PHILLIP LEWIS ENGINEERING
Structural + Civil Consultants
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May 23, 2024

Colton Leonard
Community Development
Community development Director
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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