3e Creekside Addition Lots 83, 84, & Tract C Replat

Public Works

L Verify floodplain statistics with Engineering Department/ FP Manager

Engineering

1. Verify Lot 83R FFE is 333.8 is 3 feet above the FIRM of BFE.
2, Verify Lot 84R FFE is 333.5 is 3 feet above the FIRM of BEE.
3. What is the purpose of Tract CR? Does it require a FFE?

Planning

1. Replat fees will need to be paid. Should show up on the Plan file in the Tyler System.

Fire

1. None

4. Marketplace East Subdivision Phase 1 - Prelim Plat

Public Works

1. Site will be required to obtain an ADEQ Small Scale Development Permit. Will Comply. 2. Erosion Control Plan will be required to be submitted to the City of Bryant. New ECP included.

Engineering

1. Show fire protection for development per section 100-7-1.22.A of the Bryant water and wastewater specifications. Discussed in meeting. Will happen with future development of lots.
2. Show dedicated 20' easement on gravity sewer per 1200-7-1.08.2. of the Bryant water and wastewater specifications. Plans updated.
3. Indicate pending sewer services will be core drilled and booted in manholes. N/A All manholes are new and service stubs will be constructed with manholes.

Planning

1. Is the street going to be public or private? Is this an emergency access road for Hunter's Crossing? Roads will be private.
2. Street is indicated as a collector on the MTP. 60 ft ingress/egress easement is shown on the plat so the ROW should be 60ft. Sidewalks not shown on street Cross section/plat. Discussed at DRC. Believe it was determined this isn't accurate.
3. If a private road, road should be requested to be removed from the transportation plan. Pending

4. C-2 setbacks are: Front - 15' Min, Side Exterior - 15' Min, Side Interior - 15', Rear - 25' Plans updated.
5. Preliminary Plat review fees will need to be paid. Will comply.

Fire

L Provide fire hydrant locations on plans, Existing hydrant at intersection of Marketplace and Progress shown. As discussed at DRC future hydrants added as lots are developed and proposed contruction is better understood.

2 if road deadends and is longer than 1 50' in length a turn around shall be provided for fire dept. access. Refer to 2012 Arkansas Fire Prevention Code Appendix D. Road has been shortened. Should have ample turn around space when church is developed.

5, Diamond Estates Subdivision Phase 1 - Preliminary Plat

Public Works

1. Site will be required to obtain an ADEQ Large Scale Development Permit.
2. Discuss site detention and possibilities.
3. Discuss 118' ADS as outflow.
4. Discuss and better define lighting pole plans on Sheet 8.
5. Discuss Sheet 4 entrance connection to existing CMP.
6. Site will exceed 10 Acres and will require a sedimentation pond per ordinance and ADEQ requirements.

Engineering

1. Water service connections shall be made on 12" or smaller water mains per section 1100-2-1.06.A of the Bryant specifications.
2. Water mains shall be 8" C900. All water and sewer to comply with city of Bryant water and sewer specifications latest edition.
3. Existing 16" water main to maintain 3' of cover.
4. As-builds on 16" water main show to have 6", 8" and 10" valves in place for future development.
5. Lift station shall comply with section 1200-6-B. 1-5. (20-year 0M).
6. Lift station site shall have minimum dimensions of see section 3500-2-1.02 A-E for all other requirements.