Fire

L Provide fire hydrant locations on plans,

2 if road deadends and is longer than 150' in length a turn around shall be provided for fire dept. accesse Refer to 2012 Arkansas Fire Prevention Code Appendix D.

5, Diamond Estates Subdivision Phase 1 - Preliminary Plat

Public Works

1. Site will be required to obtain an ADEQ Large Scale Development Permit.

   Will comply

2. Discuss site detention and possibilities.

   Pending

3. Discuss 118' ADS as outflow.

   See response 2

4. Discuss and better define lighting pole plans on Sheet 8.

   Light pole notes added to preliminary plat

5. Discuss Sheet 4 entrance connection to existing CMP.

   Updated to RCP pipe

6. Site will exceed 10 Acres and will require a sedimentation pond per ordinance and ADEQ requirements.

   We do not plan on having 10 acres of disturbed area that drains to a single point. I don't believe a silt trap is required. Disturbed areas per phase added to erosion control plan.

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.

   Pending

2. Water mains shall be 8" C900. All water and sewer to comply with city of Bryant water and sewer specifications latest edition.

   Plans updated

3. Existing 16" water main to maintain 3' of cover.

Will comply. Road construction over water line already comply.

4. As-builds on 16" water main show to have 6", 8" and 10" valves in place for future development.

   Shown on utility plan.

5. Lift station shall comply with section 1200-6-B. 1-5. (20-year 0M).

   Will comply

6. Lift station site shall have minimum dimensions of see section 3500-2-1.02 A-E for all other requirements.

   Pending

7. Lift station shall be equipped with pump control system per section 3500-1-1.01. F (SCADA).

   Will comply

8. Sheet 10 shows install 12"x 6" tapping sleeve and valve. Existing and proposed are 3".

   This was a typo error. It is corrected.

9. All valves and ductile iron at lift station shall be epoxy coated inside and out per section 3500-2-K, L.

   Will comply

10. Show street names per section 3-3.4. B of the Bryant street specifications.

    Added to plat

11. Street lights shall be required on all city streets per section 4-4-4.11-A, B and C.

    Street light clarified on utility plan and noted on preliminary.

12. Plat with colored floodway and floodplain shown. Include BFE. No Construction is allowed within the floodway.

    Plat updated.

Planning

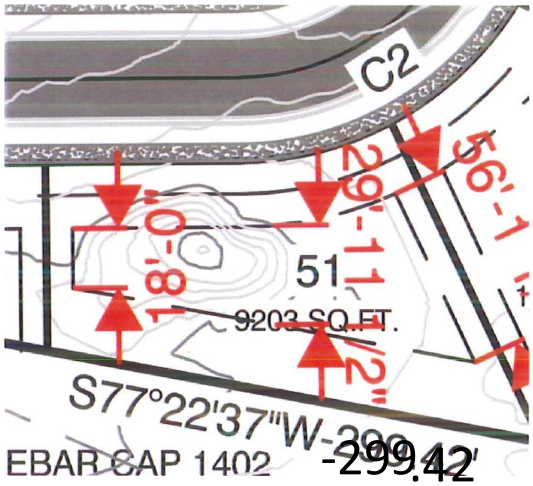
1. Sidewalk extends down to Highway 5 ROW on both entrances.

   Plat updated

2. What is the purpose of Tract A?

   This tract is reserved for future commercial use.

3. Is lot 51 buildable?



   Custom small house will be constructed for possible sales office to be slod later.

4. Maximum length for cul-de-sac is 550ft

   Requesting variance for being 50'+/- to long.

Fire

1. Relocate fire hydrant from lot 43 to lot 39 or lot 47.

   Fire hydrant relocated and updated utility plan.

6. Indian Springs Baptist Church Signage

Public Works

Engineering

Planning

1. Signage meets the Code as far as sign square footage and type. Location of signs will just need to stay out of any water/sewer easements.

Fire

1. None

7. Wendy's - Remodel Public Works

Engineering