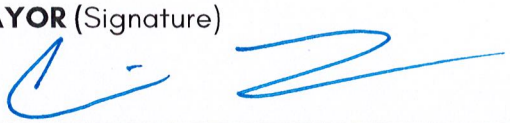
AGENDA ITEM HISTORY SHEET

ITEM TITLE	AGENDA NO. 8
Multi-Use Trail Waiver - Springhill Retail Center	AGENDA DATE: 6/25/2024

FUNDING CERTIFICATION (Finance Director) (Signature, if applicable)

MANAGEMENT STAFF REVIEW (Signature)

MAYOR (Signature)



ITEM HISTORY (Previous Council reviews, action related to this item, and other pertinent history)

DRC 5/30/24 - Rec. Approval to Planning Commission. Planning Commission 6/10/24 - Voted to approve the waiver and recommend it to City Council for their approval.

ITEM COMMENTARY (Background discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

During the review and approval of the site plan for this project, DRC discussed the proposed trail for this property and the likely hood of the section of trail from Springhill road to Sheaff Ave being completed in the near future. It was determined that the building of the trail in this location would not be likely for a number of years. Because of that and the recent discussions at revisiting the master transportation plan, DRC voted to recommend the trail waiver to planning Commission. Similar discussions were had at Planning Commission and the Commission voted to approve the waiver and recommend it to City Council for their approval.

(This section to be completed by the Mayor)

ACTION PROPOSED (Motion for Consideration)

Motion to approve the trail waiver based on the recommendation from Planning Commission.

PHILLIP LEWIS ENGINEERING
Structural + Civil Consultants
23620 Interstate 30 | Bryant, AR
PH: 501-350-9840

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

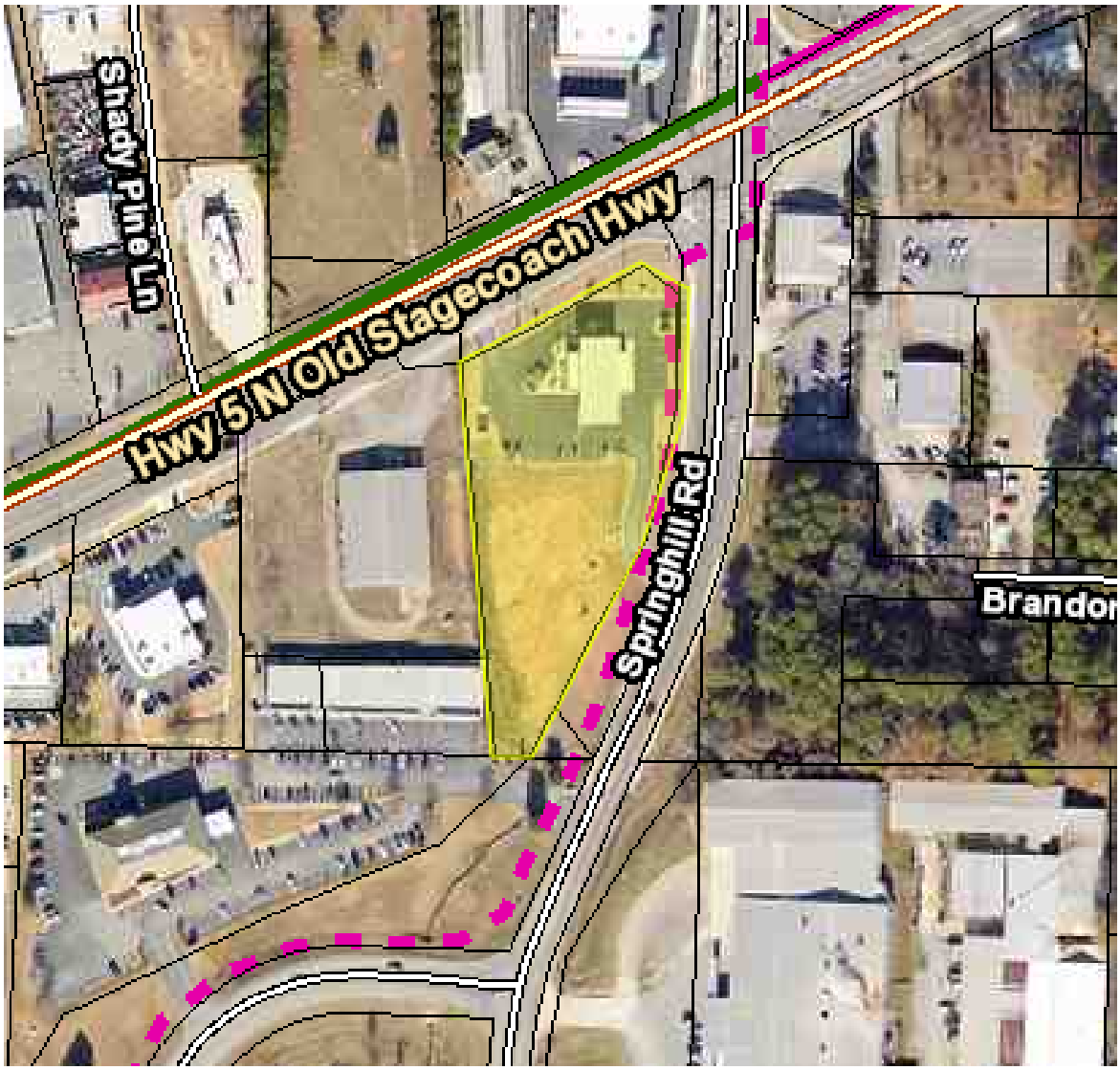
1. Provide a landscape plan for the site
    - A landscape plan has been added to the plan set.
2. Fix the verbiage on the plat for the Lots/Tracts. They are each called a different name.
    - Corrected
3. On Plat Approval Signature Line, Change the title to Bryant Planning Commission Chairman
    - 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


Shady Pine Ln
Hwy 5 N Old Stagecoach Hwy
Springhill Rd
Brandon