



Bates & Associates, Inc.

Civil Engineering - Land Surveying - Landscape Architecture

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July 20, 2022

RE: Manhattan Steel Doors

To the City of Tontitown Planning Department,

We would like to make a request for a waiver of the 75% of listed approved materials in the Building Design Standard. We feel we are using upgraded materials that include brick, Mac Metal hardywood (a no maintenance wood looking siding), and a reverse M loc.. an exposed fastener panel with a regular profile that we feel is a clean and modern material use for our proposed structure. Architecture plans are provided for your review.

We would also like to request a waiver from code section 153.211 (d) (2) Driveways and Access; multifamily and non residential uses. The code says that individual driveways shall be located a minimum of 10 feet from the side property lines. A separation of at least 20 feet is required between the driveways on one lot and the driveways on the adjacent lot. Driveways on the same lot shall be no closer than 50 feet to each other. Due to the extremely difficult design constraints on this parcel due to the floodplain and Floodway, combined with the awkward lot shape, causes our driveways to be 50' from centerline to centerline, but only 10' from curb cut to curb cut.

Please contact me if you have any questions.

Sincerely,

Jake Chavis
Bates and Associates