



Tariq Morshed &lt;tariqgarnat@gmail.com&gt;

## Fwd: DRC today

1 message

Vernon Williams <garnatengineering@gmail.com>  
To: Tariq Morshed <tariqgarnat@gmail.com>

Tue, Jul 12, 2022 at 7:26 AM

Vernon J. Williams, P.E.  
GarNat Engineering, LLC  
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----- Forwarded message -----

From: **Colton Leonard** <cleonard@cityofbryant.com>  
Date: Thu, Jun 30, 2022 at 8:50 AM  
Subject: Re: DRC today  
To: Vernon Williams <garnatengineering@gmail.com>  
Cc: George Wooden <georgewooden98@gmail.com>, Truett Smith <tsmith@cityofbryant.com>

Vernon,

Also here are the comments we will be discussing during today's meeting. If you have any questions please let me know.

### 1. Stone Luxury Living - PUD

Engineering

LIFT STATION CAPACITY CALCULATION PROVIDED.

1. Verify lift station capacity to match usage. **STATING THAT THE PREVIOUS PROPERTY OWNER HAD MORE LOTS DOES NOT GUARANTEE CAPACITY. PROVIDE PUMP AND WET WELL FLOWS AND VOLUME. THIS INFORMATION CAN BE PROVIDED AT SITE PLAN SUBMITTAL.**
2. Verify ownership of lift station (to remain private?) **PROVIDED - PRIVATE**
3. Verify ownership of Wastewater Collection System. **PROVIDED - PRIVATE**
4. Provide utility plan. To include Water and Wastewater in accordance with Bryant Water and Wastewater specifications. **TO BE PROVIDED WHEN SUBMITTING FOR SITE PLAN APPROVAL** PROVIDED
5. Verify ownership of water distribution system. **PROVIDED - PRIVATE** PUBLIC
6. Streets are gated and private. **VERIFIED**
7. Provide sidewalk plan. **PROVIDED**
8. Give an accounting of impervious area of proposed versus existing. **TO BE PROVIDED WHEN SUBMITTING FOR SITE PLAN APPROVAL** DRAINAGE CALCULATION PROVIDED.
9. Verify ArDOT Right-of-way for proposed Hwy 5 widening (2024). **TO BE PROVIDED WHEN SUBMITTING FOR SITE PLAN APPROVAL** APPROXIMATE LOCATION SHOWN ON PLAT & SITE PLAN.

Public Works

## Planning

1. 15% of the total development is 1.12ac. That is the total amount of open space that would be required. **UPDATED**
2. Pedestrian access must be given to each lot within the development - Sidewalk system - **PEDESTRIAN CROSSING WOULD BE NEEDED FROM SW TO MAILBOX AREA** [ADDED TO SITE PLAN.](#)
3. See 15.4.3 Application Requirements - See table for requirements of submission - Long form Zoning plan must all be included in the submittal. **ITEMS REMAINING:**
  - Proposed/Final Bill of Assurance, Restrictive Covenants, or other legal instruments [PROPOSED BILL OF ASSURANCE PROVIDED.](#)
  - Architectural Elevation Renderings for Front, Side, and Rear facades for all structures, excluding single family residential. List or Allowable facade materials for single-family residential. [INCLUDED ON PLAN SET.](#)
  - Proposed permitted uses and location of permitted uses [SHOWN ON PRELIMINARY PLAT.](#)
  - Existing Structures and general indication of any significant vegetation. [TYPICAL LANDSCAPE PLAN ADDED TO PLAN SET.](#)  
**Structures are shown, is there any significant vegetation?**
  - Existing Significant drainage features on site? [N/A](#)
  - Landscaping Plan indicating the size, location, and proposed types of plantings on the site. [TYPICAL LANDSCAPE PLAN ADDED TO PLAN SET.](#)
4. Is it possible to make the lot dimensions a different color where it overlaps the sidewalk? Or possibly bold font, it is hard to read without zooming in. [UPDATED](#)
5. PUD Rezoning Application will need to be filled out and submitted. [PROVIDED](#)

## Fire

1. No fire hydrants listed on plans. A Fire hydrant shall be required at the main entrance and hydrants shall continue along the road around the complex. Maximum distance between hydrants shall not exceed 500 ft. [PROVIDED](#)
2. Entire road shall meet the requirements of a Fire Dept. Access Road per 2012 Arkansas Fire Prevention Code Appendix D. [ROAD IS 28' WIDE @ BACK OF CURB.](#)

On Thu, Jun 30, 2022 at 8:40 AM Colton Leonard <[cleonard@cityofbryant.com](mailto:cleonard@cityofbryant.com)> wrote:

No problem, we can have your item first this morning.

Best,

Colton

On Thu, Jun 30, 2022 at 6:59 AM Vernon Williams <[garnatengineering@gmail.com](mailto:garnatengineering@gmail.com)> wrote:

I have a trip to Harrison today. Is there anyway I could go first?--

Vernon J. Williams, P.E.

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City Planner

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