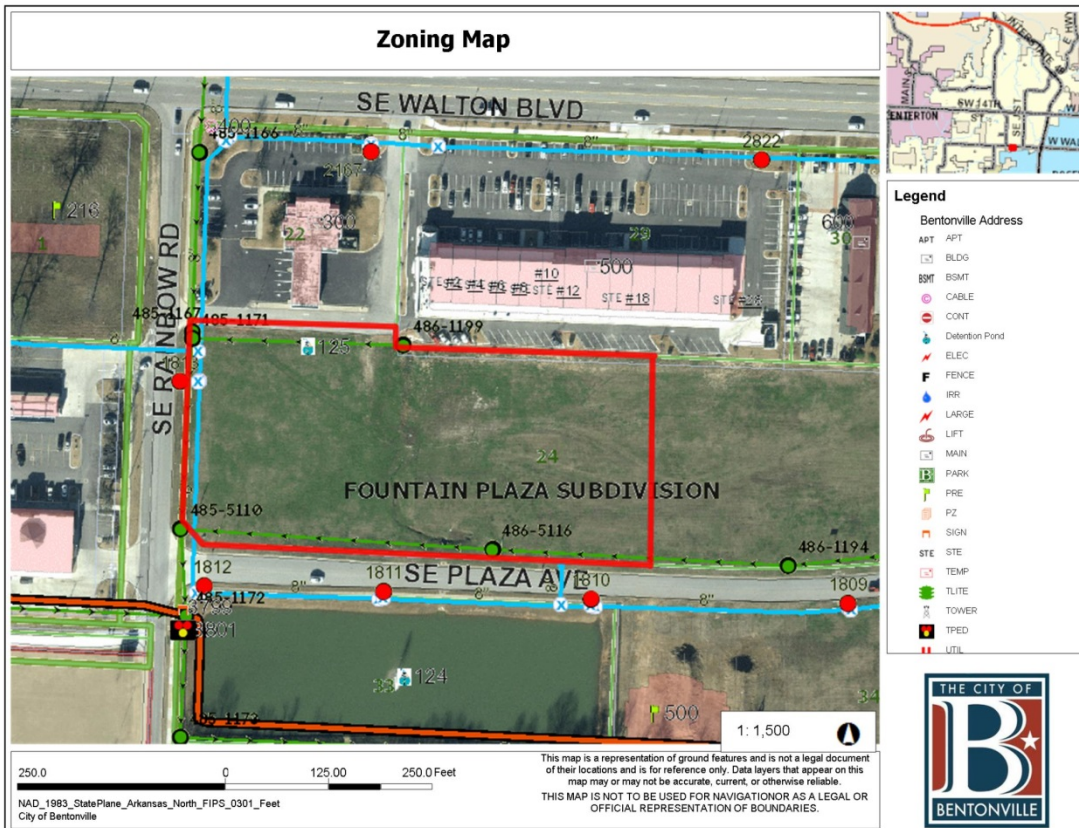
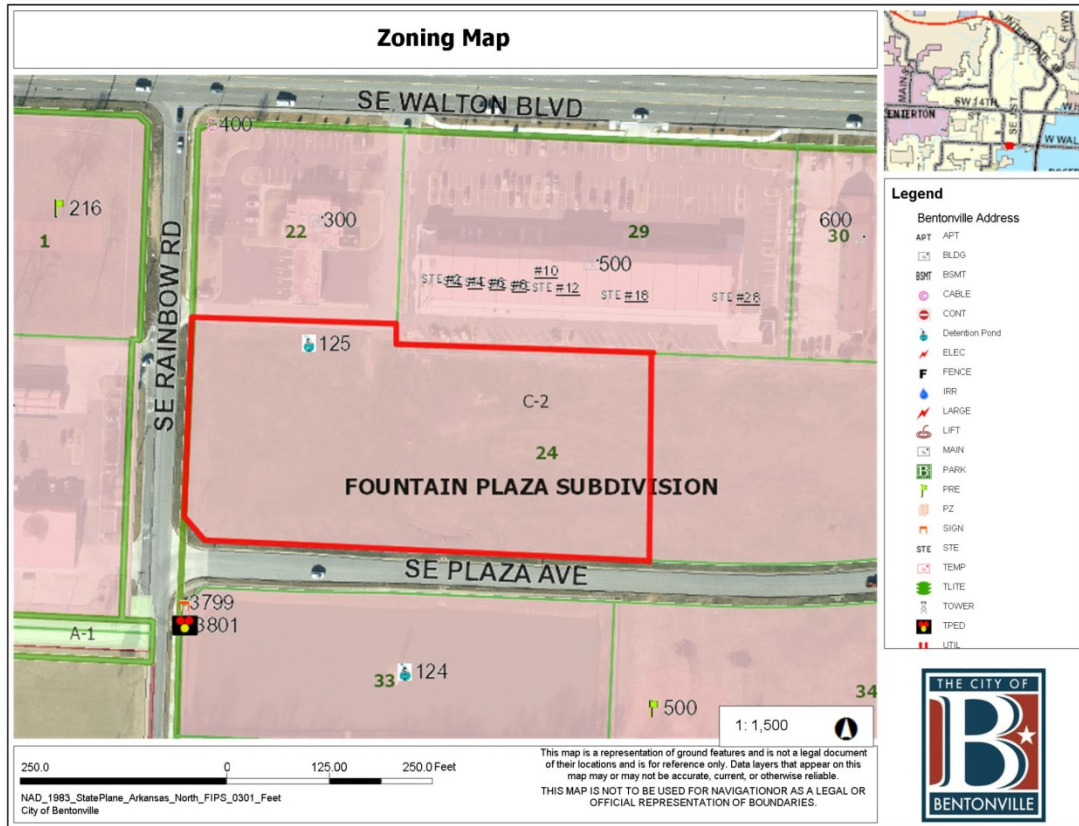
Conclusion

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



South Elevation - Main Entrance

BRICK MASONRY	3,400 SF	48%
ALUM STOREFRONT	2,760 SF	39%
COMPOSITE WALL PANELS	762 SF	11%
PREFORMED METAL WALL PANELS	160 SF	2%
TOTAL	7,112 SF	

North Elevation

BRICK MASONRY	4,238 SF	55%
ALUM STOREFRONT	2,606 SF	33%
COMPOSITE WALL PANELS	545 SF	7%
PREFORMED METAL WALL PANELS	416 SF	5%
TOTAL	7,805 SF	

East Elevation

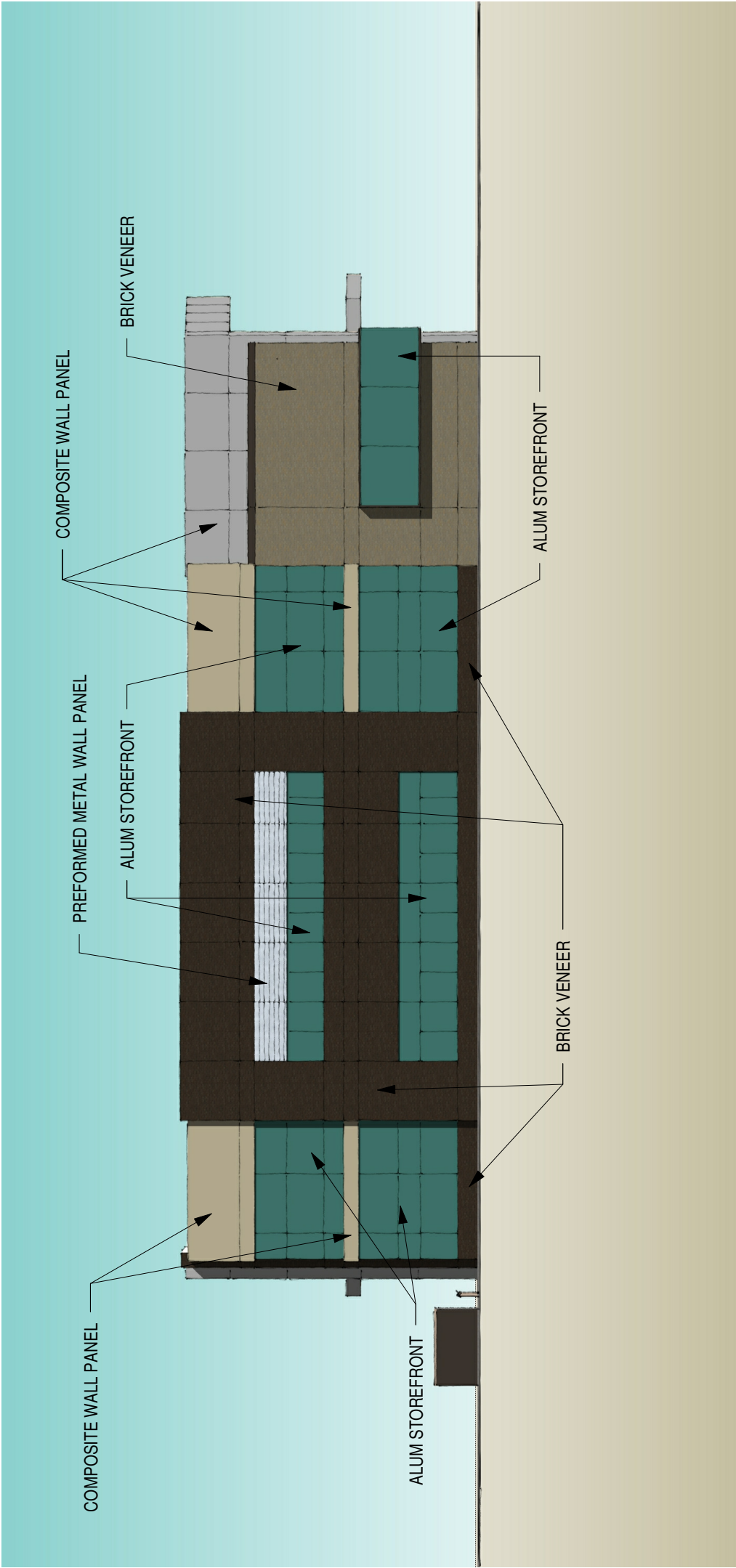
BRICK MASONRY	1,354 SF	44%
ALUM STOREFRONT	1,222 SF	40%

COMPOSITE WALL PANELS	151 SF	5%
PREFORMED METAL WALL PANELS	324 SF	11%
TOTAL	3,031 SF	

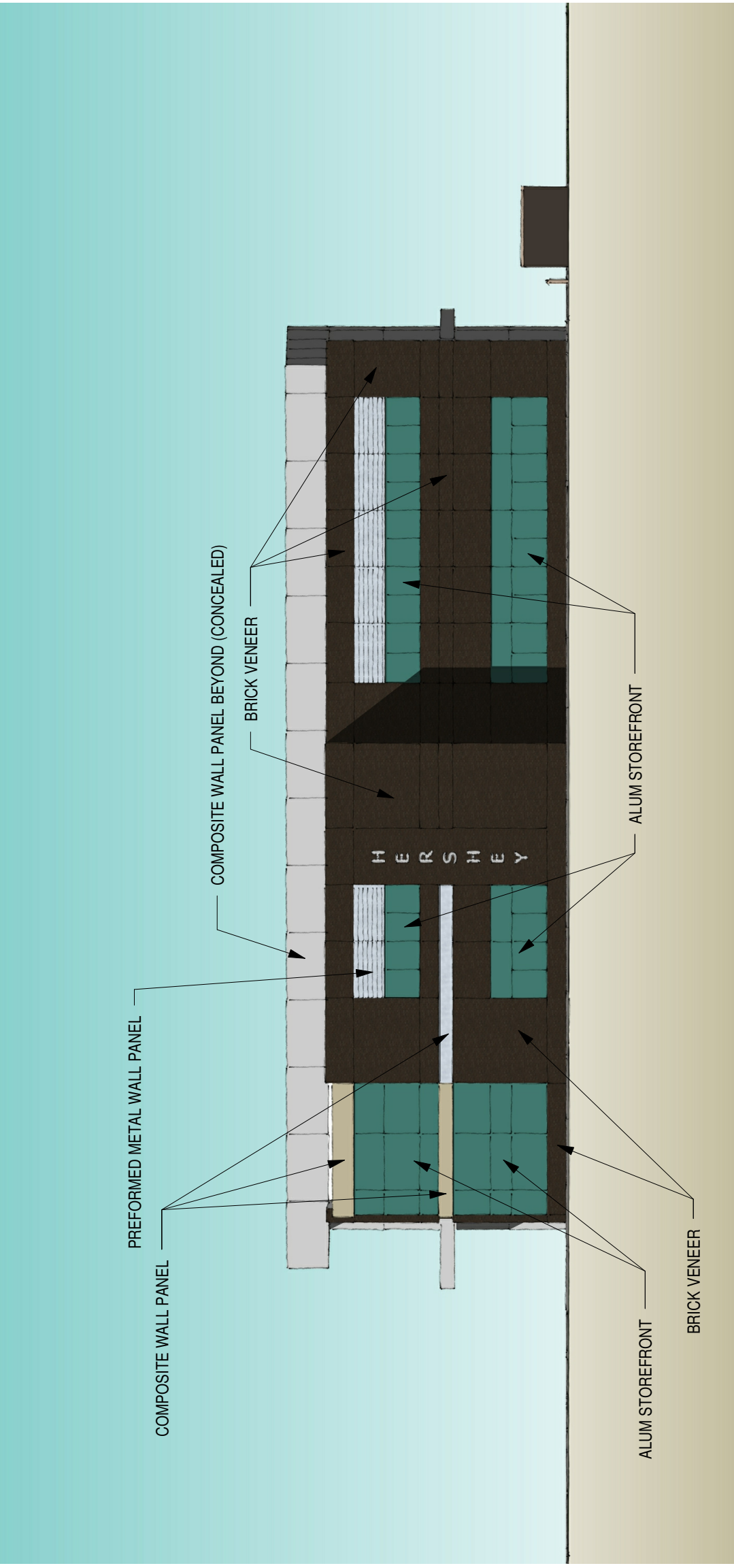
West Elevation

BRICK MASONRY	2,359 SF	41%
ALUM STOREFRONT	1,713 SF	30%

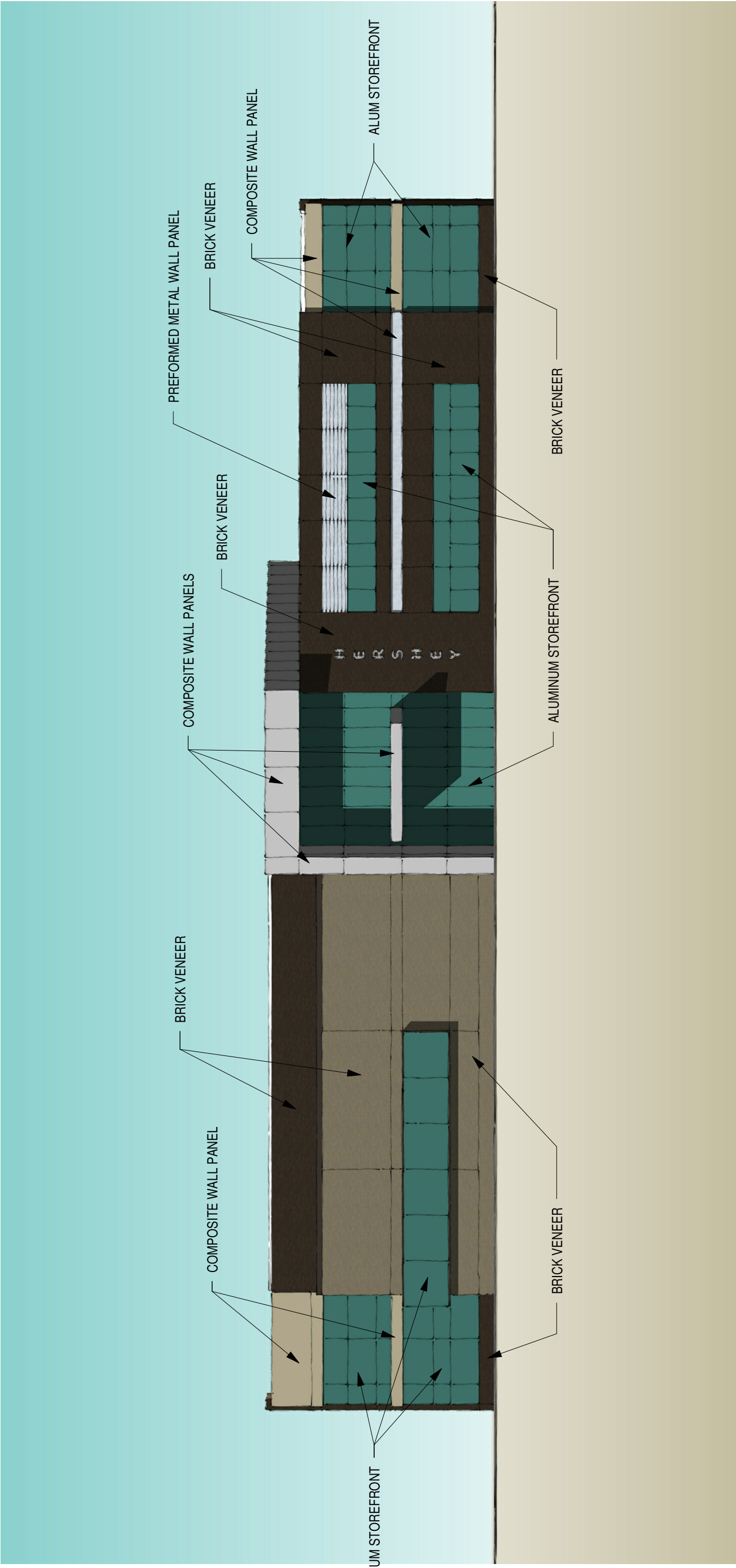
COMPOSITE WALL PANELS (Concealed)	1,565 SF	27%
PREFORMED METAL WALL PANELS	156 SF	3%
TOTAL	5,793 SF	



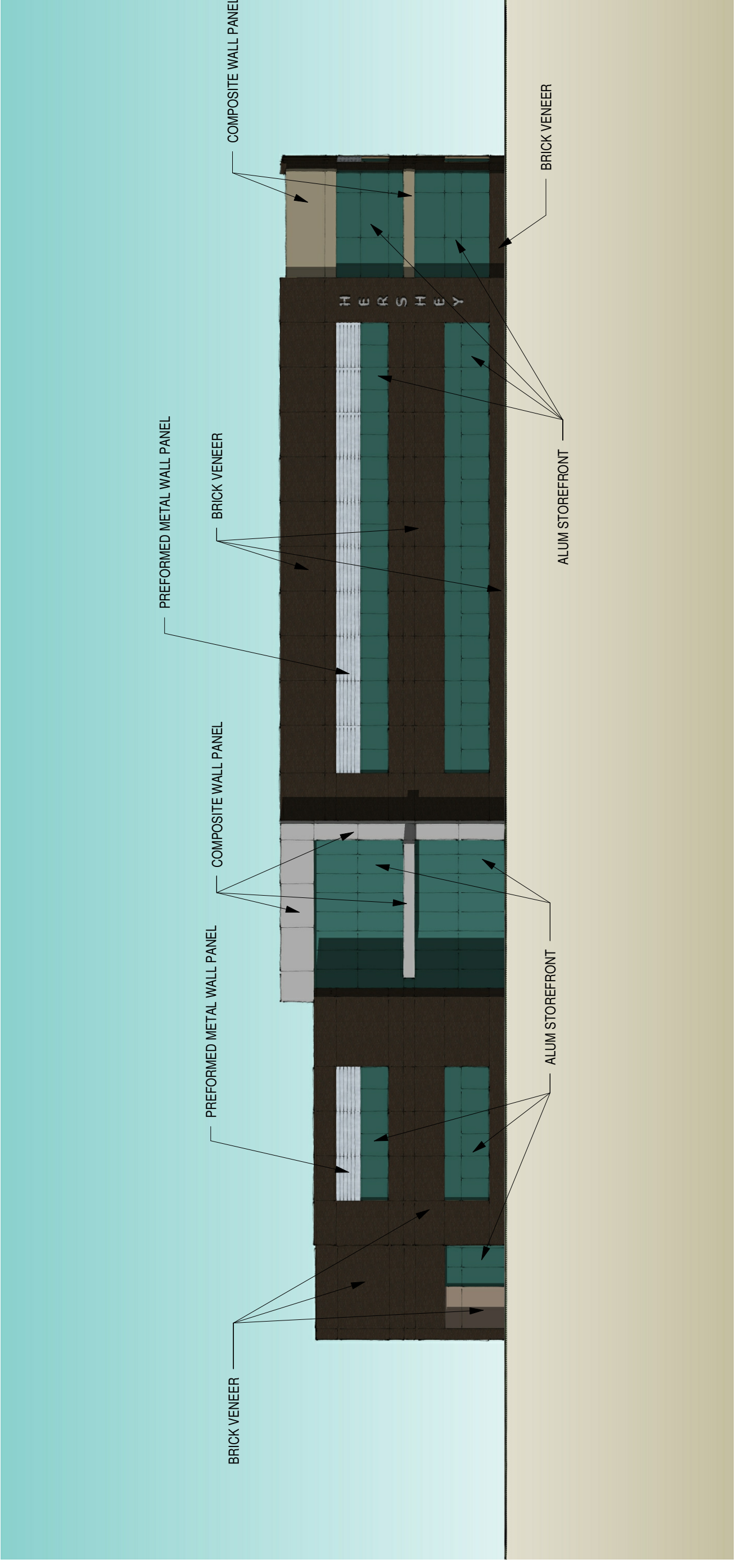
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION (MAIN ENTRANCE)



NORTH ELEVATION

LARGE SCALE DEVELOPMENT STAFF REPORT



Sullivan Square

Southwest I Street and Southwest 28th Street

PC Date: 10/18/2016

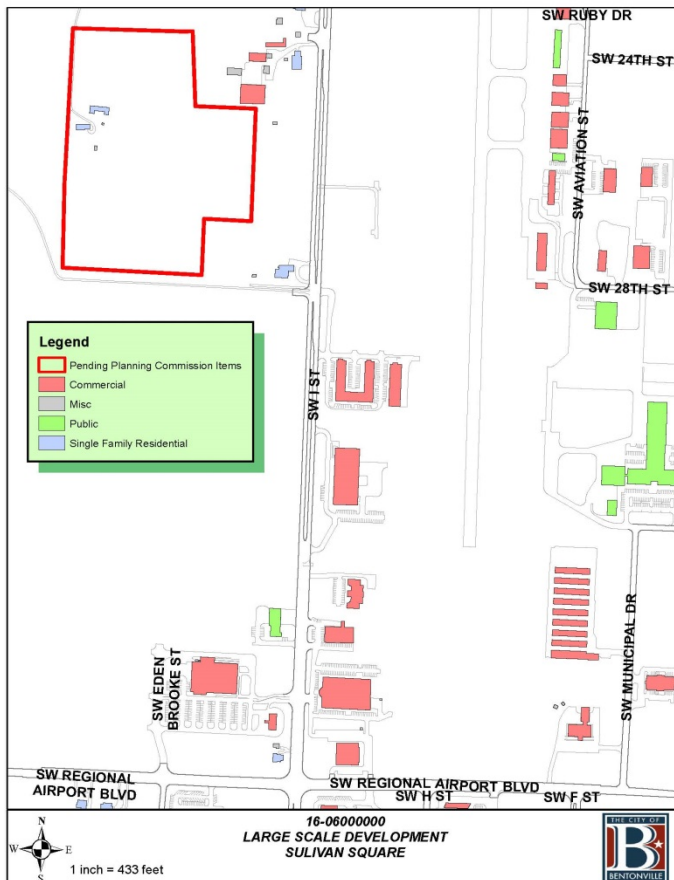
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-06000038
Applicant / Current Owner	Sullivan Square Bentonville, LLC PO Box 10620 Fayetteville, AR 72701
Site Area	24.53 acres
Current Zoning	R-4, High Density Residential
Future Land Use Map Designation	Mixed Use (MU)
Development Type / Use	Multi-family Residential

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

Location Map



Property Description

This property is currently vacant. Demolition and grading is currently taking place on the site.

Project Details

The applicant has submitted a large scale development consisting of two separate phases. Phase 1 of the development will include 20 separate multifamily buildings totaling 258 dwelling units and a club house facility. Phase 2 of the project will consist of 15 separate multifamily buildings totaling 216 dwelling units. A total of 945 parking spaces are being provided. A portion of Southwest 28th Street will be constructed along the southern border of the property, per the current Master Street Plan. Access to the site will be from two proposed curb cuts onto the proposed Southwest 28th Street to the south and a single proposed curb cut and private drive onto Southwest 'I' Street to the east. Stormwater is being detained. A 10' wide trail section will be constructed along the north side of the proposed Southwest 28th Street. All exterior elevations depict a combination of brick and HardiePanel.

Projected Traffic Impact

The proposed development will not adversely impact traffic in the area. The development is bordered by a future arterial to the south and an existing arterial road to the east.

Utility Infrastructure

Water and sewer are available.

Drainage Report

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

Waivers

No waivers requested.

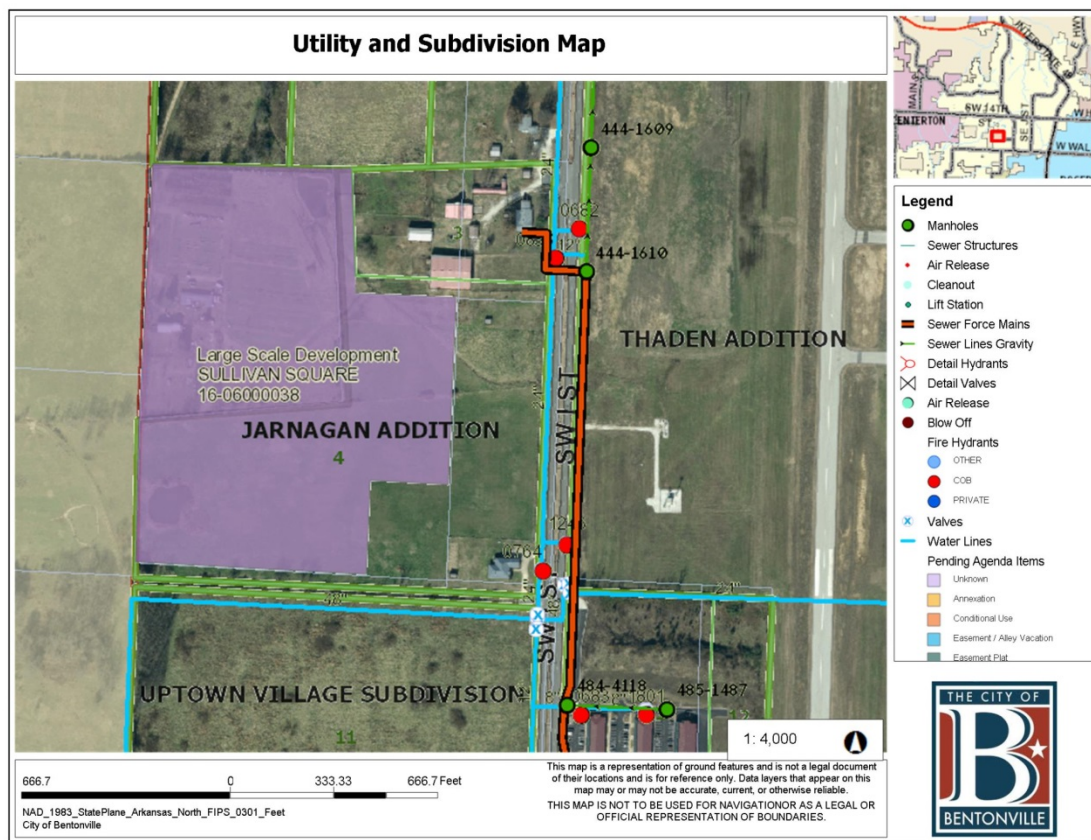
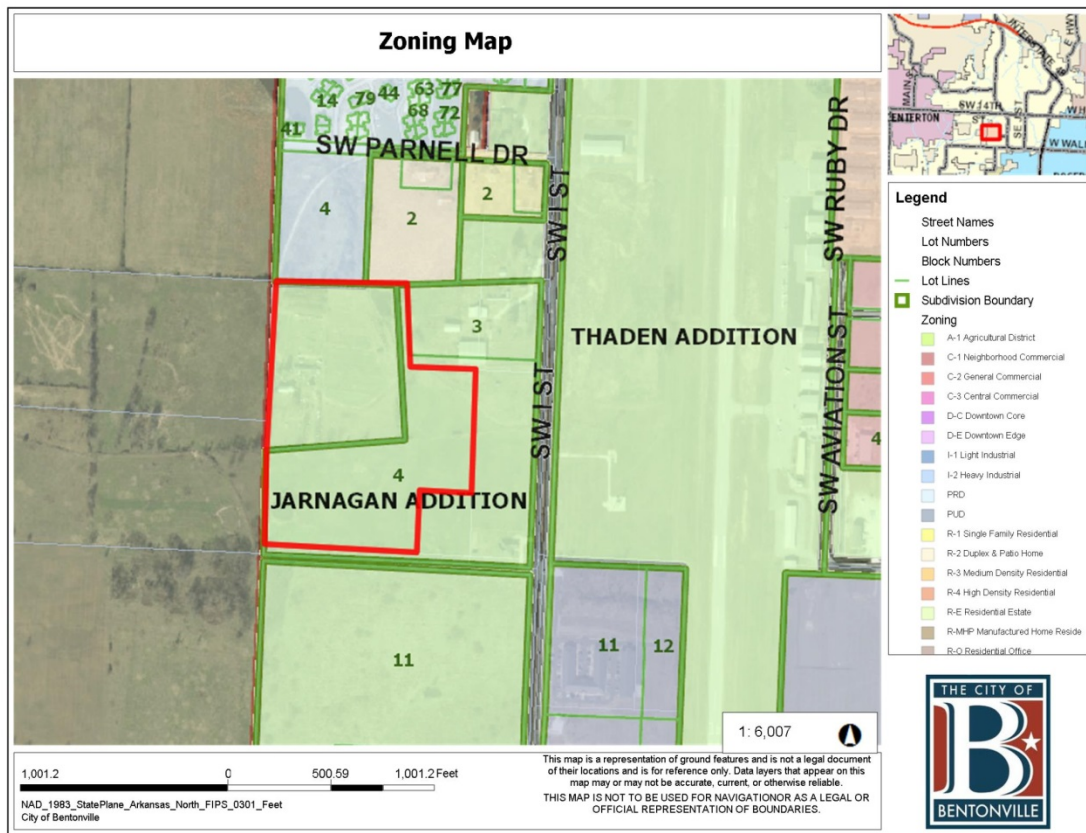
Conclusion

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

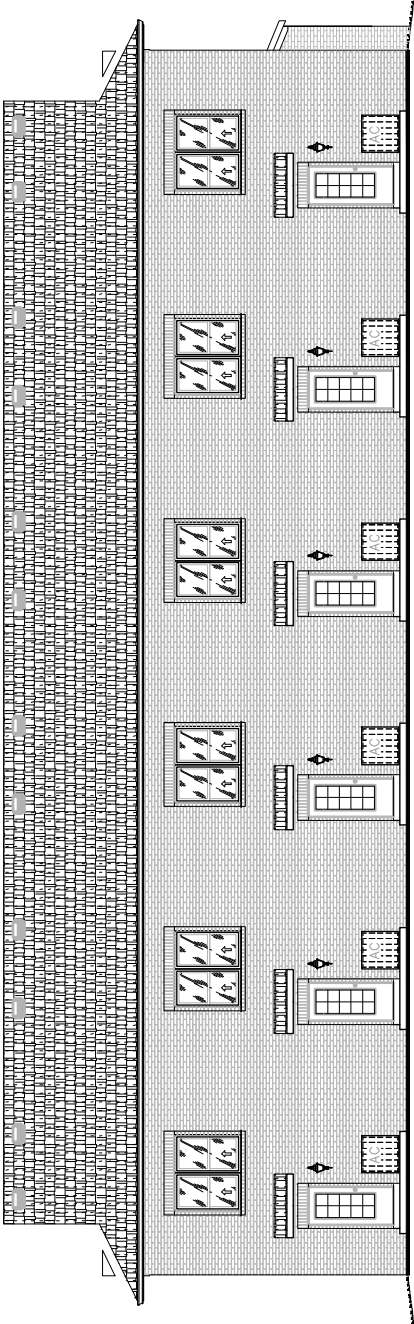


SULLIVAN SQUARE - TOWNHOUSE WITHOUT GARAGE (6 UNITS)

BENTONVILLE, AR

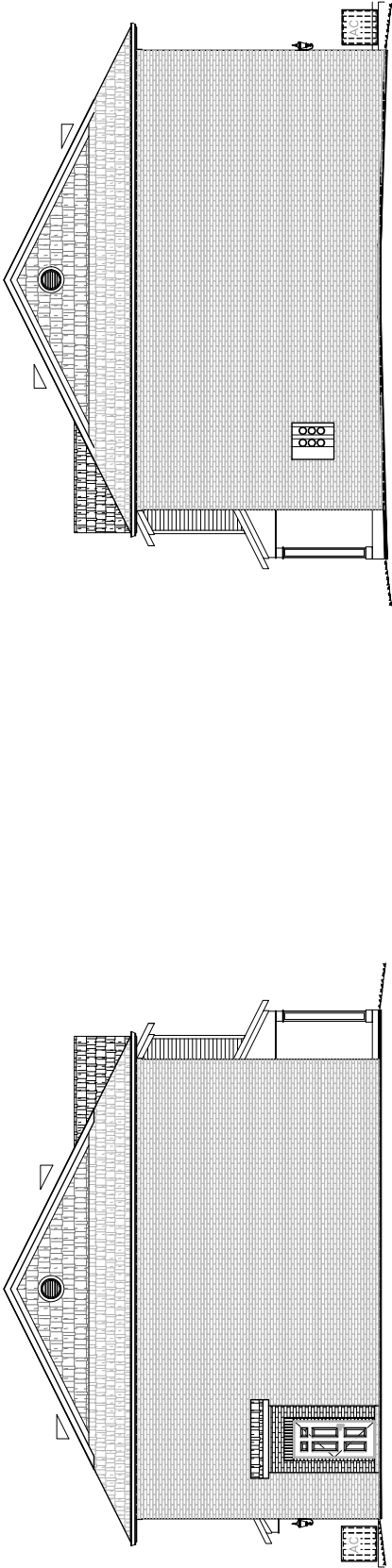
EXTERIOR ELEVATION AT BACK

NTS



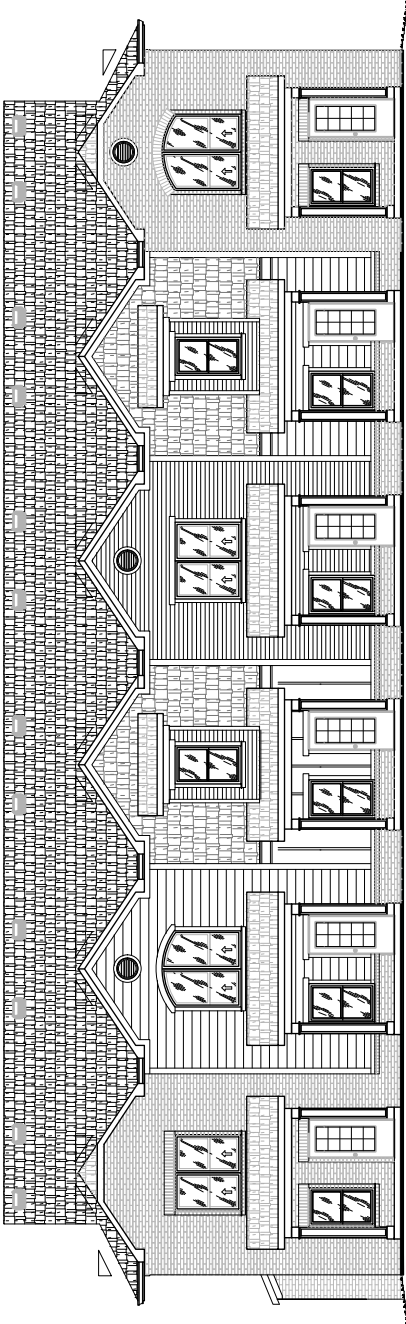
EXTERIOR ELEVATION AT SIDE

NTS



EXTERIOR ELEVATION AT FRONT

NTS

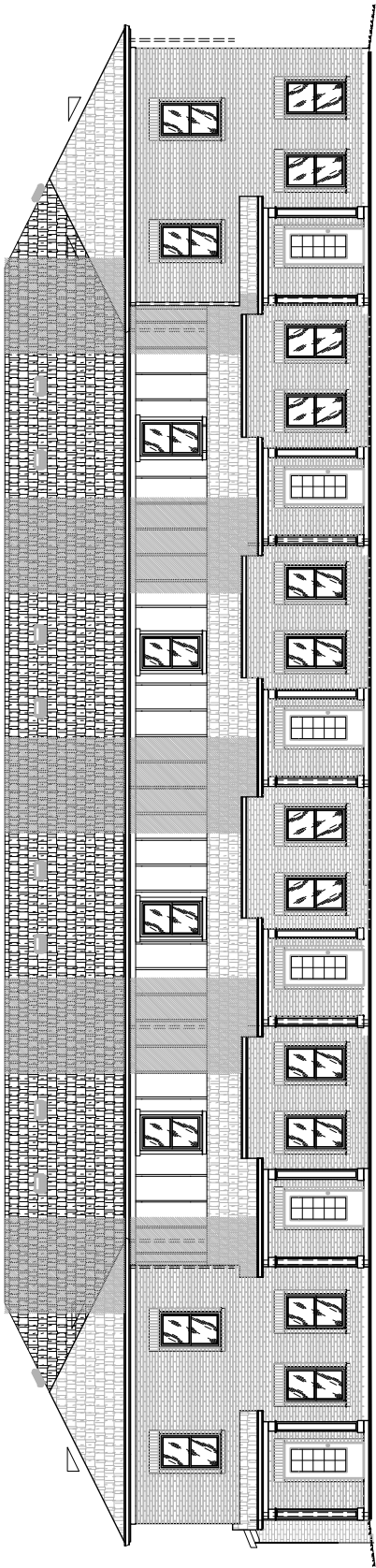


SULLIVAN SQUARE - TOWNHOUSE WITH GARAGE (6 UNITS)

BENTONVILLE, AR

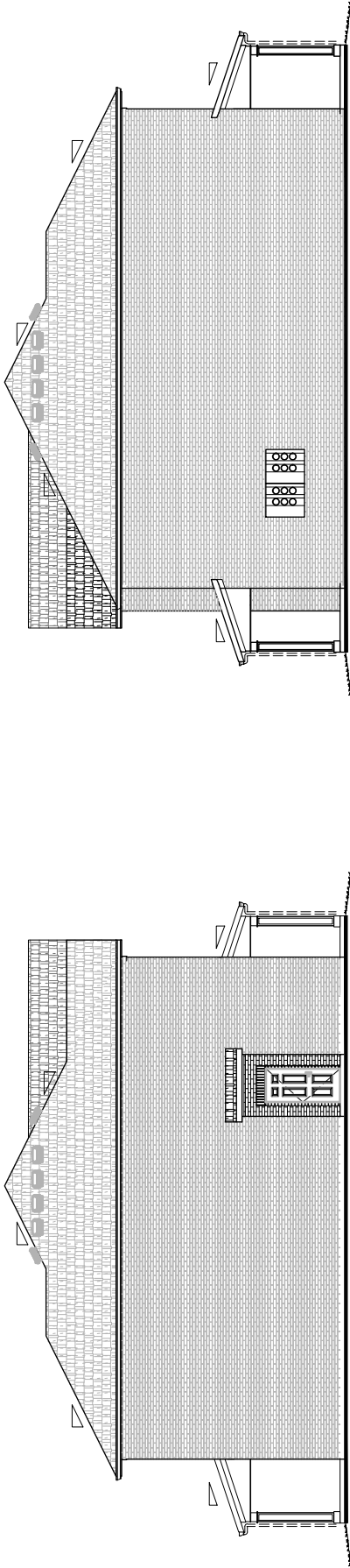
EXTERIOR ELEVATION AT BACK

NTS



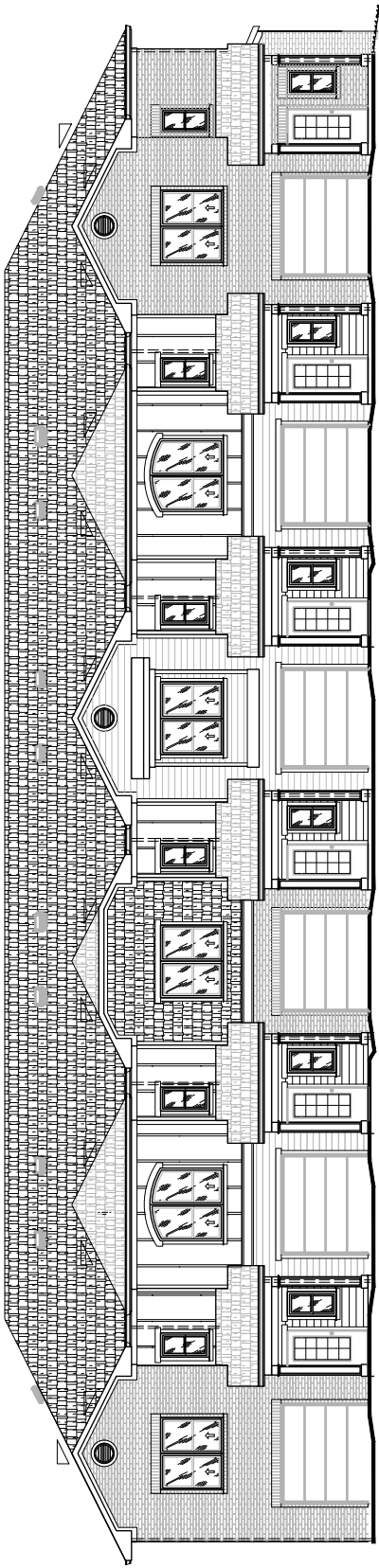
EXTERIOR ELEVATION AT SIDE

NTS



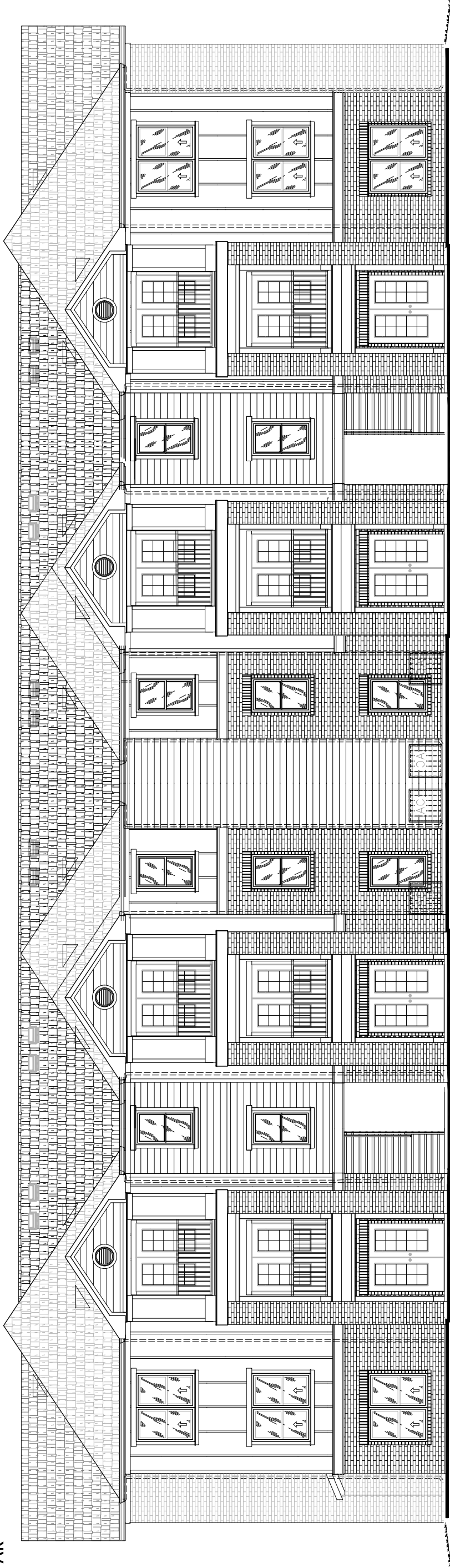
EXTERIOR ELEVATION AT FRONT

NTS



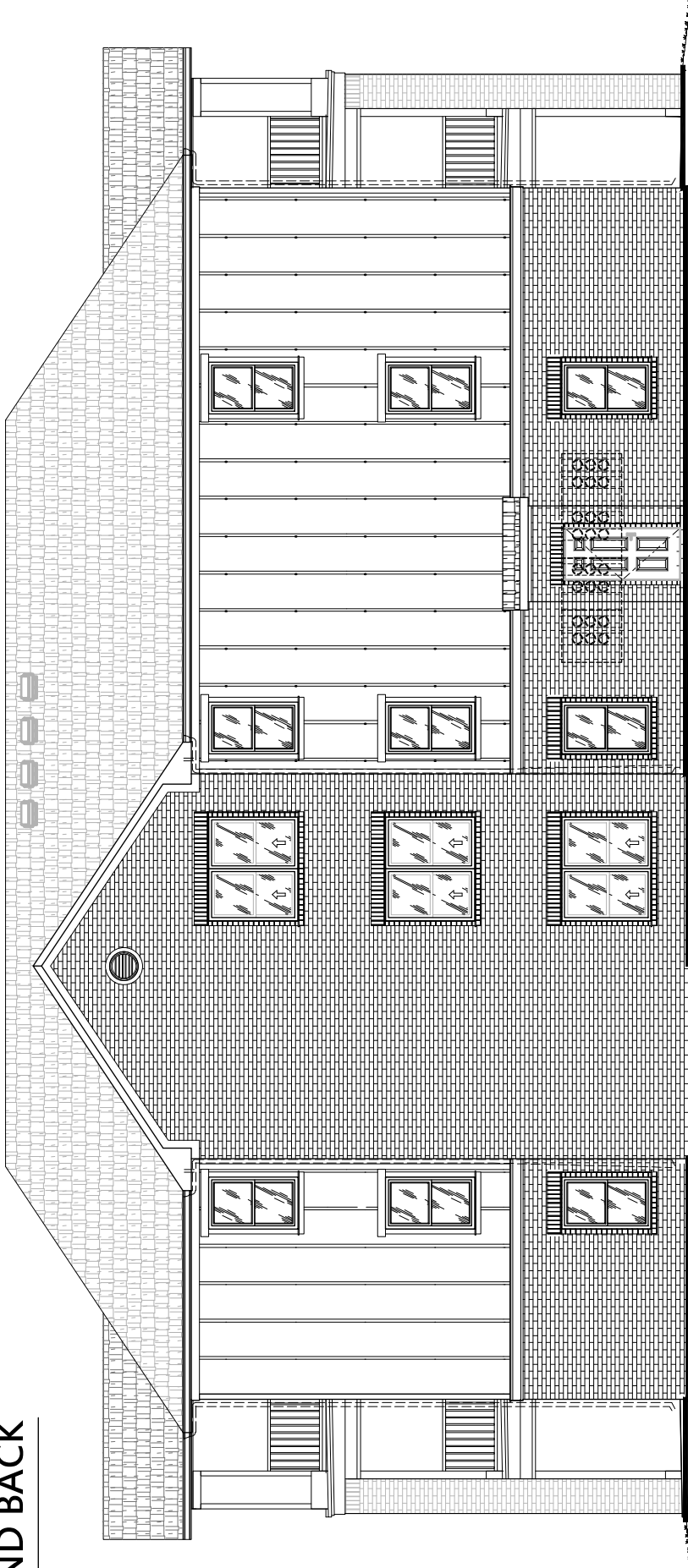
SULLIVAN SQUARE - 1 / 2 BEDROOM APARTMENT (24 UNITS)

BENTONVILLE, AR



EXTERIOR ELEVATION AT FRONT AND BACK

NTS



EXTERIOR ELEVATION AT SIDE

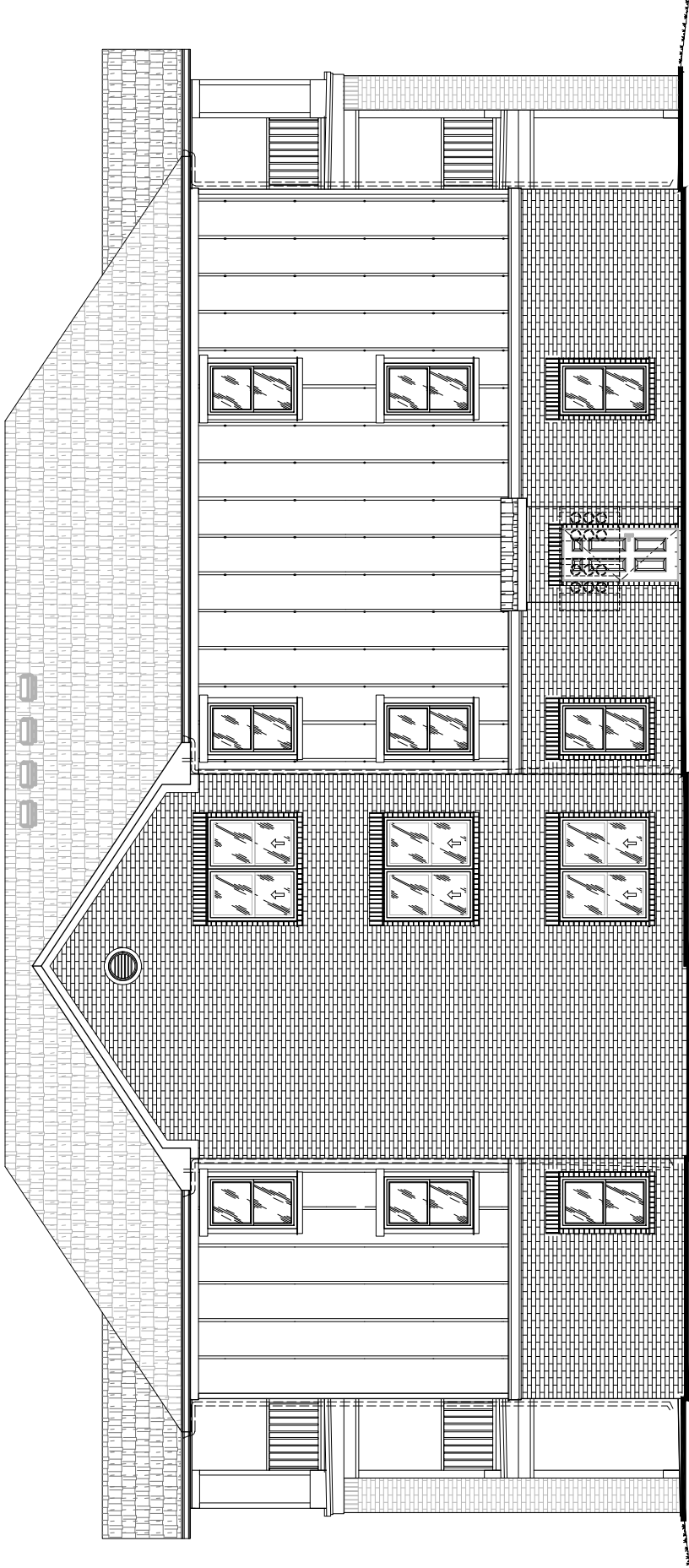
NTS

SULLIVAN SQUARE - 2 BEDROOM APARTMENT (12 UNITS)

BENTONVILLE, AR

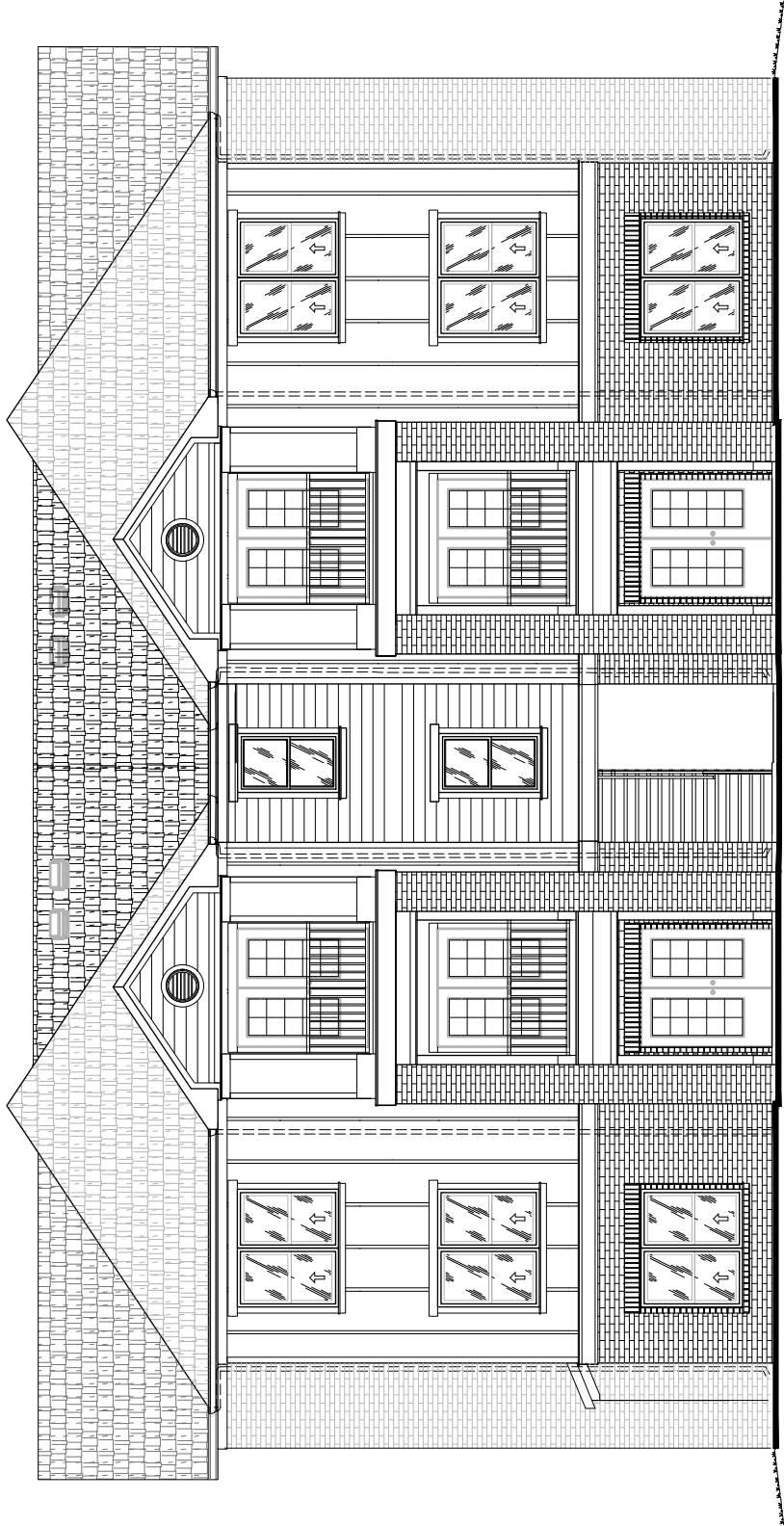
EXTERIOR ELEVATION AT SIDE

NTS



EXTERIOR ELEVATION AT FRONT AND BACK

NTS



LARGE SCALE DEVELOPMENT STAFF REPORT



Club Tan

1301 South Walton Boulevard

PC Date: 10/18/2016

Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-06000037
Applicant / Current Owner	Randy Burleson 9743 Hammer Road Neosho, MO 64850
Site Area	0.6 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Tanning Salon

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

Location Map



Property Description

This property is the location of a vacant commercial building along a commercial corridor.

Project Details

The applicant has submitted a large scale development consisting of a parking lot expansion and the renovation of an existing 4,500 square foot single story commercial office building located at 1301 South Walton Boulevard. Ingress/egress to the development will be from an existing curb cut onto South Walton Boulevard and a proposed curb cut onto Razorback Road. A 6' wide sidewalk will be constructed along South Walton Boulevard and a 5' wide sidewalk will be constructed along Razorback Road. The exterior elevations depict the existing CMU blocks to be painted and new brick, stone and windows to be added.

Projected Traffic Impact

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

Utility Infrastructure

Water and sewer are available.

Drainage Report

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

Waivers

No waivers requested.

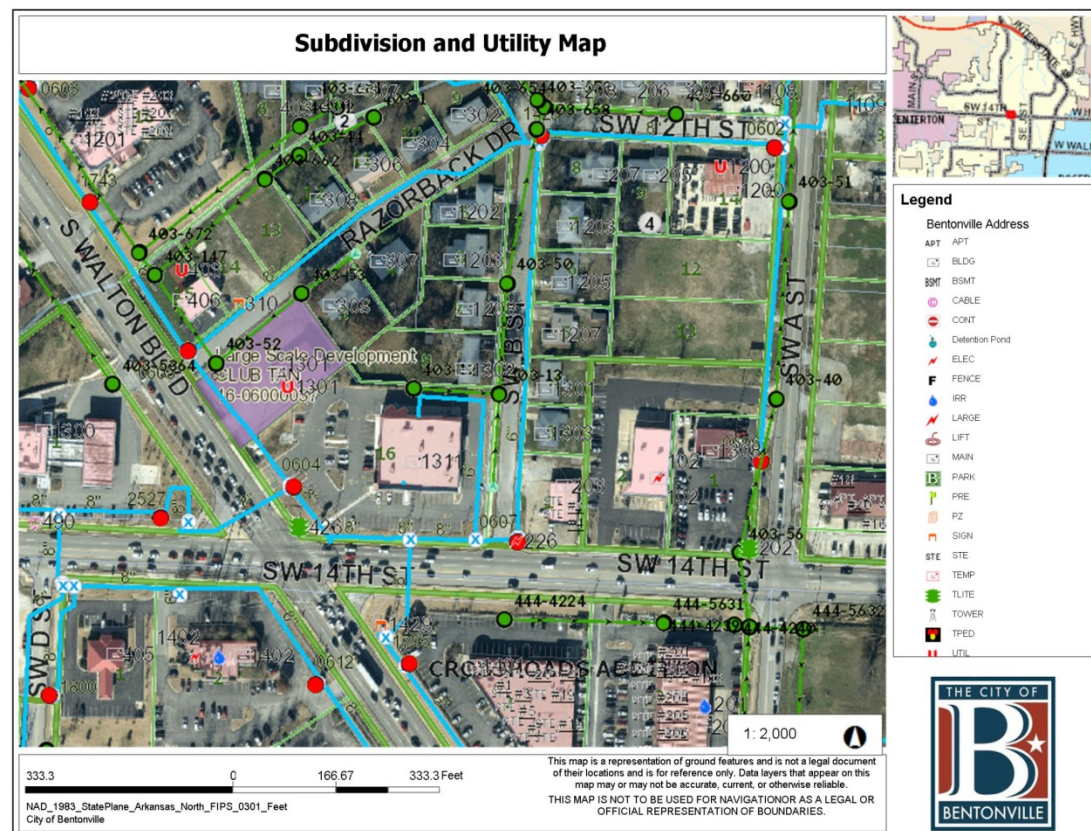
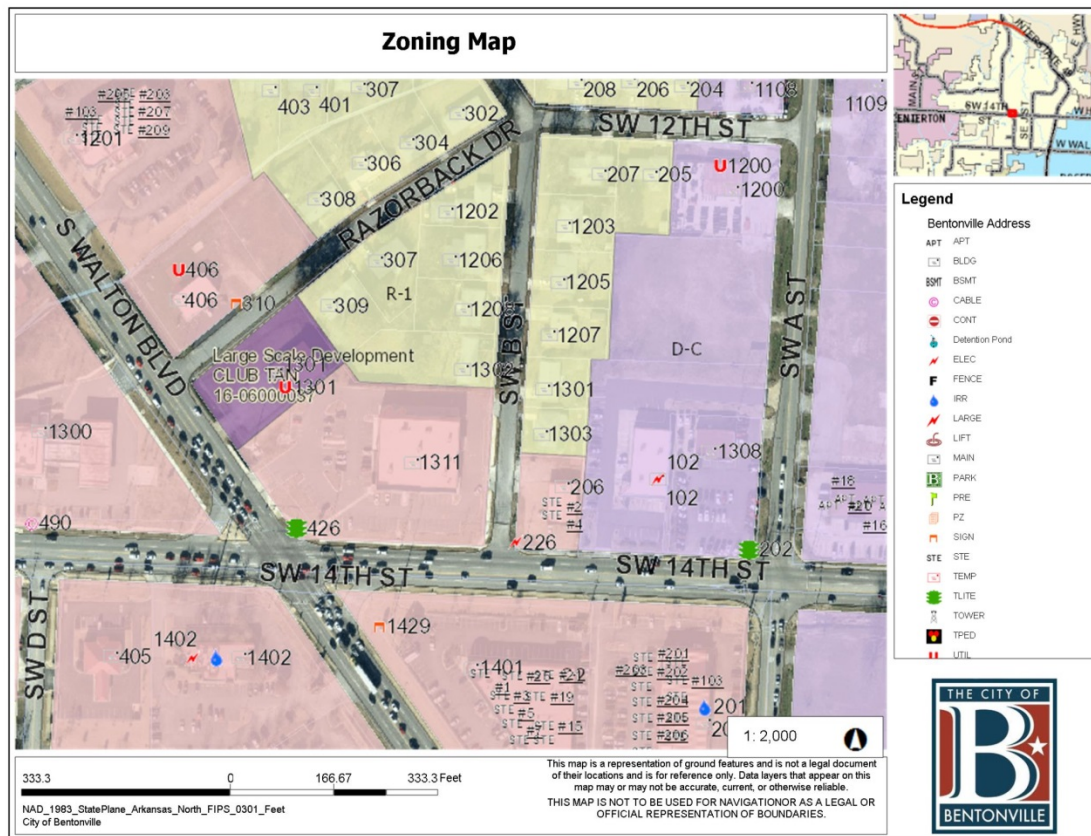
Conclusion

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

Recommendation

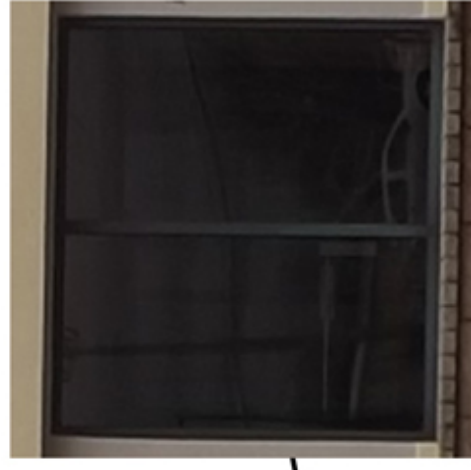
Staff has reviewed this application and based on the findings presented in this report, staff recommends approval.

LARGE SCALE DEVELOPMENT STAFF REPORT





Natural Blend Cultured Ledge Stone



Window Frames, Match Existing: Drak Bronze



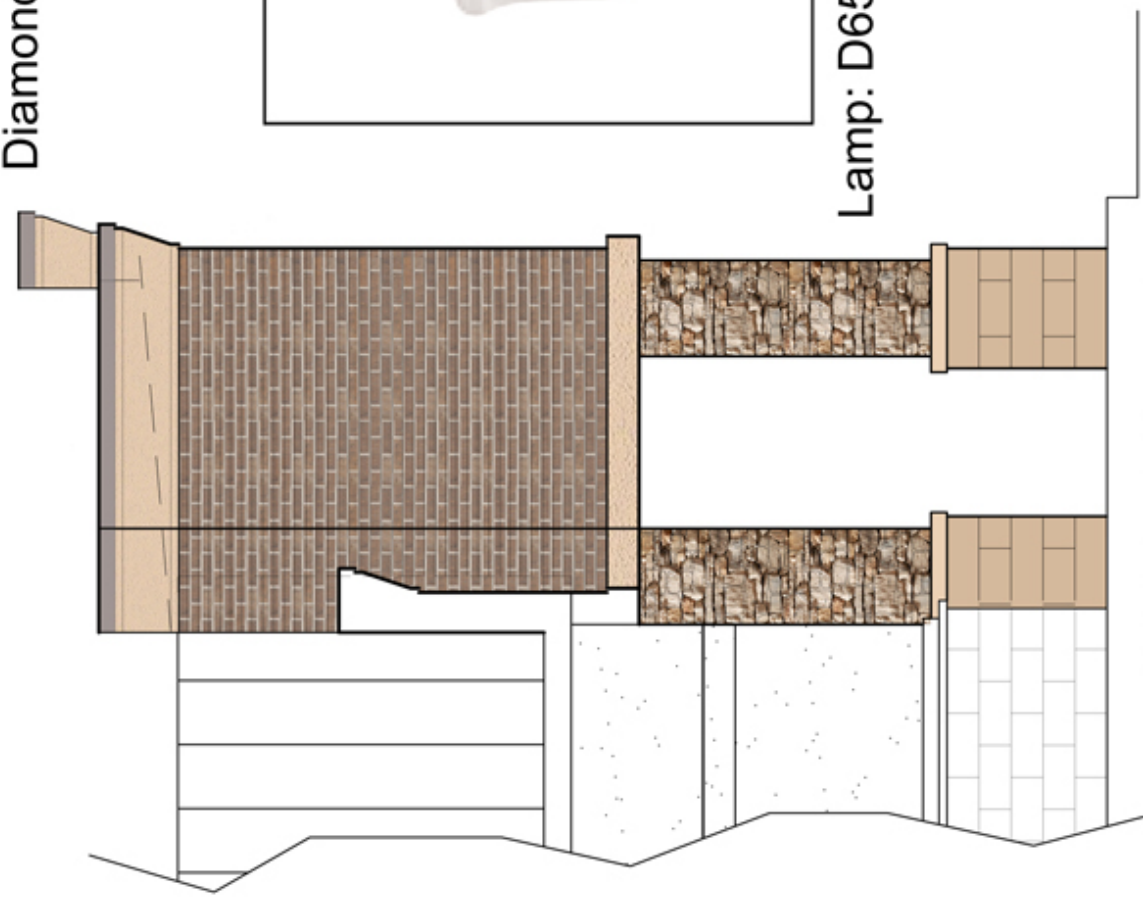
Club Tan Signage



Diamond Light: OW1730 Southridge

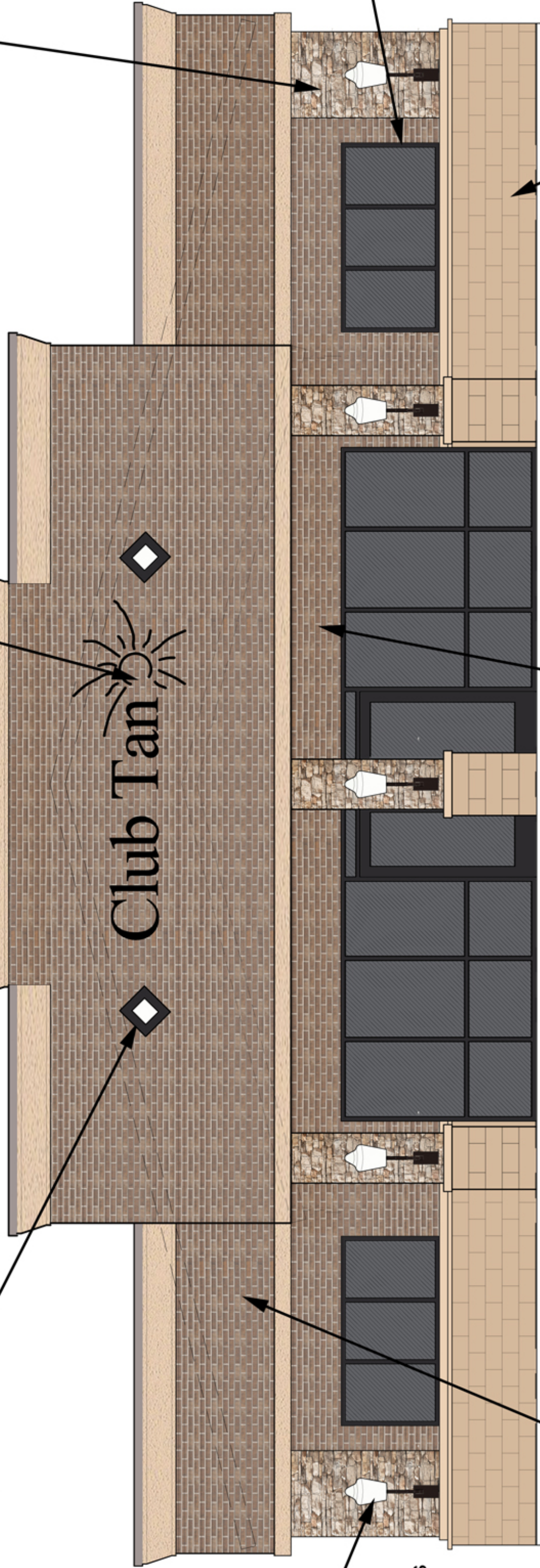


Lamp: D650 Boulevard Series



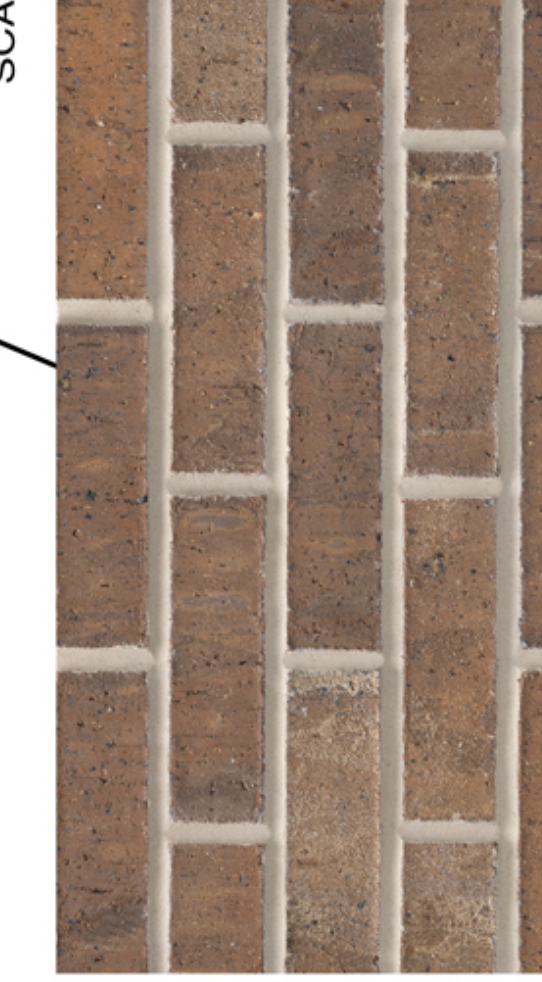
Proposed Side Elevation

SCALE: NTS

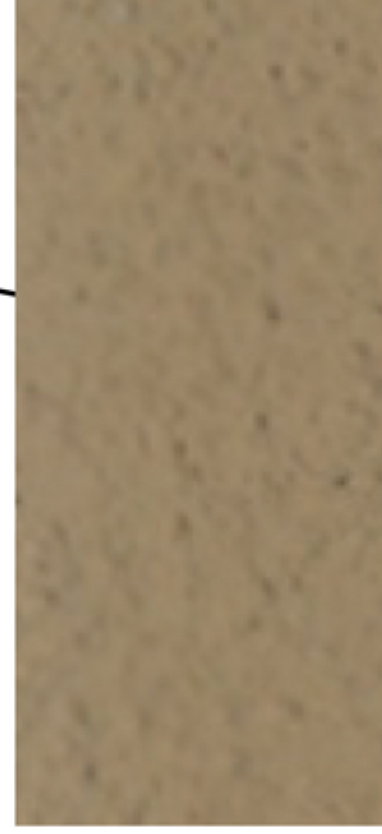


Proposed Front Elevation

SCALE: NTS



Cedar Valley Thin-Set Heritage Brick



Solomon H-Series Mortar Color 10H Light Buff



Paint Existing CMU, Color: SW6120 Believable Buff



Existing North Side Elevation



Existing Front Elevation

LARGE SCALE DEVELOPMENT STAFF REPORT



Hogwild Warehouse

2908 Southeast J Street

PC Date: 10/18/2016

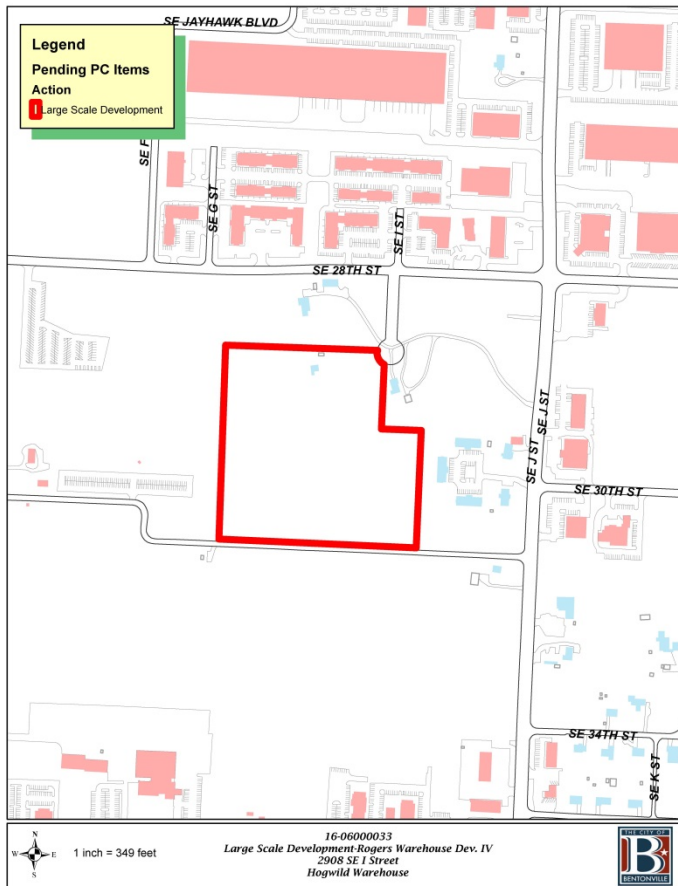
Recommendation: Approval

Reviewer: Jon Stanley, Planner

Project Number	16-06000033
Applicant / Current Owner	Rogers Warehouse Development IV 3801 West Walnut Rogers, AR 72756
Site Area	14.09 acres
Current Zoning	I-1, Light Industrial
Future Land Use Map Designation	Office (O) & Commercial (C)
Development Type / Use	Warehousing

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

Location Map



Property Description

This property is currently vacant in an industrial and commercial area.

Project Details

The applicant has submitted a large scale development consisting of two separate phases. Phase one of the development will include a 42' tall, 130,000 square foot warehouse facility and the extension of Southeast 'I' Street that will be constructed per local street specifications and will terminate with a cul-de-sac. Primary access to the development will be from a proposed curb cut onto the Southeast 'I' Street extension and from two proposed curb cuts onto Phillips Park Road that will allow access onto Southeast 'J' Street via a private access easement. Storm water is being detained. A 5' wide sidewalk will be construed along both sides of the Southeast 'I' Street Extension. The exterior elevations depict tilt-up concrete wall panels and aluminum store front glass. Phase two of the project will come at a later date and will require a separate large scale development submittal.

Projected Traffic Impact

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

Utility Infrastructure

Water and sewer are available.

Drainage Report

A drainage report

Waivers

No waivers requested.

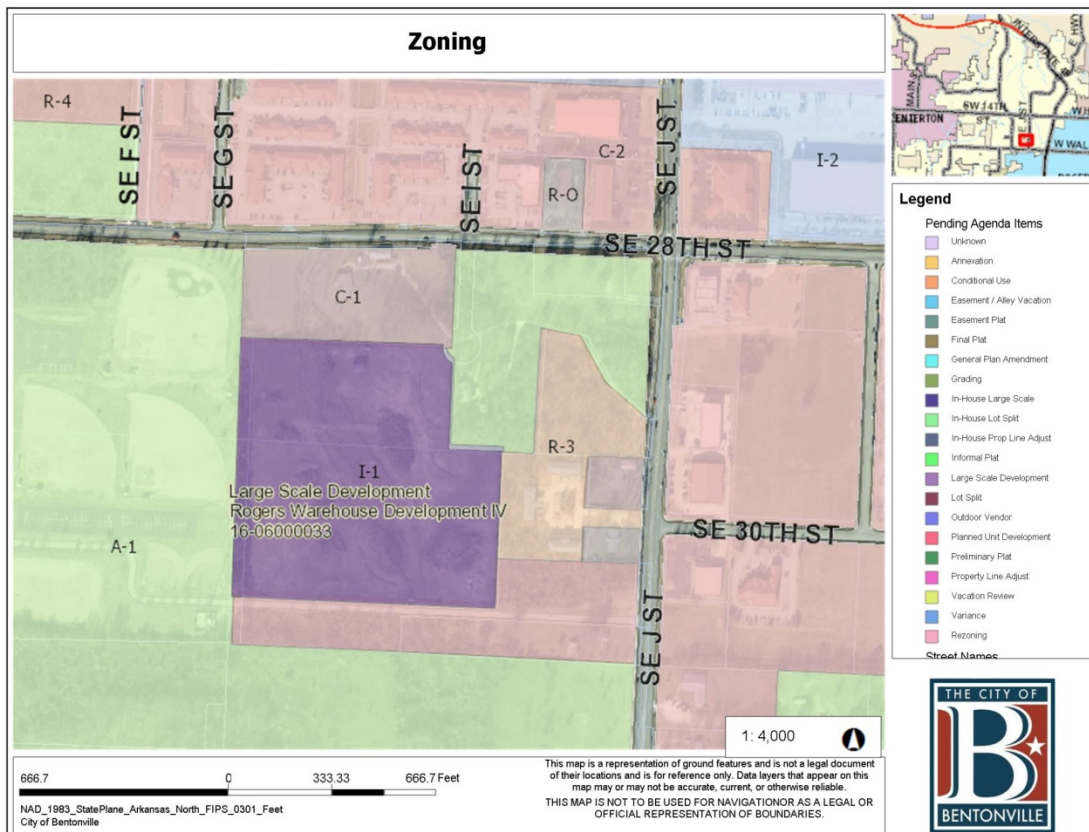
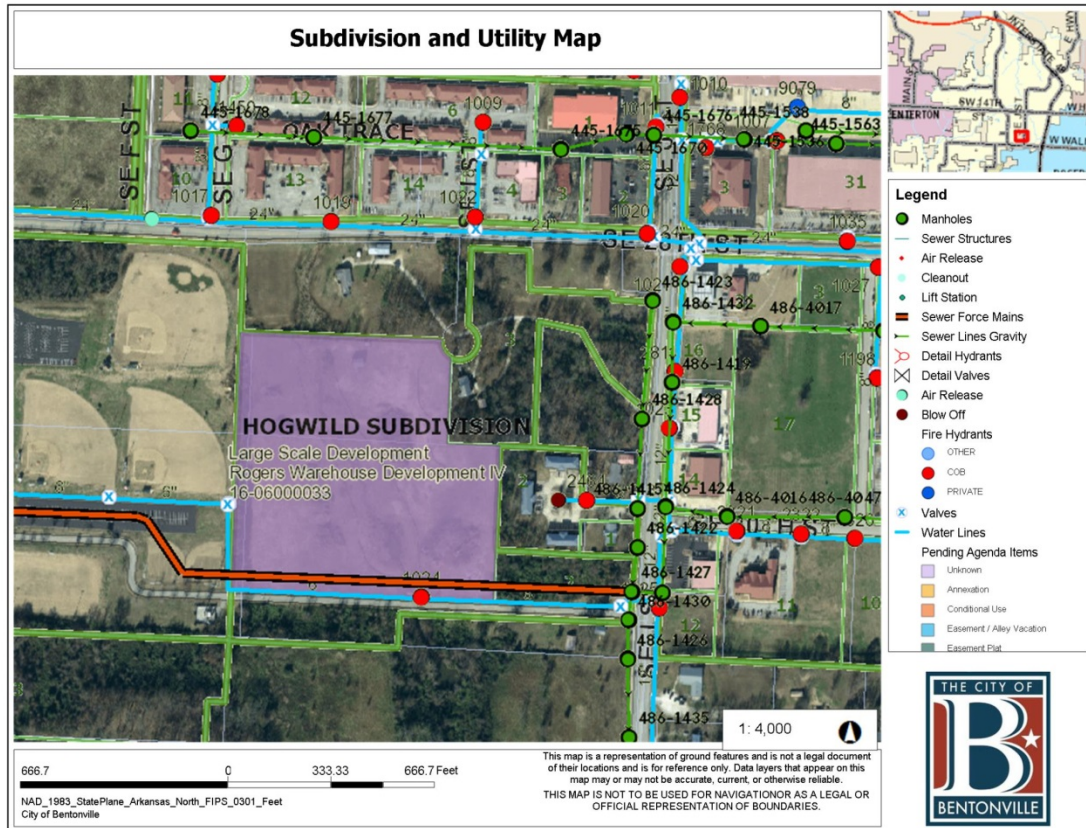
Conclusion

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

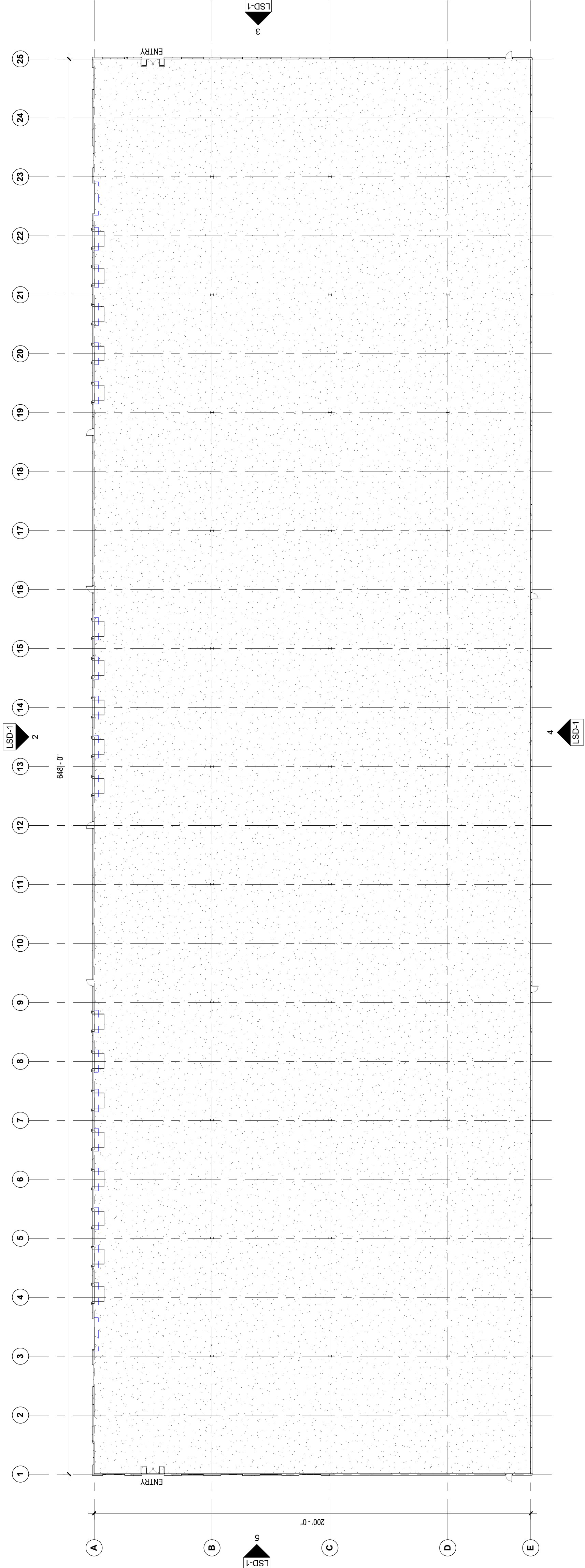
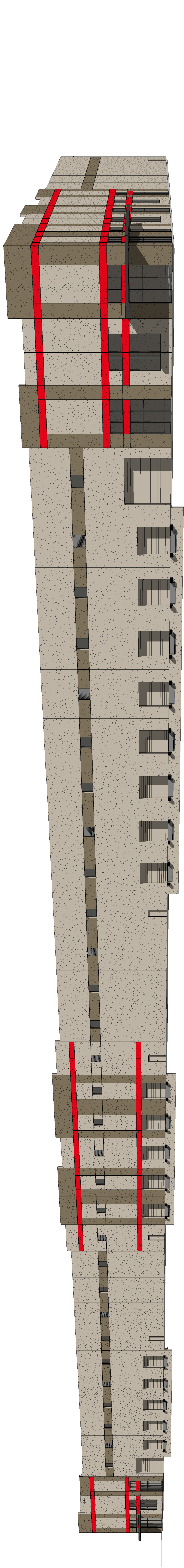
Recommendation

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

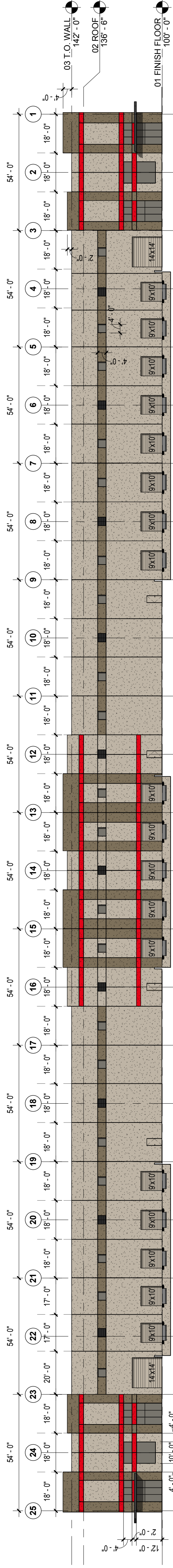
LARGE SCALE DEVELOPMENT STAFF REPORT



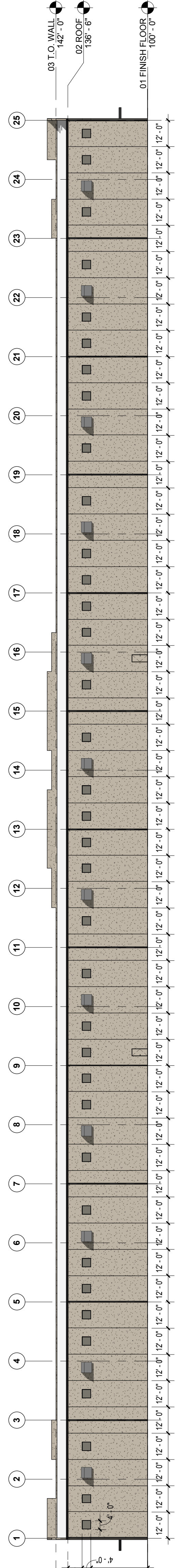
7 LSD - PERSPECTIVE VIEW FM CUL-DE-SAC



1 LSD - FLOOR PLAN
1" = 30'-0"

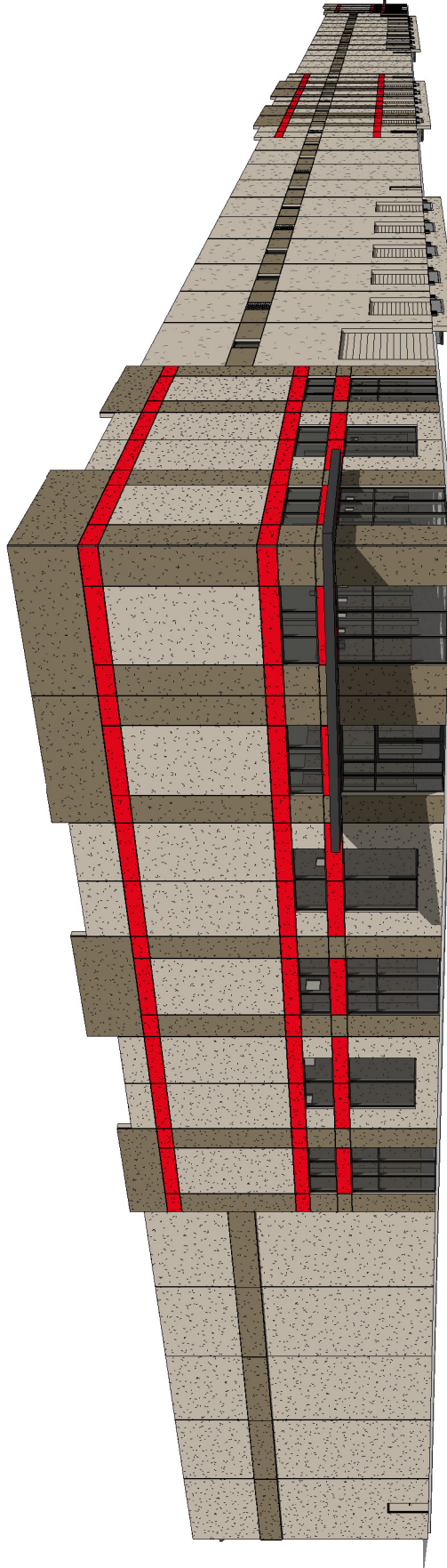


2 LSD - EAST ELEVATION
1" = 30'-0"



4 LSD - WEST ELEVATION
1" = 30'-0"

6 LSD - PERSPECTIVE VIEW FROM PHILLIPS PARK RD

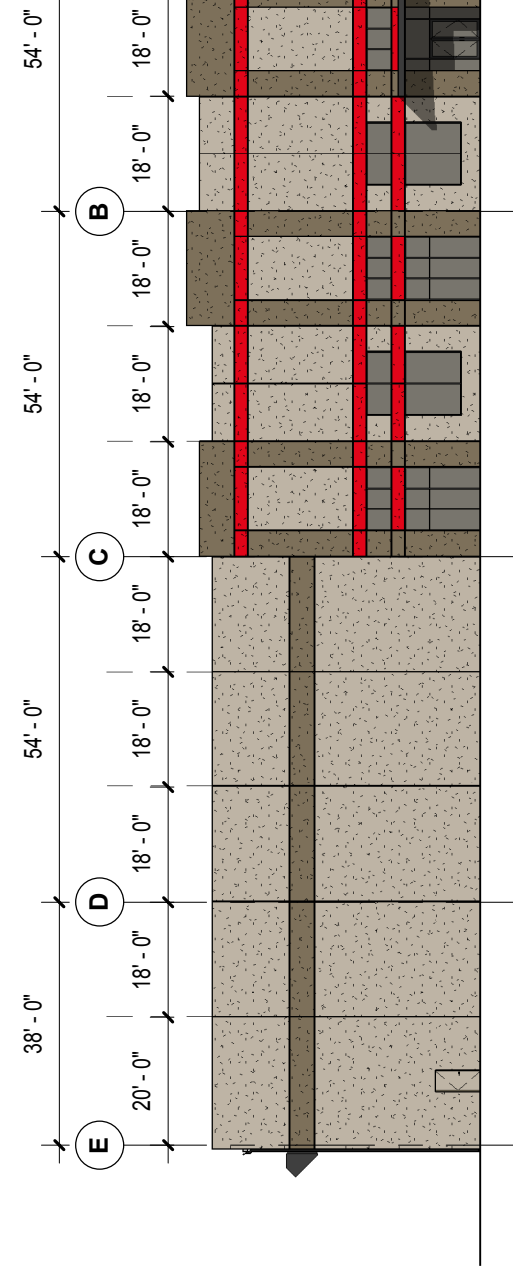


EXTERIOR FINISH %s

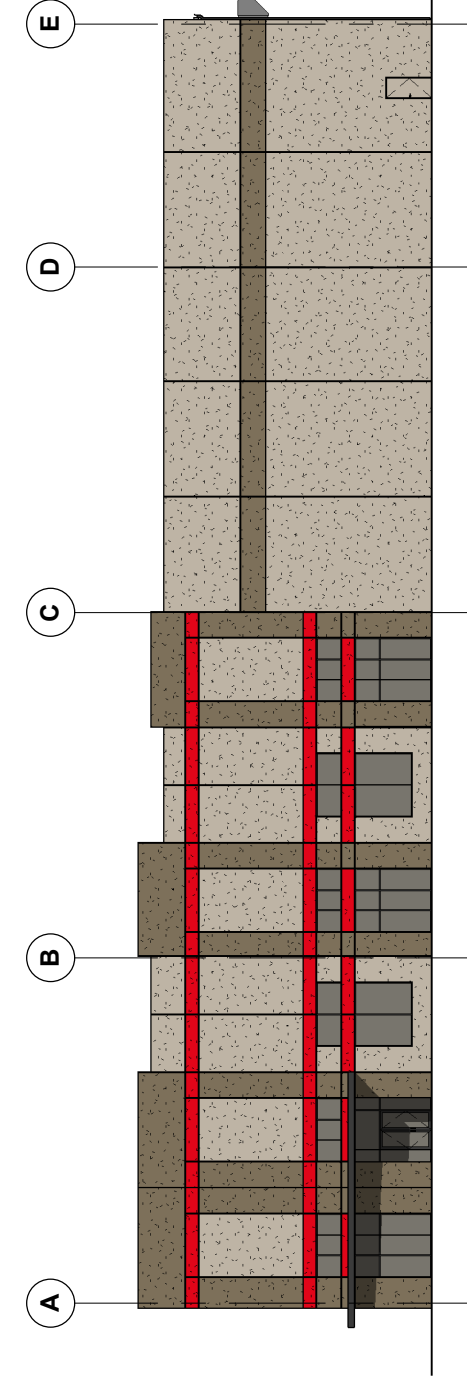
- EAST ELEVATION:**
- TILT-UP PANEL(S) 87%
 - ALUMINUM STORE FRONT 5%
 - SERVICE DOORS(HI DOORS) & VENTILATION LOUVERS AND/OR EXHAUST FANS 8%
- NORTH ELEVATION:**
- TILT-UP PANEL 11%
 - ALUMINUM STORE FRONT 1%
 - HI DOORS 1%
- WEST ELEVATION:**
- PRECAST CONCRETE PANEL(S) 97%
 - ALUMINUM STORE FRONT 2%
 - SERVICE DOORS(HI DOORS) & VENTILATION LOUVERS AND/OR EXHAUST FANS 1%
- SOUTH ELEVATION:**
- TILT-UP PANEL 88%
 - ALUMINUM STORE FRONT 1%
 - HI DOORS 1%

EXTERIOR FINISH SPEC'S

- TILT-UP AND PRECAST PANEL:**
- ZINSSER WATERBITE FLEXIBLE PRIMER & FINISH
 - ACQUADEL WATERBITE FINISHMENTS
 - MAIN: RUSTOLEUM COLOR# 428
 - SECONDARY: RUSTOLEUM COLOR# 428
 - ACCENT: RUSTOLEUM COLOR# 431
- ALUMINUM STOREFRONT:**
- DARK BRONZE (THERMALLY BROKEN)
- SERVICE DOORS AND HI DOORS / FRAMES:**
- COLOR TO MATCH WALL COLOR
- AWINGS:**
- DARK BRONZE, MATCH STOREFRONT
- ROOF MATERIALS:**
- TPO (WHITE)
- DOWNSPOUTS:**
- PREFINISHED METAL - DARK BRONZE
- GUTTERS:**
- PREFINISHED METAL - DARK BRONZE
- FLASHING:**
- PREFINISHED METAL - DARK BRONZE
 - CAP FLASHING: PREFINISHED METAL - DARK BRONZE
 - SILL FLASHING: PREFINISHED METAL - DARK BRONZE



3 LSD - SOUTH ELEVATION
1" = 30'-0"



5 LSD - NORTH ELEVATION
1" = 30'-0"