



PHILLIP LEWIS ENGINEERING

Structural + Civil Consultants

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October 31, 2024

Colton Leonard
City of Bryant
Assistant Director of Planning and Development
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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 from 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 ARDOT 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 scour 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.

Tyler France

Project Engineer

Phillip Lewis Engineering

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