

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 26, 2021**

Registration Link: https://us02web.zoom.us/webinar/register/WN_U5DNH8sdRRqwLvexGW-7oQ

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

- 1. Wal-Mart Real Estate Business Trust** **Variance***
 - Walton Boulevard ([VAR20-0031](#))
 - Sign Regulations

IV. New Business

- 1. Luis Flores** **Variance***
 - 5 Burnett Circle ([VAR21-0010](#))
 - Rear Setback
- 2. Table at the Station** **Variance***
 - 409 SE 6th Street ([VAR21-0012](#))
 - Staff Interpretation of sight obstructions

**Denotes public hearing*

Board of Adjustment
Minutes
May 12, 2021

Meeting called to order by Rick Rogers, Chairman.

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

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

New Business

Item #1

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

Baylea Birchfield reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Terry Pool, the representative, speaks on the reason for the request via Zoom.

John Youll, with CEI, speaks on the item via Zoom.

There is discussion amongst Board members and staff.

Mr. Rogers refuted from the vote.

Mrs. Holland motioned to table the item.

Tabled 3-0

Item #2

Demings Addition, 408 NW C Street, VAR21-0011

Baylea Birchfield reads the staff report.

Opened public hearing

No public comments

Closed public hearing

David Burris, the applicant, speaks on the reason for the request via Zoom.

There is discussion amongst Board members and staff.

Approved 4-0

Item #3

Office and Retail Square Footage Interpretation

Tyler Overstreet reads the staff report.

There is discussion amongst Board members and staff.

Tyler Overstreet withdrew the request.

Withdrawn

Motion by Mrs. Holland, seconded by Mr. Chrisco to adjourn the meeting.

Meeting adjourned

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

Baylea Birchfield

BOARD OF ADJUSTMENT STAFF REPORT



Wal-Mart Real Estate Business Trust

406 S Walton Boulevard

BOA Date: 5/26/2021

Reviewer: Elizabeth Johnson, Senior Planner, AICP

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 first 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.

The request was tabled for a second time by the Board of Adjustment on May 12, 2021.

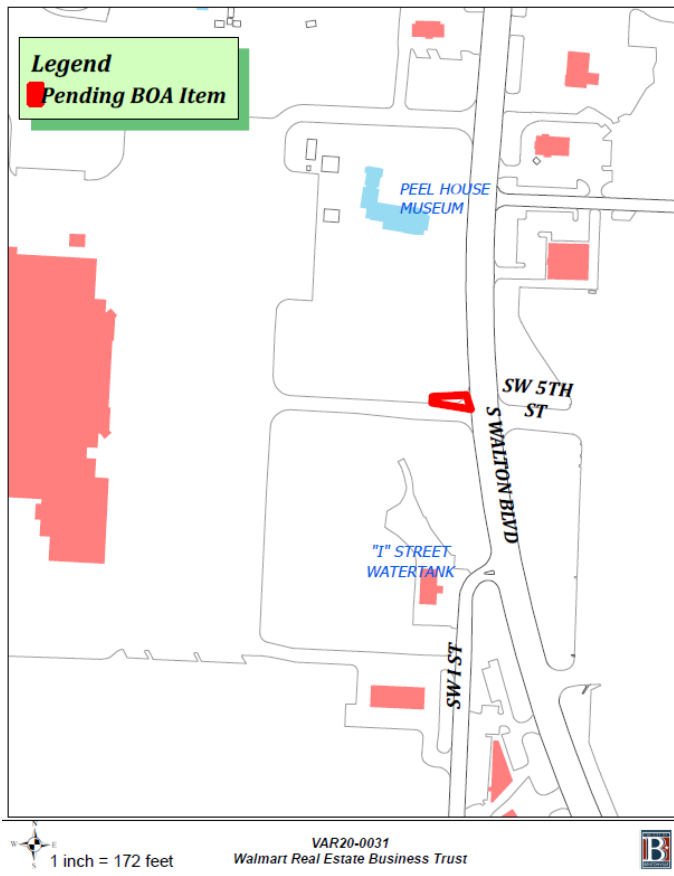
Public Comment

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.

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.

KUTAKROCK

Board of Adjustments
November 12, 2020
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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

KUTAKROCK

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EXHIBIT A



KUTAKROCK

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EXHIBIT A

[continued]



KUTAKROCK

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EXHIBIT B



KUTAKROCK

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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



BOARD OF ADJUSTMENT STAFF REPORT



Luis Flores

5 Burnett Circle

BOA Date: 5/26/2021

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	VAR21-0010
Applicant / Current Owner	Luis A & Regina S Flores
Site Area	+/- 0.15 acres
Current Zoning	R-1, Single Family Residential
Variance Request	Article 400.7 Residential District Regulations

Property Description

This property is located at 5 Burnett Circle and is used as a single-family home. It is currently zoned R-1, Single-Family Residential.

Regulation

According to Zoning Code Article 401.07, Residential Districts Regulations, section c, Residential districts setback standards, subsection 1, Standards, states that the rear setback for the R-1 zoning district is 25 feet.

Variance Request

The applicant is requesting a variance to reduce their rear setback from 25 feet to 17.5 feet.

Background

The applicant installed a patio with roofing attached to their house in June of 2020 without a building permit. The roof is installed 17.5 feet away from the back property line.

The applicant states in their narrative that they only have 5 feet of buildable area between their setback and existing house, which would not allow for the size of covered patio that they were wanting. Additionally, the applicant states that the covered patio helps reduce flooding coming up to their back door.

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.
2. The applicant shall be required to obtain an approved building permit for the existing structure.



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

City of Bentonville, Arkansas | Planning & Building Services Department

Ellen Norvell, Planning & Building Services Director | 305 SW A Street, Bentonville, AR | (p) 479-271-3122 | (e) planning@bentonvillear.com

BOARD OF ADJUSTMENT STAFF REPORT

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.

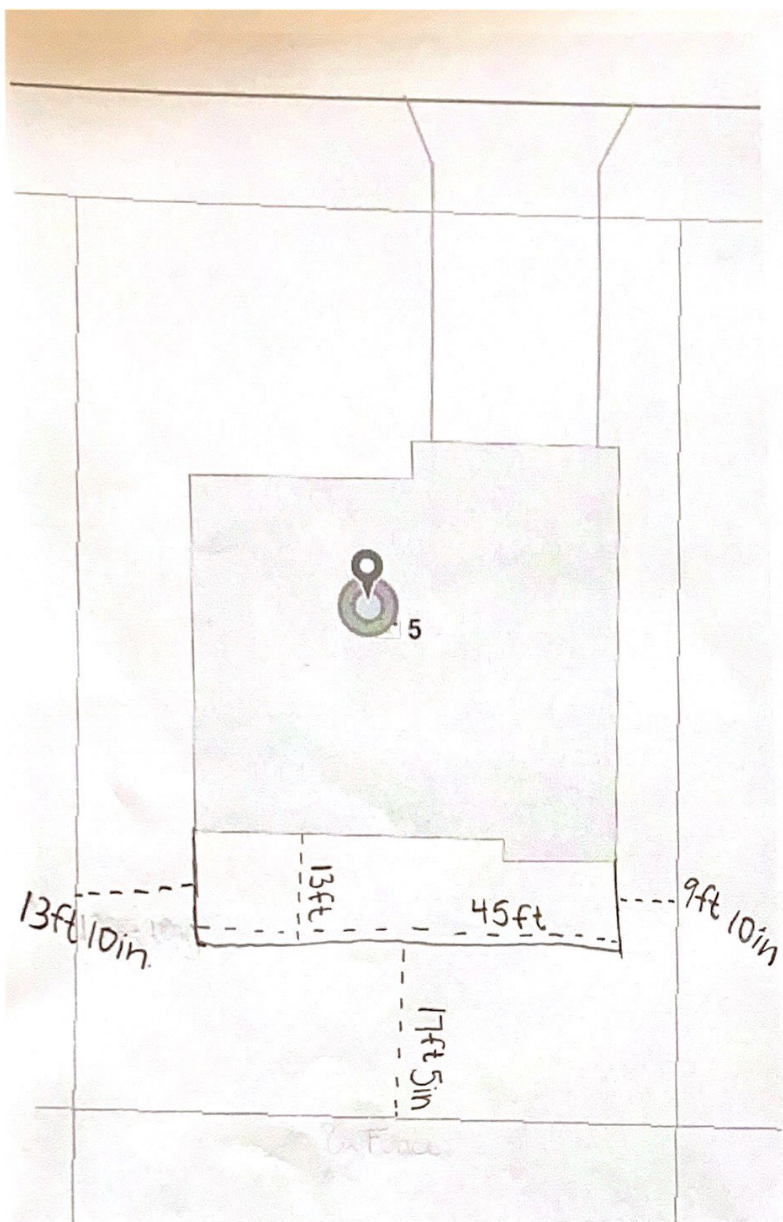
(3) The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of land, building or structure.

(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.

This is in regard to the property of 5 Burnett Circle, Bentonville, AR, owners Luis and Regina Flores. We installed a patio in the backyard with a roofing attached to the house. We did not know that special permits were required and had a city official come by the house and explained what permits and regulations were in place in order to have the patio. The city official let us know that the roofing had to be 25 feet away from the back fence. It is currently only 17ft 5in away. With that being said, we are now applying for a variance to be able to keep the roofing. We would like for you to know that our lot cannot accommodate those requirements as our backdoor to our house is only 30 feet from our back fence. Another reason we are applying for this variance is our backyard is at a slight downhill and has caused flooding at our backdoor. We built this structure to avoid future flooding and further structural damage to the house. We have spent quite a deal of time and money to get this issue resolved. We have spent a total of \$5,000 in materials and I have been working on this project since June 2020 with the occasional help of family. We appreciate your consideration in this matter as our biggest concern is the flooding issue. Please let us know if you have any further questions and concerns. Once again, thank you for your consideration.



BOARD OF ADJUSTMENT STAFF REPORT



Table at the Station

409 SE 6th Street

BOA Date: 5/26/2021

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	VAR21-0012
Applicant / Current Owner	Table at the Station, LLC
Site Area	+/- 0.48 acres
Current Zoning	DN-4, Downtown Mixed-Use Residential
Variance Request	Staff Interpretation of Article 1100.01 Determination of areas to be kept clear of sign obstructions.

Property Description

This property is located at 409 SE 6th Street and is home to the restaurant Table at the Station. It is currently zoned DN-4, Downtown Mixed-Use Residential.

Regulation

According to Land Development Code Article 1100.01, General Provisions, Section f, Sight distances at driveways and intersections, Subsection 3, Determination of area to be kept clear of sight obstructions, states that all intersections and commercial driveways shall use AASHTO standards to determine the area that is to be kept clear of sight obstructions, unless otherwise approved by the city engineer.

Variance Request

The applicant is requesting a variance from the literal interpretation of applying highway transportation standards in an urban setting.

Background

According to the applicant's narrative, a literal interpretation of the sight distance requirements in the street specification or the AASHTO sight distance requirements do not make sense in an urban setting. Applying highway-like street standards to urban corridors does not allow for on-street parking, adequate pedestrian access, nor other design elements common to urban areas.

In addition, the applicant states that while the intent of the ordinance is to protect the health, safety, and welfare of the public, it cannot be applied fairly nor consistently. The current interpretation of the ordinance would not allow many of the existing on-street parking facilities, street trees, or other "visual impairments" within the community.

Public Comment

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

Conditions of Approval

If approved, the following condition shall apply:

1. The approved variance shall be for the proposed layout, 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:

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- 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.

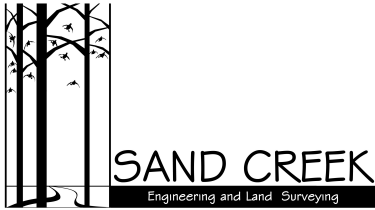
(2) No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(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.



May 7th, 2021

City of Bentonville
Variance Board

Re: Variance Request for
"Minimum Standard Specifications for Streets" Adopted November 28, 2006,
Sections 400.3 Intersections Sight Distance and 400.7 Sight Distance and Design Speeds
409 SE 6th Street, Bentonville, AR
Sand Creek Project # 19118

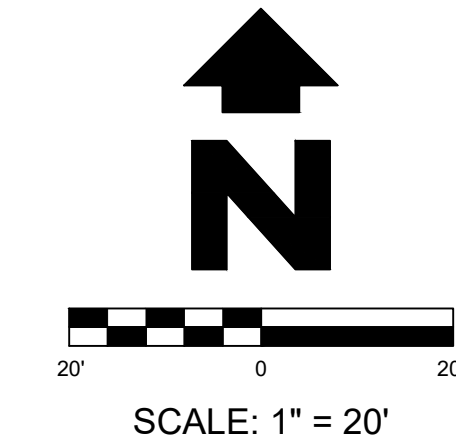
To whom it may concern:

- The special condition and circumstances which exist is due to the ordinance as written for sight distances at intersections and drives is not appropriate, nor practical for an urban setting. The AASHTD Standards for sight triangles are based on the safety needs to facilitate unimpeded traffic flow at the designed roadway speed. This is not the desired situation when looking at the needs of the urban setting. Due to the desire to improve a pedestrian friendly area, create on-street parking for long term sustainability of our downtown businesses, we should apply more applicable standards for the urban setting. Other guidelines such as NACTD (National Association of City Transportation Officials), reveal the fallacy of applying a highway transportation mentality to an urban setting.
- The literal interpretation of the ordinance is based on the need of the health and welfare of the public. This issue can not be treated inconsistently. Because this is a health and safety issue the district in which this project is located is the key to understanding the problem with the current code. Based on the current code a significant amount of the current on street parking and other sight impairments must be eliminated in order to comply with the same health and safety needs. However, these areas function without an impact to health and safety. Therefore, the current ordinance "deprives the applicant of the rights commonly enjoyed by other properties in the same district."
- The actions of the applicant have not created special conditions or circumstances which are not enjoyed by other properties in the same district.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Timothy R. Sorey".

Timothy R. Sorey, P.E.
President/Owner



SCALE: 1" = 20'

BENCHMARK:
FIRE HYDRANT TOP OF BOLT IN THE WORD
MUE'LLER - ELEVATION 1311.24

SITE DATA

SITE ACREAGE = 0.44 ACRES
PARCEL #01-03577-000 & 01-03574-000
EXISTING ZONING: DN-4
TOTAL LOT AREA: 19,246.35 sf (0.44 AC)
AMOUNT OF PERVIOUS: 5,852sf
AMOUNT OF IMPERVIOUS: 13,394.35sf
GREEN SPACE PROVIDED: 30.4%

BUILDING INFORMATION:
EXISTING SQUARE FOOTAGE = 1171
PROPOSED ADDITIONAL SQUARE FOOTAGE = 1624
TOTAL SQUARE FOOTAGE = 2795

PARKING AREA GREENSPACE:
TOTAL PARKING AREA - 11,071sf
TOTAL INTERIOR GREEN - 1142sf = 9.89%

PARKING CHART

ZONING - DN-4 (APPROVED CONDITIONAL USE FOR RESTAURANT)

MINIMUM PARKING REQUIREMENT:
1 SPACE PER 4 SEATS 94 SEATS = 24 SPACES
1 SPACE PER EMPLOYEE ON LARGEST SHIFT = 10 SPACES
TOTAL SPACES REQUIRED = 34

TOTAL SPACES PROVIDED: 33 REGULAR SPACES
1 ADA SPACES
34 SPACES PROVIDED

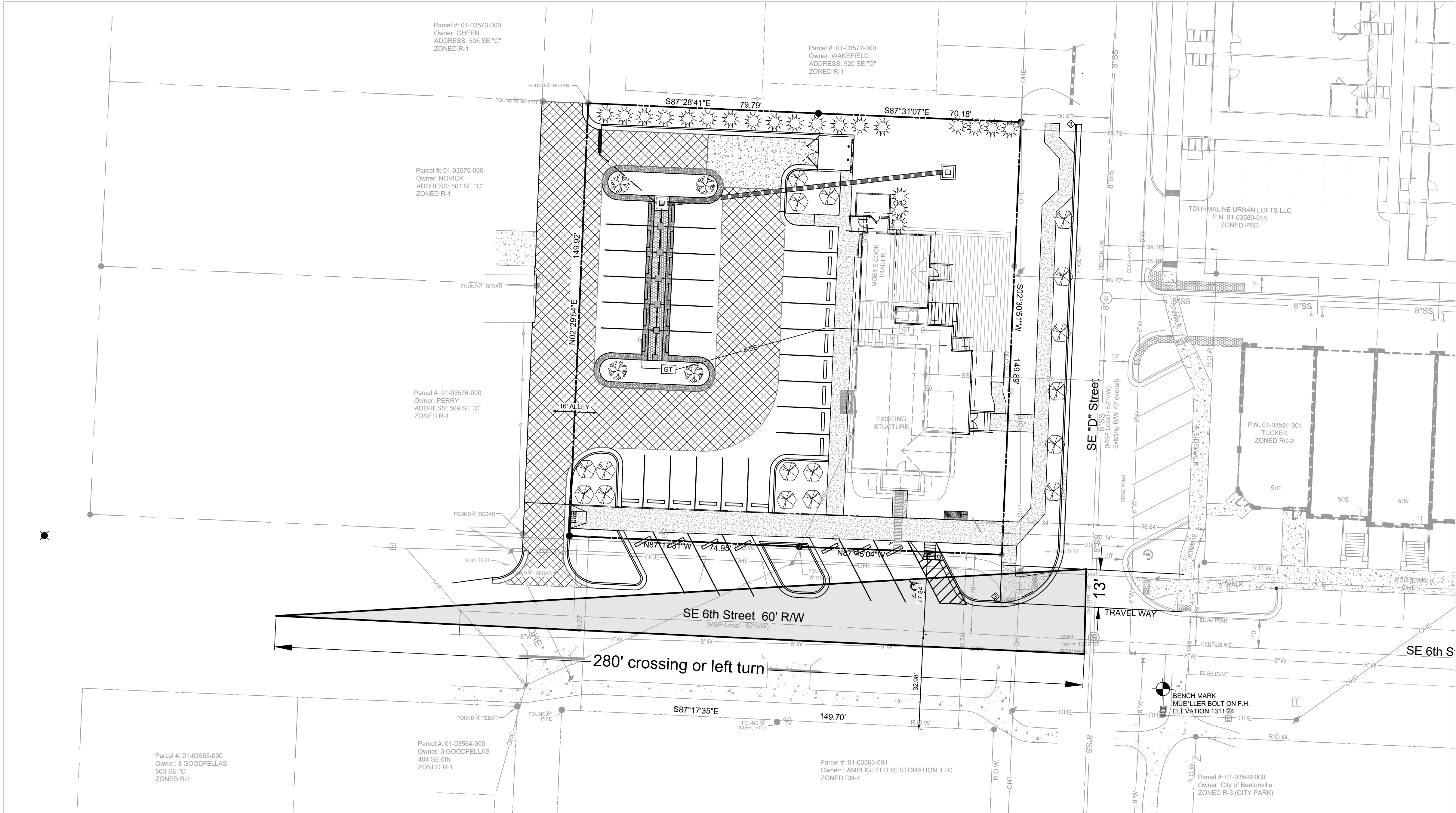
SITE SETBACK DATA

ZONING - DN-4, DOWNTOWN NEIGHBORHOOD DISTRICT

SETBACKS - FRONT - 0' MIN, 15' MAXIMUM
REAR - 15'
SIDE (ADJACENT TO NON-RESIDENTIAL) - 0'
SIDE (ADJACENT TO RESIDENTIAL) - 12'

EXISTING LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- BENCH MARK
- WATER METER
- WATER VALVE
- CLEANOUT
- DRAINAGE MANHOLE
- TV RISER
- TELEPHONE RISER
- TELEPHONE METER
- LIGHTPOLE
- DRAIN SPOUT
- SIGN
- UTILITY POLE
- HVAC
- BOLLARD
- GASLINE SIGN
- FIBER OPTIC SIGN
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- OVERHEAD ELECTRIC LINE
- WATER LINE
- FENCE (WOODEN FENCE)
- CENTERLINE
- CONCRETE
- ASPHALT
- HANDICAP SIGN WITH "VAN"
- ADA PARKING SYMBOL
- SCREENING FENCE
- PARKING COUNT
- HEAVY DUTY CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE RIBBON (2')
- CONCRETE SIDEWALK
- PHASE 2 IMPROVEMENTS



REFER TO SHEET 3, PHASE PLAN FOR ITEMS TO BE COMPLETED FOR PHASE 1

CAUTION - NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN BY THESE PLANS.

DEVELOPER:
TABLE at the STATION, LLC
Carl Garrett
1507 S.W. 2nd Street,
Bentonville, AR 72712
(206) 372-2400
carl@tablemesabristo.com

SITE / UTILITY PLAN

TABLE AT THE STATION CAFE
409 SE 6th STREET
BENTONVILLE, ARKANSAS

SHEET:
PROJECT:

STATE OF
ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
No. 9253
TIMOTHY R. STUBBS

SAND CREEK
ENGINEERS AND ARCHITECTS
Bentonville, Arkansas 72715-4624-3262



MANAGER: Ken Booth

DESIGNED BY: KB

DRAWN BY: KB

CHECKED BY: TRS

PROJECT #: 19118

CURRENT REVISION: REV-3

DATE: 10/26/2020

SHEET:
4 OF 7

19118_TABLE AT THE STATION