Comment Responses for Aria Oil C-Store

Public Works

Comment no.1- Discuss detention basin outflow pipe material. Certain materials are not allowed per ordinance.

Response- Detention basin outflow pipe will be RCP. Please see plan sheet C-6.0.

Comment no.2- Detention pond and drainage ditches will be required to be solid sod stabilization (Must be noted on plans).

Response- The notes have been added to the plans. Please see sheet C-6.0.

Comment no.3- All riprap shall have filter fabric base.

Response- Note has been added (Sheet C-1.0).

Comment no.4- Detention basin will be required to have 3:1 slopes. (Must be shown on plans).

Response- Shown in the plan sheet C-1.0.

Comment no.5- Detention Basin Warranty Bond SOP will be required to be submitted and notarized.

Response- We will bring hard copies in the DRC meeting.

Comment no.6- Detention Basin Maintenance Plan will be required to be submitted.

Response- We will bring hard copies in the DRC meeting.

Comment no.7- Detention basin will be required to have trickle channels installed from all points of inflow to outflow.

Response- Trickle channel has been added to the detention basin. See plan sheet C-1.0

Engineering

Comment no.2- Provide detail as to the material of construction of the 8” outfall pipes on Detention Basin, e.g. are they Concrete or HDPE?

Response- There will be a 18" RCP as the outfall pipe. See C-6.0.

Comment no.3- Relocate 1” Water meter to be within 8” Water Main easement along east side of site.

Response- The water meter has been relocated according to the comment. See C-3.0.

Comment no.4- Indicate minimum of 18” clearance of the sanitary sewer (below) the Water Main relocation on the utility site plan.

Response- We have changed our plans from to have sewer extension to owner operated grinder pump. We added profile for the FM coming out of our property and proposed encasement with minimum 18" vertical clearance with 3" water main.

Comment no.5- Final site design will require health department approval.

Response- We are working on it.

Comment no.8- Contact Phone Number for the City of Bryant Public Works Director is 501-943-0468. Contact Phone Number for the City of Bryant Engineer is 501-943-0450.

Response- The Contact Numbers have been updated.

Comment no.9- Minimum Water Main Easements are 15 feet wide.

Response- Response- The comment has been addressed into the plans.

Comment no.10- Master Trail plan indicates a 12 foot share use trail along Hwy 5.

Response- Considering the future ArDOT road improvement we will ask for a waiver to city council.

Planning

Comment no.1- Will the City require application fees to be repaid?

Response- If it is required we will pay for it.

Comment no.2- Will a trail waiver have to be granted by Council? - Checking into what was discussed previously on this.

Response- Considering the future ArDOT road improvement we will ask for a waiver to city council.

Comment no.3- Sidewalk South of entrance on Lowery does not show ADA ramp.

Response- The ramp has been added to the revised plans.

Comment no.4- Will tree location on the landscape plan interfere with line of sight for people turning?

Response- We have relocated the trees near the entrance.

Fire

Comment no.1- Request to move the location of the proposed fire hydrant. The new location will be located on the East side of the entrance furthest East.

Response- The fire hydrant has been relocated in the revised plans.