BENCHMARK DESIGN GROUP
CIVIL | ENVIRONMENTAL | PLANNERS

1-21-2026

City of Bryant
210 SW 3rd St.
Bryant, Arkansas 72022
Attn: Colton Leonard

phone 501-943-0301
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RE: **Comment Response Letter**
Bryant, Arkansas
Benchmark project number 2025.047

Mr. Leonard

Benchmark Design Group (Benchmark) is the Engineer of Record for the above project. Benchmark received comments on January 15th, 2026 and is pleased to respond with the following. Original comments provided with responses.

Raising Canes - 23115 I-30

Utilities

1. The plans show a new service coming out of the building and going to a manhole to the north. The existing 6" service line to the south should be capped or plugged at the manhole (#4502).
   Noted added to plans

Streets

1. All Streets associated are private.
   Noted

Stormwater

1. ADEQ small site SWPPP submitted to City of Bryant
   Team is currently preparing SWPPP booklet and will provide once finalized.
2. Post NOC on site
   NOC will be posted prior to construction start.
3. Construction entrance shall be no less than the width of all ingress/egress with a 20' minimum width and a 50' minimum length
   Noted. Detail and plan view updated.
4. Rock used on entrance shall be a minimum of 2-inch with no fines with a minimum depth of 6 inches
   Detail updated
5. $250.00 Stormwater Engineering Review Fee
   Noted, will get this paid.

Engineering

1. Pay engineering review fee.
   Noted

2. Drawing C-6.1

a. Show point(s) of discharge which the drainage basin is based upon.
   Discharge points added

3. Drawing C-3.0 - Submit erosion control plan(s) per the City's Stormwater Management Design Manual, Section 1100. Drawing(s) per the following.
   a. *Provide a copy of the SWPPP as the site is larger than 1 acre*
      Team is currently preparing SWPPP booklet and will provide once finalized.
   b. *Pay any fees required for stormwater, if applicable*
      Noted. Will get this paid
   c. *Erosion control planning is in phases. For this drawing, indicate which measures are being taken for the initial phase, the construction phase, and the post-construction phase. Label erosion and sediment control structures as either Permanent or Temporary (See Section 1102.2)*
      Table added to C-3.0
   d. *The notes should show a reference to the SWPPP.*
      Notes already on C-3.0
   e. *Show a schedule or sequence of construction on the plan (See Sections 1102.2 ,1104.4.9 and 1105.13)*
      Added
   f. *Show soil loss calculations (See Section 1103) on the Erosion control plan or submit them on a separate document.*
      Added to C-3.0
   g. *Include an inspection and maintenance plan (Section 1104.4.7)*
      Added to C-3.0
   h. *Verify proper application of silt fencing is shown on the plan. (Maximum 3 ft height) See Section 1105.2 in the Stormwater Management Manual.*
      Detail updated to meet this section with note pointing contractor to this section for additional clarification
   i. *Maximum allowable slope lengths contributing runoff to a silt fence (Table 1100-1)*
      Noted and added to detail
   j. *Maximum drainage area contributing flow to a silt fence shall not exceed 0.5 acres per 100-ft of fence.*
      Noted. This site should meet this requirement.
   k. *Place silt fences below the toe of exposed and erodible slopes*
      Added
   l. *Show the replacement schedule for silt fences in the schedule / sequence.*
      Added
   m. *Show material specifications for silt fence, wire mesh, etc*
      Added to detail on C-3.1
   n. *Add notes on the silt fence detail which shows compliance with Section 1100.5.*
      Added
   o. *Show materials specifications for the silt fence, posts, etc.*
      Added

p. *What materials are planned to be utilized during construction for areas that require temporary stabilization (any areas that are not worked for more than 14 calendar days)? Vegetation and mulching*

Current plan will not have areas that exceed 14 days of no work, but if that does occur, contractor will ensure some form of temporary stabilization that meets the Stormwater Management Manual's specifications.

q. *Show in the notes that existing vegetation that is established will be preserved.*

Added

r. *Show a list of any other erosion control structures / materials that may be utilized during the construction phase as required to minimize soil loss.*

No additional methods currently planned unless those shown on the plans do not sufficiently capture the soil or issues arrive.

s. *Add a note that the ECP is subject to change based on current site conditions. Additional measures may be needed to mitigate illicit discharges of sediment and/or debris from the site. See Section 1100 of the Bryant Stormwater Management Manual to see what other devices are recommended. Added note to "install supplemental measures as needed to contain runoff" but does not list specific erosion control measures.*

Added

4. Drawing C-3.1

a. *Show minimum diameter of stone to be used on the temporary construction exit point detail.*

Added to detail on C-3.1

b. *In the Flume Sediment Barrier, sandbags may cause the parking area to flood and overflow the curb, causing an illicit discharge of sediment. Sandbags must be changed out frequently due to clogging.*

Noted and shown in construction inspection notes on C-3.0. FYI, the flume sediment barrier is to prevent silted water from entering the parking lot from the grassed/open area behind the curb. We have found it is easier to manage soil loss if it can be kept off pavement.

c. *On the Inlet Protection Filter Barrier detail show a reference to the requirements for silt fence on the detail.*

Added

d. *Straw wattles clog easily and will require frequent maintenance or replacement.*

Noted and shown in construction inspection notes on C-3.0.

e. *Show the specifications for the silt fence materials which meet the requirements in Section 1100 of the Stormwater Manual.*

Added

Planning

1. Site notes on multiple sheets reference complying with State of Texas Codes. That can just be changed to just say state codes.

   Updated
2. Demolition permit will need to be obtained before demo of the existing building.

   Noted
3. All metal paneling used must have concealed fasteners.

   Noted
4. All signage will need to be approved through the Sign Permit Application Process.

   Noted

Fire

1. Fire Department Access Roads must be able to support the imposed load of a fire apparatus weighing up to 75,000 lbs. [D102.1]

   Noted and will comply. Main drive aisle running through site will meet this requirement.

2. Remote FDC connection shall be 5" storz connection with a 30 degree elbow and Knox locking cap. [912.3, 912.4.1]
   Note updated.
3. Include a Knox Box near the main entrance at a height of 60" - 66". [AFPC, 506.1]
   Noted and final location to be determined near end of construction onsite with Fire Marshal.

Benchmark appreciates this opportunity to be of service and welcome any questions or comments.

Respectfully submitted,
BENCHMARK DESIGN GROUP, LLC



Ryan Davis, PE