e. Completed/implemented Erosion Control Plan
f. All accumulated silt removed
g. Provide As-Built Drawings

Public Works

1. See Engineering

Planning

1. What is the purpose of Tract A?
2. Pre-annexation sewer agreement is for phases 1-3, confirmed with paperwork in file.
3. Fire hydrants are not in the locations shown on the plat. Possibly missing one additional hydrant on street stub out.
4.

Fire

1. None

3. Stone Luxury Living PUD

Engineering

1. Verify lift station capacity to match usage. USED TO BE 66 TRAILERS. PRESENT DESIGN IS 27 DUPLEX TOWNHOMES (54 UNITS)
2. Verify ownership of lift station (to remain private?) PRIVATE
3. Verify ownership of Wastewater Collection System. PRIVATE
4. Provide utility plan. To include Water and Wastewater in accordance with Bryant Water and Wastewater specifications. NOT REQUIRED ON THIS SUBMITTAL.
5. Verify ownership of water distribution system. PUBLIC
6. Streets are gated and private. TRUE
7. Provide sidewalk plan. WILL COMPLY
8. Give an accounting of impervious area of proposed versus existing. NOT REQUIRED ON THIS SUBMITTAL.
9. Verify ArDOT Right-of-way for proposed Hwy 5 widening (2024). PER DISCUSSION AT DRC WE HAVE DONE IT. GATES ARE BEHIND RIGHT OF WAY.

Public Works

1. Lights will be private and paid for by PUD WILL COMPLY

Planning

1. Is open space along HWY 5 considered common usable open space past the front gate? YES IT WILL BE INSIDE FENCE.
2. 15% of the total development is 1.12ac. That is the total amount of open space that would be required. UPDATED
3. Pedestrian access must be given to each lot within the development - Sidewalk system UPDATED
4. See 15.4.3 Application Requirements - See table for requirements of submission - Long form Zoning plan must all be included in the submittal. WILL COMPLY

Fire

1. No fire hydrants listed on plans. A Fire hydrant shall be required at the main entrance and hydrants shall continue along the road around the complex. Maximum distance between hydrants shall not exceed 500 ft. NOT REQUIRED ON THIS SUBMITTAL.

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