Gmail George Wooden <georgewooden98@gmail.com>

Fwd: DRC Staff Comments 3/16/2023

1 message

Tariq Morshed <tariqgarnat@gmail.com> Wed, Mar 22, 2023 at 1:57 PM
To: George Wooden <GEORGEWOODEN98@gmail.com>

---------- Forwarded message ---------
From: **Vernon Williams** <garnatengineering@gmail.com>
Date: Thu, Mar 16, 2023 at 8:57 AM
Subject: Fwd: DRC Staff Comments 3/16/2023
To: Tariq Morshed <tariqgarnat@gmail.com>

Vernon J. Williams, P.E.
GarNat Engineering, LLC
Mailing Address: P.O. Box 116 Benton, AR 72018 Ph: (501) 408-4650 Fax: (888) 900-3068
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---------- Forwarded message ---------
From: **Colton Leonard** <cleonard@cityofbryant.com>
Date: Thu, Mar 16, 2023 at 8:46 AM
Subject: DRC Staff Comments 3/16/2023
To: Vernon Williams <Garnatengineering@gmail.com>

Vernon,

Here are the comments for this morning's meeting.

Best,

Colton

1. Butler Center - Site Plan/Rezoning/Variance

Public Works

1. Site will require a ADEQ Small Scale Development Permit. Will comply.
2. Developer will be required to submit signed and notarized Stormwater Infrastructure Warranty Bond SOP per Ordinance 2019-32. Will comply.
3. Plans show that only top banks and slopes of v-bottom ditch shall be stabilized to with solid sod stabilization, this shall be updated to show bottom of ditch being solid sod stabilization as well. A v-bottom ditch has no bottom.
4. Erosion control plan does not show specific specs for silt fencing and installation. (detail needs to be shown on plans) Plans revised.

Engineering

Water:

1. Site plan only indicates 7 water meters however request is for 8. One bay deleted.
2. Bryant W/WW Specification 1100-1.22 B Fire hydrants for apartments, commercial and industrial sites shall exceed 400 feet spacing. Confirm with Bryant Fire Marshal Fire Hydrant Placement. There is an existing fire hydrant less than 400 feet.
3. Discuss provision of extended water main to adjoining property to the west.

Wastewater: Meter relocated with project.

4. Bryant W/WW Specification 3100-312 E Connection to existing manhole shall be Cored and Booted. Indicate on Utility Drawings. See Manholes 4578. Plans revised.
5. Provide documentation as to use of structure for Sanitary Sewer needs. Food preparation may be subject to an appropriate grease trap installation. No food prep anticipated.

Stormwater:

6. Discuss discharge off site onto adjacent property and downstream choke points .
7. Discuss the use of Storage Facility Personnel to maintain the onsite Drainage detention system. Typo fixed.

Streets:

8. A Designed driveway will be required in accordance with ArDOT.

Planning

1. Provide building Elevations showing facades/materials.
2. One lot commercial subdivision Plat? Added to plans.
3. Building setbacks not shown on plans. For C-2: 15ft Front Min, 15ft Side, 25ft Rear. 3X Multiplier for commercial abutting residential zoned lot. Added to plans.
4. Cross-access agreement in place for property owners to the West? Should probably be shown on plat. Shown on added plat.
5. Pedestrian access from building sidewalks to Reynolds Road sidewalk. Added to plans.

Fire

1. None

1. Elite Volleyball Academy

Public Works

1. Site will require ADEQ Small Scale Development permit.
2. Site will require a Stormwater Detention Maintenance Plan.
3. Developer will be required to submit signed and notarized Stormwater Infrastructure Warranty Bond SOP per Ordinance 2019-32.
4. Erosion control plan will be required to be updated to show use of wire-backed silt fencing.

Engineering

1. Fire line shall be 8” Ductile Iron per section 1100-2-1.05-B.
2. Show 15’ easement on water main extension 1100-4-1.11-A, water main easements on Plat.
3. Discuss water main extension to extend to the east property line.

4. Existing gravity sewer running north and south must have dedicated easement of 20'. Show on Plat
5. Provide stormwater calculations. **PROVIDED - UNDER REVIEW**
6. Discuss extension of Water line to edge of development.

Planning

1. Elevations - Commercial Design Standards
2. Sidewalk Access to building
3. Discuss building setbacks as it relates to variance requests. Can electrical/mechanical equipment be placed in the Building setback area?
4. Provide landscape plan

Fire

1. Building shall be sprinkled with 5" Storz FDC connection
2. Knox Box required for facility
3. Fire hydrant shall be within 100' of FDC.

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Colton Leonard
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