GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

**GarNat Engineering, LLC**

P.O. Box 116
Benton, AR 72018

March 6, 2023

Mr. Truett Smith
Planning and Community Development
210 SW 3rd Street
Bryant, AR 72022

Re: Diamond Estates Subdivision
Request for Modification of Subdivision Code

Dear Mr. Smith:

Please allow this letter to serve as my formal request for the following two modifications from the subdivision code for the referenced project.

- At the west entrance of the subdivision, we would like to build one sidewalk instead of two as indicated on the typical cross section in the Master Street Plan. Additionally, we would like to request that this be a 6-foot wide sidewalk at the back of the curb, instead of 5-foot wide with a 6-foot greenspace between it and the curb. We are making this request because we cannot build the typical section in the 50-feet of right-of-way that we acquired for this section of road.
- The east cul-de-sac road is slightly longer (611-foot) than the 550-foot limit on length in Bryant's subdivision code. This request is being made because we believe this minor modification conforms to the spirit of Bryant's code and that adding an additional intermediate turnaround on such a short road would be off putting. Additionally, the intermediate turnaround could reduce the developer's lot yield and needlessly increase the development's construction cost.

If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,
GarNat Engineering, LLC

Vernon J. Williams

Vernon J. Williams, P.E., President

PH: (501)408-4650 FX: (888) 900-3068 www.garnatengineering.com