City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

Small Scale Commercial Development Application Checklist

The Zoning Code is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: 9/23/2022

Applicant or Designee:

Name Wilson Waggoner

Address 316 N Main Street, Edwardsville, IL 62025

Phone (618)656-9251

Email Address wdw@sherrillassoc.com

Project Information:

Name of Development Proposed Scooter's Coffee

Site Location 1816 N Reynolds Road, Bryant, AR

Parcel Number 840-14249-000 Current Zoning 840-14249-000

Current: Owner Name ARK-104 Limited Partnership Owner Email shawn@lamontiallc.com

Future: Mean Bean Coffee LLC

Application Checklist

Requirements for Submission

- ☒ Completed Checklist
- ☒ ADA/ABA Form completed
- ☒ Two full sets of Building Plans
- ☐ 8 folded copies of Site Plan (minimum size 17" X 34") that includes the following:
- ☐ 8 copies of Front and Rear Building Elevations
- ☒ An electronic copy of the Site Plan and Building Plans in a PDF Format.
- ☐ Copy of ADEQ Storm water Pollution Prevention Plan for property parcel containing one acre or larger.
- ☐ One (1) Copy of Storm Water Detention Plan
- ☐ $250.00 Fee for Storm Water Detention and Drainage Review

Note: ALL requirements listed above must be completed and included with the submission before it can be placed on the Development and Review Committee agenda.

I. Basic Information Needed on Site Plan

- ☒ Name of Development
- ☒ Current Zoning
- ☒ Name and Address of Owner of Record
- ☒ Name and Address of the architect, landscape architect, engineer, surveyor, or other person involved in the preparation of the plan
- ☒ Date of the preparation of the plan
- ☒ Vicinity map showing surrounding area within a half mile from the site.
- ☒ Legal description of the property with exact boundary lines.
- ☒ North arrow and scale
- ☐ Identification of any land areas within the 100 year floodplain and within the 100 year floodway.
- ☒ Lot area in square feet.
- ☒ Show scale (not less than 1"=100') (paper size minimum 17" x 34").
- ☐ Existing streams, drainage channels, and other bodies of water.
- ☐ Drainage easements for stormwater run-off and detention shown and labeled.
- ☒ Location and name of existing streets.
- ☒ Show source of water supply
- ☒ Show location of wastewater connection to municipal system and sanitary sewer layout.
- ☐ Fire Hydrant placement
- ☒ Proposed location of buildings and other structures, parking areas, drives, loading areas, service areas, alleys, walks, screening, and public streets.
- ☒ Building setbacks from property lines.
- ☒ Sufficient dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the plan.
- ☒ Extent and character of proposed landscaping. Common and/or botanical plant names and sizes of new vegetation must be clearly indicated.
- ☒ Location, massing and pattern of existing vegetation to be retained.
- ☐ Existing structures on the site.
- ☒ Pedestrian and vehicular access points, sidewalks, crosswalks, etc.
- ☒ Typical buildings elevations depicting the style, size and exterior construction material of the buildings proposed. Where several buildings are proposed on the plan, a separate sketch shall be prepared for each type. The elevations shall be drawn a minimum scale of 1/16" to a foot and must show adjoining context.
- ☐ Any variance approvals.

II. Information Need, Not included on Plat

☒ Is the site compatible with the Master Street Plan?

☒ Is proposed improvement within building line setbacks?

☒ Can parking requirements be satisfied?

☒ Floor Space 664 SQ FT Divided by 300 = 2 (Number of Parking Spaces Required)

☒ Is the Improvement outside the 100 year floodplain? (If no, Provide 404 Permit for Site)

☐ Is all mechanical equipment above FEMA 100 year flood elevation?

☒ Will there be a dumpster on Site?

☒ Will there be a construction site office?

☒ Have you made a "One Call" utilities locates?

☒ Do the structure and site comply with ADA (Americans with Disability Act) and ABA (Architectural Barriers Act) Accessibility Guidelines?

☒ Does the design comply with Arkansas Plumbing Code and National Electric Code Requirements?

☒ Do the Foundation and Structure meet Earthquake requirements for Zone 1?

☒ Does the structure meets Arkansas Energy Code for specified use?

☒ Does the development comply with Arkansas Fire Prevention Code?

☒ Does the development comply with International Code Council regulations?

☒ Will a Site Clearance Permit be required? (City Ordinance 2002-03)

☐ Will a Burn Permit be required?

☐ Has the Board of Adjustment granted any variances for the property or development?

- If you have please explain in detail: _____

_____

III. Landscaping Requirements

☒ Minimum number of trees has been met

(C-1 Zoning – 1 tree per 1/3 acre or Fraction. C-2 & C-3 Zoning – 1 tree per ½ Acre or Fraction)

☒ Minimum number of evergreens has been met
(C-1, C-2, & C-3 Zoning – 1 evergreen per 2,000 Sq. Ft. of building.)

☒ At least 100 Sq. Ft of bedding plants or ground cover in containment.

☐ If located in C-2 or C-3 Zone and Commercial lot abuts a residentially zoned lot.

- Minimum 6ft high wood, rock, or masonry fence with landscape screen provided

READ CAREFULLY BEFORE SIGNING

I Wilson D. Waggoner, do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all applicable City and States Regulations, Laws, and Codes.

ADA/ABA ACCESSIBILITY STANDARDS

The *Americans with Disability Act* and *Architectural Barriers Act* Accessibility Guidelines were prepared by the U.S. Access Board and mandated by the U. S. Department of Justice regulations implementing Title III as the official ADA/ABA accessibility guidelines. **All new construction, remodeling, and modifications must conform to these building standards** for places of public accommodation and commercial facilities. Residential is exempt.

The ADA/ABA accessibility guidelines contain general design standards for building and site elements, such as accessible entrances and routes, ramps, parking spaces, stairs, elevators, restrooms, signage, etc. Also included are specific standards for restaurants, medical care facilities, libraries and transportation facilities and vehicles, and places of lodging.

The guidelines also include "scoping" requirements that outline the necessary features or appropriate quantity for achieving ready access. For example, at least 50 percent of all public entrances to buildings must be accessible with an accessible path of travel. In public restrooms, at least one bathroom stall must be accessible unless there are more than six stalls, in which case the number increases.

I hereby certify that I have read and examined the above notice and will comply with all guidelines of the ADA Accessibility Guidelines. I further understand that a copy of the ADA/ABA Regulations are available for inspection during business hours of City Hall or I may obtain a copy by writing:

The Access Board
1331 F Street, NW, Suite 1000
Washington, DC 20004-1111
(202) 272-0080 (v) (202) 272-0082 (TTY) (202) 272-0081 (fax)
(800) 872-2253 (v) (800) 993-2822 (TTY)
email: info@access-board.gov

Wilson D. Waggoner

Signature of Contractor or Authorized Agent

9/23/2022

Date

Signature of Owner (If owner-builder)

Date

GREASE TRAP STANDARDS

The City of Bryant requires all commercial buildings comply with plumbing codes found in the Arkansas State Plumbing Code, Latest Edition. **All new construction, remodeling, and modifications must conform** to these plumbing standards for places of public accommodation and commercial facilities. These guidelines contain general design standards for construction and site elements relating to plumbing.

As of 7/27/04, the Bryant Sewer & Water Commission requires stringent specification standards for commercial or public businesses that involve any food preparation on the premise. The new standard requires calculations, and associated data to be submitted to the Bryant Water Utilities General Manager concurrent with the proposed building plumbing plans along with a grease trap calculation form. Building Permits will not be issued until this form has been received and approved by the Bryant Water Utilities General Manager.

All new buildings or strip centers containing sections designated for commercial enterprise are encouraged to provide a stub-out for a separate waste line for future grease interceptor installation. The owner of a new strip center shall consider suitable physical property space and sewer gradient that will be conducive for the installation of an exterior, in-ground grease interceptor(s) for any flex space contained within the strip center. Physical Property Restrictions and sewer gradient shall not be a defense for failure to install an exterior, in-ground grease interceptor.

I hereby certify that I have read and examined the above notice and will comply with all guidelines of the City of Bryant Water & Sewer Department. I further understand that copies of the Grease Interceptor Design and Structural Criteria regulations will be available from the Bryant Water/Wastewater Plant (501-847-8083) during business hours.

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