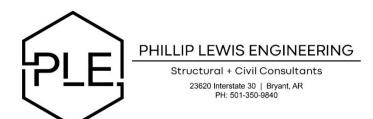


AGENDA ITEM HISTORY SHEET

ITEM TITLE	AGENDA NO.
	AGENDA DATE:
FUNDING CERTIFICATION (Finance Director) (Signature, if applicable)	
MANAGEMENT STAFF REVIEW (Signature)	
MAYOR (Signature)	
ITEM HISTORY (Previous Council reviews, action r	related to this item, and other pertinent history)
ITEM COMMENTARY (Background discussion, key any or all impacts this proposed action would have residents.	y points, recommendations, etc.) Please identify e on the City budget, personnel resources, and/or
(This section to be completed by the Mayor)	

ACTION PROPOSED (Motion for Consideration)



May 23, 2024

Colton Leonard Community Development Community development Director cleonard@cityofbryant.com

RE: Springhill Retail

To whom it may concern,

Please accept this letter as our response to the planning/engineering comments regarding the Springhill Retail development. We are requesting to be placed on the next upcoming DRC agenda. Please find our comment responses below.

Public Works

- 1. Show sewer connection and water connection.
- A Utility Plan has been added to the plan set.

Stormwater

- 1. Ownership of the drainage ditch; Surface and roof water from adjoining sites drains to the ditch. The ditch contains decades of old drainage pipe ranging from ductile iron to corrugated metal.
- ➤ This drainage ditch will be changed to a single 38″x60″ elliptical culvert with junction boxes to capture all surrounding areas currently draining to this ditch. Please reference the attached drainage narrative.
- 2. How will the stormwater water be detained?
- After speaking with representatives of the Stormwater Division, we agreed to excavate and enlarge the southern "regional ponding area" to account for the increased discharge from this development.
- 3. A choke point exists at the Springhill II building complex, drainage from the site and multiple locations including Hwy 5 are all being moved to a 24" inch pipe.
- This 24" culvert will become the "outlet control structure" for the newly enlarged ponding area.

Engineering

- 1. Show culvert at entrance to tract
- > The location of the existing ARDOT culvert is shown on the "Overall Drainage Plan."
 - 2. How is existing storm pipe in northwest corner tied to new 48" storm pipe, or is it?
- The new culvert is not connected to the ARDOT culvert. There is approximately 65 feet between flared ends.
 - 3. Show impact of flows on downstream infrastructure.

- > Drainage calculations have been included in the attached drainage narrative.
- 4. Show drainage calculations to support culvert sizing and lack of detention.
 - > Drainage calculations have been included in the attached drainage narrative.

Com Dev

- 1. Provide a landscape plan for the site
- A landscape plan has been added to the plan set.
- 2. Fix the verbiage on the plat for the Lots/Tracts. They are each called a different name.
- Corrected
- 3. On Plat Approval Signature Line, Change the title to Bryant Planning Commission Chairman
- Corrected
- 4. Show Utility Connections/ Utility Plan
- > A Utility Plan has been added to the plan set.
- 5. Final Plat fee \$27
- Acknowledged
- 6. Discuss Master Pedestrian Plan For Site. Plan Shows Multi-Use trail along this property.
- It was my understanding this item was removed per discussions with the DRC.

Fire

- 1. Discuss fire hydrant addition for the complex. Maximum distance between hydrants is 500'
- There is an existing hydrant located east of the Merchants & Farmers entrance on Highway 5. This is shown on the utility plan.

This letter accompanies a revised civil plan set, architectural renderings, revised replat of the existing lot, and a drainage summary.

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

