

April 6, 2020

Colton Leonard  
City of Bryant  
Planning & Community Development  
201 S.W. 3<sup>rd</sup> Street  
Bryant, Arkansas 72202

RE: Arvest Branch Bank Expansion  
3217 North Reynolds Road  
Development Review Application

Dear Colton:

Enclosed are our application materials for the above referenced Development Review Application for the Arvest Bank expansion at North Reynolds Road. The following items are provided for your review:

1. Eight copies of the Development Review Site Plan.
2. Eight copies of the Landscape Plan.
3. Eight copies of the building Floor Plan.
4. Eight copies of the Building Elevations.
5. A PDF copy of the recommendation from Ted Taylor to allow an in-lieu detention contribution.
6. A thumb drive with the application materials in PDF form.
7. Our check for the \$250.00 review fee.

Arvest Bank desires to expand the existing branch facility at this location to provide additional personnel and services for the Bryant community. The existing bank building is approximately 4,000 SF in size, and the proposed expansion is approximately 985 SF. The expansion will occur on the north side of the building in part of the existing landscape area. As part of this project there will be some other site improvements, including a new masonry trash enclosure, pavement repairs, and remodeling the existing detention pond.

We have reviewed the drainage and detention issues with Ted Taylor, and he has agreed that our request to allow an in-lieu contribution is appropriate. The hardship here is that the original detention pond area has now become part of the ArDOT right-of-way. Prior street widening and another ArDOT project in progress have also diminished the pond and there is not adequate area within our ownership to recreate another.

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Please contact my office at your convenience if you have questions or require additional information concerning this matter.

Sincerely,  
Development Consultants Incorporated

A handwritten signature in blue ink, appearing to read "Robt M. Brown", with a long horizontal flourish extending to the right.

Robert M. Brown  
Principal

**From:** Ted Taylor <ttaylor@cityofbryant.com>  
**Sent:** Monday, April 6, 2020 11:14 AM  
**To:** Robert Brown; Truett Smith; Mark Grimmett; Ben Wilson  
**Subject:** Fwd: FW: Arvest Bank at 3217 N Reynolds Road - In-lieu Detention Request  
**Attachments:** 2020-04-06 Grading & Drainage.pdf; Arvest - 100-Y-Storage Analysis.pdf

Robert,

I have looked over your calculations and layout. I will send these on to the ArDOT Resident Engineer David Norris for their approval to their provided storm drainage plan. As for your site plan changes, it is understood that ArDOT's widening project has removed Arvest's current detention basin and as such the total outfall of the Arvest site is 3.16 cfs (100-yr event) which will leave the site without detention. Should ArDOT's drainage design be determined to be adequate to receive this flow, I will agree that on-site detention is deemed inappropriate. Therefore in accordance with the City of Bryant Stormwater Manual 1000.1.2 Alternatives to On-Site Detention - that the minimum in Lieu fee of \$500 will be required.

Let me know if you have any questions or concerns,

Ted R. Taylor, P.E.  
City Engineer  
Engineering & Construction Department  
City of Bryant  
210 SW 3rd St.  
Bryant, AR 72022  
Phone: (501) 943-0450  
Email: [ttaylor@cityofbryant.com](mailto:ttaylor@cityofbryant.com)

----- Forwarded message -----

**From:** Robert Brown <[robertb@dcius.pro](mailto:robertb@dcius.pro)>  
**Date:** Mon, Apr 6, 2020 at 10:28 AM  
**Subject:** FW: Arvest Bank at 3217 N Reynolds Road - In-lieu Detention Request  
**To:** Ted Taylor <[ttaylor@cityofbryant.com](mailto:ttaylor@cityofbryant.com)>  
**Cc:** Ashley Bice <[Ashleyb@dcius.pro](mailto:Ashleyb@dcius.pro)>

Ted: Attached is our updated grading and drainage plan, showing the new inlet and direct connection to the new ArDOT drainage along Hwy 5. For our development review application, please provide me with an email response stating your approval of our request to allow the in-lieu contribution option. One of the requirements listed asks for a copy of Stormwater Detention approval, so I'm trying to fill in this blank.

Thank you,

# 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 (TO BE PROVIDED FOR BUILDING PERMIT)
4. 8 FOLDED COPIES OF SITE PLAN (MINIMUM SIZE 17" X 34") THAT INCLUDES THE FOLLOWING:
  - A. VICINITY MAP
  - B. LEGAL DESCRIPTION
  - C. LANDSCAPING PLAN
5. 8 FOLDED COPIES OF FLOOR PLAN
6. 8 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. (SWPPP NOT REQUIRED - LESS THAN 1 ACRE DISTURBANCE AREA)
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

April 16, 2020

DATE

# City of Bryant Commercial Building Checklist

Name of Development Arvest Bank Branch Expansion

Site Location 3217 North Reynolds Road

Current zoning C-2

Owner Arvest Bank, c/o Arvest Architectural Mgmt. Office Phone 479-973-4161

## 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 <u>50</u> ft. Side <u>15</u> ft. CNR Side <u>50</u> ft. Back <u>15</u> ft.	X	
Parking requirements can be satisfied Floor Space <u>4,985</u> sq.ft. divided by 300 = <u>17</u> (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? (Existing)	X	
Will there be a construction site office?		X
Have you made "One Call"? (Done for survey utility locations)	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	X	
Foundation and structure meet earthquake requirements for Zone 1.	X	
Structure meets Arkansas Energy Code for specified use.	X	
Complies with Arkansas Fire Prevention Code	X	
Complies with International Code Council regulations	X	
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>	_____

**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	X _____	_____
Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 feet is required	X _____	_____
Rear Yard: minimum of 15 feet, except where they abut residential area then a minimum of 55 feet is required	X _____	_____
A maximum lot coverage of 35% of the total area of the site for all principal and accessory buildings	X _____	_____
Parking: one space per each 300 sq. ft. of occupied space	X _____	_____
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen (Not required)	_____	X _____
<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. 8 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. 8 copies of Landscaping Plan (folded to no larger than 8 ½ X 14 size)
- ▲ 32. 8 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 the Arvest Branch Expansion in \_\_\_\_\_ in the City of Bryant, Arkansas complies with the above regulations, laws and codes.

Arvest Bank Mack Elmer  
 \_\_\_\_\_  
 Owner  
 75 North East Avenue, Suite 503  
 \_\_\_\_\_  
 Mailing Address  
 Fayetteville, AR 72701  
 \_\_\_\_\_  
 City

Development Consultants, Inc. Jeff Gunn  
 \_\_\_\_\_  
 Engineer & Landscape Architect  
 501-221-7880  
 \_\_\_\_\_  
 Phone #  
 April 8, 2020  
 \_\_\_\_\_  
 Date

**CITY USE**

Action Taken:

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

Special Conditions:

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

Permit Issued:	Date _____	Sq.Ft. _____	Amount \$ _____
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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](mailto:info@access-board.gov)

Development Consultants, Inc.

Signature of Contractor  
or Authorized Agent

By: 

Date April 8, 2020

Arvest Bank

Signature of Owner  
( if owner-builder)

By: 

Date April 8, 2020

Application of Permit Approved: \_\_\_\_\_ Date \_\_\_\_\_

Commission - Chairman