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July 23, 2024

Mr. Colton Leonard, City Planner
City of Bryant, Arkansas
Community Development
210 SW 3rd Street
Bryant, Arkansas 72022

Re: Preliminary Plat
3927 Springhill Road, Bryant, AR
Parcel # 840-11855-000

Dear Mr. Leonard:

Enclosed you will find the revised Civil Plans, and Drainage Report as pertaining to the referenced project. A brief summary of the revisions are as follows. Please review on this attached revised plans, and include on the agenda of the August 12, 2024, City of Bryant Planning Commission Meeting.

Plans

- The proposed street shall be public. I have revised the street cross section detail to match that for local streets. Lots will only exist on one side, therefore we ask that the sidewalk only be installed on the lot side of the street (South side). The property to the North has developed and will not benefit from having the sidewalk on the North side.
- Please provide me with a typical street section for Springhill Road. I will incorporate the half street improvements detail on the plans.
- We have revised the sewer grade on the area where the grade was steep. The revised plans show the new grades.
- A typical section of the Detention Facility levee has been added, complete with the profile for the storm drain.

Drainage Report

- The off site area has been better defined using the Saline County GIS maps. A new map is included in the report.
- The runoff coefficients have been revised to match the Bryant Drainage Manual, and all computations have been revised using the new C values.

I will be out of town for the next DR meeting. I would like to join by either Zoom, Teams, or by phone. Please let me know the preferred method.

Sincerely,



Tim Lemons, PE