Note –The Community Development Building will be open for the public to attend. Those that do attend will be asked to watch the meeting from the building's lobby. Attendees will only be allowed into the Chambers to make a public comment or to speak during any public hearing on the agenda. Those who do attend should observe the CDC recommendations concerning hygiene and social distancing (keeping at least 6 feet away from other persons present at the meeting). Moreover, no one should attend this meeting if they are experiencing any type of illness involving a fever, sneezing, or coughing. Those wishing to make public comments who do not want to attend the meeting may do so in written form, submitted to planning@bentonvillear.com by 3:00 p.m. on the day of the meeting. Those comments will be communicated to the members of the Board of Adjustment. While email comments are encouraged, accommodation has also been made to allow Bentonville citizens to make "live" public comments orally in the event they cannot or do not feel comfortable attending the meeting in person. To do so, please send an email indicating a desire to make "live" oral public comments to planning@bentonvillear.com by at least 3:00pm on the day of the meeting and a reply email will be sent with instructions about how your comments can be made. Making comments will require you to register with your name, address, phone number, and email address. Procedures with respect to oral public comments still apply.

BOARD OF ADJUSTMENT
AGENDA
May 12, 2021

Registration Link: https://us02web.zoom.us/webinar/register/WN_62qTtd4zSt22nPJuvnuHlg

I. Call to Order
II. Approval of Minutes
III. Old Business

1. **Wal-Mart Real Estate Business Trust** — **Variance***
   406 S Walton Boulevard *(VAR20-0031)*
   - Sign Regulations
2. **Demings Addition** — **Variance***
   408 NW C Street *(VAR21-0011)*
   - Garage Setback
3. **Office and Retail Square Footage Interpretation** — **Staff Interpretation**

IV. Other Business
V. Adjournment

**Denotes public hearing*

Board of Adjustment
Minutes
April 14, 2021

Meeting called to order by Rick Rogers, Chairman.

Present: Joe Haynie, Sam Pearson, Rick Rogers, and Rustin Chrisco
Absent: Jan Holland,
Staff: Ellen Norvell, Tyler Overstreet, Baylea Birchfield, and Darren Warren

Motion by Mr. Rogers, seconded by Mr. Haynie to approve the minutes of March 24, 2021 as written
Approved 4-0

New Business

Item #1
NGL Properties, 206 SE B Street, VAR21-0007
Baylea Birchfield reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Tim Sorey, the representative, speaks on the reason for the request.
There is discussion amongst Board members and staff.
Mr. Rogers confirmed the applicant is requesting 40 feet respecting the 13 feet. He requested the applicant put a stop sign when exiting the property. The applicant agreed.
Approved 4-0

Item #2
Williams Design Build, LLC, Jefferson Street, Lots 23 and 25, Huffman, VAR21-0008
Baylea Birchfield reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Marcella Williams, 702 NW 2nd, the applicant, speaks on the reason for the request via Zoom.
There is discussion amongst Board members and staff.
Approved 4-0

Item #3
Eve Isbell Living Trust, 303 NW C Street, VAR21-0009
Baylea Birchfield reads the staff report.
Opened public hearing
Kurt Templeton, 408 NW 3rd, spoke their concerns.
Dave Fish, 411 NW 3rd, spoke their concerns via Zoom.
Brad Esslinger, 404 NW 3rd, spoke their concerns.
Closed public hearing
Gary Isbell, the applicant, speaks on the reason for the request.
Eve Isbell, the applicant's wife, speaks on the reason for the request.
There is discussion amongst Board members and staff.

Mr. Rogers motioned a proposed fence height variance of five and a half feet for a total of eight feet from the retaining wall to the top of the fence.
Approved 4-0

Item #4
Office and Retail Square Footage Interpretation, Staff Interpretation Ruling, Zoning Code
Baylea Birchfield reads the staff report.
There is discussion amongst Board members and staff.
Chrisco asked that staff research other cities implementation of this this interpretation.
Rogers motioned to table the item, Pearson seconded.
Tabled 4-0

Motion by Mr. Haynie, seconded by Mr. Rogers to adjourn the meeting.
Meeting adjourned

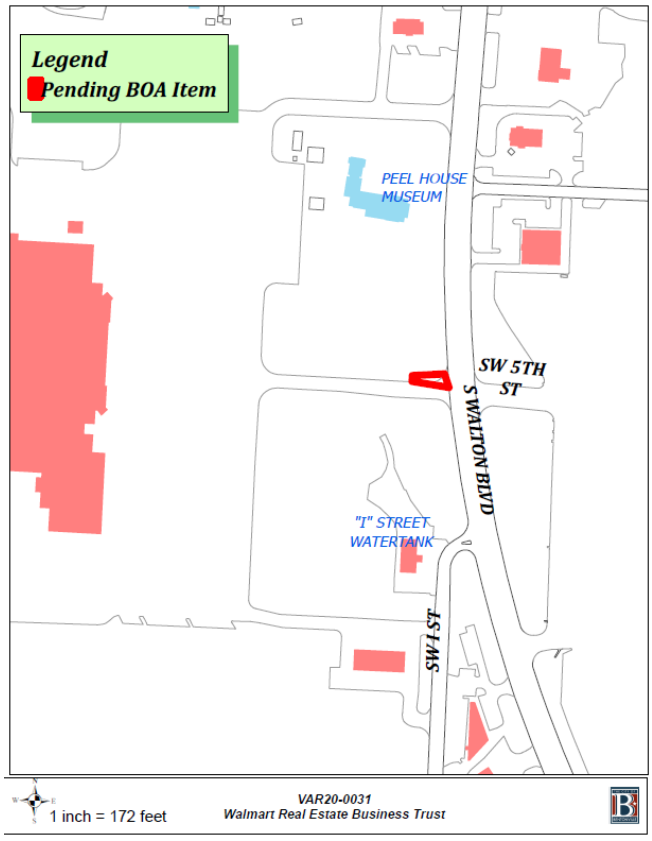
A copy of this recording can be obtained from the Bentonville Planning Department.

* *Baylea Birchfield*

Wal-Mart Real Estate Business Trust

406 S Walton Boulevard
BOA Date: 4/28/2021
Reviewer: Elizabeth Johnson, Senior Planner

Project Number	VAR20-0031
Applicant / Current Owner	Wal-Mart Real Estate Business Trust
Site Area	N/A
Current Zoning	C-2, General Commercial
Variance Request	Zoning Code Article 801.12



Property Description
This property is located at 406 S Walton Boulevard and is home to Walmart Store #100. It is currently zoned C-2, General Commercial.

Regulation
According to Zoning Code Article 801.12, General regulations, section h, Nonconforming signs, subsection 4, a nonconforming sign shall be removed or brought into compliance if the development on the site on which the sign is located requires large scale development approval.

Variance Request
The applicant is requesting to allow the existing nonconforming pole sign to remain as is.

Background
On December 1, 2020 Planning Commission approved a large scale development for an expansion to Walmart's pick-up area. This large scale development necessitates bringing the existing pole sign into compliance with the city's sign code. Currently, pole signs are prohibited.

According to the applicant's narrative, the location of the existing sign in relation to Peel Mansion would cause significant view obstructions if it were to be brought into compliance. The applicant states that any reduction in height would cause the sign to be further obscured from the mature trees, landscaping, and dense vegetation on the Peel Mansion site.

The applicant states that the sign has been in its current location since 1992 and only a portion of Walmart Store 100 is being expanded.

This request was tabled by the Board of Adjustment on December 9, 2020. Since that time, the applicant has submitted four images showing the two different types of signs at a 100 foot and 209 foot distance to further explain their variance request.

Public Comment
Staff has **NOT** received public comment regarding this request.

Conditions of Approval
If approved, the following conditions shall apply:

1. The approved variance shall be for the proposed sign height, location, and materials as provided by the applicant within the application.
2. The applicant shall be required to obtain an approved sign permit prior to construction.

BOARD OF ADJUSTMENT STAFF REPORT

Section 301.10.c, Standards of Approval, of the Zoning Code

Standards for approval. A variance from the terms of this chapter shall not be granted by the board of adjustment unless and until:

(1) The applicant demonstrates that:

a. special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structure or buildings in the same district;

b. that literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;

c. that special conditions and circumstances do not result from the actions of the applicant; and,

d. that granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.

(2) No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(3) The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of land, building or structure.

(4) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(5) *Conditions.* In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

(6) *Uses.* Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.

KUTAKROCK

Kutak Rock LLP
234 East Millsap Road, Suite 200, Fayetteville, AR 72703-4099
office 479.973.4200

Terry W. Pool
479.973.4200
terry.pool@kutakrock.com

November 12, 2020

VIA ELECTRONIC MAIL
planning@bentonvillear.com

Board of Adjustments
City of Bentonville
305 SW A Street
Bentonville, AR 72712

Re: Variance Request – Bentonville Sign Ordinance – Walmart Store #100, Bentonville, Arkansas

To Whom it May Concern:

On behalf of Wal-Mart Real Estate Business Trust ("Walmart") this letter is provided as a formal request for a variance regarding certain signage on Walmart's property located at 406 S. Walton Blvd, Bentonville, AR 72712, Parcel Number 01-01133-000 ("Store #100"). As required, please find attached a General Warranty Deed for the real property on which Store #100 is located and a signed acknowledgment from Walmart.

As a result of Walmart's proposed improvements to a portion of Store #100, the Planning Department for the City of Bentonville ("City") has noted that the current pole sign located on Store #100 is non-conforming and must be brought into compliance pursuant to Section 801.12(h) of the Bentonville Sign Ordinance ("Sign Ordinance"), unless a variance is obtained to allow Walmart to retain such pole sign as currently exists. Pictures of the pole sign on Store #100 are depicted on Exhibit A attached hereto.

Walmart respectfully requests a variance to allow the existing non-conforming pole sign to remain non-conforming in connection with the planned improvements to a portion of Store #100. According to the City, the pole sign violates the specifications for freestanding signs stated in Section 801.15 of the Sign Ordinance; however, the Board of Adjustments may grant a variance for the pole sign pursuant to Section 301.10 of the Bentonville Zoning Code.

In consideration of Walmart's variance request, Walmart provides the following justifications of special conditions and circumstances for consideration pursuant to Section 301.10:

-Special conditions and circumstance affecting Store #100 arise due to the current location of the Peel Mansion Museum & Heritage Gardens ("Peel Mansion") in relation to Store

#100 and S. Walton Boulevard. In particular, the Peel Mansion is located at 400 S Walton Boulevard, which is situated directly in front of Store #100 and between Store #100 and S. Walton Boulevard. Conforming the existing pole sign to the Sign Ordinance would require such sign to be reduced in height, among other requirements. The Peel Mansion property contains certain improvements, numerous mature trees and other landscaping, as well as dense vegetation, which obscures Store #100, including a portion of the current pole sign, from S. Walton Boulevard. As shown in Exhibit A, any reduction in the height of the pole sign would further obscure the sign from S. Walton Boulevard due to the improvements, trees and vegetation of the Peel Mansion. The location of Store #100 behind the Peel Mansion and the existence of their improvements, trees and vegetation creates a special condition which is unique to Store #100 and not applicable to any other lands in the same district.

-In the event the pole sign is brought into conformity with the Sign Ordinance, Walmart would be deprived of rights commonly enjoyed by other properties along S. Walton Boulevard. A conforming sign would be materially obscured by the improvements, trees and vegetation of the Peel Mansion. As pictured on Exhibit B, similar properties including those operated by Arvest Bank, Panda Express and McDonalds possess non-conforming pole signs that are not at risk of being obscured by improvements, trees and vegetation of neighboring properties. A literal interpretation of the Sign Ordinance requiring Walmart to conform the pole sign would deprive Walmart from enjoying the reasonable advertising and marketing rights enjoyed by other nearby properties.

-The circumstances surrounding a conforming sign being further obscured is not the result of any action by Walmart, but rather the result of improvements, trees and vegetation of the Peel Mansion, which Walmart does not control.

-Due to the above special conditions and circumstances, granting Walmart the requested variance for the current pole sign is the minimum variance that will make possible the reasonable use of the pole sign for its intended purpose, and any reduction in height or required conformity of the pole sign to the Sign Ordinance would prevent the reasonable use of displaying visible signage on S. Walton Boulevard for Store #100.

-The pole sign has existed in its current location on Store #100 without controversy since 1992, has not been injurious to the neighborhood or otherwise determinantal to the public welfare, and, but for the planned improvements to only a portion of Store #100, such pole sign would be allowed to remain in harmony with the general purpose and intent of the Bentonville Zoning Code. Granting of a variance would be consistent with the non-controversial and harmonious existence of the pole sign since originally installed in 1992.

For the above reasons, Walmart respectfully requests the Board of Adjustments approve a variance allowing the pole sign to remain in connection with the planned improvements to a portion of Store #100.

Walmart would like to thank the Board of Adjustments for taking the time to consider this variance request, and should you have any questions, comments or need additional information, please contact me at your convenience.

Sincerely,

Terry W. Pool

cc: Camille Steadman Thompson, Staff Attorney, City of Bentonville
(*via electronic mail*: cthompson@bentonvillear.com)

Attachments

TWP/hdp

EXHIBIT A

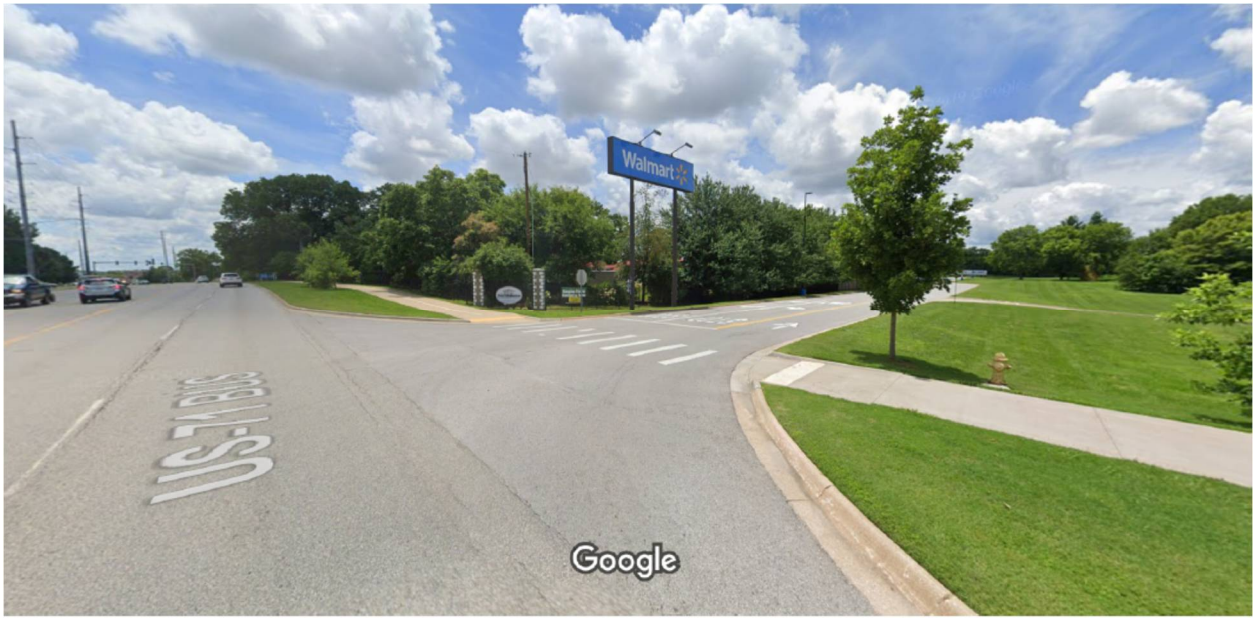




EXHIBIT A

[continued]

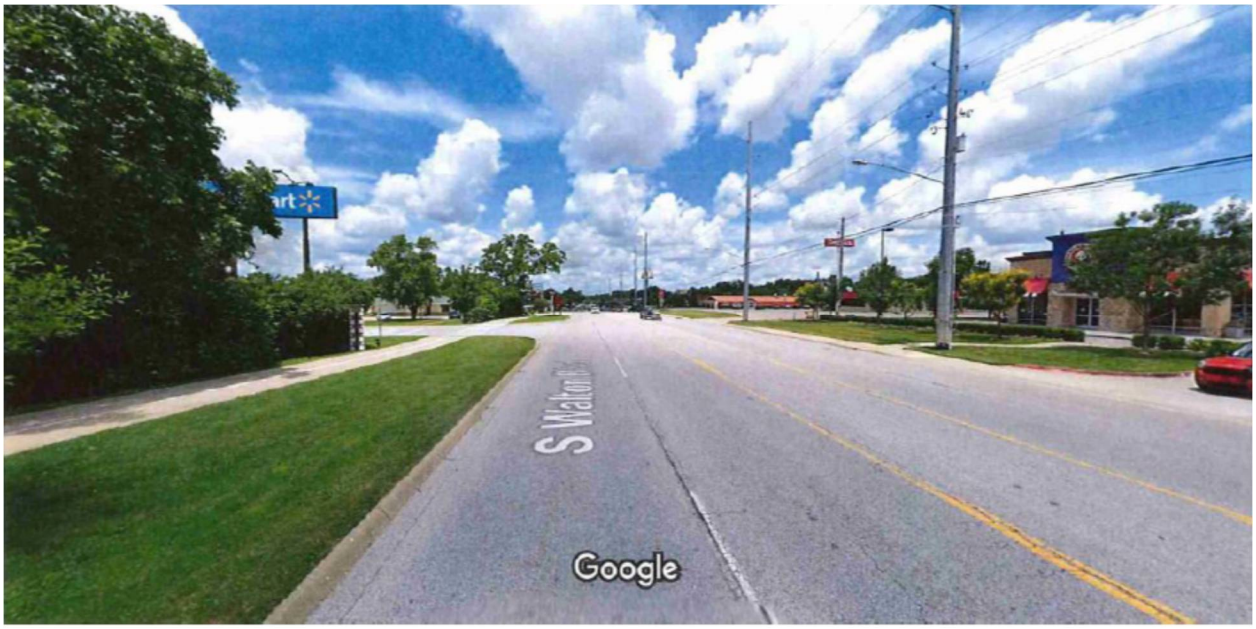


EXHIBIT B


Google


PANDA EXPRESS
GOURMET CHINESE FOOD
Drive Thru
STOP
Google

EXHIBIT B

[continued]



From: Shawki Al-Madhoun [mailto:Shawki.Al-Madhoun@walmart.com]
Sent: Wednesday, March 31, 2021 4:06 PM
To: Elizabeth Johnson <elizabethj@bentonvillear.com>
Subject: Walmart store 100- Pylon Sign at northern entrance on S Walton Blvd.

Good afternoon Elizabeth,

To follow up on our discussion concerning our existing pylon sign on S Walton Blvd. please find attached two visualization exhibits prepared by Harrison French & Associates (HFA). Details as follows:

1. WM 100 North Entrance Existing Sign 209 ft: presents actual street view of existing pylon sign for south bound traffic
2. WM 100 North Entrance Monument Sign 209 ft: presents actual street view of alternate monument sign per latest code requirements.

The following is the guidance I provided HFA for preparing these exhibits:

Follows are general comments based on AASHTO 2001 policy on geometric design of highways and streets:

1. Posted speed on Walton Blvd in vicinity of store 100 is 40 miles per hour.
2. Braking distance required at 40 mph = 153.6 feet
3. Stopping sight distance for vehicle travelling south bound to make right turn is 305 feet.
4. Each set will involve site view measured from center of unsignalized entrance drive near pylon sign.

Since drivers will not come to a complete stop to make right turn at entrance, then, I suggest using the average of 2 and 3 above or a sight distance of 209 feet.

I appreciate your review and comments.

Please call at your convenience if you need additional information or have any questions.

Thanks,

Shawki Al-Madhoun, PE**, Senior Civil Engineering Manager**

Phone 479.204.2051 , Cell 479.876.3344, Fax 479.277.1014

shawki.al-madhoun@walmart.com

2608 SE J Street

Bentonville, AR 72716


DIESEL
Peel Mansion Museum
Walmart Home Office
US-71 BUS


DIESEL
S Walton Blvd
Walmart
F150


DIESEL
Walmart
Peel Mansion Museum
Walmart Home Office
US-71 BUS


DIESEL
Walmart
S Walton Blvd
F150

BOARD OF ADJUSTMENT STAFF REPORT

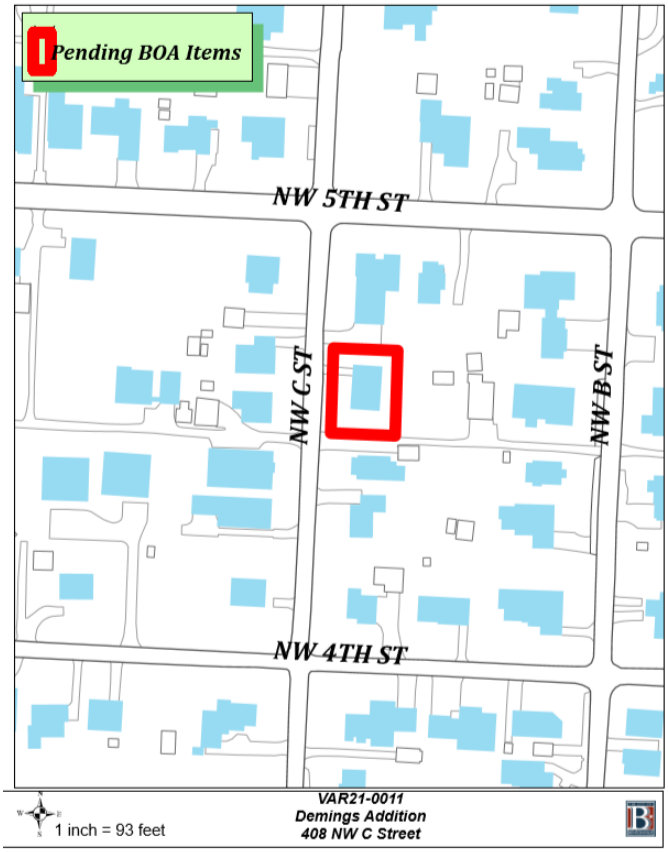
Demings Addition

408 NW C Street

BOA Date: 5/12/2021

Reviewer: Baylea Birchfield, Planning Technician

Project Number	VAR21-0011
Applicant / Current Owner	Dave Burris
Site Area	+/- 0.17 acres
Current Zoning	R-1, Single Family Residential
Variance Request	Zoning Code Article: 401.07



Property Description
This property is located at 408 NW C Street and is currently zoned R-1, Single Family Residential.

Regulation
According to Zoning Code Article 401.07 b.c.2, Residential Districts Setback Standards, the minimum front setback for street facing garages shall be 30' from the property line that the garage faces.

Variance Request
The applicant is requesting to allow for a new garage to be constructed 24.5' from the right-of-way.

Background
According to the applicant's narrative, the current, street-facing garage is 23' from the Right of Way. Their plans include adding a second garage bay to the north. This addition will be placed 1'6" back from the existing garage. The new garage would be 24.5' from the Right of Way. The garage doors would have glass panels to aid in the contemporary aesthetic of the home.

The applicant states that the existing site and setbacks posed a challenge, however they feel the overall design concept achieves appropriate proportions and sharp aesthetics without the feeling of an overwhelming garage.

Public Comment
Staff has **NOT** received public comment regarding this request.

Conditions of Approval
If approved, the following conditions shall apply:

1. The approved variance shall be for the proposed layout, as provided by the applicant within this application.
2. The applicant must obtain a building permit prior to construction of the garage.

Section 301.10.c, Standards of Approval, of the Zoning Code

Standards for approval. A variance from the terms of this chapter shall not be granted by the board of adjustment unless and until:

(1) The applicant demonstrates that:

a. special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structure or buildings in the same district;

b. that literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;

c. that special conditions and circumstances do not result from the actions of the applicant; and,

d. that granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.

(2) No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(3) The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of land, building or structure.

(4) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(5) *Conditions.* In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

(6) *Uses.* Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.

Burris
Architecture
820 Tiger Blvd suite 4 Bentonville, AR 72712
479.319.6045

Date: 4-21-21

To: City of Bentonville Planning Commission

PROJECT NAME: 408 nw c st addition

Re: garage Setback variance Request

Acting as the owner's agent, Burris Architecture respectfully requests a variance from the street facing garage setback from the following Bentonville Design Standard: 401.07 C (2)
Street frontage. *Each lot in R-1, R-2, R-C2 and R-C3 zoning districts shall have a minimum street frontage equal to the minimum lot width required at the building line, except for lots fronting on cul-de-sac turnarounds and on curving street frontages, which must have no less than 20 feet of street frontage with the two side lot lines intersecting the street diverging until they are separated by the minimum required lot width at the building line. Each lot in the remaining residential zoning districts shall have a minimum of 20 feet of street frontage.*

The project consists of an addition to a single family home currently with a single car garage facing the street. The existing garage is 23' from the ROW. We have added a second garage bay to the north, and purposefully paced it 1'5" back from the existing garage. The new garage would be 24'5' from the ROW. The garage doors would have glass panels to aid in the contemporary overall.

The existing site and setbacks posed a challenge, however we feel the overall design concept archives appropriate proportions and sharp aesthetics without the feeling of an overwhelming garage.

Dave P Burris, AIA, NCARB
479-319-6045
dave@burrisarch.com



PLAT OF SURVEY

PROPERTY ZONED:
R-1
*ANY HOUSE ADDITION, GARAGE ADDITION, OR NEW STRUCTURE ON THIS LOT MAY CAUSE THE BUILDING SETBACK LOCATIONS DEPICTED ON THIS SURVEY TO VARY.

BUILDING SETBACKS:
FRONT 20ft
SIDE 07ft (INTERIOR)
SIDE 20ft (EXTERIOR)
REAR 25ft
*WHERE A UTILITY EASEMENT EXTENDS BEYOND THE REQUIRED SETBACK, THE EDGE OF THE UTILITY EASEMENT SHALL BE THE SETBACK

GARAGE SETBACK STANDARDS:
(APPLICABLE TO ATTACHED AND DETACHED GARAGES)

GARAGE, STREET FACING:
30ft FROM THE PROPERTY LINE THE GARAGE FACES

GARAGE, SIDE OR REAR LOADING:
20ft FROM THE FACING PROPERTY LINE

GARAGE, ALLEY FACING:
20ft FROM PROPERTY LINE AT ALLEY

ACCESSORY STRUCTURES (I.E. GARAGES, STORAGE SHEDS, SEPARATE DWELLING UNITS):

DETACHED NON-RESIDENTIAL & DETACHED ACCESSORY DWELLING:
FRONT AS REQUIRED BY DISTRICT
SIDE 07ft
REAR 07ft

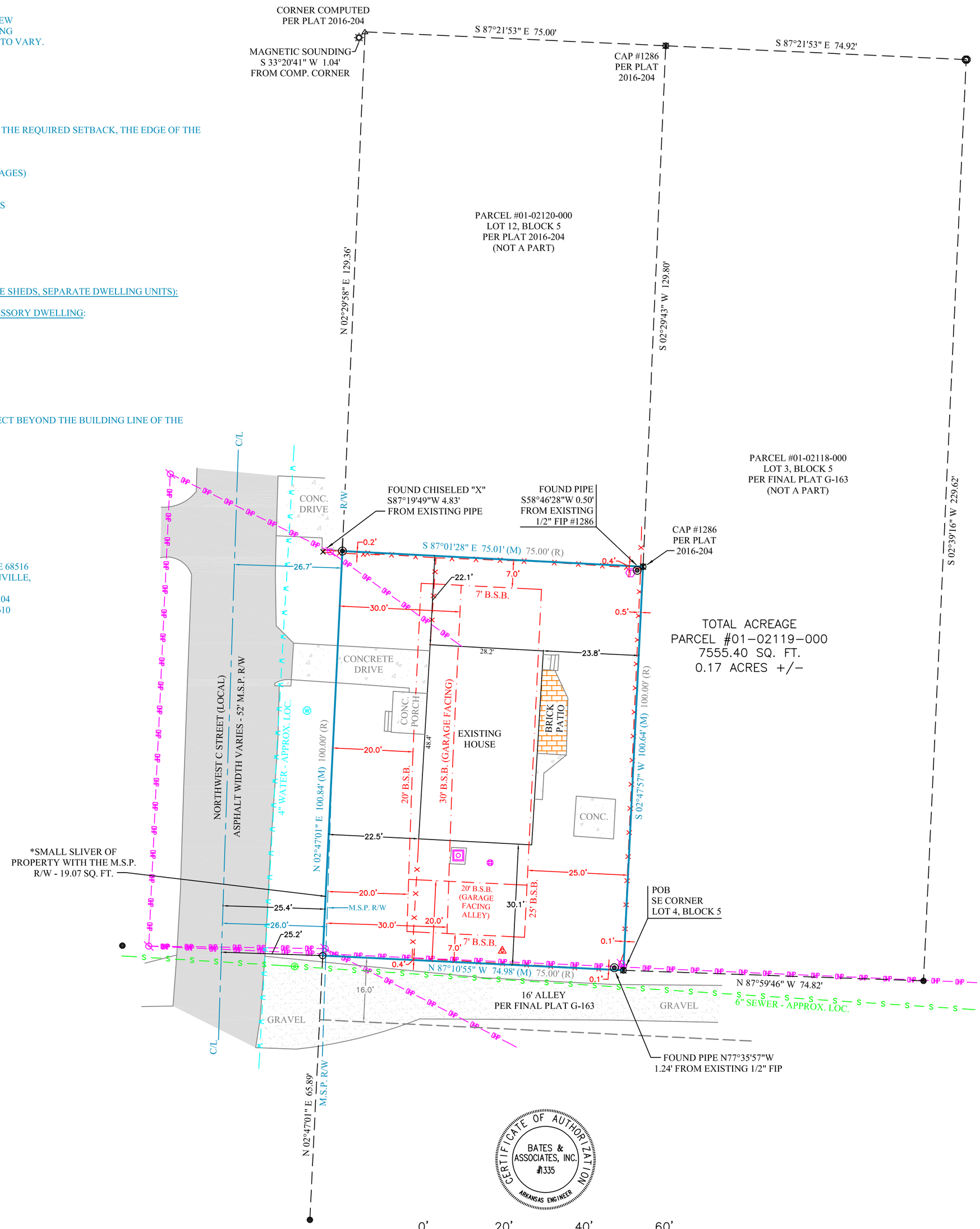
ATTACHED ACCESSORY DWELLING:
FRONT AS REQUIRED BY DISTRICT
SIDE AS REQUIRED BY DISTRICT
REAR AS REQUIRED BY DISTRICT

*ON CORNER LOTS: STRUCTURE SHALL NOT PROJECT BEYOND THE BUILDING LINE OF THE PRIMARY STRUCTURE ON THE ADJACENT LOT

FIELD WORK:
JANUARY 22, 2021

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE

REFERENCE DOCUMENTS:
1) WARRANTY DEED FILED IN BOOK L2020 AT PAGE 68516
2) FINAL PLAT OF DEMING'S ADDITION TO BENTONVILLE, ARKANSAS FILED IN BOOK G AT PAGE 163
3) PLAT OF SURVEY FILED IN BOOK 2016 AT PAGE 204
4) PLAT OF SURVEY FILED IN BOOK 2007 AT PAGE 610
5) PLAT OF SURVEY FILED IN BOOK 7 AT PAGE 58



CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

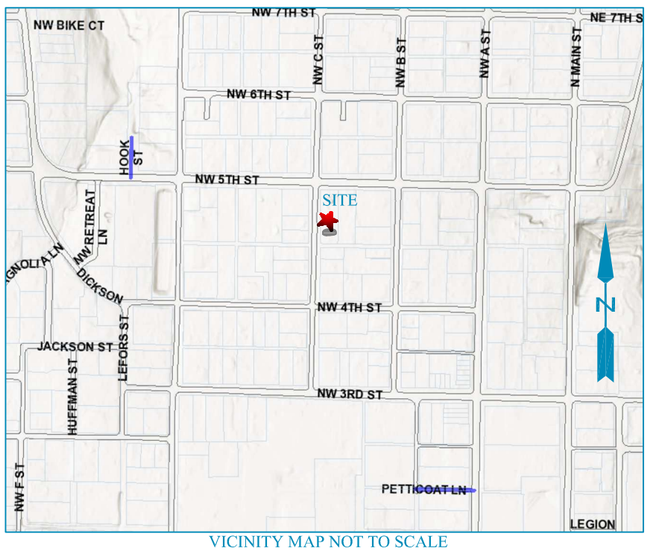
0' 20' 40' 60'
GRAPHIC SCALE (IN FEET)
1 Inch = 20ft.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 22ND DAY OF JANUARY, 2021.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1642
SIGNATURE
DERRICK L. THOMAS

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



VICINITY MAP NOT TO SCALE

EXISTING WARRANTY DEED DESCRIPTION (B. L2020, P. 68516)
THE SOUTH 100 FEET OF LOT 4, BLOCK 5 OF DEMING'S ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "G" AT PAGE 163. SUBJECT TO ANY RESTRICTIONS, CONDITIONS, COVENANTS, RIGHTS-OF-WAY, AND EASEMENTS NOW OF RECORD.

SURVEY DESCRIPTION:
THE SOUTH 100 FEET OF LOT 4, BLOCK 5 OF DEMING'S ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "G" AT PAGE 163, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF SAID LOT 4 AND RUNNING THENCE ALONG THE SOUTH LINE THEREOF N87°10'55"W 74.98' TO A POINT ON THE EAST RIGHT-OF-WAY OF NORTHWEST C STREET MARKING THE SOUTHWEST CORNER OF SAID LOT 4, THENCE ALONG SAID EAST RIGHT-OF-WAY N02°47'01"E 100.84' TO AN EXISTING PIPE, THENCE LEAVING SAID EAST RIGHT-OF-WAY S87°01'28"E 75.01' TO AN EXISTING REBAR ON THE EAST LINE OF SAID LOT 4, THENCE ALONG SAID EAST LINE S02°47'57"W 100.64' TO THE POINT OF BEGINNING, CONTAINING 0.17 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN NORTHWEST C STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0090J. DATED 09/28/2007)

NOTE:
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

DRAWING #21-002

FOR USE AND BENEFIT OF:
MEADOW LAKE HOMES
BURRIS ARCHITECTURE

ADDRESS:
408 NORTHWEST C STREET
BENTONVILLE, ARKANSAS

DATE: 01/29/21	SCALE: 1"=20'
LOCATION: A PART OF LOT 4, BLOCK 5 DEMING'S ADDITION TO THE CITY OF BENTONVILLE	SURVEYED: JRICH / DRAFTED: MR
	REVIEWED: DT
	COA #1335

Bates & Associates, Inc.
Engineers · Surveyors · Landscape Architects
7230 S. Pleasant Ridge Dr. · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

BATES & ASSOCIATES, INC. Copyright 2021
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood statement provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the hereon cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

(R) RECORDED DISTANCE
(M) MEASURED DISTANCE
FOUND 5/8" REBAR
SET 5/8" REBAR/CAP
FOUND PIPE
FOUND 1" REBAR
FOUND 1/2" REBAR
MAGNETIC SOUNDING IN ASPHALT
FOUND CHISELED "X"
TELEPHONE PEDESTAL
WATER METER
CLEANOUT
AC CONDENSER UNIT
POWER POLE
GAS METER
BOUNDARY LINE (MEASURED)
BOUNDARY LINE (EXISTING)
FORTY LINE/ TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
WATER LINE
OVERHEAD POWER LINE
SEWER LINE
FENCE
BUILDING SETBACK

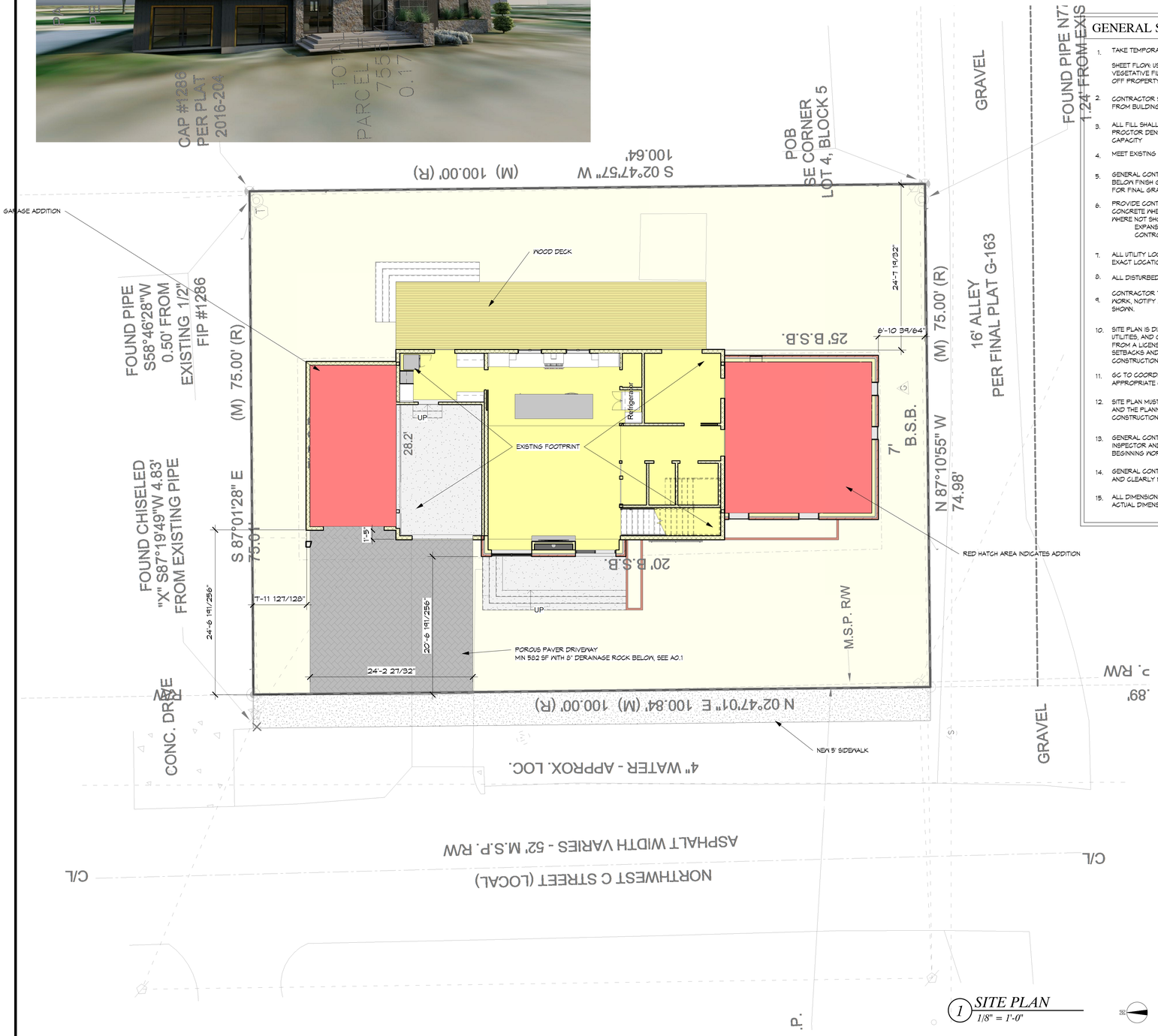
RECORDING NUMBER/DATE

408 NW C ST

408 NW C ST.

BENTONVILLE, AR





1 *SITE PLAN*
1/8" = 1'-0"

GENERAL SITE NOTES

1. TAKE TEMPORARY CONTROL MEASURES TO PREVENT EROSION

   SHEET FLOW: USE STRAW OR HAY BALES, SILT FENCING OR VEGETATIVE FILTERS AS NECESSARY TO MINIMIZE SILT MOVEMENT OFF PROPERTY.
2. CONTRACTOR SHALL FINISH GRADE SITE SO AS TO DIVERT WATER AWAY FROM BUILDING STRUCTURE.
3. ALL FILL SHALL BE COMPACTED TO 95% STANDARD OVER PROCTOR DENSITY (ASTM D-698) AND MIN 3000 P.S.F. BEARING CAPACITY
4. MEET EXISTING GRADE AT ALL CONTRACT LIMITS OR PROPERTY LINES.
5. GENERAL CONTRACTOR TO PROVIDE ROUGH GRADING TO 6" BELOW FINISH GRADE. 6" TOP SOIL TO BE REUSED OR PROVIDED FOR FINAL GRADING
6. PROVIDE CONTROL JOINTS AND EXPANSION JOINS IN CONCRETE WHERE SHOW. (SEE PLANS AND DETAILS) WHERE NOT SHOWN PROVIDE AS FOLLOWS:
   EXPANSION JOINTS AT 20' O.C. MAX
   CONTROL JOINTS AT 6' O.C. MAX AT SIDEWALKS
7. ALL UTILITY LOCATIONS ARE APPROXIMATE, FIELD VERIFY EXACT LOCATIONS.
8. ALL DISTURBED AREAS TO BE SEEDED.
9. CONTRACTOR TO VERIFY ALL SITE CONDITIONS PRIOR TO WORK, NOTIFY ARCHITECT IF CONDITIONS VARY FROM WHAT IS SHOWN.
10. SITE PLAN IS DIAGRAMMATIC IN NATURE. BOUNDARIES, UTILITIES, AND OTHER SITE FEATURES SHOULD BE REFERENCED FROM A LICENSED SURVEYOR. GC SHALL CONFIRM ALL SETBACKS AND CLEARLY MARK ON SITE PRIOR TO BEGINNING CONSTRUCTION
11. GC TO COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE GOVERNING BODY
12. SITE PLAN MUST BE APPROVED BY THE BUILDING OFFICIAL AND THE PLANNING DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION
13. GENERAL CONTRACTOR IS TO SUBMIT DRAWINGS TO THE BUILDING INSPECTOR AND OBTAIN A BUILDING PERMIT PRIOR TO BEGINNING WORK.
14. GENERAL CONTRACTOR SHALL LOCATE ALL PROPERTY PINS AND CLEARLY MARK ALL BOUNDARIES PRIOR TO WORK
15. ALL DIMENSIONS ARE SHOWN FOR BIDDING PURPOSES ONLY, ACTUAL DIMENSIONS WILL VARY WITH SITE CONDITIONS

GENERAL NOTES:

1. CONTRACTOR IS TO INSPECT EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO, UNDERGROUND WATER MAINS, SEWER, TELEPHONE, AND ELECTRIC, WORK HERE UNDER ARE INDICATED ON DRAWINGS FOR DIAGRAMMATIC PURPOSES. NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. RESPONSIBILITY FOR SUCH ACCURACY AND COMPLETENESS IS DISCLAIMED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR LOCATING UNDERGROUND INSTALLATIONS PRIOR TO EXCAVATING.
2. ALL DIMENSIONS ARE FROM FACE OF STUD, FACE OF CONC. OR CENTER LINE UNLESS NOTED OTHERWISE. DRAWINGS ARE NOT TO BE SCALED, DIMENSIONS SHALL BE IN WRITTEN INFORMATION ONLY. VERIFY DIMENSIONS PRIOR TO WORK. ALTERATIONS IN DIMENSIONS AFFECTING THE DESIGN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PROMPTLY FOR A RESOLUTION.
3. NOT ALL MATERIALS AND ASSEMBLIES HAVE BEEN SPECIFIED. CONTRACTOR IS TO VERIFY ALL NON-SPECIFIED ITEMS WITH OWNER & ARCHITECT PRIOR TO EXECUTING ANY WORK INVOLVING THESE ITEMS.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT SUBSTITUTIONS OR DEVIATIONS FROM THE CONTRACT DOCUMENTS TO THE ARCHITECT FOR APPROVAL, NON-APPROVED DEVIATIONS WILL HOLD THE ARCHITECTS AND CONSULTING ENGINEERS HARMLESS FOR SUCH ITEMS.
5. ALL WORK TO CONFORM TO APPLICABLE CODES. THE MOST STRINGENT CODE SHALL APPLY. DISCREPANCIES IN CODE AND CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY AND RESOLVED BEFORE PROCEEDING.
6. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND AS SUCH ALL SUBCONTRACTORS ARE TO INSURE THAT ALL MANUFACTURER'S WARRANTIES WILL BE HONORED.
7. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR INSURING THEIR SAFETY AND OF THEIR PERSONNEL ON THE JOB SITE AT ALL TIMES. THEY SHALL CARRY WORKMAN'S COMPENSATION AND LIABILITY INSURANCE FOR THEMSELVES AND THEIR EMPLOYEES. SUBCONTRACTORS AND THEIR EMPLOYEES SHALL BE PERSONALLY RESPONSIBLE TO FOLLOW ALL OSHA RULES AND REGULATIONS.
8. GENERAL CONTRACTOR IS TO COORDINATE ALL MECH. ELECT. AND PLUMBING AND PROVIDE NECESSARY CONSTRUCTION TO FACILITATE SUCH WORK INCLUDING SUPPORTS, BLOCKING, ROUGH OPENING ETC.
9. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF MECH, ELECT OR SYSTEMS INSTALLATION, AND SHALL NOTIFY ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES. ANDY WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO EXPENSE TO THE OWNER OR ARCHITECT.
10. ALL DRAWINGS, SPECIFICATIONS AND DESIGN OF THE FOLLOWING SYSTEMS ARE TO BE PROVIDED BY OTHERS AS REQUIRED. OWNER SHALL CONTRACT WITH OTHERS UNDER SEPARATE CONTRACTS.

   A. CIVIL ENGINEERING B MECHANICAL ENGINEERING C. ELECTRICAL ENGINEERING

CODE SUMMARY

APPLICABLE CODES:
INCLUDED BUT NOT LIMITED TO, THE LATEST ADOPTED ADDITIONS OF THESE CODES AS AMENDED BY THE CITY OF BENTONVILLE AND THE STATE OF ARKANSAS

2012 International Residential Code (IRC)
(Vol. 2 with Arkansas State amendments)

THIS PROJECT IS A NEW BUILDING ON AN EXISTING DEVELOPMENTS SITE. SITE PLANS HAVE BEEN DEVELOPED AND SUBMITTED BY A CIVIL ENGINEER UNDER A SEPARATE COVER.

THE BUILDINGS ARE NOT SPRINKLERED.

BUILDING DATA:
PROPOSED USE: SINGLE FAMILY DWELLING UNIT
R-3

CONSTRUCTION TYPE: 5B

ACTUAL AREA :
FIRST FLOOR HEATED NEW = 561 SF
FIRST FLOOR REMODELED = 1114 SF
SECOND FLOOR = 945 SF
GARAGE NEW = 335 SF
GARAGE REMODELED = 262 SF

SHEET INDEX

#	SHEET NAME	ISSUE DATE	REVISION
A0.0	COVER SHEET	4-13-21	
A0.1	DRAINAGE DETAIL	4-13-21	
D1.0	DEMO PLANS	4-13-21	
A1.0	FIRST FLOOR PLAN	4-13-21	
A1.1	SECOND FLOOR PLAN	4-13-21	
A1.2	REFLECTED CEILING PLANS	4-13-21	
A2.0	EXTERIOR ELEVATIONS	4-13-21	
A2.1	EXTERIOR ELEVATIONS & SECTIONS	4-13-21	
A3.0	BUILDING SECTIONS	4-13-21	
A3.1	WALL SECTIONS	4-13-21	
A4.0	INTERIOR ELEVATIONS	4-13-21	

LOCATION MAP



Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

408 NW C ST
408 NW C ST.
BENTONVILLE, AR

DATE
4-13-21

JOB NO.
21016

REVISIONS

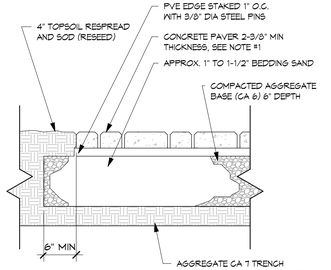
A0.0
COVER SHEET

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CITY STORMWATER MANAGEMENT REQUIREMENTS:
1. MITIGATE THE IMPACTS OF ADDITIONAL STORMWATER RUNOFF CAUSED BY NEW DEVELOPMENTS
A. DIRECT RUN-OFF TO AN EXISTING STORMWATER SYSTEM
B. USE A LOW IMPACT DEVELOPMENT TECHNIQUE
C. USA A METHOD APPROVED BY CITY ENGINEER

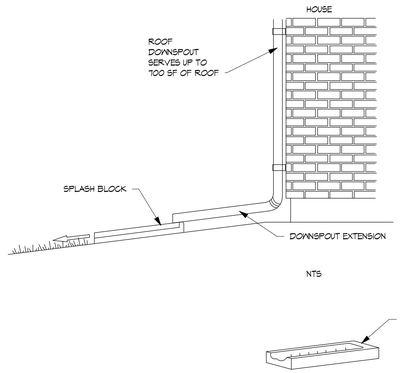
2. EXAMPLE LOW IMPACT DEVELOPMENT PRACTICES
A. REDIRECT DOWNSPOUTS
B. RAIN BARRELS
C. RAIN GARDEN
D. POROUS PAVERS
E. GREEN ROOFS
F. TERRACED LANDSCAPE

REVEGETATION NOTES:
REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
1. PERMANENT IMPROVEMENTS. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED CONCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
2. TOP SOIL. TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
3. EXISTING VEGETATION. EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
4. REVEGETATION. REVEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS:
(A) ZERO TO 10% GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF IN NO MORE THAN TWO GROWING SEASONS.
(B) 10% TO 15% GRADE: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, STAKED SOD AND/OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.
(C) 15% TO 20% GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND PLANTED WITH GROUNDCOVER AS SET FORTH IN (B) ABOVE.
(D) MORE THAN 20% GRADE: ANY FINISH GRADE OVER 20% SHALL BE STABILIZED WITH RETAINING WALLS, CRIBBING, TERRACES, LANDSCAPE FABRIC, VEGETATION, OR RIPRAP. IF RIPRAP IS USED THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

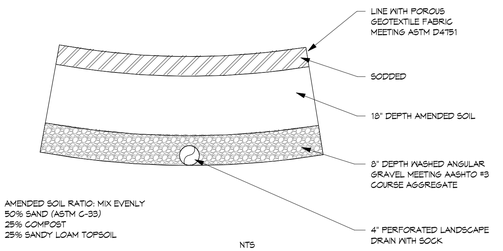


NOTES:
1. EXISTING PAVERS TO BE REUSED WHEN CONSTRUCTION WORK IS PERFORMED IN AREAS WITH EXISTING PAVERS.
2. CRUSHED AGGREGATE CA 7 SHALL BE USED IN ALL AREAS WHERE UTILITY WORK IS PERFORMED UNDER EXISTING DRIVEWAYS.
3. PAVERS SHALL NOT BE USED IN PUBLIC STREETS.
4. A HOLD HARMLESS AGREEMENT SHALL BE REQUIRED IN ADVANCE OF CONSTRUCTION FOR ANY PAVER INSTALLATION WITHIN THE VILLAGE RIGHT OF WAY.

3 PAVER INSTALLATION DETAIL
6" = 1'-0"



6 DOWNSPOUT DETAIL
6" = 1'-0"



2 BIORETENTION FACILITY BASIN
6" = 1'-0"

Low impact development practices Approved on 2020-12-08.
Click the link above for documentation.

Rainfall mitigation worksheet
Fill the highlighted cells, as in the example below.

Address: 408 NW C ST
Parcel Number:

Impervious areas are parts of the property where water cannot soak into the ground.
These areas are typically roofs, concrete, or asphalt.

Pre-existing impervious area			Notes	Proposed impervious area			Notes
House:	1,132	sq. feet.		House:	1,625	sq. feet.	
Garage:	260	sq. feet.		Garage:	569	sq. feet.	
Driveway:	202	sq. feet.		Driveway:	545	sq. feet.	
Sidewalk:		sq. feet.		Sidewalk:		sq. feet.	
Other:	254	sq. feet.	Deck.	Other:	167	sq. feet.	Pool and deck.
Total:	1,848	sq. feet.		Total:	2,906	sq. feet.	

Increase = 1,058 Sq. feet.

Mitigation required: 0.2 cubic feet of storage for each square feet of impervious area.
212 cubic feet.
1,583 gallons. (Cubic feet = 7.48052 gallons.)

Mitigation credits:

	Roof area SF:		Credit:	Cubic ft per sq. feet			
Redirect downspouts:		sq. feet		0.05 roof.		-	cubic feet credit.
	Size				Credit:		
Rain barrels:		gallons.			100%	-	cubic feet credit.
Cistern:		cubic feet.			100%	-	cubic feet credit.
Rain gardens:	Length	Width	Height	Volume	Credit:		
(Dimensions in ft.)				-	20%	-	cubic feet credit.
	Size		Thickness of rock		Credit:		
Porous pavers:	582	sq. feet.	8	Inches	(See below)	213	cubic feet credit.
	Size		Credit:				
Green roofs:		sq. feet.	0.20 cubic feet per sq. ft. of roof.			-	cubic feet credit.
Terraced landscape:	Length	Width	Height	Volume	Credit:		
(Dimensions in ft.)				-	40%	-	cubic feet credit.

Total credits:	213 cubic feet.
Congratulations	

Credit for porous pavers is 40% of volume of rock, plus 0.10 cubic ft. per square ft. of pavers.

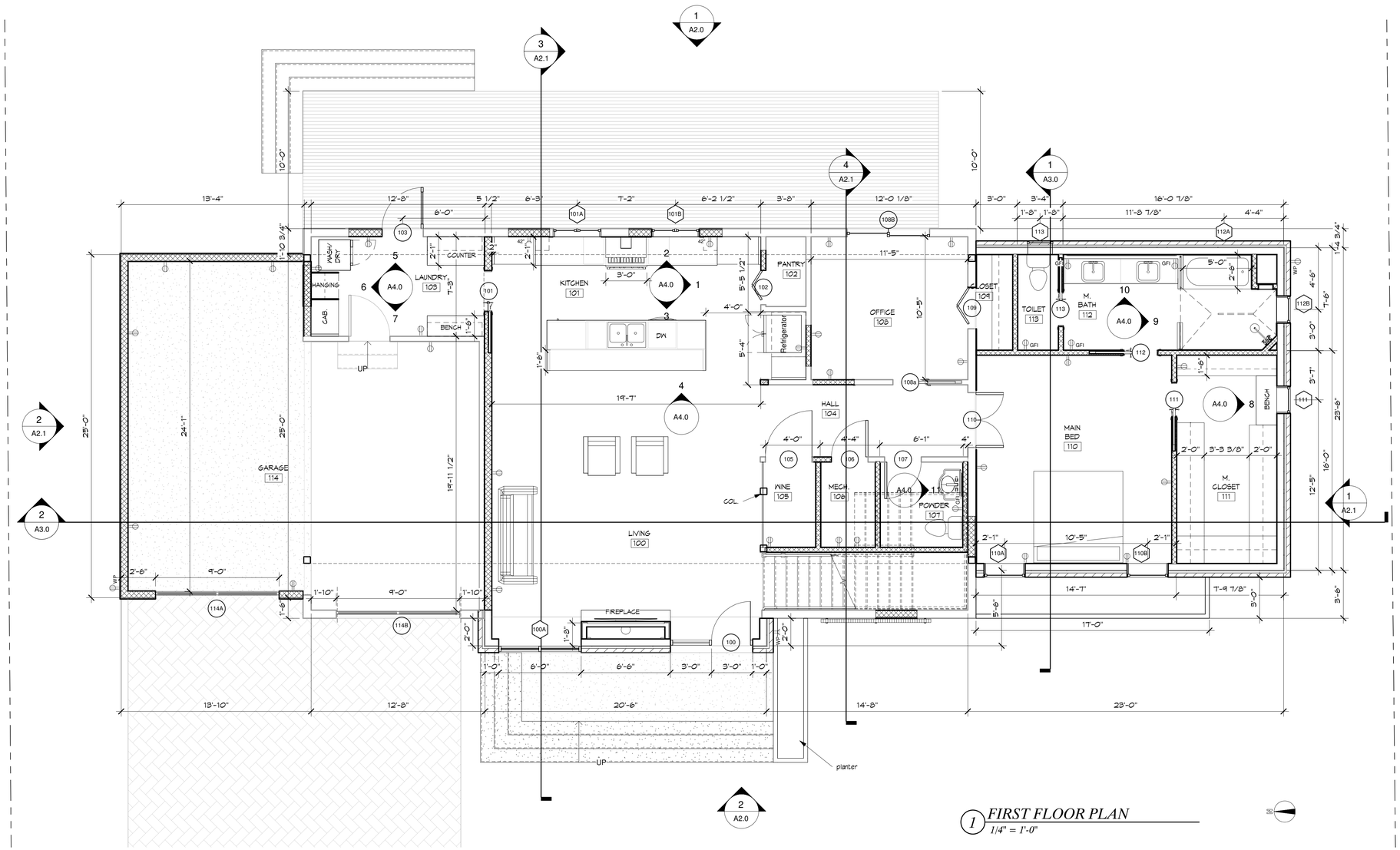
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JOB NO. 21016
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A0.1
DRAINAGE DETAIL

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

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A1.0
FIRST FLOOR PLAN

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2 *ROOF PLAN*
1/8" = 1'-0"

1 *SECOND FLOOR*
1/4" = 1'-0"

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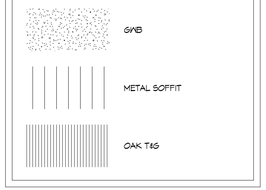
A1.1
SECOND FLOOR PLAN

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LIGHTING LEGEND

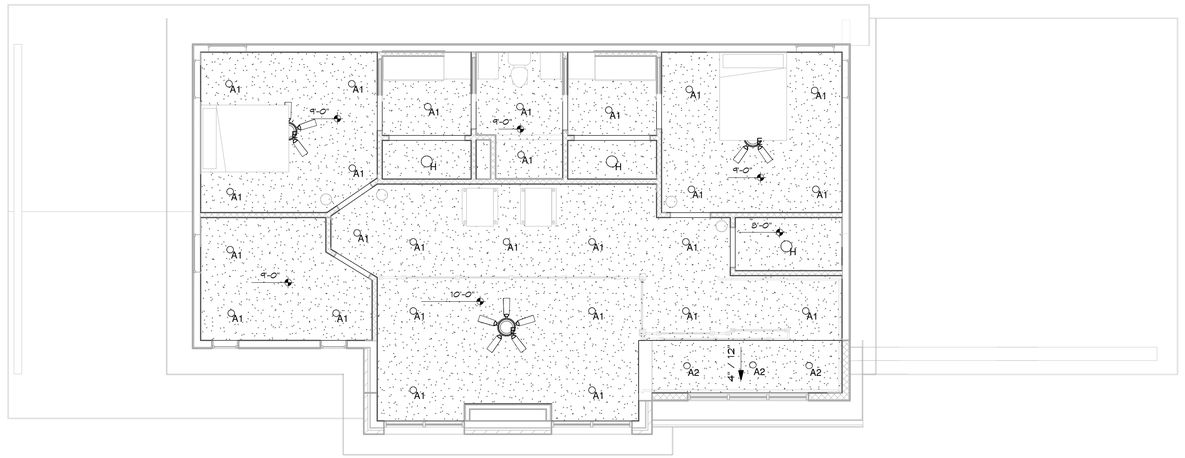
MK.	DESCRIPTION
(S)	120 V SMOKE DETECTOR/CARBON DIOXIDE W/ BATTERY BACKUP
▦	EXHAUST FAN / LIGHT

CEILING LEGEND

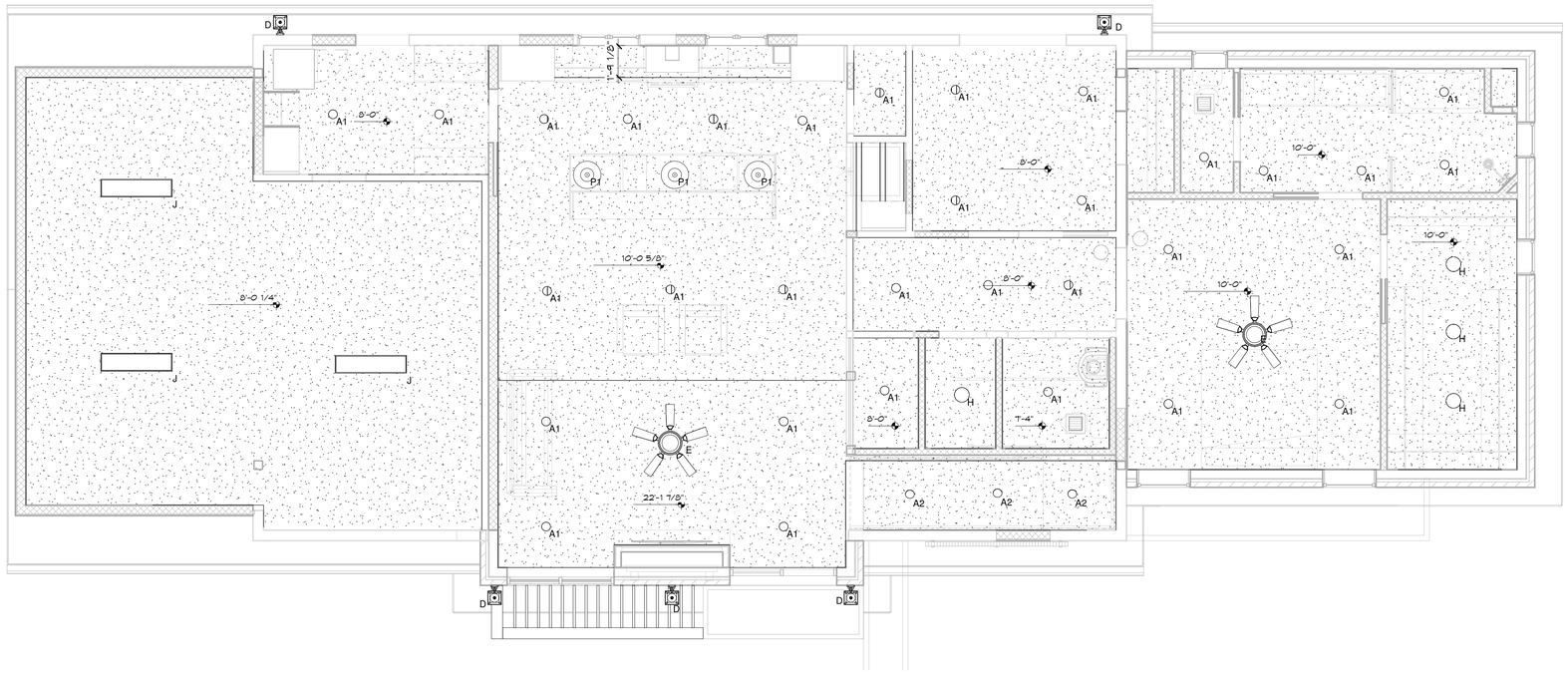


LIGHT FIXTURE SCHEDULE

CALLOUT	DESCRIPTION	COUNT
A1	LED DOWNLIGHT, DAMP RATED, RECESSED	54
A2	LED DOWNLIGHT, DAMP RATED, SURFACE MOUNT	3
D	EXTERIOR COACH LIGHT	5
E	CEILING FAN	4
H	CLOSET LIGHT	7
J	SURFACE WRAP	3
P1	PENDANT	3



2 *SECOND FLOOR RCP*
3/16" = 1'-0"



1 *FIRST FLOOR RCP*
1/4" = 1'-0"

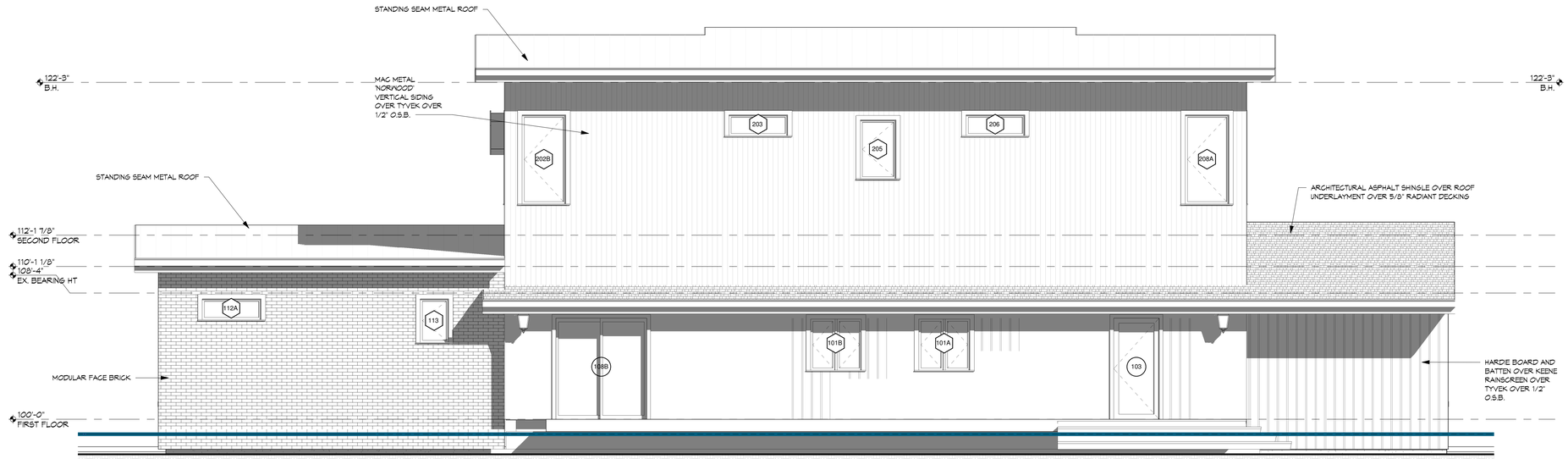
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A1.2
REFLECTED CEILING PLANS

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1 *EAST ELEVATION*
1/4" = 1'-0"



2 *W ESTELEVATION*
1/4" = 1'-0"

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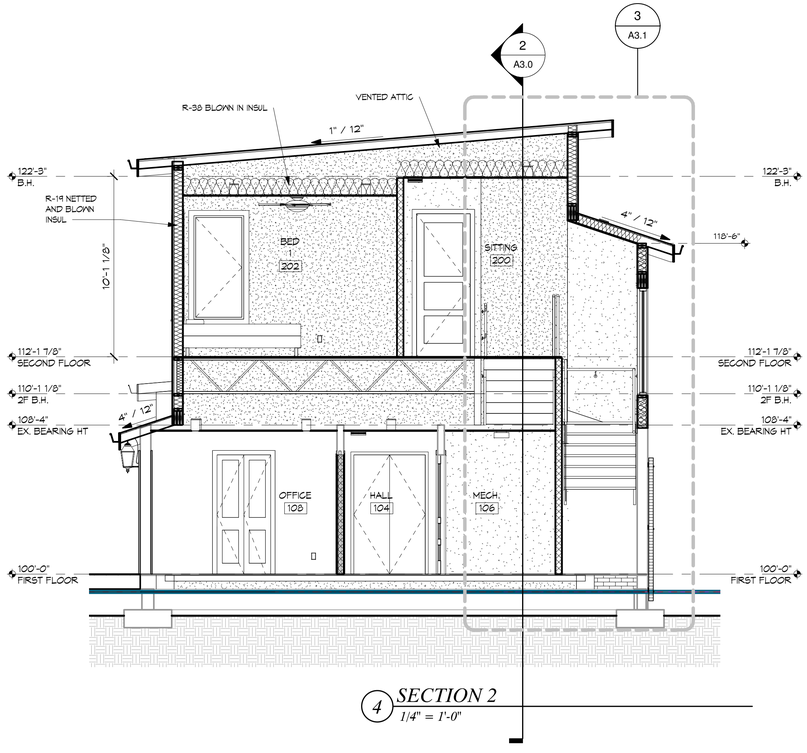
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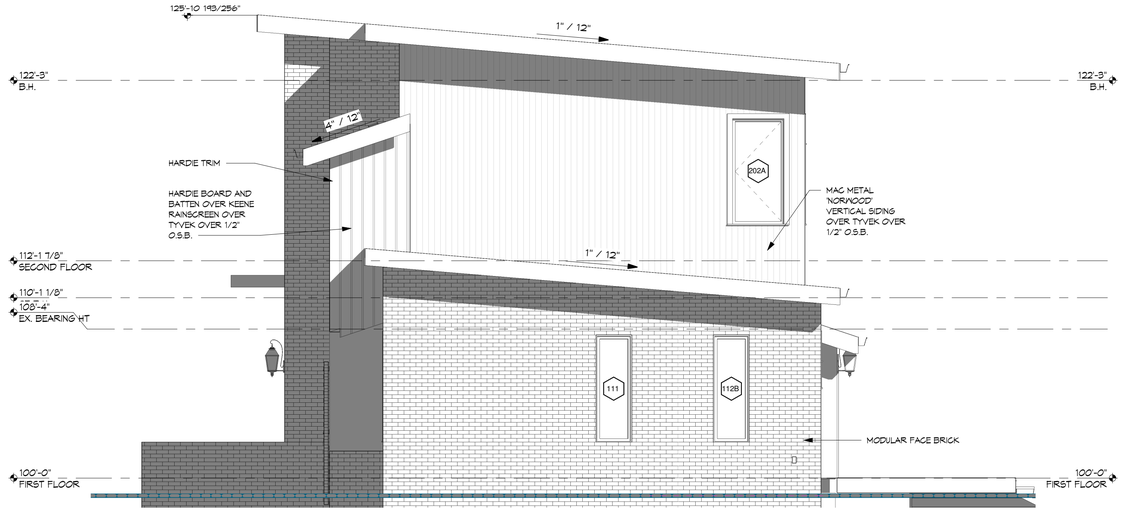
REVISIONS

A2.0
EXTERIOR ELEVATIONS

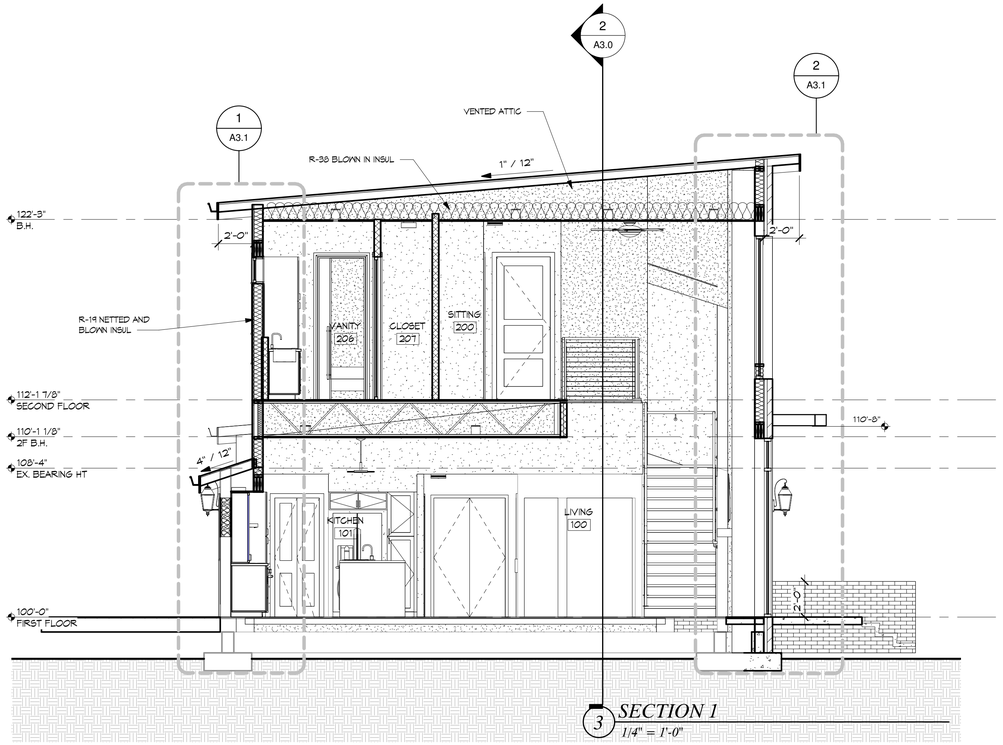
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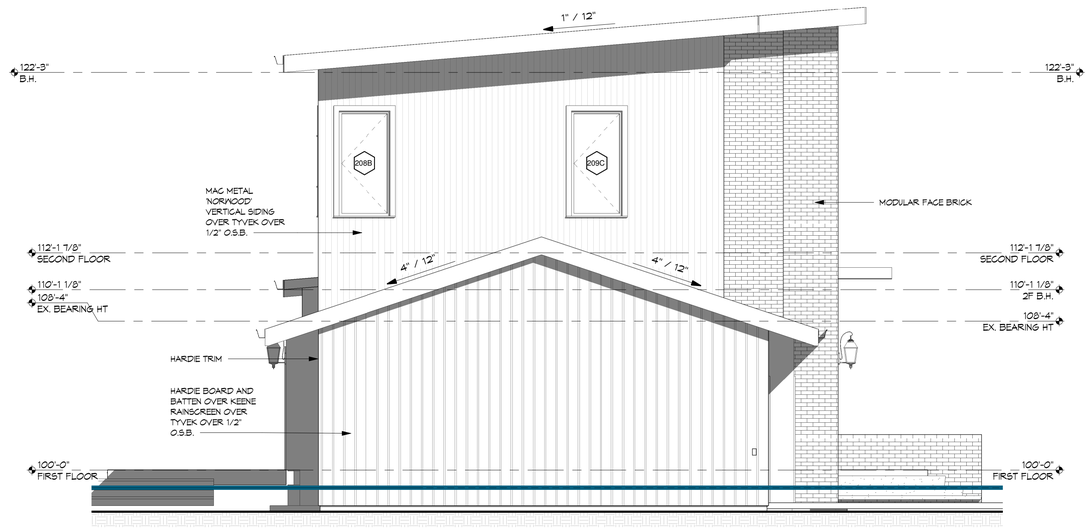
4 *SECTION 2*
1/4" = 1'-0"



1 *SOUTH ELEVATION*
1/4" = 1'-0"



3 *SECTION 1*
1/4" = 1'-0"



2 *NORTH ELEVATION*
1/4" = 1'-0"

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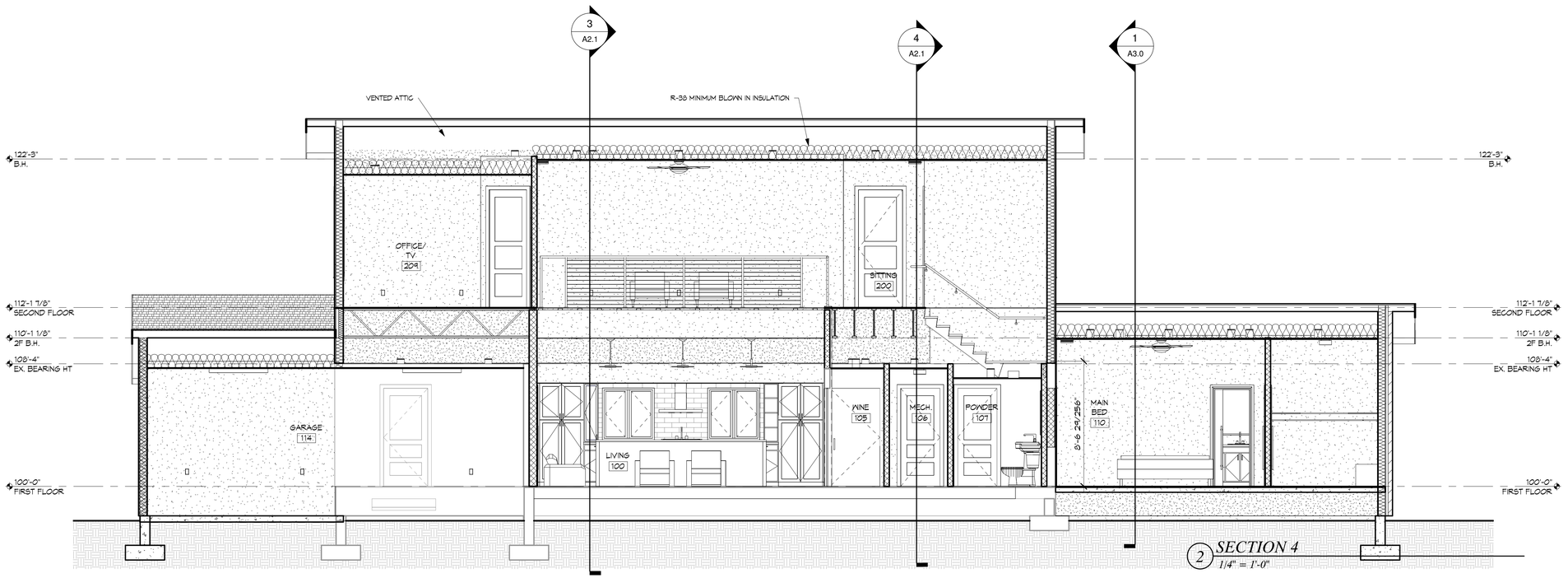
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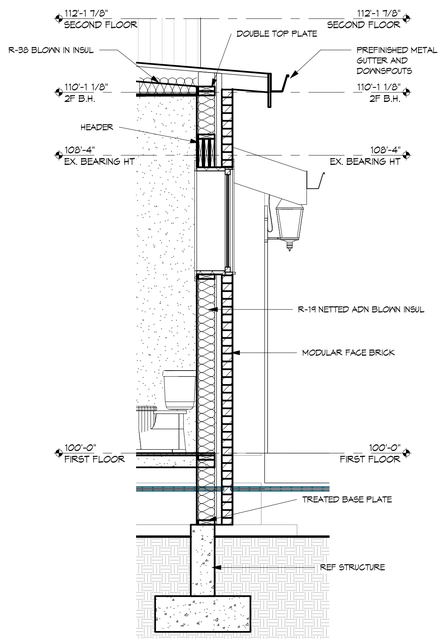
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A2.1
EXTERIOR ELEVATIONS & SECTIONS

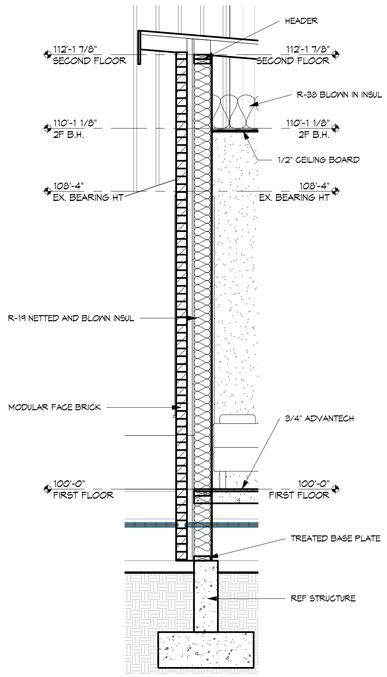
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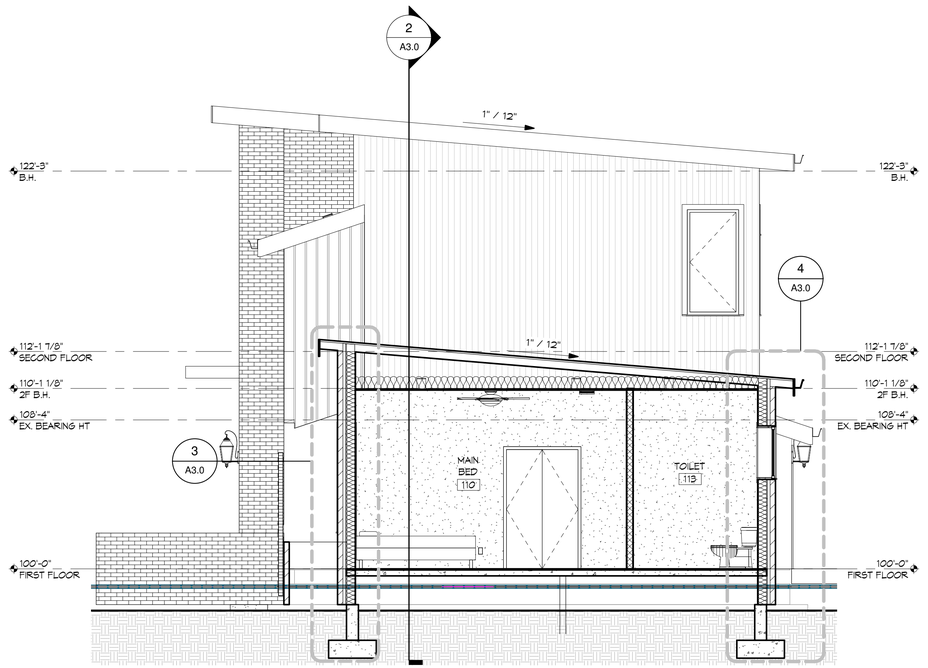
2 *SECTION 4*
1/4" = 1'-0"



4 *SECTION 3 - Callout 2*
1/2" = 1'-0"



3 *SECTION 3 - Callout 1*
1/2" = 1'-0"



1 *SECTION 3*
1/4" = 1'-0"

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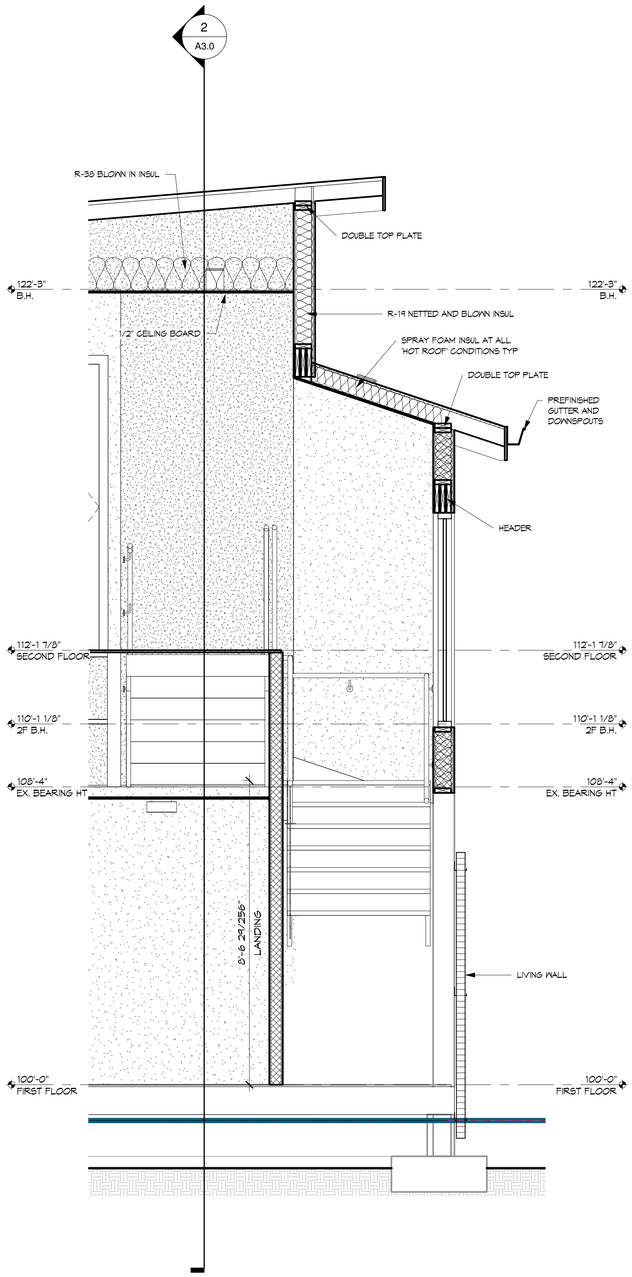
DATE
4-13-21

JOB NO.
21016

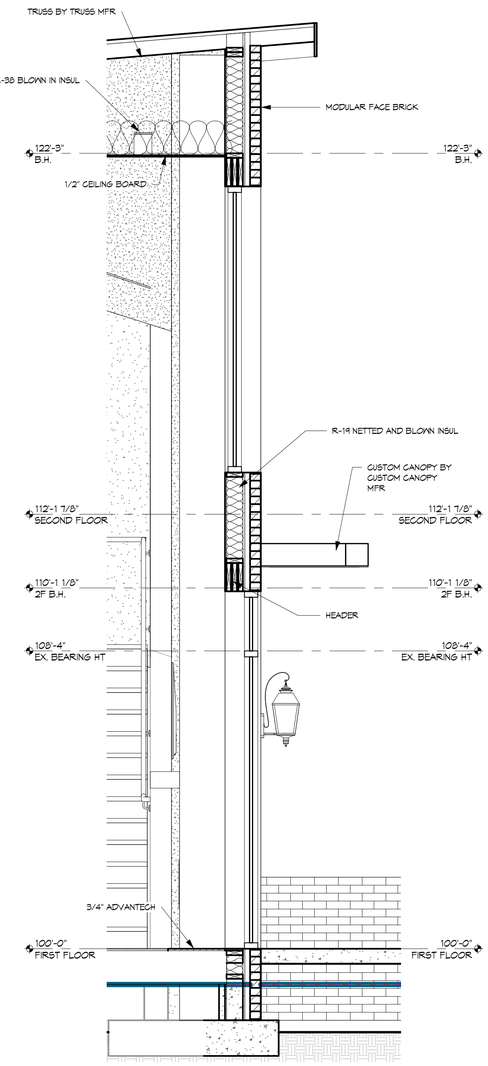
REVISIONS

A3.0
BUILDING SECTIONS

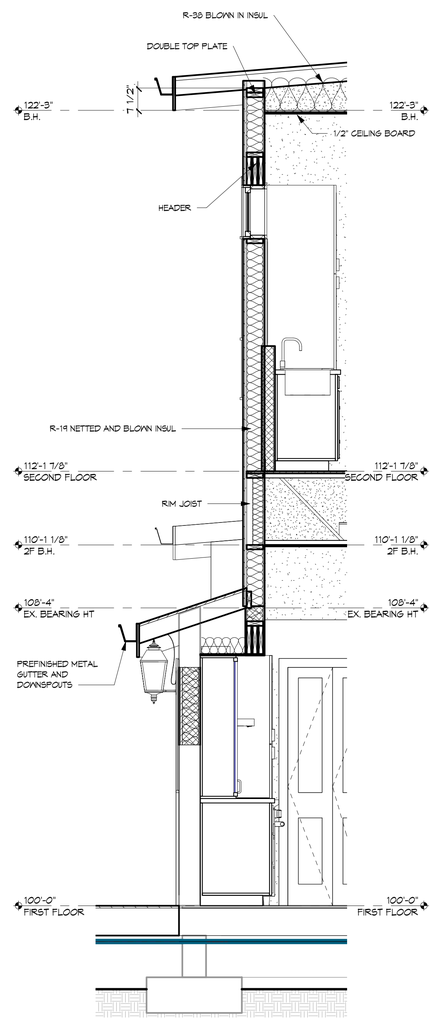
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3 *SECTION 2 - Callout 1*
1/2" = 1'-0"



2 *SECTION 1 - Callout 2*
1/2" = 1'-0"



1 *SECTION 1 - Callout 1*
1/2" = 1'-0"

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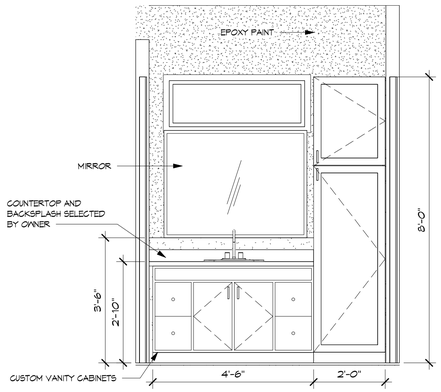
A3.1
WALL SECTIONS

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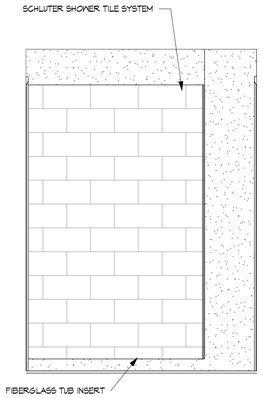
Window Schedule					
Mark	Width	Height	Head Height	Sill Height	Description
100A	6'-0"	10'-0"	10'-0"	0"	FIXED
101A	3'-6"	3'-6"	6'-8"	3'-2"	DOUBLE CASEMENT
101B	3'-6"	3'-6"	6'-8"	3'-2"	DOUBLE CASEMENT
110A	3'-0"	6'-0"	8'-0"	2'-0"	CASEMENT
110B	3'-0"	6'-0"	8'-0"	2'-0"	CASEMENT
111	2'-0"	6'-0"	8'-0"	2'-0"	FIXED
112A	4'-0"	1'-6"	8'-0"	6'-6"	TRANSOM
112B	2'-0"	6'-0"	8'-0"	2'-0"	FIXED FROSTED
113	2'-0"	3'-0"	8'-0"	5'-0"	FIXED FROSTED
200A	6'-0"	8'-0"	9'-2"	1'-2"	FIXED
200B	6'-0"	8'-0"	9'-2"	1'-2"	FIXED
200C	9'-0"	6'-0"	16'-0"	10'-0"	FIXED
202A	3'-0"	6'-0"	8'-0"	2'-0"	CASEMENT
202B	3'-0"	6'-0"	8'-0"	2'-0"	CASEMENT
203	4'-0"	1'-6"	8'-0"	6'-6"	TRANSOM
205	2'-6"	4'-0"	7'-8"	3'-8"	CASEMENT
206	4'-0"	1'-6"	8'-0"	6'-6"	TRANSOM
208A	3'-0"	6'-0"	8'-0"	2'-0"	CASEMENT
208B	3'-0"	6'-0"	8'-0"	2'-0"	CASEMENT
209A	2'-0"	8'-0"	8'-0"	0"	FIXED
209B	2'-0"	8'-0"	8'-0"	0"	FIXED
209C	3'-0"	6'-0"	8'-0"	2'-0"	CASEMENT

ALL WINDOWS BELOW 1'-6" A.F.F. TO BE TEMPERED

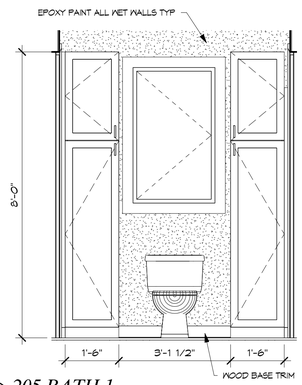
Door Schedule			
DOOR SCHEDULE			
MARK	DOOR WIDTH	DOOR HEIGHT	Description
100	2'-10"	8'-0"	SINGLE GLASS
101	3'-0"	6'-8"	SLIDING POCKET
102	2'-6"	6'-8"	BIFOLD 2-PANEL
103	3'-0"	6'-8"	SINGLE GLASS
105	3'-4 3/4"	6'-8"	SINGLE GLASS
106	2'-8"	6'-8"	SINGLE 5-PANEL
107	2'-8"	6'-8"	SINGLE 5-PANEL
108A	2'-6"	6'-8"	DOUBLE SLIDING POCKET
108B	6'-0"	6'-8"	SLIDING 2-PANEL
109	3'-0"	6'-8"	BIFOLD 2-PANEL
110	4'-0"	6'-8"	DOUBLE 5-PANEL
111	2'-6"	6'-8"	SLIDING POCKET
112	2'-6"	6'-8"	SLIDING POCKET
113	2'-6"	6'-8"	SLIDING POCKET
114A	18'-0"	7'-0"	GARAGE DOOR
114B	18'-0"	7'-0"	GARAGE DOOR
201	3'-0"	8'-0"	SINGLE 5-PANEL
202	3'-0"	8'-0"	SINGLE 5-PANEL
203	2'-8"	8'-0"	SLIDING POCKET
204	5'-8"	8'-0"	SLIDING 2-PANEL
205A	2'-8"	8'-0"	SLIDING POCKET
205B	2'-8"	8'-0"	SLIDING POCKET
206	2'-8"	8'-0"	SLIDING POCKET
207	5'-8"	8'-0"	SLIDING 2-PANEL
208	3'-0"	8'-0"	SINGLE 5-PANEL
209	3'-0"	8'-0"	SINGLE 5-PANEL



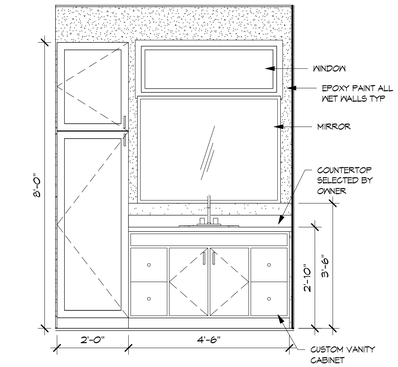
15 *206 VANITY*
1/2" = 1'-0"



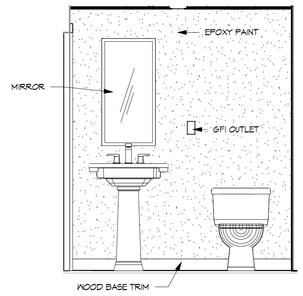
14 *205 BATH 2*
1/2" = 1'-0"



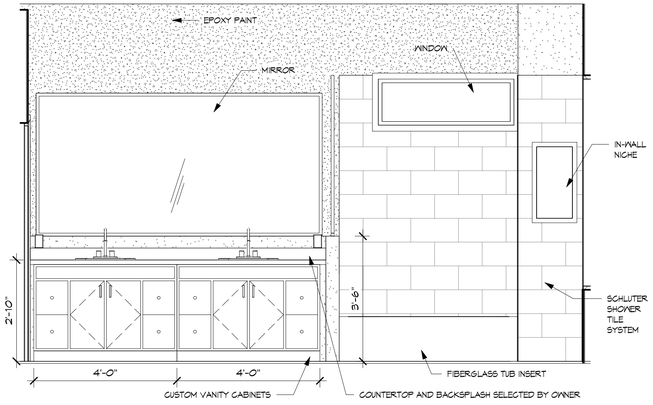
13 *205 BATH 1*
1/2" = 1'-0"



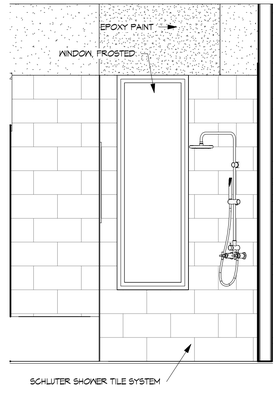
12 *203 VANITY*
1/2" = 1'-0"



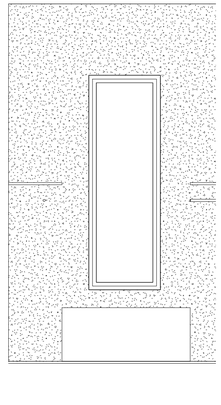
11 *107 POWDER*
1/2" = 1'-0"



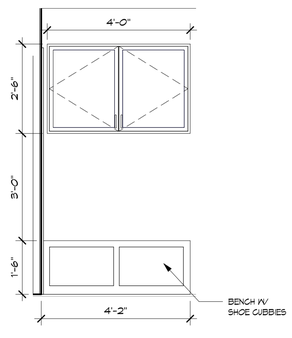
10 *112 M. BATH 2*
1/2" = 1'-0"



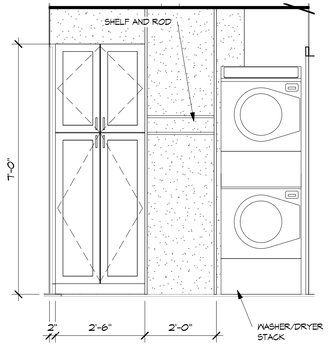
9 *112 M. BATH 1*
1/2" = 1'-0"



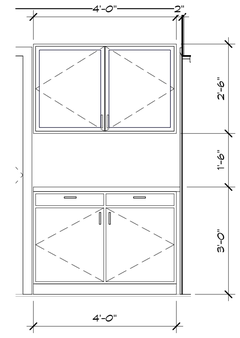
8 *111 M. CLOSET*
1/2" = 1'-0"



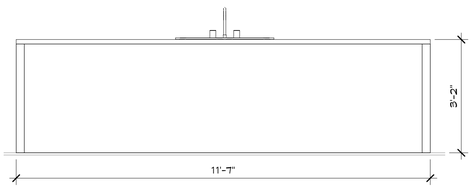
7 *103 LAUNDRY 3*
1/2" = 1'-0"



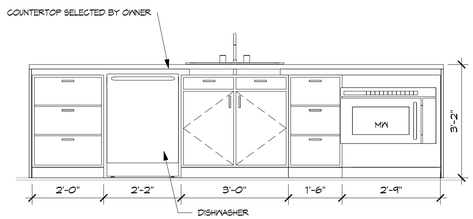
6 *103 LAUNDRY 2*
1/2" = 1'-0"



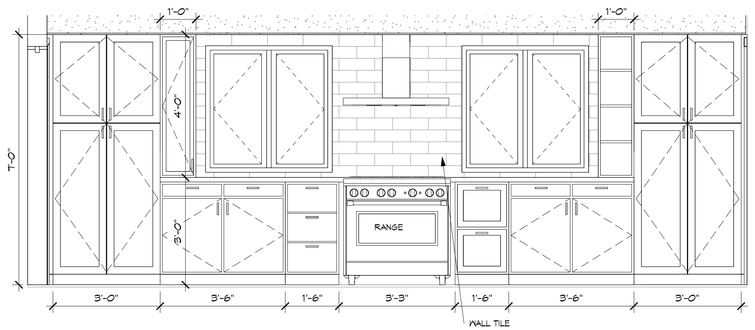
5 *103 LAUNDRY 1*
1/2" = 1'-0"



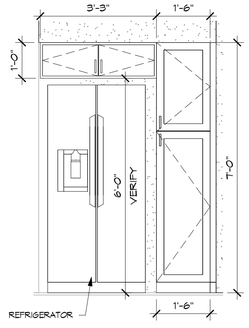
4 *101 KITCHEN 4*
1/2" = 1'-0"



3 *101 KITCHEN 3*
1/2" = 1'-0"



2 *101 KITCHEN 2*
1/2" = 1'-0"



1 *101 KITCHEN 1*
1/2" = 1'-0"

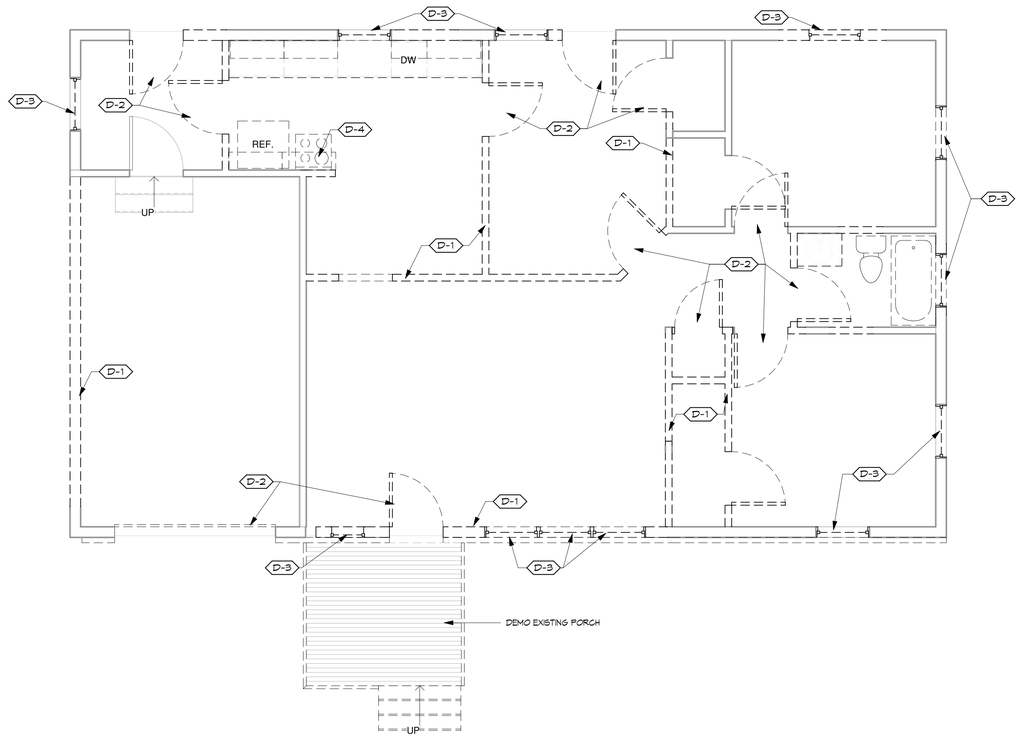
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A4.0
INTERIOR ELEVATIONS

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DEMO KEYNOTES

R-1	EXISTING BUILDING SHELL
D-1	DEMO PORTION OF EXISTING WALL
D-2	REMOVE EXISTING DOOR
D-3	REMOVE EXISTING WINDOW
D-4	REMOVE EXISTING UTILITY, CAP AS REQUIRED

LEGEND

EXISTING TO REMAIN

TO BE MOVED OR RELOCATED

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

GENERAL DEMO NOTES

1. NOT ALL DEMOLITION IS DETAILED ON THIS SHEET. COORDINATE W/ ARCHITECT AND CONTACT UPON DISCOVERY OF EXISTING FEATURES NEEDING REMOVAL PRIOR TO BUILD BACK.
2. CUT AND PATCH WITH CARE TO AVOID DAMAGE TO WORK, SAFETY HAZARDS, VIOLATION OF WARRANTY REQUIREMENTS, BUILDING CODE VIOLATIONS, OR MAINTENANCE PROBLEMS.
3. SUB-CONTRACTORS TO INSPECT FIELD CONDITIONS TO IDENTIFY ALL WORK REQUIRED.
4. COORDINATE REMOVAL OF ITEMS WITH BUILD BACK PLAN FOR ALL DIMENSIONS AND LAYOUTS.

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D1.0
DEMO PLANS

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Office and Retail Square Footage Interpretation

PC Date: 4/14/2021
Reviewer: Tyler Overstreet, Planning Services Manager, AICP

Type	Staff Interpretation Ruling
Code Impacted	Zoning Code
Section(s)	Sec. 201.02 Definitions of Terms and Uses, Sec. 401.05 Table of Uses For Zoning Districts

Issues

Staff has determined that there are several ways to interpret the application of small-scale and large scale office uses, and therefore, are seeking a judgement from the Board of Adjustments to guide future enforcement.

Background

The City of Bentonville Zoning Code currently defines small scale and large scale retail and office uses in Section 201.02. 4,000 square-feet is used as the differentiator between these "small-scale" and "large-scale" uses. Please review the definitions below:

> *Office, Small Scale:* An office facility with a gross floor area of 4,000 square feet or less, characterized by low employee densities and occupied by a business engaged in information processing, providing professional services or engaged in the production of intellectual property. This definition does not include "medical services, doctor office" which is separately defined.
>
> *Office, Large Scale:* An office facility with a gross floor area of more than 4,000 square feet, characterized by high employee densities and occupied by a business engaged in information processing, providing professional services or engaged in the production of intellectual property. This definition does not include "medical services, doctor office" which is separately defined.
>
> *Retail, Large Scale:* A retail store with a gross floor area of more than 4,000 square feet for the sale of general merchandise or food. Typical general merchandise includes clothing and other apparel, equipment for hobbies and sports, gifts, flowers and household plants, dry goods, toys, furniture, antiques, books and stationery, pets, auto parts and accessories, and similar consumer goods. The term "food store" includes a grocery, delicatessen, and convenience and specialty foods stores. This use does not include other uses in this article that are specifically listed.
>
> *Retail, Small Scale:* A retail store with a gross floor area of 4,000 square feet or less for the sale of general merchandise or food. Typical general merchandise includes clothing and other apparel, equipment for hobbies and sports, gifts, flowers and household plants, dry goods, toys, furniture, antiques, books and stationery, pets, auto parts and accessories, and similar consumer goods. The term "food store" includes a grocery, delicatessen, and convenience and specialty foods stores. This use does not include other uses in this article that are specifically listed.

Staff currently has two interpretations of these definitions and their proper enforcement.

> *Current:* The article is meant to be enforced on a per-building basis. In other words, the gross square footage of a single retail or office building may be no more than 4,000 gsf. Under this interpretation, two 4,000 square foot office buildings would be allowed on a single piece of property, but one 6,000 square foot building would be prohibited.
>
> *Alternative:* The article is meant to be enforced on a per suite basis. As the purpose of the table of

> permitted uses is to enforce allowable uses, not building sizes, a multi-tenant office or retail building could be larger than 4,000 gsf, but no single tenant space may be larger than 4,000 gsf. Under this interpretation, you could have an 8,000 square foot office or retail building with 4 suites as long as no single suite or tenant space is larger than 4,000 gsf.

Recent rezoning requests from C-1, Neighborhood Commercial and R-O, Residential Office to C-2, General Commercial necessitate the need for Board of Adjustment's interpretation. Many existing R-O and C-1 zoned developments along SW 14th Street and SW Regional Airport Boulevard would not be permitted under today's interpretation of the Code.

An important note, if a development fits within another defined use (such as a medical clinic/office or convenience store, which are separately defined) it does not fall under the same 4,000 gsf limitations as general office or retail uses.

Relationship to the Community Plan

The Commerce and Industry Chapter of the Bentonville Community Plan discusses opportunities for integrating commercial goods and services in new residential areas (p. 66). The plan discusses the importance of supporting well-integrated local commercial nodes that provide easy access to day-to-day retail, services, and jobs as residential development occurs. Historically, staff and Planning Commission have used "smaller-scale" commercial districts such as C-1, Neighborhood Commercial and R-O, Residential Office to help accomplish these goals. Current staff interpretation of the Zoning Code is encouraging applicants to rezone their properties to C-2, General Commercial, which allows for greater height and flexibility in allowable uses. Staff interpretation may be hindering our ability to implement the goals and vision of the Community Plan.