PHILLIP LEWIS ENGINEERING
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City of Bryant
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RE: Bryant Seminary – Site Plan – DRC Comments

To whom it may concern, please find below our responses to each Planning/Engineering comment. Design plans are revised and re-submitted along with this letter.

Public Works

1. Provide 20' easement on east side of property for existing sewer force main outside proposed new ARDOT R/W. show 20' gravity sewer easement on proposed gravity sewer line form SSMH-1 to SSMH Existing-3
   - Added easements to the plans.
2. Provide a 15' water main easement to run parallel with HWY 5 across the entire property outside new ARDTO R/W.
   - Added easement to the plans.
3. Fire lines shall be 8" ductile iron per Bryant Specifications Section 100-1-1.03-B. Only one 6x8 tap will be required as fire hydrant can be installed on the fire line within 100' of FDC.
   - Revised to have one tap. Revised to have fire hydrant branch off the fire line.
4. Domestic water meter shown is 8x2. Please show 6x2 as the existing water main is 6" cast iron
   - Revised the domestic water to tap into the fire line.

Engineering

1. Drawings
   a. For flared end section FE-a6 and FE-C6 what structures will be put in place to protect those areas from sour and erosion.
      - Added rip rap to the ends of the flared end sections.
   b. Show check points for drainage basins.
      - Added check points to the drainage basins.
   c. Show check points for all drainage basins. If a check point is an inlet show the name/number of that inlet on this drawing, or a table that correlates which basin is contributing flow to each inlet.
      - Added check points to drainage basins and called out what inlet they discharge to.
   d. Show the discharge points on this map.
      - Added discharge points to the map.
2. Drainage Calculations
   a. How were the runoff coefficients determined? Provide a basis for how these were

determined, or the resource used to obtain them.
   - The runoff coefficients were determined by the online soils report for the project location and City of Bryant Storm Drainage Manual.

b. Note that the runoff coefficient should be different for each return storm. The drainage report shows the same runoff coefficients for each return storm.
   - Have revised the coefficients to reflect for the 100-year and 25-year storm events with differing runoff coefficients. We run the 2-25 yr storm frequencies using the 25 yr runoff coefficient to consolidate our hydraulic model. This usually produces higher discharge numbers for those 2-10 yr storms.

c. There are several references to the Little Rock Stormwater Manual. This project is to meet the requirements in the Bryant Stormwater Manual.
   - Have revised the report to reference Bryant Stormwater Manual.

Community Development

1. Stormwater Detention Drainage Review Fee will Need to be Paid ($250).
   - Will get that paid.
2. Consider a sidewalk connection from the building to the edge of ROW where ARDOT can tie it into the Trail they will be building for the widening.
   - Added sidewalk connection from the building to ARDOT ROW.
3. Is the ROW along Henry Ave up to King's Crossing considered ARDOT ROW or City ROW?
   - The ROW along Henry to King's Crossing is City ROW for approximately one half of this project's Henry frontage.
4. If it is within City ROW a sidewalk along Henry up to the edge of the proposed ARDOT ROW for HWY 5 will need to be shown.
   - Added sidewalk along Henry to the edge of estimated ARDOT ROW.
5. A note stating that all mechanical equipment will be screened according to the City's commercial design standards will need to be added to the site plan.
   - Added to the general notes.

Fire

1. Installation of Knox Box on the building to provide FD access.
   - Added annotation for Knox Box location.

If you have any questions, please give me a call.

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