

March 18, 2019

**To: Mr. Truett Smith
Director of Planning and Community Development
City of Bryant, Arkansas
210 SW 3rd Street
Bryant, AR 72022**

**Re: Landmark Lifestyles at Bryant
Proposed Assisted Living and Memory Care Facility &
Woody Drive and Hwy 5 Intersection Improvements
Bryant, AR**

Mr. Smith,

On behalf of Pinnacle Point at Bryant, LLC (Owner), Pickering Firm Inc. (Pickering) is submitting this narrative along with 8 copies of the supporting exhibits to request approval to develop an Assisted Living and Memory Care facility (ALMC). Digital copies of all exhibits will be sent in a separate email to you.

The Owner desires to develop the ALMC on Parcel 840-11719-000. This parcel is located approximately 1,600 feet southwest, along Hwy 5, from the Hwy 5 and Woody Drive intersection. The parcel consists of 7.93 acres and is currently undeveloped land. The parcel is zoned C-2 (Highway Commercial).

The ALMC will be a two story 41,000 SF (footprint), 82,000 SF building with 79 rooms. The proposed site has been designed to provide 79 parking spaces or 1 parking space per room. This is less than the zoning ordinance recommended 274 (1/300 SF). The proposed parking number is based on the majority of the tenants not being able to drive; therefore, the parking provided is mainly for employees and visitors. The proposed 79 spaces is expected to be more than adequate for all employees and visitors.

There is also an existing blue line stream on the site. Site development will cause a portion of this stream to be relocated. The appropriate U.S. Army Corps of Engineers permit has been applied for. No work will begin on stream relocation until USACE permit approval has been awarded.

Part of this development was to improve the intersection of Woody Drive and Highway 5 (Old Stage Coach Road). This was required by the city to remove a proposed minor collector from the Master Transportation Plan which traversed the property. These improvements were to enhance overall safety and traffic movement at the intersection. Plans for these intersection improvement are attached.

If you require any additional information or have any additional questions feel free to contact me at gcarrico@pickeringfirm.com or 901-726-0810 x1273.

Sincerely,
PICKERING FIRM INCORPORATED



Greg Carrico, P.E.
Senior Civil Engineer

cc: Bruce Patel, Pinnacle Point at Bryant, LLC

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.



SIGNATURE

DATE

City of Bryant Commercial Building Checklist

Name of Development _____

Site Location _____ Current zoning _____

Owner _____ Phone _____

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	X	
Proposed improvement is within building line setbacks Front _____ ft. Side _____ ft. CNR Side _____ ft. Back _____ ft.	X	
Parking requirements can be satisfied see narrative for additional information Floor Space _____ sq.ft. divided by 300 = _____ (no. of parking spaces required)	X	
Improvement is outside 100 year flood plain (if answer is no - Provide 404 Permit for site)	X	
Lowest building floor level and all mechanical equipment are above FEMA 100 year flood elevation	X	
Will there be a dumpster located on the site?	X	
Will there be a construction site office?	TBD	
Have you made "One Call"?	X	
Structure and site complies with ADA (Americans with Disability Act) and ABA (Architectural Barriers Act) Accessibility Guidelines	X	
Design complies with Arkansas Plumbing Code and National Electric Code requirements	TBD	
Foundation and structure meet earthquake requirements for Zone 1.	TBD	
Structure meets Arkansas Energy Code for specified use.	TBD	
Complies with Arkansas Fire Prevention Code	TBD	
Complies with International Code Council regulations	TBD	
Will a Site Clearance Permit be required? (City Ordinance 2002-03)	X	
Are you granted any variances by the Board of Adjustment?		X
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	<u>X</u>	_____
Spacing will be 40' between trees	<u>X</u>	_____
Tree must be a minimum 3" in diameter at the base and 12' + tall	<u>X</u>	_____
Existing trees meeting the minimum size can be counted to meet above criteria	<u>X</u>	_____
No trees can be planted within 30 feet of a property corner or driveway	<u>X</u>	_____
Shrubs along street right-of-way lines cannot exceed 30 inches in height	<u>X</u>	_____

Commercial Building Worksheet items marked TBD have not been designed at the date of this submittal. The design of the facility will meet or exceed all required building codes as listed.

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>
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	_____	_____

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

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 _____ Date _____

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

Application of Permit Approved: _____ Date _____
Commission - Chairman

Bryant Water & Sewer Department

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.

Project Name _____

Signature of Contractor
or Authorized Agent _____ Date _____

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

Calculations
Approved: _____ Date _____
Bryant Water Utilities General Manager