Comment Responses for Aria Oil C-Store

Public Works

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.

Engineering

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 Forcemain coming out of our property and proposed encasement with minimum 18" vertical clearance with 3" water main. (Sheet C-3.1)

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

Response- We are working on it.

Comment no.11- New utility plans indicate an individual grinder pump for that sanitary sewer discharge on Dearborn. Sanitary sewer can gravity to the south on the south side of Hwy 5. Will require setting a manhole and bore underneath Hwy 5.

Response- Considering the existing utility complications and the total cost of 16” bore and encasement, we are proposing owner operated grinder pump.

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.5- Discuss Possibility of adding additional landscaping along Lowery Ln frontage. Possibly moving the trees shown along HWY 5 to Lowery side?

Response- Some trees have been moved from HW5 to Lowery side.

Comment no.6-Indicate where Parking Lot lighting/light poles will be located on the Lot.

Response- The parking lot lighting/light poles exhibit has been added to the plans. (Sheet C-9.2)

Comment no.7-Verify that lighting will not shine on the residential properties across Lowery Ln.

Response- The fixtures along Lowery have T4 optics that is directional toward the parking and drive area. Thus it verifies that light will not shine on the residential properties across Lowery Ln.

Comment no.8-Building elevations will need to be submitted/re-submitted.

Response- Building elevations have been re-submitted.

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.