

Note – Some of the members of the Board of Adjustment, as well as City staff members, may attend this meeting virtually. For public health reasons, those who attend in person should consider personal hygiene, the use of facial coverings, and social distancing.



**BOARD OF ADJUSTMENT
AGENDA
July 14, 2021**

Registration Link: <https://zoom.us/j/94297834719>

- I. Call to Order**
- II. Approval of Minutes**
- III. New Business**

- 1. Tracy Johnson**
714 NE 2nd Street ([VAR21-0018](#))
 - Fence Height

Variance*

- 2. Southern Sights, LLC**
501 & 503 NW K Street ([VAR21-0019](#))
 - Rear Setback

Variance*

Board of Adjustment
Minutes
June 9, 2021

Meeting called to order by Rick Rogers, Chairman.

Present: Joe Haynie, Jan Holland, Rick Rogers, and Sam Pearson
Absent: Rustin Chrisco
Staff: Elizabeth Johnson, Baylea Birchfield, Ellen Norvell, Dan Weese

Motion by Mr. Pearson, seconded by Mr. Haynie to approve the minutes of May 26, 2021 as written
Approved 4-0

Old Business

Item #1

Wal-Mart Real Estate Business Trust, 406 S Walton Boulevard, VAR20-0031

Elizabeth Johnson reads the staff report.

Terry Pool, applicant, requested to table item via Zoom.

There is discussion amongst Board members and staff.

Tabled 4-0

New Business

Item #1

Lefors Addition, 604 NW 2nd Street, VAR21-0013

Elizabeth Johnson reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Jessie, 118 S College Ave, representing the applicant, speaks on the reason for the request via Zoom.

There is discussion amongst Board members and staff.

Approved 4-0

Motion by Mr. Haynie, seconded by Mr. Pearson to adjourn the meeting.

Meeting adjourned

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

Christian Togmus

BOARD OF ADJUSTMENT STAFF REPORT



Tracy Johnson

714 NE 2nd Street

BOA Date: 7/14/2021

Reviewer: Baylea Birchfield, Planning Tech

Project Number	VAR21-0018
Applicant / Current Owner	Tracy Johnson
Site Area	+/- 0.28 acres
Current Zoning	R-1, Single Family Residential
Variance Request	Land Development Code, Article 1100, Design Standards, Section 1100.06, Fence design standards, Subsection h, Fence height

Property Description

This property is located at 714 NE 2nd Street. It is currently zoned R-1, Single-Family Residential.

Regulation

According to Land Development Code Article 1100, Section 1100.06, Fence design standards, section h, Fence height, the maximum fence height shall be six feet above grade.

Variance Request

The applicant is requesting that the total height of a retaining wall and fence be eight feet, which is a variance of two feet from the six feet required by ordinance.

Background

According to the applicant's narrative, their front porch will be located on the west side of their property. With the current fence height requirement of 6 feet, their porch will look over into their neighbor's backyard. The proposed fence will be on the sides and back of their property, stopping before the property line.

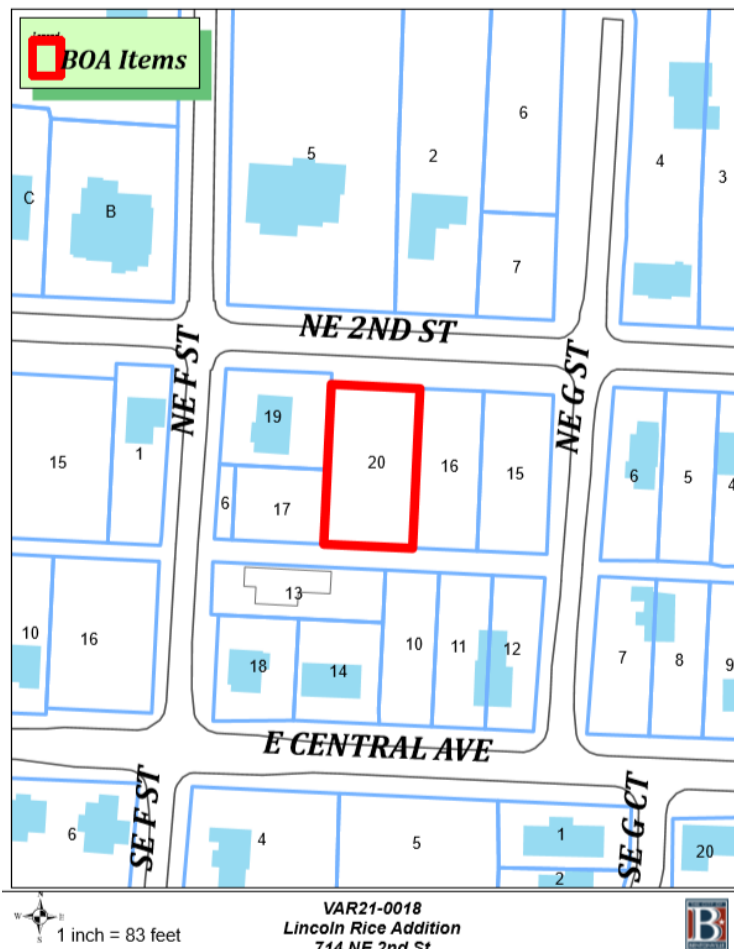
Public Comment

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 shall be required to obtain an approved fence 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.

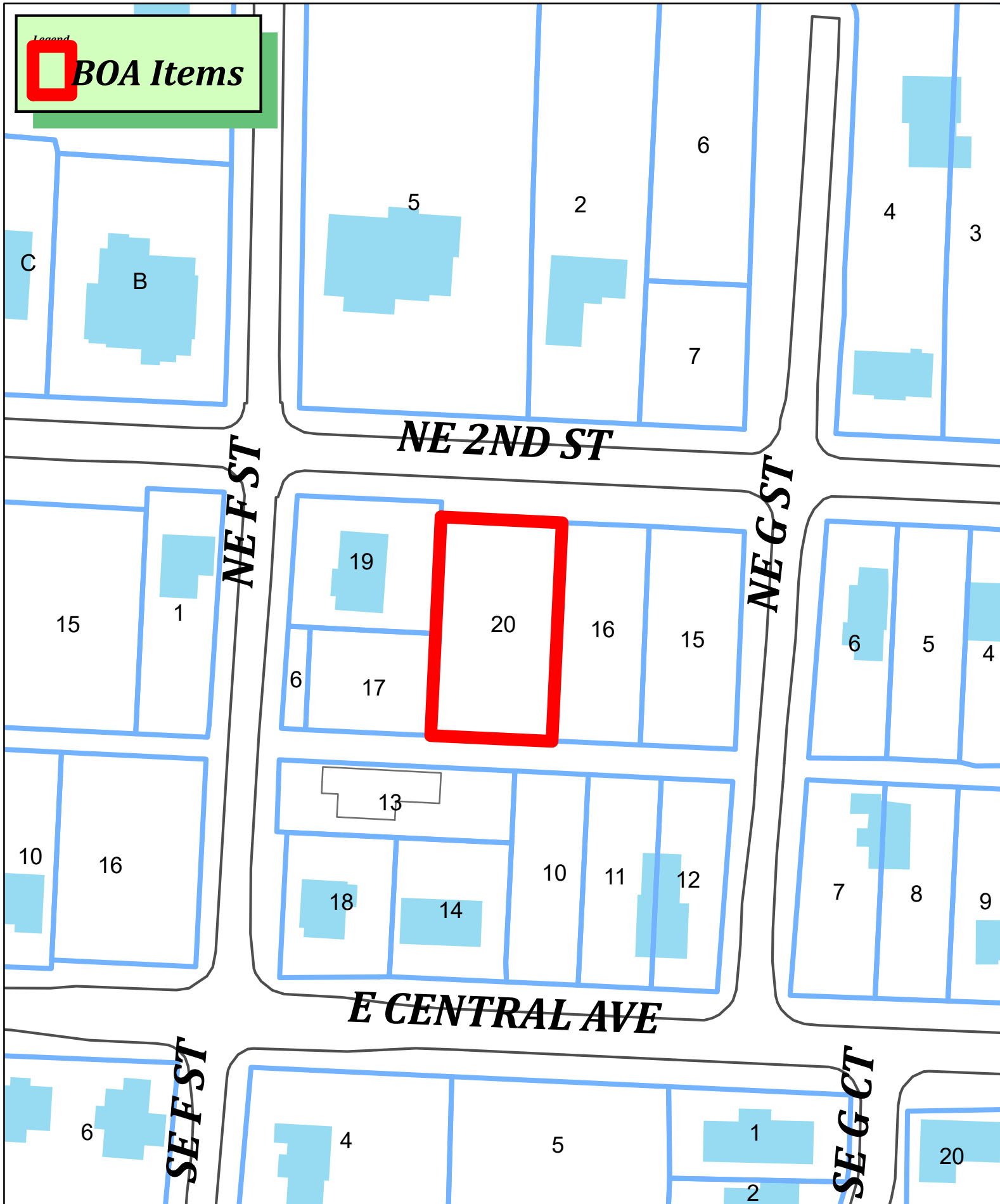
(4) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(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.

Legend


BOA Items





1 inch = 83 feet

VAR21-0018
Lincoln Rice Addition
714 NE 2nd St



Variance request

Dear Board of Adjustment / Planning Department,

Our property, 714 NE 2nd Street, Bentonville is currently zoned R-1. We are requesting a variance to allow a maximum fence height of 8 feet. This request is to ensure the privacy of our neighbors and ourselves.

On the East side of our property, our neighbors outside living area and our outside living area are adjacent, the extra fence height would provide additional privacy for both properties.

On the West side of our property, due to topography, our front porch will be looking over into our neighbor's backyard/outdoor living area. Again, the additional fence height would provide additional privacy to both properties.

As shown on the attached Site Plan, the fence will be on the sides and back of our property and will stop well back from our front property line, therefore none of it would be considered a "front" fence.

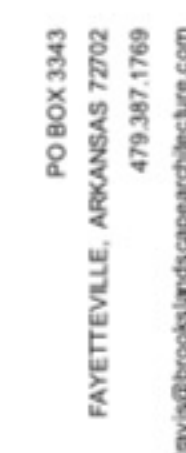
In addition to these facts, our neighborhood appears to be rapidly transitioning from R-1 zoning to DN-1 zoning which would allow an 8 foot fence height without the need of a variance.

Thank you for your consideration of our variance request,

Tracy and Elizabeth Johnson

501-425-9588

gjohns6@gmail.com

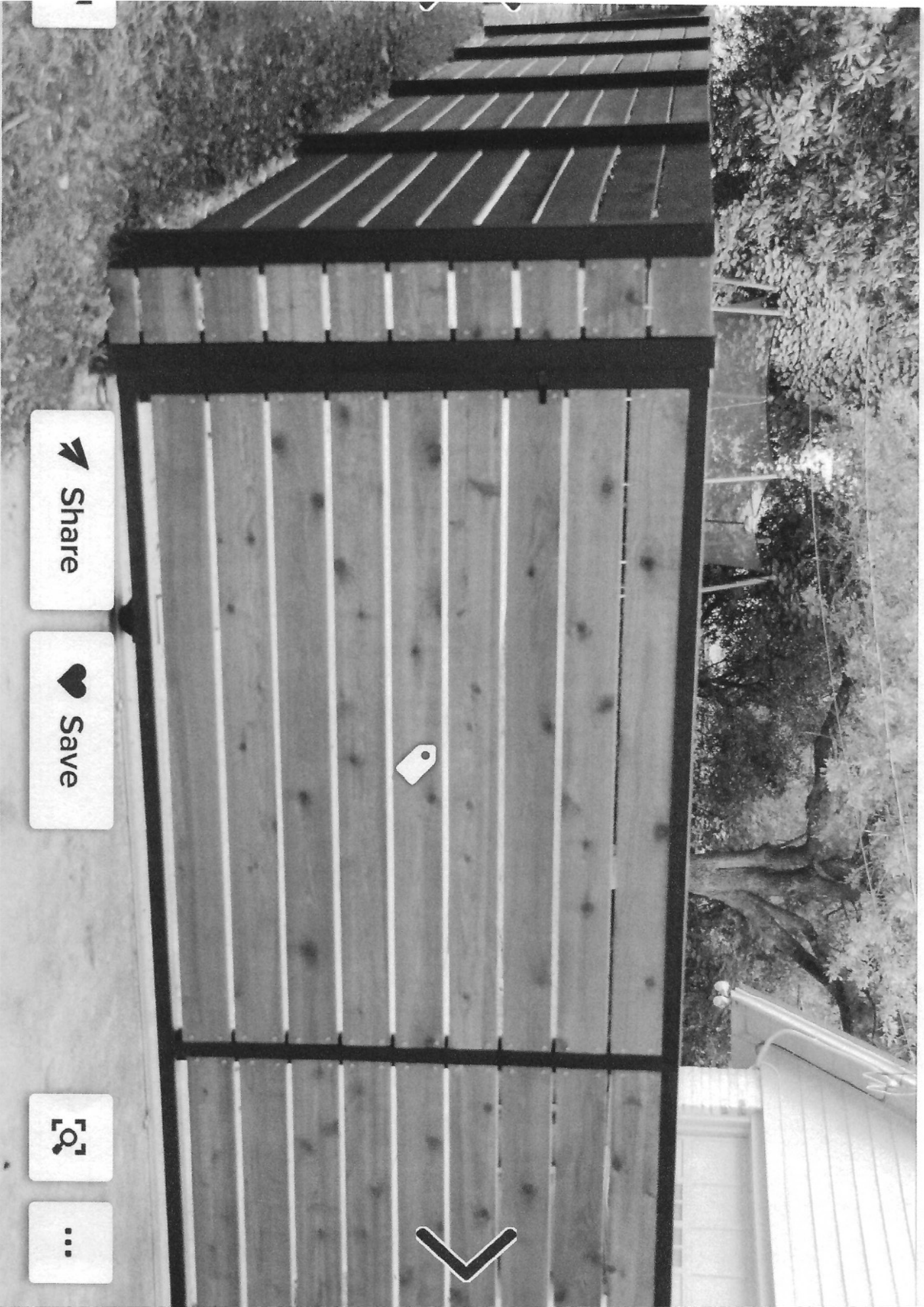


Fence

Bentonville Arkansas

March 2, 2021

SHEET



Share

Save

BOARD OF ADJUSTMENT STAFF REPORT



Southern Sights, LLC

501 & 503 NW K Street

BOA Date: 7/14/2021

Reviewer: Baylea Birchfield, Planning Tech

Project Number	VAR21-0019
Applicant / Current Owner	Southern Sights, LLC
Site Area	+/- 0.29 acres and +/- 0.29 acres
Current Zoning	R-1, Single Family Residential
Variance Request	<i>Zoning Code, Article 40, Section 401.07, Residential (R) District Regulations, Subsection C, Residential (R) districts setback standards</i>

Property Description

These properties are located at 501 & 503 NW K Street. They are currently zoned R-1, Single-Family Residential.

Regulation

According to Zoning Code Article 401, Section 401.07, Residential (R) District Regulations, Subsection C, Residential (R) districts setback standards, the rear setback for an R-1 property is 25 feet.

Variance Request

The request is for a dimensional variance to allow 501 NW K to be constructed with a similar buildable area as other adjacent lots. Approval of this variance would reduce the rear yard by +/- 720 SF. The applicant requests a 15 foot rear yard be accepted, which is a variance of 10 feet from the 25 feet required by ordinance.

Background

The applicant states that the sewer connection was installed at a high topography relative to the topography of the home prior to the applicant's purchase. Compliance with front setbacks requires the homes to be pushed down the hill further below the existing sewer connection. Additional sewer access at a more practical elevation is available for 503 NW K across the rear yard of 501 NW K.

As service lines are not allowed to cross property lines, the applicant proposes creation of a flag lot to provide sewer service access to 503 NW K to comply with all applicable regulations.

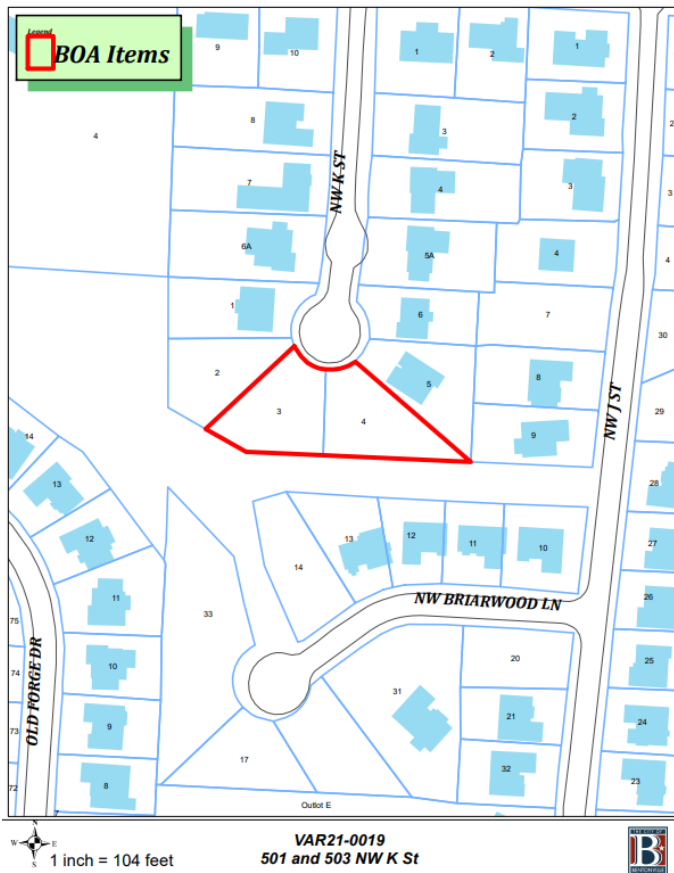
Public Comment

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 and setbacks, as provided by the applicant within this application.



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.

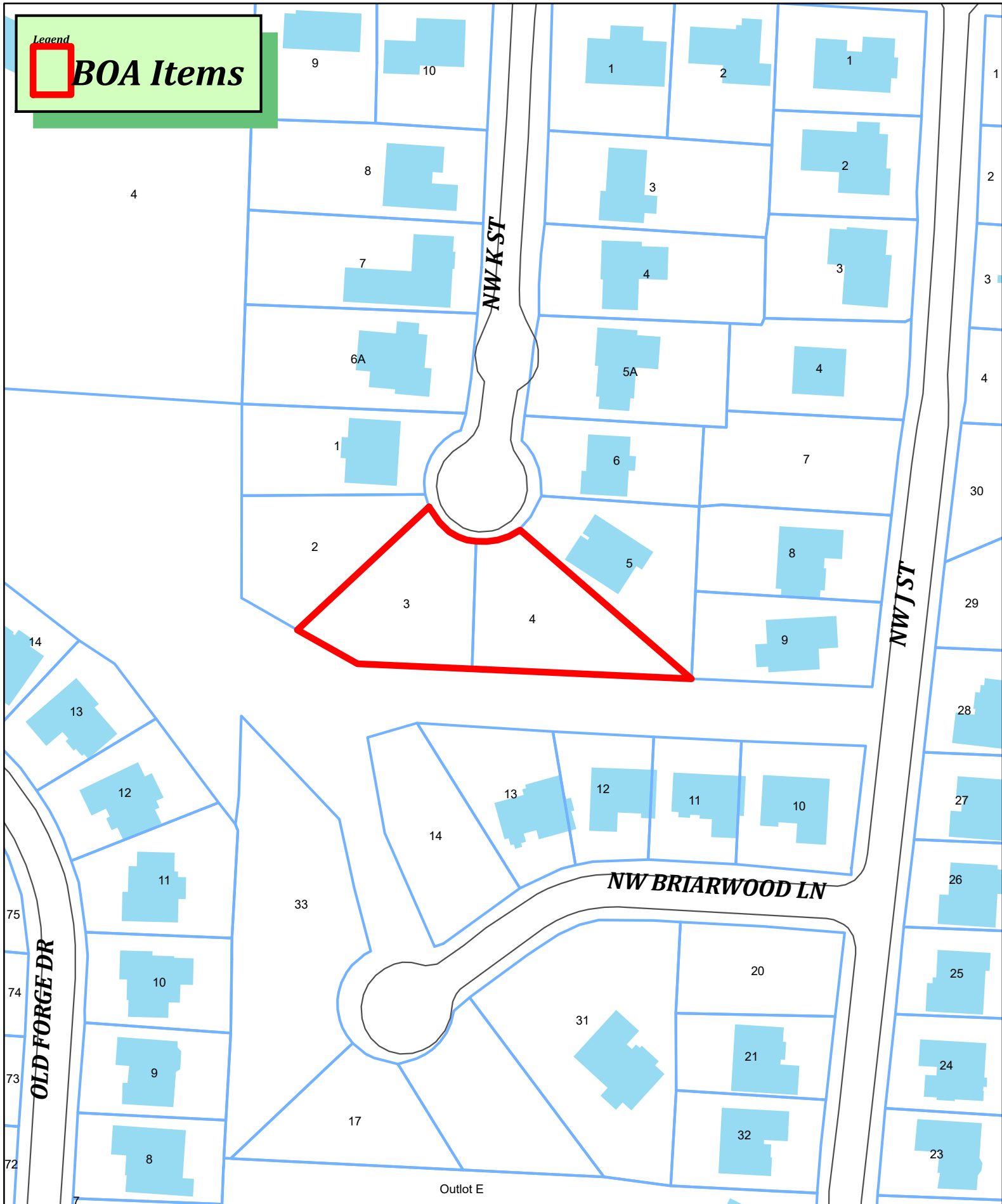
(5) *Conditions.* In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of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

Legend



BOA Items



1 inch = 104 feet

VAR21-0019
501 and 503 NW K St



© 2007 The Authors
Journal compilation © 2007 Blackwell Publishing Ltd

June 20, 2021

501 / 503 nw variance request

Dear Board of Adjustments members and Planning Department Staff,

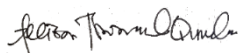
A rear dimensional setback variance is requested for a new single-family home currently under construction at 501 NW K, Bentonville AR due to unique and unusual existing topography of the site. Two new homes currently under construction on two existing single family home lots located at 501 and 503 NW K. Existing sewer is provided for 503 (the northern lot) within the cul-de-sac which ends NW K.

Due to the topography sloping significantly away from the street where the sewer connection is located, however, connection to that sewer creates practical difficulty. The sewer connection was installed at a high topography relative to the topography of the home prior to the applicant's purchase, and compliance with front setbacks requires the homes to be pushed down the hill further below the existing sewer connection. These special conditions are inherent to this lot and are not a result of the actions of the applicant. The homes designed for these lots have a similar footprint and overall massing to the street as other single-family homes in the area, and are situated on the lots consistent with the pattern of adjacent homes.

Luckily, additional sewer access at a more practical elevation is available for 503 NW K across the rear yard of 501 NW K. As service lines are not allowed to cross property lines, the applicant proposes creation of a flag lot to provide sewer service access to 503 NW K to comply with all applicable regulations. This practical and technically feasible solution does create a technical rear setback difficulty for 501 NW K, however, as the rear deck of the home is now located within the shortened rear setback. A dimensional variance is sought to allow 501 NW K to be constructed with a similar buildable area as all other adjacent lots, as it's rear building area is only reduced as a result of unique circumstance of topography and existing sewer elevation on the neighboring 503 NW K. An attached exhibit shows this proposed flag lot and the resulting +/- 720 SF area of reduced rear setback that would allow 501 NW K to be provided with a rear deck to take advantage of the attractive views of the creek.

Granting of this variance will allow improvement of both properties in a manner that reasonable, customary, and consistent with other properties in the area. Although the variance would technically allow a smaller dimensional rear setback for a portion 501 NW K, the use of the flag lot as a utility easement would prevent construction in it. This will achieve the same visual and practical degree of separation of the structure from the original rear lot line in perpetuity, as well as maintaining the same open space and development pattern of the neighbor's rear yards.

We believe, and hope that you agree, that the design for the two new homes at 501 and 503 NW K will provide an attractive and desirable addition to downtown housing, balancing steep topography with practical solutions. We respectfully request your approval of this variance.



Allison Thurmond Quinlan, AIA RLA LEED AP
atq@flintlocklab.com 479.305.4807

VARIANCE EXHIBIT FOR A BUILDING SETBACK REDUCTION LOCATED ON LOT 3, BRIARWOOD SUBDIVISION

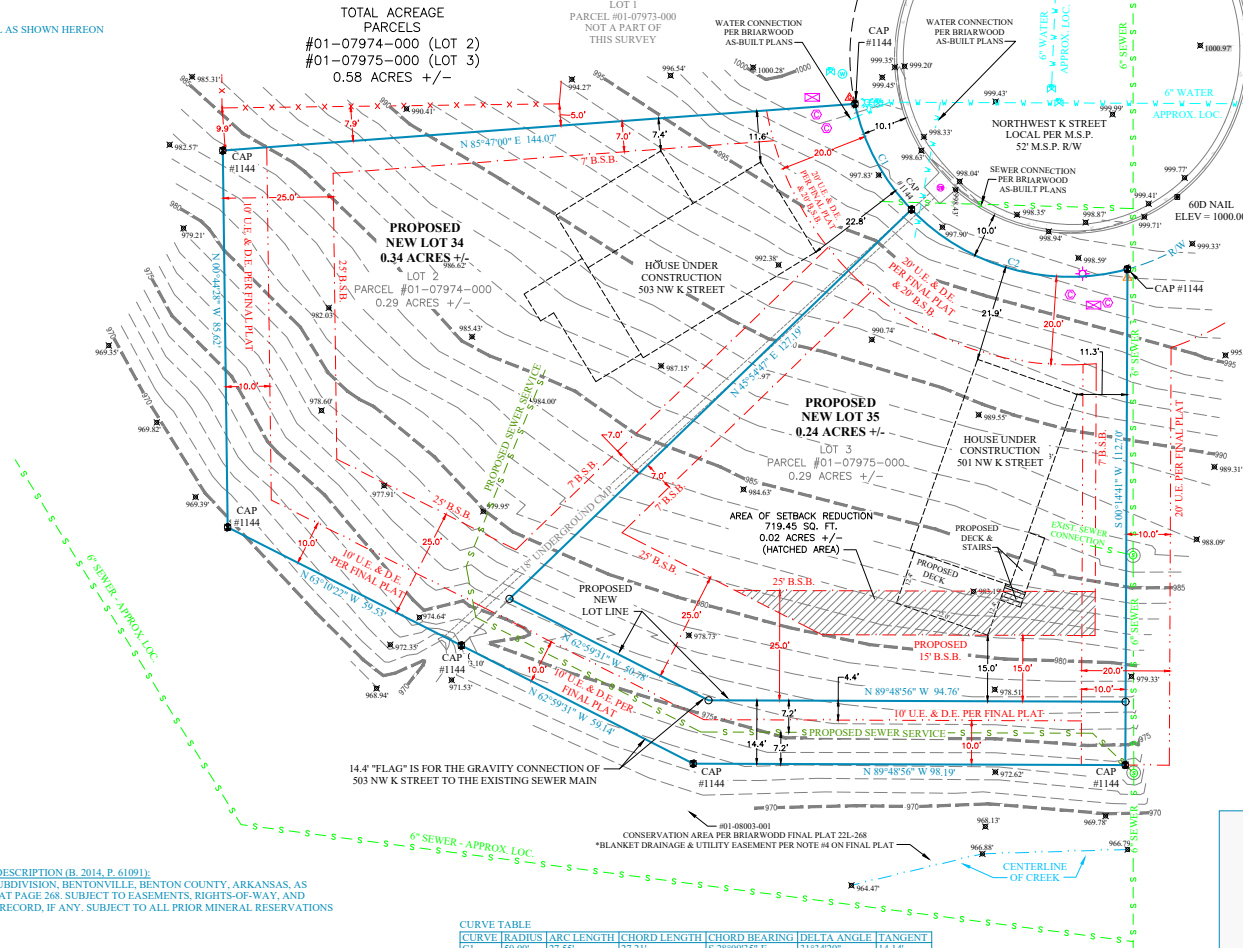
FIELD WORK:
SEPTEMBER 6, 7, 9, 10 & 12, 2020

BASIS OF BEARING:
FINAL PLAT OF BRIARWOOD SUBDIVISION FILED
IN BOOK 22L AT PAGE 268

REFERENCE DOCUMENTS:
1) FINAL PLAT OF BRIARWOOD SUBDIVISION FILED IN
BOOK 22L AT PAGE 268
2) PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 694
3) WARRANTY DEED FILED IN BOOK 2014 AT PAGE 61091

BASIS OF ELEVATION:
ASSUMED 1000' ON A 60D NAIL AS SHOWN HEREON

CONTOUR INTERVAL:
1 FOOT



EXISTING WARRANTY DEED DESCRIPTION (B. 2014, P. 61091):
LOTS 2 AND 3, BRIARWOOD SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS
SHOWN IN PLAT RECORD 22L AT PAGE 268, SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND
PROTECTIVE COVENANTS OF RECORD, IF ANY, SUBJECT TO ALL PRIOR MINERAL RESERVATIONS
AND OIL AND GAS LEASES.

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 #05007C0090). DATED 09/28/2007

NOTE:
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND
APURTANCES. 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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	27.35'	27.71'	S 28°09'33" E	31°14'29"	13.14'
C2	50.00'	53.41'	50.91'	S 28°33'03" E	61°12'29"	29.53'
C3	50.00'	72.34'	66.12'	N 29°01'00" E	82°46'41"	44.06'

PROPERTY ZONED:
R-1

BUILDING SETBACKS PER BRIARWOOD FINAL PLAT:
FRONT 25R
SIDE (INTERIOR) 07R
SIDE (CORNER LOT - INTERIOR) 07R
SIDE (CORNER LOT - EXTERIOR) 25R
REAR 25R

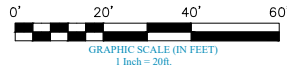
BUILDING SETBACKS PER CURRENT ZONING:
FRONT 20R
SIDE (INTERIOR) 07R
SIDE (EXTERIOR) 20R
REAR 25R

*SETBACKS SHOWN ARE PER CURRENT BENTONVILLE
ZONING

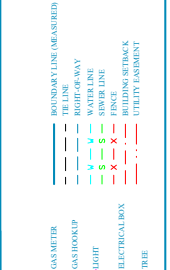
GARAGE SETBACK STANDARDS:
(APPLICABLE TO ATTACHED AND DETACHED GARAGES)

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

GARAGE, SIDE OR REAR LOADING:
20R FROM THE FRONT PROPERTY LINE



RECORDING NUMBER/DATE

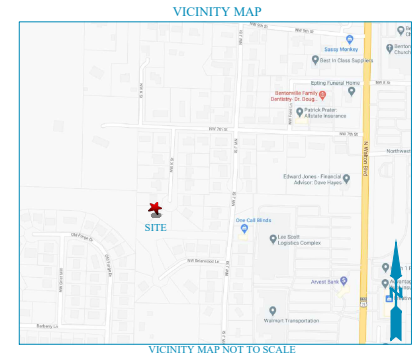


LEGEND:
THESE STANDARD SYMBOLS WILL
BE FOUND IN THE DRAWING.

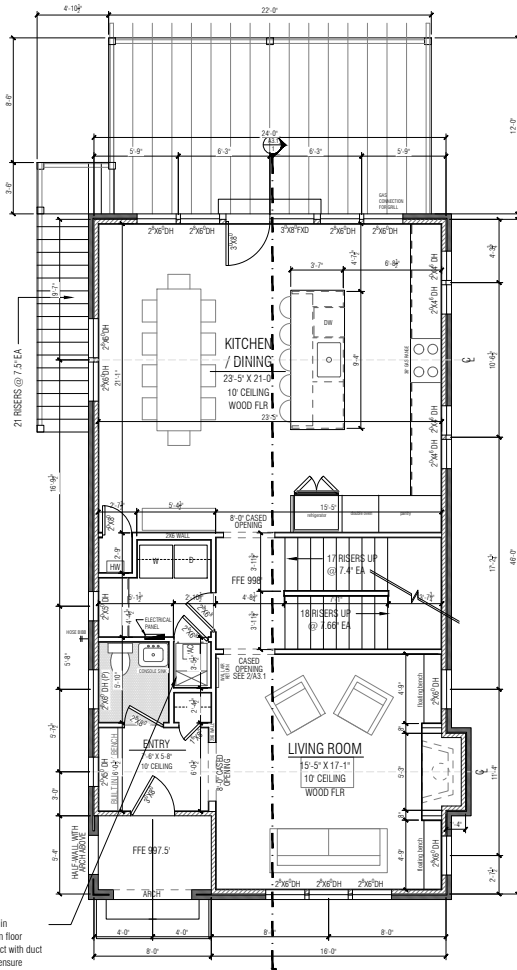
Bates & Associates, Inc.
Engineers, Surveyors, Landscape Architects
2218 S. River Road, Suite 100, Bentonville, AR 72716
501-251-1234
batesandassociates.com

FOR USE AND BENEFIT OF:
MARK HANEY
ADDRESS: 603 NORTHWEST E STREET
BENTONVILLE, ARKANSAS
DATE: 06/10/21 SCALE: 1"=20'
SUBMITTED: 06/10/21
REVIEWED: 06/10/21
DRAWN BY: J. HANEY
COA: #1335

DRAWING #20-281 VAR.

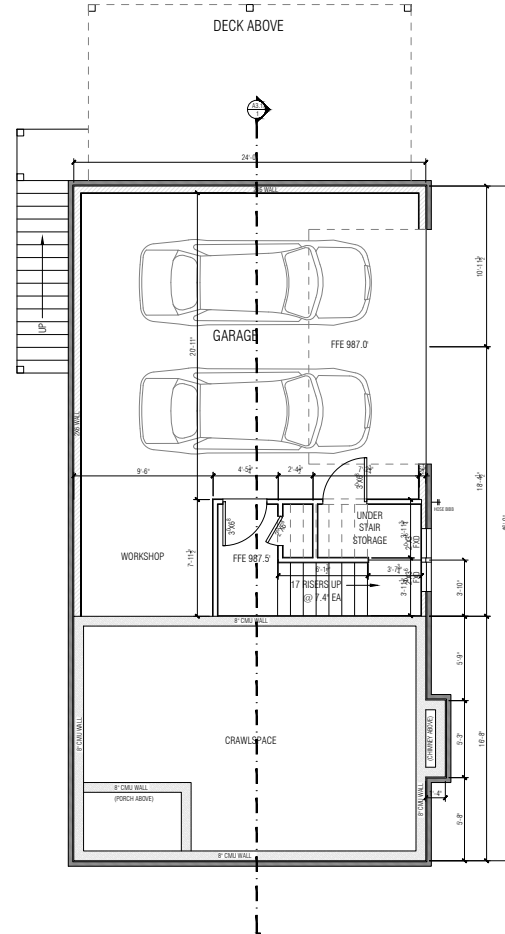


CONDITIONED SQUARE FOOTAGE:
(OUT OF STUD)
704 GROSS SF GARAGE LEVEL
1061 GROSS SF GROUND FLOOR
1064 GROSS SF UPPER FLOOR
TOTAL 2833 CONDITIONED SF
9 GARAGE LEVEL CEILING
19 MAIN FLOOR CEILING
9 SECOND FLOOR CEILING
4 BED
2.5 BATH



2 GROUND FLOOR PLAN - 501 NW K
SCALE: 1/4" = 1'-0"

All mechanical ductwork is to be run in conditioned envelope of house, within floor trusses. Contractor to provide architect with duct layout prior to approval of trusses to ensure coordination of duct bays in open web trusses. If duct layout is not coordinated by GC prior to order of trusses, it shall be the GC's sole responsibility to pay to spray foam insulate any ductwork outside the envelope (IE in attic) to min R-40. Architect approval required for this approach.



1 GARAGE LEVEL PLAN - 501 NW K
SCALE: 1/4" = 1'-0"

flintlock
ARCHITECTURE & LANDSCAPE

217 E Dickson St #106
Fayetteville
AR 72701
T 479.305.4807
www.flintlocklab.com

NO. Date Issues/Revisions

GROUP

REVISIONS

501 + 503
NW K
Bentonville,
Arkansas

100% CDS

DRAWN BY:
CHECKED BY:

FLOOR PLANS

DATE: JAN 27, 2021
SCALE:

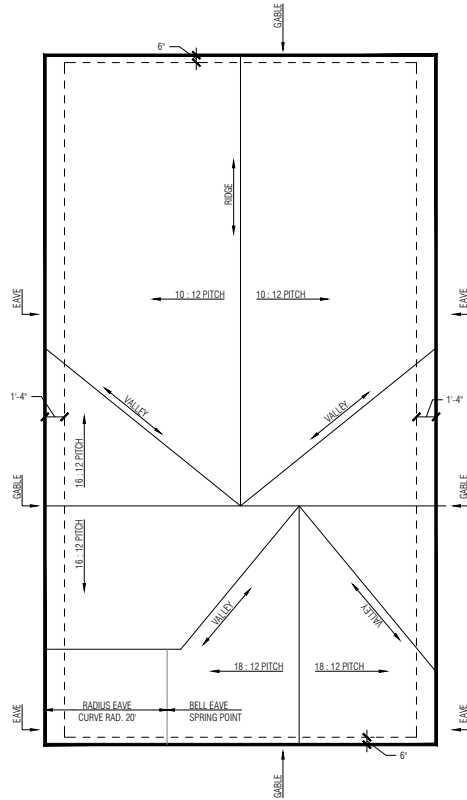
GRAPHIC COURTESY

A1.10

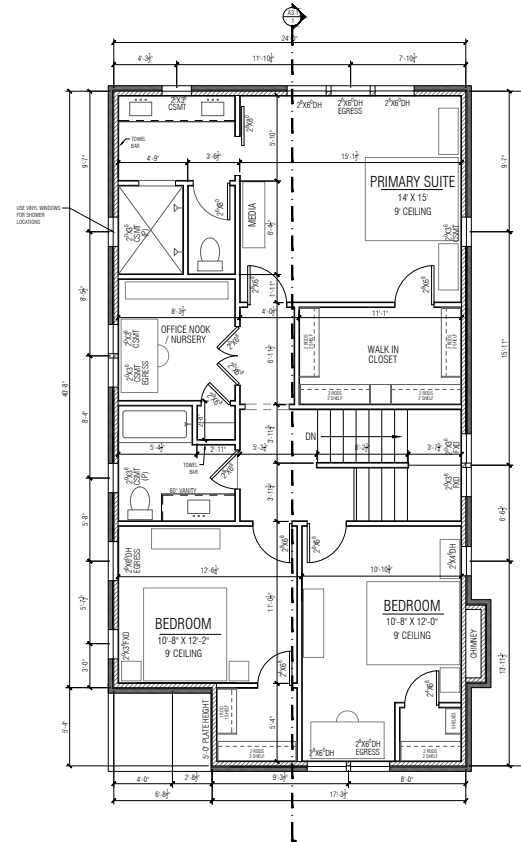
CONDITIONED SQUARE FOOTAGE
(OUT OF STUD):
989 GROSS SF GARAGE LEVEL
1451 GROSS SF GROUND FLOOR
1068 GROSS SF UPPER FLOOR
TOTAL 3510 CONDITIONED SF

9' GARAGE LEVEL CEILING
10' MAIN FLOOR CEILING
9' SECOND FLOOR CEILING

8 BED
4.5 BATH



2 ROOF PLAN - 501 NW K
SCALE: 1/4" = 1'-0"



1 UPPER FLOOR PLAN - 501 NW K
SCALE: 1/4" = 1'-0"

flintlock
ARCHITECTURE & LANDSCAPE

217 E Dickson St #106
Fayetteville
AR 72701

T 479.305.4807
www.flintlocklab.com

NO. Date Issues/Revisions

GROUP

PROJECT CODE

501 + 503
NW K
Bentonville,
Arkansas

100% CDS

DRAWN BY:
CHECKED BY:

DATE: 10/27/2021

FLOOR PLAN
ROOF PLAN

DATE: JAN 27, 2021
SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

SCALE:

DATE: 10/27/2021

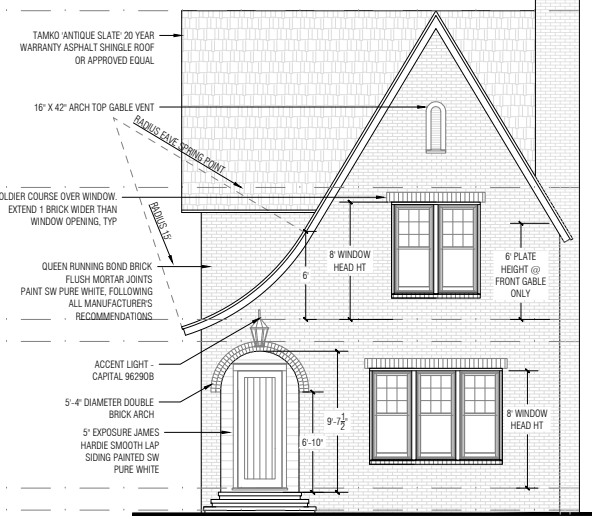
SCALE:

DATE: 10/27/2021

SCALE:



2
AZ.1
LEFT ELEVATION - 501 NW K
SCALE: 1/4" = 1'-0"



1
AZ.1
STREET ELEVATION - 501 NW K
SCALE: 1/4" = 1'-0"

NO. Date Issues/Revisions

GROUP

REVISIONS

501 + 503
NW K
Bentonville,
Arkansas

100% CD'S

DRAWN BY:
CHECKED BY:

DATE: JAN 27, 2021

SCALE:

ELEVATIONS

DATE: JAN 27, 2021

SCALE:

DATE: JAN 27, 2021

SCALE:

DATE: JAN 27, 2021

SCALE:

DATE: JAN 27, 2021

SCALE:

DATE: JAN 27, 2021

SCALE:

DATE: JAN 27, 2021

SCALE:

DATE: JAN 27, 2021

SCALE:

DATE: JAN 27, 2021

SCALE:

