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March 25, 2026

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RE: Goddard School of Bryant

To whom it may concern,

Please accept this letter as our response to the planning/engineering comments regarding the Goddard School of Bryant development. We are requesting to be placed on the next upcoming DRC agenda for Site Plan Approval. Please find our comment responses below.

Utilities

1. Fire line minimum is 8" DI.
   Fire line routing has been changed to 8" DI.
2. Discussion about water line routing per JH.
   - Line has been rerouted per discussion.
3. Wet Tap is not necessary. The water line can be extended.
4. Will there be food prep? If so a grease trap will be required.
   - There will be no daily meal preparation. A letter from the Franchise Owner is included with the resubmission documents.

Streets

1. Private Streets

Stormwater

1. Submit Stormwater Application and Impact Fee
   - Application and Impact fee will accompany this response letter.
2. ADEQ Permit & Notice of Coverage
   - Small site permit and NOC is included in the written SWPPP report.
3. SWPPP submitted to City of Bryant
   - SWPPP will accompany this response letter.
4. $250 Stormwater Engineering Review fee will be required
   - Fee will accompany this letter.

Engineering

1. General Comments

a. It is recommended that the developer / Engineer schedule a meeting with City Staff to review this project.
    - We met with city staff on March 20th to discuss all open items.
b. Pre-Construction meeting required. Prior to commencing construction, schedule a meeting with Bryant Public Works.
    - Acknowledged

2. Drawing C1.1 Site Plan
    a. Show all Road names
        - Street names have been added.
    b. Show referenced to details, where appropriate (ie. Handicap parking, retaining wall, etc.)
        - References Added.
    c. Show location of on-site drainage structures.
        - On-Site curb inlets are now shown more clear
3. Drawing C1.2 Site Details
    a. Retaining wall details?
        - Retaining wall is to be designed my MTA Engineering to match the design of existing walls within the business park. Wall design document will be provided prior to wall construction approval.
    b. Sidewalk details?
        - Added. See "prototype details"
    c. Fencing and Gate Details?
        - Added. See "prototype details"
4. Drawing C1.3 Grading Plan
    a. Note about curb removal at entrance/exits?
        - A demo plan has been added.
    b. Show existing storm pipe under Christy Lane
        - This has been added.
5. Drawing C1.4 Stormwater Plan
    a. Show profiles of storm drainage.
        - A sheet has been added for Storm Sewer Profiles
    b. Show existing storm pipe connecting JB-A4 to JB-C1
        - This has been added.
    c. References to Details
        - General note added to plan to reference Utility Details sheet for Stormwater details.
6. Drawing C1.5 Pre-Drainage Plan
    a. Demonstrate that drainage basin outline is drawn correctly. There are existing inlets that capture runoff from the site. Stormwater drainage basins are not confirmed by property boundaries.
        - Drainage basins have been revised per meeting March 20th.
    b. Show check points for development of drainage basin.
        - Check Points have been updated.
7. Drawing C1.6 Overall Drainage Plan
    a. Demonstrate the drainage basin B1 is outlined correctly. Drainage basins are not confined to a property boundary
        - Drainage basin B1-B3 have been updated per meeting March 20th. There is in fact existing ditches along the residential adjacent property creating a local discharge point for B2 at the NE corner. There is a localized discharge point for

B1 at the easter edge of the adjacent property where a “check dam” of sorts is located, creating the beginning of a wet weather creek.

b. Demonstrate downstream impacts of drainage from Basin B1
   - The updated hydrographs will show that the new development will not have an adverse effect on the surrounding properties

c. Show drainage arrows in direction of flow.
   - TC slope arrows are demonstrated on the other drainage plans.

d. Show peak discharge flow rates that are leaving the site.
   - 100-yr discharges are now added to the enlarged plans.

e. Confirm that downstream drainage structures have the capacity to handle the additional flow. Show flow capacities and projected peak flow for enclosed storm drainage system.
   - Projected peak flow calcs have been added for the downstream inlets/pipes, in addition to the inlet/pipe calcs of the new development.

8. Drawing C1.7 – Post Drainage Plan
   a. Demonstrate that drainage basin B1 is outlined correctly. Drainage basins are not confined to the property boundary.
      - Addressed.
   b. Demonstrate downstream impacts of drainage from Basin B1
      - Addressed.
9. Drawing C1.8 – Overall Drainage Plan (2)
   a. Show drainage arrows in the direction of flow
      - TC slope arrows demonstrate direction of flow.
   b. Show flow capacities and projected peak flows for enclosed storm drainage system
   c. Demonstrate that the flow into existing drainage basins do not exceed the peak flow design capacity of the basins.
      - Existing catch basin calcs have now been added to the drainage report with the increase in cfs from this project.
10. Drawing C1.9 – Overall Drainage Plan (3)
    a. Show drainage arrows in the direction of flow.
       - See comment above.
    b. Show flow capacities and projected peak flows for enclosed storm drainage system.
       - See comment above.
    c. Demonstrate that the flow into existing drainage basin do not exceed the peak flow design capacity of the basins.
       - See comment above.
11. Drawing C1.10 – Utility Plan
    a. See comments from utilities above.
12. Drawing C1.11 – Utility Details
    a. Stormpipe trench details?
       - Added
    b. Show bedding and compacted subgrade under curb inlets
       - Bedding notes have been added to the curb inlet detail
    c. Show plan view of curb inlets
13. Drawing C1.12 – Landscaping Plan
    a. Must meet city planning code requirements, see planning comments
14. Drawing C1.13 SWPPP
    a. The notes should show a reference to the SWPPP
       - General notes on Erosion Control sheets, C1.15, C1.16, & C1.17, reference SWPPP.

b. Show existing and proposed topography
   - Existing and proposed topography is shown on Erosion Control plans

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.
   - Erosion Control phasing is shown on sheets C1.15, C1.16, & C1.17

d. Show a schedule or sequence of construction on the plan.
   - Approximate construction schedule is shown on sheets C1.15, C1.16, & C1.17

e. Show soil loss calculations
   - Soil loss calculations are shown on Erosion Control sheets.

f. Show the soil loss calculations on the erosion control plan or submit them on a separate document.
   - Soil loss calculations are shown on Erosion Control sheets.

g. Include an inspection and maintenance plan
   - Inspection & maintenance plan are included in the written SWPPP and referenced in the general notes on all Erosion Control sheets.

h. Verify proper application of silt fencing is shown on the plan.
   1. Maximum allowable slope length contributing runoff to a silt fence
   - Maximum slope length from 5% to 10% is 50 feet.
   2. Maximum drainage area contributing flow to a silt fence shall not exceed 0.5 acres per 100-ft of fence.
   - Acknowledged.
   3. Place silt fences below the toe of exposed and erodible slopes
   - Silt fences placed below the toe of exposed and erodible slopes.
   4. Show the replacement schedule for silt fences in the schedule/sequence.
   - Inspection & maintenance plan are included in the written SWPPP and referenced in the general notes on all Erosion Control sheets.
   5. Show material specifications for silt fence, wire mesh, etc.
   - Material specs for silt fence, wire mesh, etc are specified in SWPPP details on sheet C1.16
   6. Add notes on the silt fence detail which shows compliance with section 1100.5
   - Notes on silt fence detail comply with section 1100.5
   7. Show materials specifications for the silt fence, posts, etc.
   - Notes on silt fence specify needed material.

i. Are there any sedimentation traps planned?
   - Wattle check dams are placed as sediment traps.

j. See sections 1105.7 of the Bryant stormwater management manual, including exhibits 1100-26 thru 1100-30
   - Acknowledged.

k. 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 & mulching.

l. Show in notes that existing vegetation that is established will be preserved.
   - There isn't any undisturbed area on site.

m. Show a list of any other erosion control structures/materials that may be utilized during construction phase as required to minimize soil loss.
   - Silt fence & sediment wattles are the controls used to minimize soil loss.

n. 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.
    - Written SWPPP report notes the need to install supplemental measures as needed.

15. Drawing C1.14 SWPPP Details
    a. Show curb inlet protection detail with material specifications
        - Sediment wattle detail is shown as inlet protection.
    b. Show check dam detail with material specifications, if there are any
        - Sediment wattle detail is shown as check dam detail.
    c. Show maintenance information for the construction entrance
        - Rock will be added to the construction entrance as needed.
16. Drainage Calculations
    a. Page 5 – Show post-development discharge without detention as well as post-development with detention.
        - The summary has been revised to reflect this
    b. See comments above regarding the drainage basin delineations. This may have an impact on the calculations.
        - Basins have been revised.
    c. Show a summary of the design capacity and peak flow for the storm sewer system (pipes and inlets)
        - Pipe/inlet peak calcs are now compiled sooner and more clear in the report. The existing inlets are now added along Christy Lane. The existing storm sewer analysis that this site ties into is also now added.
    d. Demonstrate that any discharge from the site which is not captured in the detention will not have an overall negative impact on drainage downstream.
        - Drainage basin B1-B3 have been updated per meeting March 20th. There is in fact existing ditches along the residential adjacent property creating a local discharge point for B2 at the NE corner. There is a localized discharge point for B1 at the easter edge of the adjacent property where a "check dam" of sorts is located, creating the beginning of a wet weather creek.
17. Bryant Stormwater Manual requirements:
    a. Section 200
        1. 200.1.1 See requirements for submittals
        - Acknowledged.
        2. 200.3 Was a written stormwater management plan prepared for this development? If not, prepare a SMP for review.
        - SWMP has been prepared.
        3. 200.4 Prepare a written Pollution Prevention Pan, including the notice of Intent
        - SWPPP written report has been prepared.
        4. 200.5 It appears that an evaluation has been performed by the engineer of record which shows that the existing detention basin can handle the runoff from the new commercial development.
        5. 200.7 Obtain required permits prior to commencement of clearing or construction activities, including but not limited to the stormwater permit.
        - Acknowledged.
    b. Section 300 – Read and confirm acknowledgement of design policy.

- Acknowledged.

c. Section 400 – See comments on drainage plans
d. Section 500 – not applicable
e. Section 600 – Appears that requirements have been met, a summary table is needed in the calculations
   - Final discharge summaries have been added for the overall contributing basins to the existing pond, as well as overall pre/post discharges for the Goddard Site. Additionally, subcatchment summaries have been added before the hydrographs in the report
f. Section 700 – Verify that street flow does not exceed these requirements. Emergency vehicles must have clear access to the project.
   - Inlet calculations have been added to the report to represent 25 year flow at each inlet along Christy lane, including the additional discharge from this development.
g. Section 800 – Show the capture rate on each of the inlets and the amount of bypass flow, if any
   - Inlet calcs, with bypass, have been added to the report.
h. Section 900 – Not applicable
i. Section 1000 – Detention was planned as part of a master drainage plan, appears that the evaluation requirements have been met for this commercial development.
j. Section 1100 – See erosion control comments above.

18. Planning
    a. When a C-2 or C-3 District abuts a residential district, a minimum 6' high wood, rock or masonry fence is required with a landscape screen to buffer any commercial structure or activity from the residential district. For the portion of property abutting the neighborhood a landscape screening and fence is required.
       - The landscape ordinance is a bit unclear on if the requirement is opaque fencing plus landscape, or if opaque fencing satisfies the screening requirement. Wooden privacy fence has been added to the plan. If a tree/shrubs screening is also require, we agree to add what is required along the residential property line as well.
    b. As mentioned in other comments above, the commercial stormwater detention review fee will need to be paid ($250).
       - Acknowledged.
    c. Landscape code requires 100 sf of bedding plants or ground cover in containment.
       - This has been added to the Landscape notes on sheet C1.13
    d. What is the height on the retaining wall?
       - Max height is 5 feet. This is planned to be a stacked wall designed by MTA Engineers (similar to other walls within this business park).
19. Fire
    a. Fire apparatus access road must extend to within 150 feet of all portions of the facility
       1. Unless the building is equipped throughout with an automatic sprinkle system.
       - The building will be equipped with fire suppression.
    b. Dead-end fire apparatus access road on the north side is longer than 150 feet and will require an approved area for turning fire apparatus around.
       - We have extended the garbage truck turn-around area with the north parking lot. Please review and deem if this is acceptable.
    c. Knox Key box needs to be installed near the front entrance in an approved location 60-66 inches above the ground.
       - Acknowledged. A note has been added on the site plan

d. FDC mush be within 100 feet of fire hydrant. FDC can be building mounted or remote.
   - Acknowledged. The FDC will be wall mounted on the front face of the building. The new hydrant has been placed accordingly.

Additional Note: There was discussion on whether this facility would require by code a storm shelter. The architect confirmed that this facility is Group E day care, which is exempt from the storm shelter requirement under exemption #1, code "423.5: Group E occupancies."

This letter accompanies a revised civil plan set, drainage report, and other supporting documents.

If you have any questions, please give me a call.

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