Crafton Tull
architecture | engineering | surveying

10825 Financial Centre Parkway, Suite 300
Little Rock, Arkansas 72211

501.664.3245 (ph)
501.664.6704 (fax)

January 21, 2025

Mr. Colton Leonard
City of Bryant
210 SW 3rd St.
Bryant, AR 72022

Re: Bryant Panera – Site Plan – DRC Comments

Mr. Leonard,

Listed below are responses to comments received in by email on 1/17/25

Public Works

1. Provide the 3 way stop signage at span way.
   - 3 way stop added to Span Way.

Stormwater

1. Site will be utilizing the existing in-ground detention. Provide current inspection report on the current status of volume of the pipe sections. Are they free of accumulated solids?
   - Note added to plans to specify "CONTRACTOR TO INSPECT AND VERIFY CONDITION OF EXISTING UNDERGROUND DETENTION SYSTEM ON DAVID'S PROPERTY. IF ENOUGH SILT AND DEBRIS EXISTS TO REDUCE THE CAPACITY OR FUNCTION OF THE SYSTEM, THE CONTRACTOR IS TO CLEANOUT/REMOVE SILT AND DEBRIS."

Engineering

1. Drainage
   a. Exhibit 400-1 in the Bryant Stormwater Management Manual shows a 100-year intensity of 10.0 in/hr using a time of concentration of 5 minutes. Page 11 shows an intensity of 9.50 in/hr.
      - Updated to 10.00 in/hr.
   a. Page 10 shows Pre-Development composite C-factors less than Post-Development. With an increase in discharge from the site demonstrate why detention is not required.
      - Existing detention designed to accommodate our development.
   a. Demonstrate that proposed and existing drainage structures can handle the design flows for the improvements.
      - Inlet calculations added to drainage letter

Community Development

1. Verify Grease Interceptor sizing is on the MEP Plan. Don't currently see it. Minimum Grease trap sizing is 1000 gallons. A Grease trap permit is required from the Code Department.
   - Grease interceptor detail provided with resubmittal.

2. Confirm material used for dumpster enclosure. Plans state to refer to Arch Plans, but I did not see anything included with submittal.
   - Dumpster detail provided with resubmittal.
3. Parking on the South Side of the building will most likely be used by David's Burger's customers as well as Panera customers, was that accounted for in the parking plan? **- ADDRESSED.** If possible can we receive a copy of the REA for the Stormwater maintenance agreement?
   - Copy of REA provided with resubmittal.
4. Small Scale Engineering review fee will need to be paid. $250
   - Check is being mailed.

Fire

1. All fire department access roads are required to be at least 20' wide and support a weight of 75,000 lbs per the 2021 Edition of the Arkansas Fire Prevention Code. All roads surrounding the building show to be more than 20' wide on the plans. Need to ensure they meet weight requirements.
   - Heavy Duty Asphalt provided.
2. Knox box installation near main entry door
   - Note added to Site Plan.
3. Will we get an interior floor plan - one labeled floor plan simply shows exterior walls
   - Will be submitted as part of the buildout permit.

Please let me know if you need any additional information.
Submitted by:

Caroline Gardner
Crafton Tull - Civil Engineer