PHILLIP LEWIS ENGINEERING, INC.
Structural/Civil Design
23620 Interstate 30
Bryant, AR 72022

May 25, 2022

Colton Leonard
Planning Department
210 SW 3rd Street
City of Bryant, AR

Re: DRC staff comments for Splash Carwash

Mr. Leonard,

Please let this letter to serve as our written response to DRC comments provided 5/19/22.

1. Splash Carwash

Engineering

1. Utility Plan indicates Oil/Water/Sand Separator is sized for a max flow of 314 GPM. What is the maximum demand on Domestic Water and Sewer? Does it match the sizing? Carwash Has recycle wash and only uses approx. 25 gallons per car totaling maximum use of 60 gallons per minute
2. Oil/Water/Sand Separator will require a permit. See Code Enforcement. Will pull permit with building permit
3. Verify there is no Bathroom (public or private) on site. There is a bathroom in the wash tunnel office
4. Provide Stormwater Calculations and Design for 2-,5-,10-, 25-, 50-, & 100-yr Events. **PROVIDED.**
5. Verify wash water will be contained on site and not collecting in Detention Basin. Wash water will be contained and processed through the separator to the sewer system not the storm water
6. Verify Floodplain data for site. Does site require an Elevation Certificate? Property is not in the floodplain
7. Discuss Half-Street Improvements along Reynolds (183) will improve by adding required sidewalk
8. Discuss Half-Street Improvements along Evans Loop. Will widen to 28' bc-bc and provide sidewalk as planned

Public Works

1. Concrete detail for all concrete shown on sheet C 1.4 shall show a concrete rating of 4000 PSI, 3000 PSI is not allowable in the Bryant Minimum Standards for Streets Specifications. All concrete on site will be 4000 psi not 3000 and noted on detail sheet
2. Stabilization rules need to be added to the erosion control plan. "DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS." Note added as requested
3. Verify wash water will be contained on site and not collecting in Detention Basin. Wash water is not collected in detention it is routed through separator then to sanitary
4. Site will need a Small Scale Development Permit from ADEQ. provided

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5. Note on plans to specify whom and how often the catch basin filter sack will be checked and maintenanced. Note added on SWPPP plan
6. Discuss Half-Street Improvements along Evans Loop. Same as above
7. Further Discussion of Basin Design. Added trickle channel, outlow pipe changed to RCP and added a concrete overflow 6" below pond top
8. Note added to plans thats states "Site must comply with all Bryant Minimum Standards for Streets Specifications. Noted added to plans

Planning

1. What material are the architectural panels made of? Tresspa aluminum composite panels
2. Aluminum storefront - Is this ACP? yes
3. Where is the payment kiosk overhang in relation to the building setback line? Kiosk Canopy is within the building setback line
4. Vacuums on east side of lot are located within the BSL. Vac equipment moved to a new island outside the BSL the vac hose stands are agreed to be left inside the Curb Line as shown
5. WBD plan shows a proposed trail along Evans Loop. Plat shows sidewalk. Road width is 22ft to BOC for local roads with trail spec. agreed to build offsite sidewalk and HCP ramps connecting our proposed sidewalks along Reynolds and Evans loop with unconnected sidewalks in LIEU of 12' Trail.

If you have any questions, please call or email. (501) 831-9870 mark@phillplewisengineering.com

Sincerely,

Mark Blakeley
Phillip Lewis Engineering