



# COMMERCIAL BUILDING & REQUIREMENTS CITY OF MAYFLOWER

REVISED JANUARY 31, 2024

Date: \_\_\_\_\_

Filing Fee: \$125.00

Proposed Location Address: \_\_\_\_\_

Subdivision Name (if applicable): \_\_\_\_\_ Block Number: \_\_\_\_\_ Lot Number: \_\_\_\_\_

Project Engineer and/or Architect: \_\_\_\_\_ Phone \_\_\_\_\_

Description of Site Plan Approval Sought: \_\_\_\_\_

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

The Planning Commission shall review Site Plans **prior** to the issuance of a building permit.

**ATTACH ALL NECESSARY MAPS AND DRAWINGS TO THIS APPLICATION.**

## APPLICANT INFORMATION

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: (Office) \_\_\_\_\_ (Mobile) \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_

## PLANNING COMMISSION ACTION:

Approved \_\_\_\_\_ Approved with Exceptions \_\_\_\_\_ Not Approved \_\_\_\_\_

Exceptions:

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

\_\_\_\_\_

Chairman of Planning Commission

\_\_\_\_\_

Date



## Commercial Building and Requirements



- 1. Statement of proposed use of land.
- 2. Submit Site Plan on white paper no larger than twenty-four inches (24”) by thirty-six inches (36”) and shall be no smaller than eight and one-half inches (8.5”) by eleven inches (11”).
- 3. Submit Ten (10) paper copies and One (1) CD copy of site plan
- 4. Magnetic North direction
- 5. Include dumpster locations and enclosures.
- 6. Proposed perimeter of the property. Indicate landscaping to be used including signage, etc.
- 7. Location and dimension of all existing and proposed utility, drainage, and street easements.
- 8. Proposed location of all structures with structural dimensions, along with distance between buildings, distances from structures to property lines, and proposed number of parking spaces.
- 9. Show surface drainage off property.
- 10. Is property located within the floodplain? (Yes \_\_\_ or no \_\_\_)
- 11. A registered land survey, including a legal description of the total site(s) proposed for development, along with documentation of present ownership.
- 12. Sidewalks will be required in appropriate locations.
- 13. Complete “Fire Code Review Sheet(s)”.

**Questions: Contact John Wilson, Code Enforcement Officer (501) 703-3822**

## Fire Code Review Sheet

This review sheet is required to be completed and submitted with plat documents. All applicable codes from the 2021 Arkansas Fire Prevention Code shall be observed. This sheet is not a total list of code requirements. Failure to submit a completed review sheet will result in a project being delayed or tabled.

### Site Planning & Description

The project known as \_\_\_\_\_ located  
 at \_\_\_\_\_  
 City \_\_\_\_\_ ST \_\_\_\_\_ Zip \_\_\_\_\_

Contact Name and Title (or Owner): \_\_\_\_\_

Company for Firm: \_\_\_\_\_

Contact Number: \_\_\_\_\_ E-Mail: \_\_\_\_\_

<input type="checkbox"/> Single Occupancy <input type="checkbox"/> Mixed Occupancy	<b>*Mixed Occupancies Only (AFPC 508.3/508.4)*</b> <input type="checkbox"/> Separated Use <input type="checkbox"/> Non-Separated Use
--	---

Type of Construction: \_\_\_\_\_      Gross Square Footage: \_\_\_\_\_

Height of Building: \_\_\_\_\_      Number of Floors: \_\_\_\_\_

**ELEVATIONS WITH DIMENSIONS SHOWING BUILDING HEIGHT ARE REQUIRED**

LIST BELOW THE PURPOSE/USE OF THE BUILDING OR AREA BEING REVIEWED. INCLUDE DETAILS, IF APPLICABLE, ON THE PRODUCTS/MATERIALS BEING STORED/FABRICATED AND NOTE HOW THEY ARE BEING PACKAGED.

---



---



---

### Occupancy Type and Load

\*Refer to 2021 AFPC Chapter 2 and Section 1004

Choose Occupancy Classification Type(s):

<input type="checkbox"/> A-1	<input type="checkbox"/> A-2	<input type="checkbox"/> A-3	<input type="checkbox"/> A-4	<input type="checkbox"/> A-5	<input type="checkbox"/> B	<input type="checkbox"/> E
<input type="checkbox"/> F-1	<input type="checkbox"/> F-2	<input type="checkbox"/> H-1	<input type="checkbox"/> H-2	<input type="checkbox"/> H-3	<input type="checkbox"/> H-4	<input type="checkbox"/> H-5
<input type="checkbox"/> I-1	<input type="checkbox"/> I-2	<input type="checkbox"/> I-3	<input type="checkbox"/> I-4	<input type="checkbox"/> M	<input type="checkbox"/> R-1	<input type="checkbox"/> R-2
<input type="checkbox"/> R-3	<input type="checkbox"/> R-4	<input type="checkbox"/> S-1	<input type="checkbox"/> S-2	<input type="checkbox"/> U		

**Assembly Occupancies Only.** Total Occupant Load: \_\_\_\_\_

## Fire Apparatus Access

*\*Refer to 2021 AFPC Chapter 5 and Appendix D*

Developments of single- or two-family dwellings, where the number of dwelling units exceeds 30, shall be provided with separate and approved fire apparatus access roads that meet the requirements of D107.1

**\*\*Exceptions:**

*Where there are more than 30 dwelling units on a single public or private access way and all dwelling units are protected by approved residential sprinkler systems, access from two directions shall not be required.*

*The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.*

**[ REQUIRED ]** Fire apparatus access roads shall have an unobstructed width of no less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches, unless a greater width is required as listed herein.

**[ REQUIRED ]** The fire apparatus access road shall be designed with an approved driving surface to provide all-weather driving capabilities and capable of supporting the imposed load of a fire apparatus weighing at least 75,000 pounds and not exceed 10% in grade.

**[ Yes | No | N/A ]** Multi-family residential projects with more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

**[ Yes | No | N/A ]** Multi-family residential projects with more than 200 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads regardless of being equipped with an approved automatic sprinkler system.

**[ Yes | No | N/A ]** The minimum turning radius shall allow for the largest apparatus to turn onto an adjacent street without entering into on-coming traffic and without going over a curb.

**[ Yes | No | N/A ]** Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

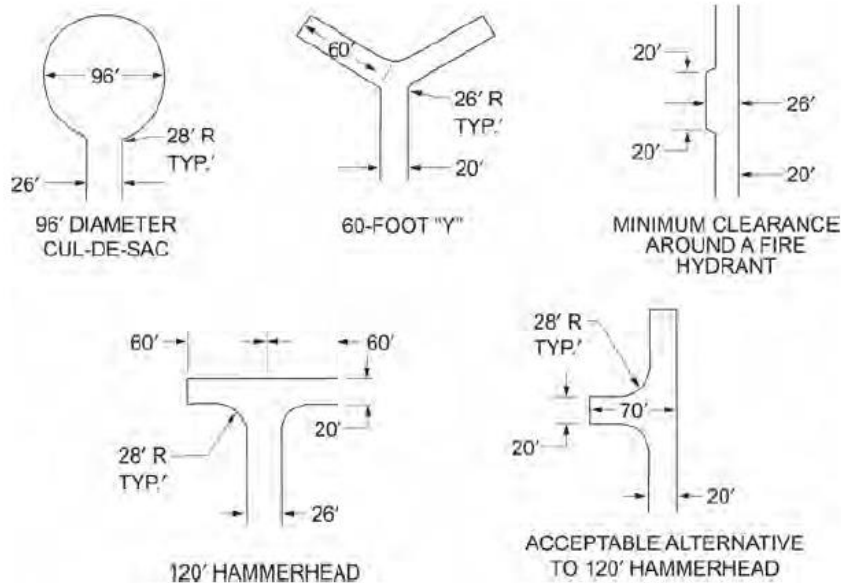
**[ Yes | No | N/A ]** The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.

**\*\*Exception:**

*Fire code official is authorized to increase the dimension of 150 feet where: 1) The building is equipped throughout with a fire sprinkler system. 2) Road cannot be installed because of location on the property, topography, nonnegotiable grades or other similar conditions and an approved alternative means of fire protection is provided. 3) There are not more than two Group R-3 or Group U occupancies.*

**[ Yes | No | N/A ]** Gates securing the fire apparatus access road(s) shall comply with all of the following criteria:

- The minimum gate width shall be 20 feet
- Gates shall be of the swinging or sliding type
- Construction of gates shall be of materials that allow manual operation by one person
- Electric gates shall be equipped with a means of opening the gate by Fire Department personnel for emergency access.
- These devices shall be approved by the fire code official.
- Locking device specifications shall be submitted for approval by the fire code official.



For SI: 1 foot = 304.8 mm.

FIGURE D103.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

### Aerial Apparatus Access

*Required for all buildings more than 30 feet in height from Fire Department Access*

**[ REQUIRED ]** Submitted required building elevations showing dimensions of building height.

**[ REQUIRED ]** Overhead utility lines shall not be located within the aerial fire apparatus access road.

**[ Yes | No | N/A ]** Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of the building or portion of the building.

**[ Yes | No | N/A ]** Buildings exceeding 30 feet in height or three stories shall have at least two means of fire apparatus access for each structure.

**[ Yes | No | N/A ]** At least one of the required access routes shall be located within 15 feet and 30 feet from the building and shall be positioned parallel to one entire side of the building.

## Fire Protection Systems

\*Refer to Chapter 6 and Chapter 9 of the 2021 AFPC

Sprinklers Required per Section 903

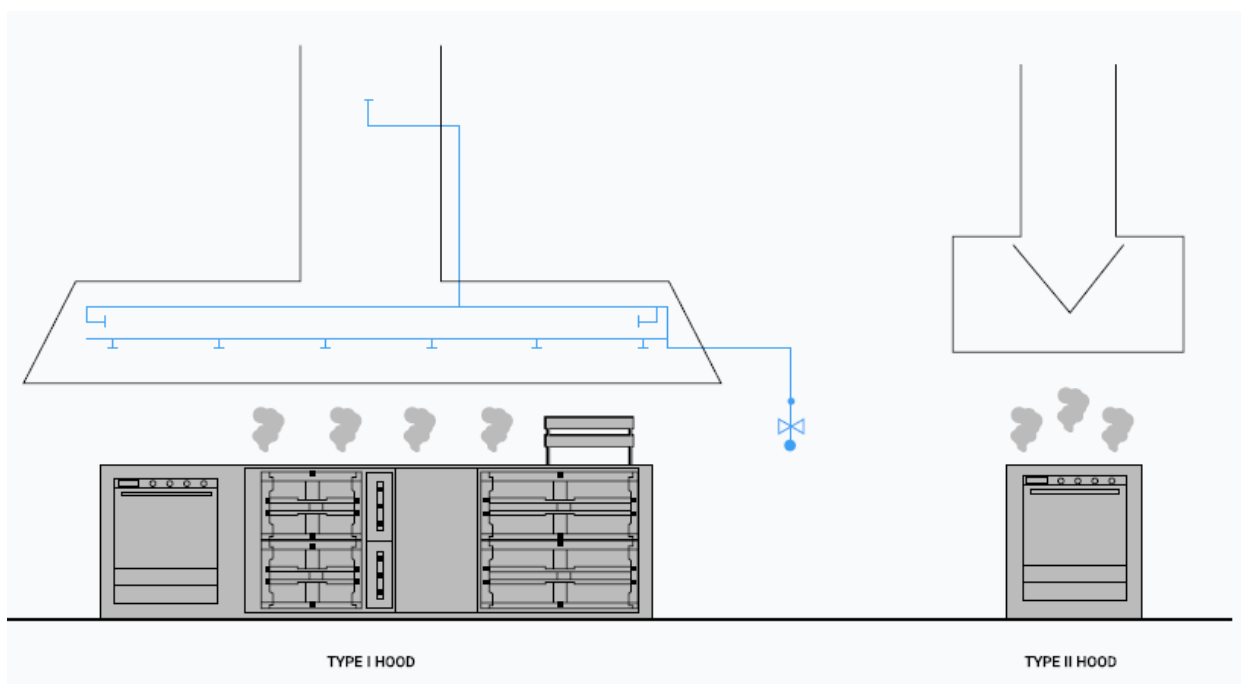
Sprinklers Not Required per Section 903

*\*IF EXCEPTIONS PER SECTION 903 ARE USED, PLEASE LIST THE EXCEPTIONS BELOW. (i.e.: FIRE SEPERATION, FIRE BARRIER CONSTRUCTION)*

---

If commercial cooking will be conducted on the premises a Type I Hood system shall be installed in accordance with AFPC Section 606.

**[ Yes | No | N/A ]** A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors. *(See Section 606)*



## Water Supply (For Firefighting)

\*Refer to Chapter 5 and Appendix B & C of the 2021 AFPC

GROSS SIZE OF BUILDING IN SQUARE FEET (INCLUDE ALL OVERHANGS UNDER ROOF): \_\_\_\_\_

NUMBER OF HYDRANTS WITHIN 400 FT (NON-SPRINKLED) OR 600 FT (SPRINKLED) OF BUILDING: \_\_\_\_\_

REQUIRED GPM: \_\_\_\_\_ DURATION: \_\_\_\_\_

\*(REFER TO TABLE B105.1 AFPC 2021)

75% REDUCTION FOR SPRINKLER SYSTEM?  Yes  No

(MINIMUM OF 1,000 GPM for NFPA 13 systems / (MINIMUM OF 1,500 GPM for NFPA 13R systems)

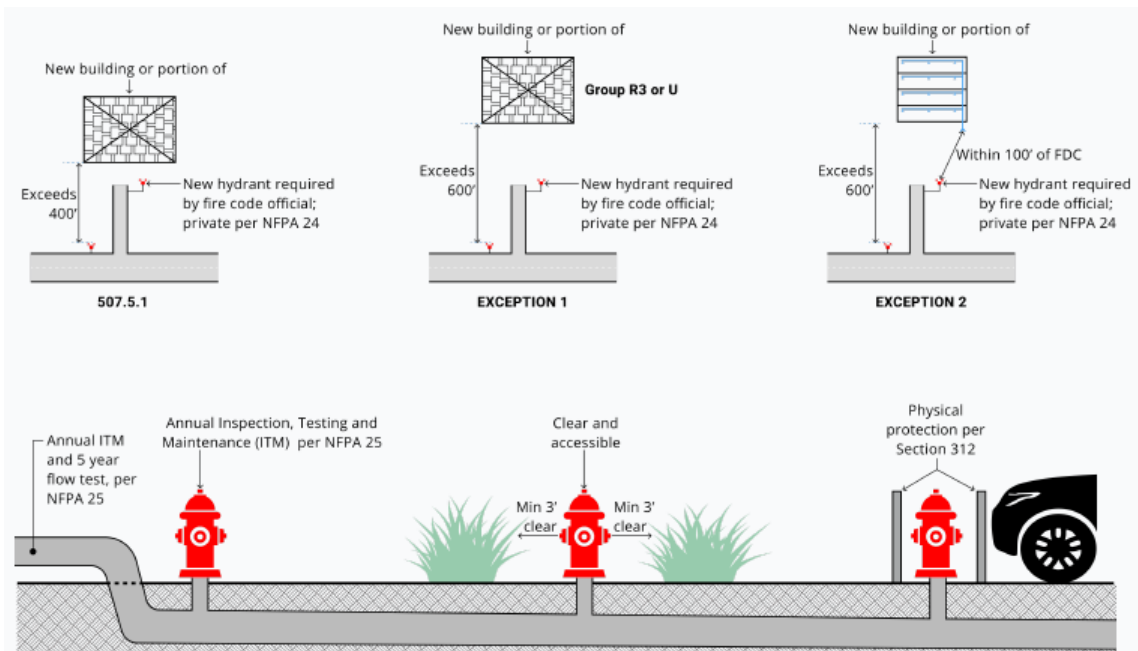
**[ REQUIRED ]** Hydrant(s) locations are shown on submittal plans.

**[ REQUIRED ]** An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site.

**[ REQUIRED ]** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (20 feet each side of hydrant).

**[ Yes | No | N/A ]** Meets fire hydrant spacing in accordance with Table C102.1 of the 2021 AFPC.

**[ Yes | No | N/A ]** Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall be installed, subject to Fire Marshal approval.



**Fire Department Connections (FDC)**

*\*Refer to Section 912 of the 2021 AFPC*

**[ Yes | No | N/A ]** If FDC’s are required by AFPC, Fire Department Connections shall meet listed requirements and is shown on submittal plans.

- a. *The FDC location shall be approved by the fire code official.*
- b. *Freestanding FDCs shall be 4-inch diameter minimum sized pipe with a 5-inch Storz hose thread connection. It shall also include a 30 degree turn down and a Knox Box brand locking cap.*
- c. *Wall mounted FDCs shall be 4-inch diameter minimum sized pipe with a 5-inch Storz hose thread connection. It shall also include a 30 degree turn down and a Knox Box brand locking cap.*

**Fire Lane Access**

*\*Refer to Section 503.3 and Appendix D of the 2021 AFPC*

**[ REQUIRED ]** All areas not designated as parking spaces shall be identified as "No Parking Fire Lane" following the requirements listed in Chapter 5, Section 503.3 & Appendix D.

**Fire Marshal’s Office Review**

The Mayflower Fire Marshal's Office has completed the initial review of the subject development application. Items not meeting the requirements of the fire code must be resolved prior to approval from the Fire Department.

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_

Tabled By: \_\_\_\_\_ Date: \_\_\_\_\_

Reason:

---



---



---

**The code items in this review are not intended to be a complete listing of all possible fire code requirements adopted by the City of Mayflower. Additional information may be required prior to building permit approval and/or building occupancy.**

THE PROJECT WAS REVIEWED; HOWEVER, THIS DOES NOT MEAN THE ENTIRE PROJECT, INCLUDING ALL SUPPORTING DATA AND CALCULATIONS, HAVE BEEN COMPLETELY CHECKED AND VERIFIED. THESE DRAWINGS ARE SIGNED, DATED AND SEALED BY A PROFESSIONAL ENGINEER/ ARCHITECT LICENSED TO PRACTICE IN THE STATE OF ARKANSAS, WHICH THEREFORE CONVEYS THE PROFESSIONAL'S RESPONSIBILITY AND ACCOUNTABILITY, THIS ACCEPTANCE DOES NOT RELIEVE ANY PARTY FROM COMPLYING WITH ANY OTHER LEGAL ADOPTED REGULATION OR ORDINACE RELATED TO LAND DEVELOPMENT.