Bryant Planning Commission

LARGE SCALE DEVELOPMENT
COMMERCIAL BUILDING
CHECKLIST

CITY OF BRYANT
210 SW 3RD STREET
BRYANT, AR 72022
501-943-0309

PC MEETING DATE:	SECOND MONDAY OF EACH MONTH
TIME:	6:00 P.M.
PLACE:	COURTROOM - BRYANT OFFICE COMPLEX
AGENDA DEADLINE:	5:00 P.M. THREE WEEKS PRIOR TO THE REGULARLY SCHEDULED MEETING DATE

REQUIREMENTS FOR SUBMISSION

LETTER TO PLANNING COMMISSION STATING YOUR REQUEST

COMPLETED CHECKLIST (SUBDIVISION OR BUILDING)

ADA/ABA FORM COMPLETED

TWO FULL SETS OF BUILDING PLANS

20 FOLDED COPIES OF SITE PLAN (MINIMUM SIZE 17" X 34") THAT INCLUDES THE FOLLOWING:
VICINITY MAP - LEGAL DESCRIPTION - LANDSCAPING PLAN

20 FOLDED COPIES OF FLOOR PLAN

20 COPIES OF FRONT AND REAR BUILDING ELEVATIONS

AN IBM COMPATIBLE DISKETTE IN PDF FORMAT

COPY OF ADEQ STORMWATER POLLUTION PREVENTION PLAN FOR PROPERTY PARCEL CONTAINING ONE ACRE OR LARGER.

COPY OF STORMWATER DETENTION APPROVAL BY ENGINEER

$250.00 FOR STORMWATER DETENTION AND DRAINAGE PLAN REVIEW

ALL REQUIREMENTS LISTED ABOVE MUST BE COMPLETED AND ATTACHED BEFORE SUBMITTING APPLICATION TO BE PLACED ON THE PLANNING COMMISSION AGENDA.

NOTE: WHEN MAKING CHANGES TO AN APPROVED SITE PLAN, A REVISED SITE PLAN MUST BE SUBMITTED TO THE BRYANT PLANNING COMMISSION FOR APPROVAL. THIS MUST BE DONE PRIOR TO IMPLEMENTATION. FAILURE TO COMPLY WILL RESULT IN PENALTIES/FINES BEING IMPOSED IN ACCORDANCE WITH CITY ORDINANCES.

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.

Verna J Williams
SIGNATURE

10/05/2022
DATE

IV. Site Coverage Compliance with Requirements

(For your convenience we have listed the three commercial zoning site coverage requirements - choose the zoning for this project and complete only that section)

	YES	NO
1. C-1 Zoning - Neighborhood Commercial		
Lot area: minimum of 2,500 square feet; maximum 16,000 square feet	____	____
Front Yard: none required	____	____
Side Yard: minimum of 5 feet each side	____	____
Rear Yard: minimum of 55 feet	____	____
Maximum lot coverage of 70% of the total area of the site for all principal, accessory buildings, parking lots, sidewalks, private streets, or drives.	____	____
Parking: one space per each 200 sq. ft. of commercial use	____	____
Loading areas: physically separated from all streets with 10 ft grassy area	____	____
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	____	____
2. C-2 Zoning - Lots fronting along roadways designated as Interstate 30 and frontage roads, State Highway 5 and 183		
Front Yard: not less than 50 feet from front property line	____	____
Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 feet is required	____	____
Rear Yard: minimum of 15 feet, except where they abut residential area then a minimum of 55 feet is required	____	____
A maximum lot coverage of 35% of the total area of the site for all principal and accessory buildings	____	____
Parking: one space per each 300 sq. ft. of occupied space	____	____
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	____	____
3. C-2 Zoning - Lots fronting along roadways designated as interior local.		
Front Yard: none required	____	____
Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 percent of lot dimension	____	____
Rear Yard: minimum of 15 feet, except where they abut residential area then a minimum of 55 feet is required	____	____
A maximum lot coverage of 85% of the total area of the site for all principal, accessory buildings and parking	____	____
Parking: one space per each 300 sq. ft. of occupied space	____	____
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	____	____

City of Bryant Commercial Building Checklist

Name of Development Custom Advertising Phase 2

Site Location 23738 I-30 N Current zoning C-3

Owner William Smith Phone 501-607-2677

I. Basic Information Needed On The Site Plan

- ▲ 1. Name of Development
- ▲ 2. Current zoning
- ▲ 3. Name and Address of owner of Record
- ▲ 4. Name and address of the architect, landscape architect, engineer, surveyor, or other person involved in the preparation of the plan
- ▲ 5. Date of preparation of the plan
- ▲ 6. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ▲ 7. Legal description of the property with exact boundary lines
- ▲ 8. North arrow & Scale
- ▲ 9. Identification of any land areas within the 100 year floodplain and within the 100 year floodway
- ▲ 10. Lot area in square feet
- ▲ 11. Show scale (not less than 1" = 100') (paper size minimum 17" X 34")
- ▲ 12. Existing streams, drainage channels, and other bodies of water
- ▲ 13. Drainage easements for stormwater run-off and detention shown & labeled
- ▲ 14. Location and name of existing streets
- ▲ 15. Show source of water supply
- ▲ 16. Show location of waste water connection to municipal system & sanitary sewer layout
- ▲ 17. Fire Hydrant placement
- ▲ 18. Proposed location of buildings and other structures, parking areas, drives, loading areas, service areas, alleys, walks, screening, and public streets
- ▲ 19. Sufficient dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the plan
- ▲ 20. Extent and character of proposed landscaping. Common and/or Botanical plant names and sizes of new vegetation must be clearly indicated.
- ▲ 21. Location, massing and pattern of existing vegetation to be retained
- ▲ 22. Existing structures on the site
- ▲ 23. Pedestrian and vehicular access points, sidewalks, crosswalks, etc.
- ▲ 24. Typical building elevations depicting the style, size and exterior construction materials of the buildings proposed. Where several building types are proposed on the plan, such as apartments and commercial buildings, a separate sketch shall be prepared for each type. The elevations shall be drawn at a minimum scale of 1/16" to a foot and must show adjoining context.
- ▲ 25. Any variance approvals

II. Additional Information Needed, But Not On The Site Plan

Commercial Building Worksheet

	Yes	No
Site is compatible with Master Street Plan		
Proposed improvement is within building line setbacks Front 50 ft. Side 25 ft. CNR Side N/A ft. Back 25 ft.	✓	
Parking requirements can be satisfied Floor Space 8,000 sq.ft. divided by 300 = 26.6 (no. of parking spaces required)	✓	
Improvement is outside 100 year flood plain (if answer is no - Provide 404 Permit for site)	✓	
Lowest building floor level and all mechanical equipment are above FEMA 100 year flood elevation		
Will there be a dumpster located on the site?		
Will there be a construction site office?		✓
Have you made "One Call"?		✓
Structure and site complies with ADA (Americans with Disability Act) and ABA (Architectural Barriers Act) Accessibility Guidelines	✓	
Design complies with ~~Arkansas Plumbing Code~~ and National Electric Code requirements	✓	
Foundation and structure meet earthquake requirements for Zone 1.	✓	
Structure meets Arkansas Energy Code for specified use.	✓	
Complies with Arkansas Fire Prevention Code	✓	
Complies with International Code Council regulations	✓	
Will a Site Clearance Permit be required? (City Ordinance 2002-03)	✓	
Are you granted any variances by the Board of Adjustment?		
If you have been granted a variance please explain in detail:		

III. Landscaping Compliance With Requirements

	YES	NO
No planting within 5 feet of a fire hydrant	✓	
Spacing will be 40' between trees	✓	
Tree must be a minimum 3" in diameter at the base and 12' + tall	✓	
Existing trees meeting the minimum size can be counted to meet above criteria	✓	
No trees can be planted within 30 feet of a property corner or driveway	✓	
Shrubs along street right-of-way lines cannot exceed 30 inches in height	✓	

V. Site Plan Attachments

(Application will not be accepted until all attachment requirements are met)

- ▲ 26. Letter to Planning Commission stating your request
- ▲ 27. Completed Checklist
- ▲ 28. Completed ADA/ABA Form
- ▲ 29. Two full sets of Building Plans
- ▲ 30. 20 copies of Site Plan (folded to no larger than 8 ½ X 14 size) that includes vicinity map and landscaping plan (minimum size 17" X 34" paper)
- ▲ 31. 20 copies of Landscaping Plan (folded to no larger than 8 ½ X 14 size)
- ▲ 32. 20 copies of building floor plan (folded to no larger than 8 ½ X 14 size)
- ▲ 33. Copy of Stormwater Detention approval
- ▲ 34. Copy of ADEQ Stormwater Pollution Prevention Plan for property containing one acre or larger.
- ▲ 35. IBM compatible diskette or CD with data in PDF format.
- ▲ 36. Receipt for $250.00 for Stormwater Detention and Drainage Plan review

I CERTIFY that the design of Custom Advertising Phase 2 in the City of Bryant, Arkansas complies with the above regulations, laws and codes.

Vernon J Williams	Vernon J Williams
~~Owner~~ Agent	Engineer/Architect
P.O. Box 91	501-408-4650
Mailing Address	Phone #
Alexander, AR, 72002	10/05/2022
City	Date

CITY USE

Action Taken:

_____

_____

_____

Special Conditions:

_____

_____

Permit Issued: Date _____ Sq.Ft. _____ Amount $_____

Construction Completed Certified For Occupancy: Date: _____

Inspector: _____

Permit No. _____

BUILDING PERMIT

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

Signature of Contractor or Authorized Agent Vernon J Williams **Date** 10/05/2022

Signature of Owner (if owner-builder) _____ **Date** _____

Application of Permit Approved: _____ **Date** _____
Commission - Chairman