

# HOPE

## CONSULTING

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### ENGINEERS - SURVEYORS

February 25, 2019

Truett Smith  
City of Bryant  
210 Southwest Third St., Bryant, AR 72022

RE: Shivers Commercial: Hope Job # 18-0955

Truett,

On behalf of our client, Hope Consulting is formally requesting that the City of Bryant Planning Commission to begin the review and approval process for this Small Scale Commercial Development.

Please find the attached:

- \* 8 Copies of the Site Plan
- \* 1 Set of Civil Plans
- \* Application
- \* Review Fee Check for \$250.00

Please feel free to contact me with any questions or concerns or if I can be of any further assistance.

Sincerely,



Jonathan Hope

117 SOUTH MARKET ST. BENTON, ARKANSAS 72015  
501-315-2626  
WWW.HOPECONSULTING.COM

# Bryant Planning Commission

## SMALL SCALE DEVELOPMENT COMMERCIAL BUILDING CHECKLIST

CITY OF BRYANT  
210 SW 3<sup>RD</sup> STREET  
BRYANT, AR 72022  
501-943-0309

**PC MEETING DATE:** THURSDAY OF EACH WEEK  
**TIME:** 9:00 A.M.  
**PLACE:** ADMINISTRATION CONFERENCE ROOM-BRYANT OFFICE  
COMPLEX  
**AGENDA DEADLINE:** 5:00 P.M. FRIDAY PRIOR TO SCHEDULED MEETING DATE

### REQUIREMENTS FOR SUBMISSION

1. COMPLETED CHECKLIST (SUBDIVISION OR BUILDING)
2. ADA/ABA FORM COMPLETED
3. TWO FULL SETS OF BUILDING PLANS
4. 12 FOLDED COPIES OF SITE PLAN (MINIMUM SIZE 17" X 34") THAT INCLUDES THE FOLLOWING:
  - A. VICINITY MAP
  - B. LEGAL DESCRIPTION
  - C. LANDSCAPING PLAN
5. 12 FOLDED COPIES OF FLOOR PLAN
6. 12 COPIES OF FRONT AND REAR BUILDING ELEVATIONS
7. A CD IN .PDF FORMAT
8. COPY OF ADEQ STORMWATER POLLUTION PREVENTION PLAN FOR PROPERTY PARCEL CONTAINING ONE ACRE OR LARGER.
9. 2 COPIES OF STORMWATER DETENTION PLAN
10. \$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.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

# City of Bryant Commercial Building Checklist

Name of Development Allen Shivers Commercial

Site Location Interstate 30 Current zoning C2

Owner Allen Shivers Phone 501-529-8502

## 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 _____ ft. Side _____ ft. CNR Side _____ ft. Back _____ ft.	Yes	
Parking requirements can be satisfied Floor Space _____ sq.ft. divided by 300 = _____ (no. of parking spaces required)	Yes	
Improvement is outside 100 year flood plain (if answer is no - Provide 404 Permit for site)	Yes	
Lowest building floor level and all mechanical equipment are above FEMA 100 year flood elevation	Yes	
Will there be a dumpster located on the site?	Yes	
Will there be a construction site office?		NO
Have you made "One Call"?	Yes	
Structure and site complies with ADA (Americans with Disability Act) and ABA (Architectural Barriers Act) Accessibility Guidelines	Yes	
Design complies with Arkansas Plumbing Code and National Electric Code requirements	Yes	
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**

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

**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)

	<u>YES</u>	<u>NO</u>
<b>1. C-1 Zoning - Neighborhood Commercial</b>		
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	_____	_____
 <b>2. C-2 Zoning - Lots fronting along roadways designated as Interstate 30 and frontage roads, State Highway 5 and 183</b>		
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	_____✓	_____
 <b>3. C-2 Zoning - Lots fronting along roadways designated as interior local.</b>		
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	_____	_____

**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 \_\_\_\_\_ in the City of Bryant, Arkansas complies with the above regulations, laws and codes.

_____ Owner	_____ Engineer/Architect
_____ Mailing Address	_____ Phone #
_____ City	_____ Date

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**CITY USE**

**Action Taken:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Special Conditions:**

\_\_\_\_\_  
\_\_\_\_\_

<b>Permit Issued:</b> Date _____    Sq.Ft. _____    Amount \$ _____
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<b>Construction Completed Certified For Occupancy:</b> Date: _____ Inspector: _____
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