Gmail Tariq Morshed <tariqgarnat@gmail.com>

Fwd: DRC today

1 message

Vernon Williams <garnatengineering@gmail.com> Tue, Jul 12, 2022 at 7:26 AM
To: Tariq Morshed <tariqgarnat@gmail.com>

Vernon J. Williams, P.E.
GarNat Engineering, LLC
Mailing Address: P.O. Box 116 Benton, AR 72018
Physical Address: 3825 Mt Carmel Road Bryant, AR 72022
Ph: (501) 408-4650 Cell: (501) 425-2771
Fax: (888) 900-3068 www.garnatengineering.com

---------- Forwarded message ---------
From: **Colton Leonard** <cleonard@cityofbryant.com>
Date: Thu, Jun 30, 2022 at 8:50 AM
Subject: Re: DRC today
To: Vernon Williams <garnatengineering@gmail.com>
Cc: George Wooden <georgewooden98@gmail.com>, Truett Smith <tsmith@cityofbryant.com>

Vernon,

Also here are the comments we will be discussing during today's meeting. If you have any questions please let me know.

1. Stone Luxury Living - PUD

Engineering

LIFT STATION CAPACITY CALCULATION PROVIDED.

1. Verify lift station capacity to match usage. **STATING THAT THE PREVIOUS PROPERTY OWNER HAD MORE LOTS DOES NOT GUARANTEE CAPACITY. PROVIDE PUMP AND WET WELL FLOWS AND VOLUME. THIS INFORMATION CAN BE PROVIDED AT SITE PLAN SUBMITTAL.**
2. Verify ownership of lift station (to remain private?) **PROVIDED - PRIVATE**
3. Verify ownership of Wastewater Collection System. **PROVIDED - PRIVATE**
4. Provide utility plan. To include Water and Wastewater in accordance with Bryant Water and Wastewater specifications. **TO BE PROVIDED WHEN SUBMITTING FOR SITE PLAN APPROVAL** PROVIDED
5. Verify ownership of water distribution system. **PROVIDED - PRIVATE** PUBLIC
6. Streets are gated and private. **VERIFIED**
7. Provide sidewalk plan. **PROVIDED**
8. Give an accounting of impervious area of proposed versus existing. **TO BE PROVIDED WHEN SUBMITTING FOR SITE PLAN APPROVAL** DRAINAGE CALCULATION PROVIDED.
9. Verify ArDOT Right-of-way for proposed Hwy 5 widening (2024). **TO BE PROVIDED WHEN SUBMITTING FOR SITE PLAN APPROVAL** APPROXIMATE LOCATION SHOWN ON PLAT & SITE PLAN.

Public Works

Planning

1. 15% of the total development is 1.12ac. That is the total amount of open space that would be required. **UPDATED**
2. Pedestrian access must be given to each lot within the development - Sidewalk system - **PEDESTRIAN CROSSING WOULD BE NEEDED FROM SW TO MAILBOX AREA** ADDED TO SITE PLAN.
3. See 15.4.3 Application Requirements - See table for requirements of submission - Long form Zoning plan must all be included in the submittal. **ITEMS REMAINING:**
   - Proposed/Final Bill of Assurance, Restrictive Covenants, or other legal instruments PROPOSED BILL OF ASSURANCE PROVIDED.
   - Architectural Elevation Renderings for Front, Side, and Rear facades for all structures, excluding single family residential. List or Allowable facade materials for single-family residential. INCLUDED ON PLAN SET.
   - Proposed permitted uses and location of permitted uses SHOWN ON PRELIMINARY PLAT.
   - Existing Structures and general indication of any significant vegetation. **Structures are shown, is there any significant vegetation?** TYPICAL LANDSCAPE PLAN ADDED TO PLAN SET.
   - Existing Significant drainage features on site? N/A
   - Landscaping Plan indicating the size, location, and proposed types of plantings on the site. TYPICAL LANDSCAPE PLAN ADDED TO PLAN SET.
4. Is it possible to make the lot dimensions a different color where it overlaps the sidewalk? Or possibly bold font, it is hard to read without zooming in. UPDATED
5. PUD Rezoning Application will need to be filled out and submitted. PROVIDED

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. PROVIDED
2. Entire road shall meet the requirements of a Fire Dept. Access Road per 2012 Arkansas Fire Prevention Code Appendix D. ROAD IS 28' WIDE @ BACK OF CURB.

On Thu, Jun 30, 2022 at 8:40 AM Colton Leonard <cleonard@cityofbryant.com> wrote:

> No problem, we can have your item first this morning.
>
> Best,
>
> Colton
>
> On Thu, Jun 30, 2022 at 6:59 AM Vernon Williams <garnatengineering@gmail.com> wrote:
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> > I have a trip to Harrison today. Is there anyway I could go first?--
> > Vernon J. Williams, P.E.
> > GarNat Engineering, LLC
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> > Fax: (888) 900-3068 www.garnatengineering.com
>
> --
> ***Colton Leonard***
> *City Planner*

210 SW 3rd Street
City of Bryant, Arkansas
(501) 943-0301
(501)943-0992 (Fax)
cleonard@cityofbryant.com
Web: www.CityofBryant.com

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Colton Leonard
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