PHILLIP LEWIS ENGINEERING
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December 10, 2023

Truett Smith
Community Development
Community development Director
tsmith@cityofbryant.com

RE: SUMMERWOOD SPORTS GYM #3 REVISED SITE PLAN

To whom it may concern:
Please find below our responses to each planning/engineering review comment. Design plans with comments attached have been revised and re-submitted along with this letter.

Review Comments:

1. 2" meter service to be installed in green space not in asphalt.
   - Revised meter setting location to be installed in island.
2. Field verify location and depth of existing 8" water main running east and west and add to plans
   - Added existing 8" water main location to plans.
3. Possible conflict with dumpster pad area and existing 8" water main.
   - After verifying location of existing 8" water main, the dumpster pad doesn't conflict with water main.
4. How is existing pond to be re-established.
   - The rim elevations will be brought back up to 400' elevation. The bottom of the pond will be re-graded A trickle channel will be added to allow all the water to reach the outlet structure.
5. Possible conflict with exiting 8" water main.
   - The storm pipe is existing pipe ran from the past project. We are dropping new inlets to the existing pipe.
6. Fire line to remain private from demarcation valve and to be 8" ductile iron per specification 1100-1-1.03 and 1100-2-1.05.
   - Added demarcation valve and 8" DI pipe to plans.
7. Will this sidewalk have an ADA ramp to allow access through parking lot and into building?
   - Yes, this will have an ADA ramp to allow access. Shown on plans.
8. Submit drainage calculations for pond.
   - Please see the attached stormwater drainage report attached with this letter.
9. Saw cut, match existing elevation and grade, and provide smooth transition???
   - Added notes to plans.
10. Street Name???
    - Added street name to plans.

11. How is pedestrian trail transitioned into drive?
- The drive will come up to the existing pedestrian trail and match elevations. Detailed on plans.

12. Show that grades are to meet ADA requirements.
- Added slope to plans.

13. Transition to handicap access?
- The parking spaces will be flush with the sidewalk. No curb will be installed at this location.

14. Submit drainage calculations for site which meet City of Bryant stormwater requirements.
- Please see the attached stormwater drainage report attached with this letter.

15. Provide calculations for depth of flow in parking spaces.
- Please see the attached stormwater drainage report attached with this letter.

16. How is water managed at this low point?
- Adjusted gutter elevations so water will flow east from this point.

17. Demonstrate that existing pond has a sufficient outfall control structure to meet the city requirements for detention ponds.
- Please see the attached stormwater drainage report attached with this letter.

18. How is the stormwater managed in this area?
- This will bypass the pond. Rip rap will be installed at end of road for erosion control.

19. How is this graded? This water does not appear to go to the detention pond.
- This will bypass the pond.

20. Verify grades here. Is this a discharge point? If so, submit drainage calculations to demonstrate that this opening is sufficient for new design flows.
- This will be a discharge point. This will also bypass the pond.

21. Provide stormwater calculations which reflect capacity and also hydraulic grade of stormwater through boxes and pipes.
- Please see the attached stormwater drainage report attached with this letter.

22. Show inlet calculations.
- Please see the attached stormwater drainage report attached with this letter.

23. Fire hydrants not listed on plans. FDC shall be equipped with 5” storz connection. fire hydrant shall be within 100’ of FDC.
- Added fire hydrant to plans.

24. Where is this pipe going to?
- This pipe is going to the detention pond.

25. Show drainage arrows in direction of flow.
- Added to plans.

26. Are there roof drains? Where do they discharge?
- Yes, there will be roof drains on the back of the building. These will be collected in a 12” HDPE pipe and discharged into the detention pond.

27. Please clarify how the drainage basins were determined.

- Drainage basins have been revised after field verifying the grades. The existing southwest building, the west half of the building water shed is flowing into the storm sewer that leads to the larger pond on the northwest of the property. A portion of both buildings water shed is flowing into the existing storm water pipe that we are using to tie-in the new area inlets. The existing southeast building, the east half of the building water shed ultimately flows to the curb cut by the new dumpster pad. Drainage Basin D3 is collected by the area inlet A2 by the ADA parking spaces. Drainage Basin D4 is collected by the area inlet A3. Drainage Basin D5 is collected by the 4'-0" flume that leads into the detention pond. Drainage Basin D6 is collected by downspouts leading into the detention pond. Drainage Basin D7 is bypassing the pond.

28. Are the arrows based upon the proposed or existing grades?

- These arrows are based on existing grades.

If you have any questions, please give me a call.
Sincerely,
Phillip Lewis, P.E.
501-350-9840