minton engineering
300 North Port Drive
Cabot, AR 72023
(501) 941-5559

July 9, 2025

Mr. Colton Leonard
City of Bryant - Planning
210 S.W. 3rd St.
Bryant, AR 72022

Re: Site Plan Review, ALE Addition, Bryant School District, Bryant, AR

Mr. Leonard:

Below is our response to the DRC comments:

Public Works:

1. The existing 4" sewer service line is adequate to serve the existing buildings as well as the addition.
2. Concrete apron has been added to this drive.
3. Will comply w/ impact fees.

Stormwater:

1. Stormwater report is attached.
2. It is my understanding that Terry Harper (Bryant Schools) worked out that no detention will be required.
3. Erosion control has been added to sheet C1.0.

Engineering:

1. Sheet titles fixed.
2. Stormwater report is attached.
3. There is an adequate # of ADA spaces for this facility.
4. Pipe under the existing east drive is shown to be replaced.

5. A waiver has been requested for the non-conforming building standards.

Planning:

1. Here is the explanation from the mechanical engineer concerning the HVAC units on the north side of the addition: The gas package unit serving the protected area of the building was strategically positioned to optimize available space and provide service to the area in the most efficient and cost-effective way. Its current location allows for a dedicated duct chase within the protected area, minimizing complexity and expense. Relocating the unit would place it farther from the area it serves, requiring additional duct chases and potentially increasing the building's square footage to meet POR requirements where the ducts would enter. This would result in potential higher construction costs and a less efficient design.

2. Screen walls are added for the HVAC units on the north side of the addition as well as for the existing HVAC units on the north side of the existing building.

3. See attached Site Plan for fencing limits.

4. Handicap accessibility will come from the connection to the existing building.

Fire:

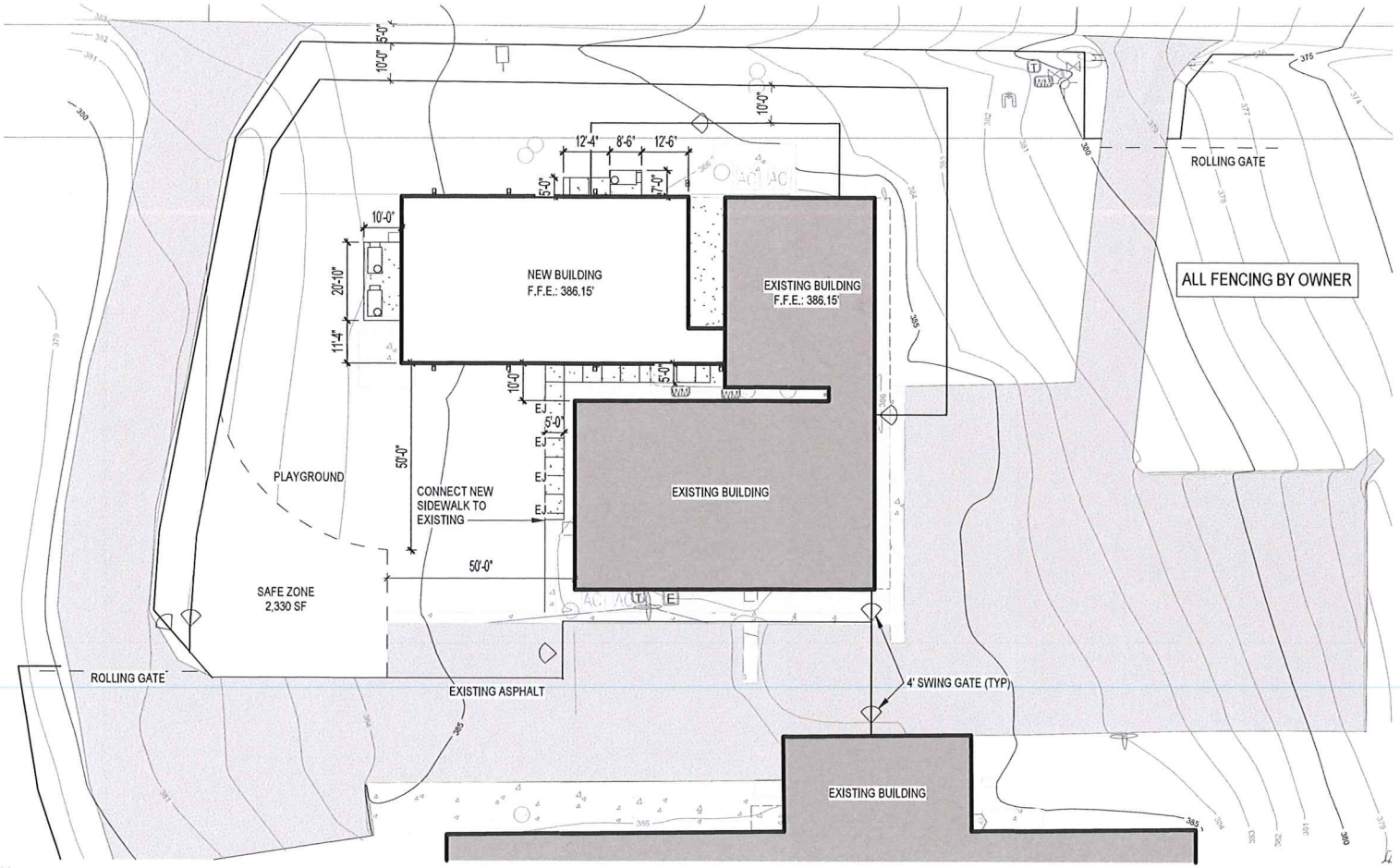
1. See attached Site Plan for fencing limits and Safe Zone requirements.

2. The Safe Room occupant load capacity is 305 based on the square footage.

Sincerely,

Josh Minton, PE
Project Engineer

Cc: Randy Wolf, AIA – Lewis Architects



NORTH

1 / A9.0 SITE PLAN

1" = 30'-0"

BRYANT ALE CLASSROOM ADDITION

BRYANT PUBLIC SCHOOLS
BRYANT, ARKANSAS

SITE PLAN

FOR REVIEW

LEWIS ARCHITECTS ENGINEERS
ELLIOTT • MCMORRAN • VADEN
RAGSDALE • WOODWARD • INCORPORATED
501.223.8702 • WWW.LEMVRW.COM

JOB NO:	DATE:	SCALE:	DRAWING NO:
25034	2025 07-01	1" = 30'-0"	A9.0