AGENDA ITEM HISTORY SHEET

ITEM TITLE

Sidewalk Waiver - Skye Blue Duplexes - Hurricane Lake Rd

AGENDA NO. 10

AGENDA DATE: 10/29/2024

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)

This subdivision plat has gone before the Development Review Committee on 10/3/24 and was given a recommendation of approval to the Planning Commission. At the Planning Commission meeting on 10/14/24 the Planning Commission Approved the Preliminary plat for the subdivision inlcuding the waiver for half street improvements and sidewalks with contingencies.

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.

The approval at Planning Commission was given with the contingecy of the sidewalk waiver being passed by City Council. A contingecy was also given for the developer to submit updated plans to show the throat of the drive widened and tapered to allow additional room for vehicles to slow down when turing into the drive.

(This section to be completed by the Mayor)

ACTION PROPOSED (Motion for Consideration)

Motion to approve a waiver on the requirement to build sidewalks along Hurricane Lake Rd street frontage for Skye Blue Duplexes Subdivision development.

HOPE
CONSULTING
ENGINEERS - SURVEYORS

September 12, 2024

Colton Leonard
City of Bryant
210 Southwest Third St.,
Bryant, AR 72022

RE: Request for Modification from Code and Request for CUP (Parcel #:840-12022-000)

Dear Mr. Leonard,

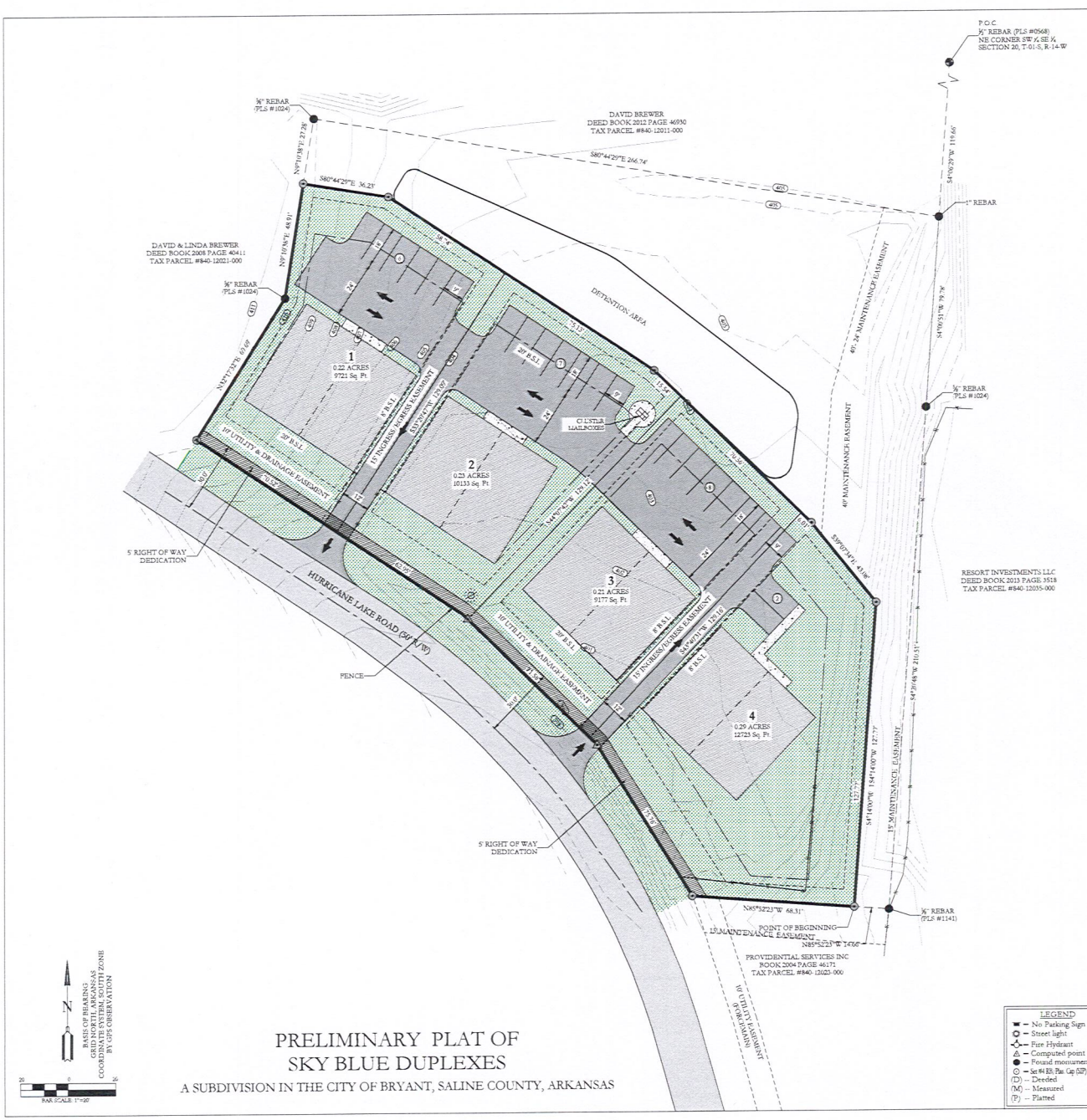
We are proposing duplexes on the 4 lots of this proposed subdivision. I am also requesting a modification from the Walk Bike Drive Code for no curb improvements on this proposed development. We are also asking for a waiver on sidewalks and half-street improvements.

It is our goal to be included on the October 14, 2024 Planning Commission agenda.

Please feel free to contact me with any questions or concerns or if I can be of any further assistance.
Sincerely,

Jonathan Hope
Hope Consulting, Inc.

129 N. Main St. Benton, Arkansas 72015
501-315-2626
www.hopeconsulting.com



PRELIMINARY PLAT OF SKY BLUE DUPLEXES

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

GENERAL NOTE:

1. LIGHTING WILL BE ATTACHED TO THE BUILDING ON THE REAR SIDE.
2. PRIVACY FENCE WILL BE INSTALLED.

AS-SURVEYED DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW ¼ SE ¼) OF SECTION 20, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SW ¼ SE ¼ OF SECTION 20, THENCE S04°06'29"W, A DISTANCE OF 119.66 FEET, THENCE S04°00'51"W, A DISTANCE OF 39.78 FEET, THENCE S04°20'48"W, A DISTANCE OF 210.51 FEET, THENCE N85°52'23"W, A DISTANCE OF 14.66 FEET TO THE POINT OF BEGINNING; THENCE N85°52'23"W, A DISTANCE OF 68.31 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD, THENCE ALONG SAID EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD THE FOLLOWING COURSES:
N32°14'50"W, A DISTANCE OF 75.76 FEET, THENCE
N45°50'42"W, A DISTANCE OF 78.70 FEET, THENCE
N56°37'37"W, A DISTANCE OF 133.47 FEET, THENCE LEAVING SAID RIGHT OF WAY, N32°17'32"E, A DISTANCE OF 64.69 FEET, THENCE N09°10'38"E, A DISTANCE OF 48.91 FEET, THENCE S80°44'29"E, A DISTANCE OF 36.23 FEET, THENCE S56°59'15"E, A DISTANCE OF 133.87 FEET, THENCE S45°52'18"E, A DISTANCE OF 92.11 FEET, THENCE S39°07'34"E, A DISTANCE OF 43.08 FEET, THENCE S04°14'00"W A DISTANCE OF 127.77TO THE POINT OF BEGINNING CONTAINING 41,754 SQUARE FEET, OR 0.96 ACRES, MORE OR LESS

AS-SURVEYED DESCRIPTION:

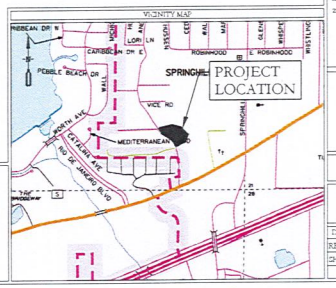
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW ¼ SE ¼) OF SECTION 20, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SW ¼ SE ¼ OF SECTION 20, THENCE S04°06'29"W, A DISTANCE OF 119.66 FEET , THENCE S04°00'51"W, A DISTANCE OF 39.78 FEET, THENCE S04°20'48"W, A DISTANCE OF 210.51 FEET, THENCE N85°52'23"W, A DISTANCE OF 14.66 FEET TO THE POINT OF BEGINNING; THENCE N85°52'23"W, A DISTANCE OF 68.31 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD, THENCE ALONG SAID EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD THE FOLLOWING COURSES:
N32°14'50"W, A DISTANCE OF 75.76 FEET, THENCE
N45°50'42"W, A DISTANCE OF 78.70 FEET, THENCE
N56°37'37"W, A DISTANCE OF 133.47 FEET, THENCE LEAVING SAID RIGHT OF WAY, N32°17'32"E, A DISTANCE OF 64.69 FEET, THENCE N09°10'38"E, A DISTANCE OF 48.91 FEET, THENCE S80°44'29"E, A DISTANCE OF 36.23 FEET, THENCE S56°59'15"E, A DISTANCE OF 133.87 FEET, THENCE S45°52'18"E, A DISTANCE OF 92.11 FEET, THENCE S39°07'34"E, A DISTANCE OF 43.08 FEET, THENCE S04°14'00"W A DISTANCE OF 127.77TO THE POINT OF BEGINNING CONTAINING 41,754 SQUARE FEET, OR 0.96 ACRES, MORE OR LESS

NOTE:

TRACT A WILL BE UTILIZED AS DRAINAGE AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

NO FENCES SHALL BE CONSTRUCTED IN THE DRAINAGE EASEMENT WHERE OPEN DITCHES ARE CONSTRUCTED.

VICINITY MAP



LEGEND

- No Parking Sign
- Street light
- Fire Hydrant
- Computed point
- Found monument
- Set #4 RB, Plas Cap (SJP)
- (D) – Deeded
- (M) – Measured
- (P) – Platted

CERTIFICATIONS

OWNER
Name: SKY BLUE, LLC
Address: 3021 INDEPENDENCE DRIVE, BRYANT, AR 72022

DEVELOPER
Name: SKY BLUE, LLC
Address: 3021 INDEPENDENCE DRIVE, BRYANT, AR 72022

CERTIFICATE OF OWNER

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution: _____ Name: _____

Source of Title: D.R. BOOK 2015 PAGE 7766

CERTIFICATE OF PROPERTY OWNERSHIP

I, _____, hereby certify that the deed records in the office of Circuit Clerk and Ex-Officio recorder, of Saline County, Arkansas, reflect that _____ is the record title owner of real property more particularly described herein on plat.

Dated: _____

_____
Certified Title Insurance Agent or Abstractor

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY

I, William Corbett B. Shoffner, hereby certify that this proposed preliminary plat correctly represents a survey completed by me or under my supervision on _____, 20__ that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title, and that all monuments which were found or placed on the property are correctly described and located.

Date of Execution

William Corbett B. Shoffner
Registered Professional
Land Surveyor No. 1664 Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, Kazi Islam, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been complied with.

Date of Execution

Kazi Islam
Registered Professional
Engineer, No. 20875 Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions or approval having been complained, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

Date of Execution

NAME, CHAIRMAN
BRYANT PLANNING COMMISSION

STATE OF ARKANSAS
No. 1664
REGISTERED PROFESSIONAL LAND SURVEYOR

K:\STANDARDS\Stamps\STAMP-ENG-

By affixing my seal and signature, I Kazi Islam PE No., 20875, hereby certify that this drawing accurately depicts a survey completed under my supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

No portion of the property described hereon lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #05125C0260E, Dated 09/05/2020.

PROPERTY SPECIFICATIONS

OWNER: SKY BLUE, LLC, 3021 INDEPENDENCE DRIVE, BRYANT, AR 72022
DEVELOPER/SURVEYOR: SKY BLUE, LLC, 3021 INDEPENDENCE DRIVE, BRYANT, AR 72022
ENGINEERS: HOPE CONSULTING INC, 125 S MARKET STREET, BENTON AR 72015
NAME OF SUBDIVISION: SKY BLUE DUPLEXES
DATE/SUBMITT # 2025-7766
ZONING: R-2

AVERAGE LOT SIZE: 0.25 ACRES (10,407 SQ. FT.)
MINIMUM LOT SIZE: 17,250(C. FT.)
NUMBER OF LOTS: 4

SOURCE OF WATER: WATER USERS
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: ENTERGY
BUILDING SETBACKS:
FRONT: 30' OR AS SHOWN
REAR: 20' OR AS SHOWN
SIDE: 8' OR AS SHOWN

UTILITY & DRAINAGE EASEMENTS:
FRONT: 10' OR AS SHOWN
PROPERTY LINE: 10' OR AS SHOWN
REAR: 5' OR AS SHOWN
SIDE: 5' OR AS SHOWN

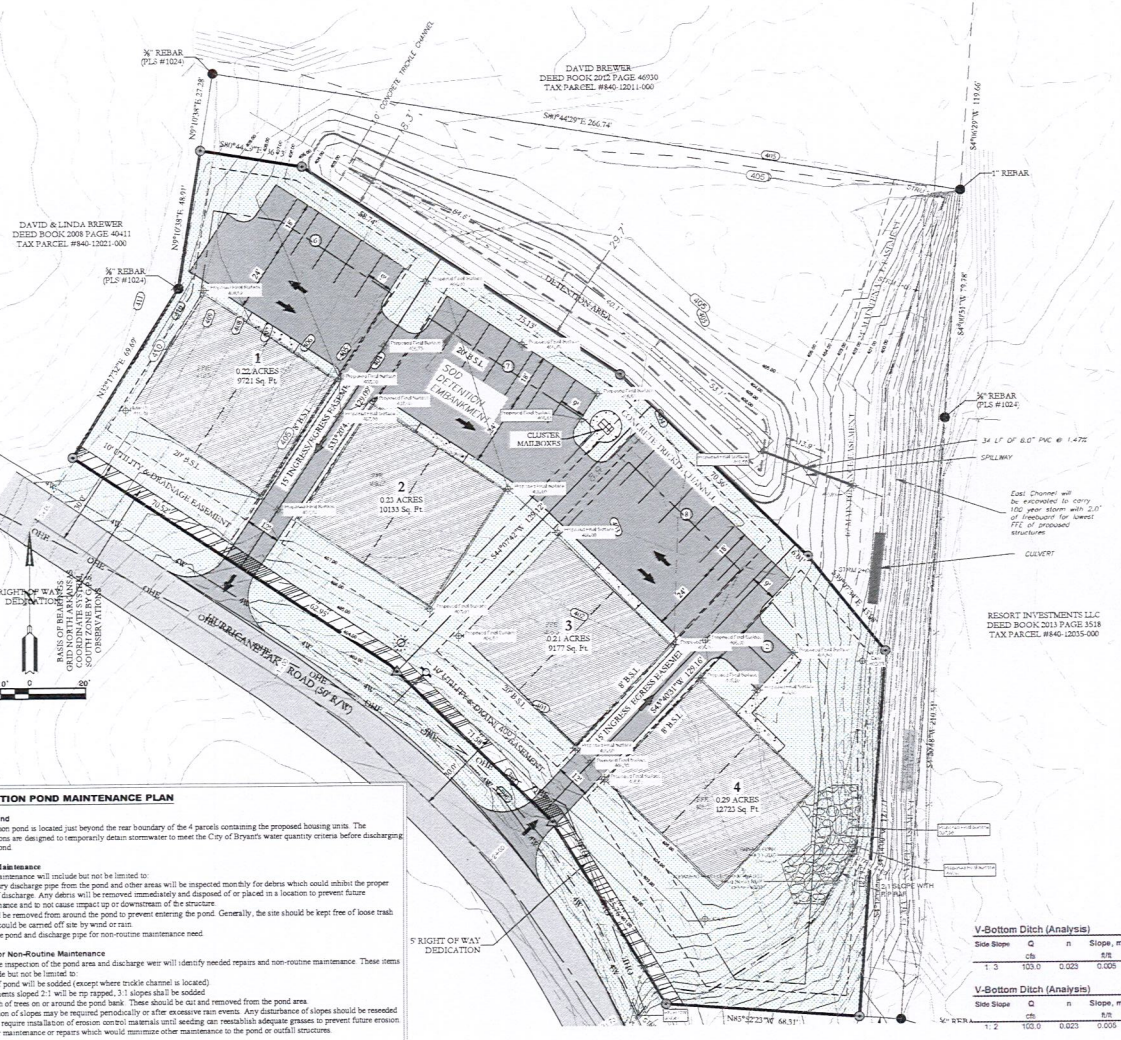
I:\STANDARDS\Hope Logo\HOPE-vhorg.png
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

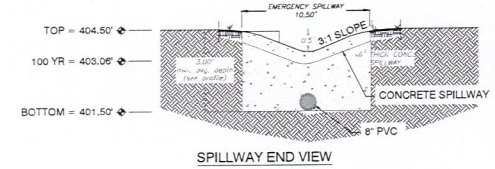
FOR, USE AND BENEFIT OF
SKY BLUE, LLC

PRELIMINARY PLAT
SKY BLUE DUPLEXES
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

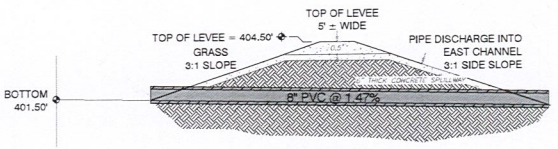
DATE:	09/26/2024	C.A.D. BY: BJOHNSON		DRAWING NUMBER:
REVISED:		CHECKED BY:		19-0066
SHEET:	C-1.0	SCALE 1"=20'		

500	01S	14W	0	20	230	62	1807

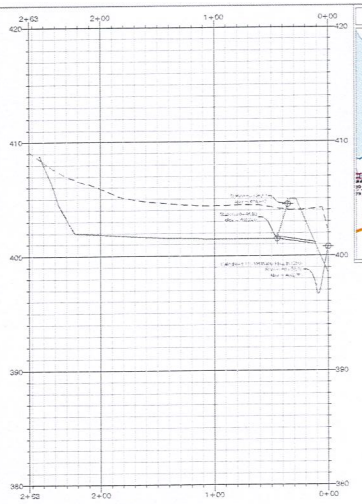




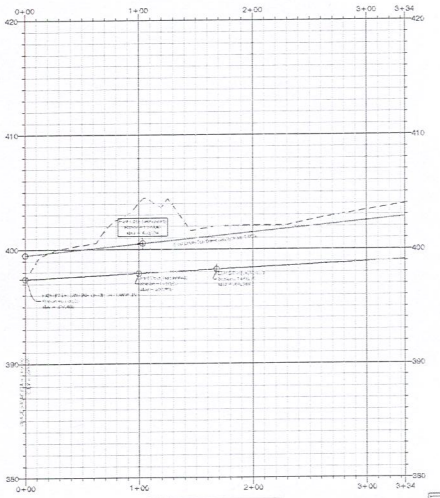
SPILLWAY END VIEW



OUTLET SECTION
NTS

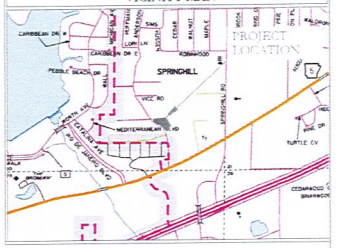


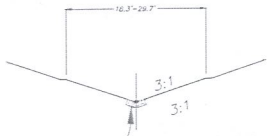
PROFILE
Pond Centerline
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'



PROFILE
East Ditch (excavated)
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

VICINITY MAP:





3' WIDE CONCRETE TRICKLE CHANNEL
DETENTION POND PROPOSED SECTION



EAST DITCH PROPOSED TYP SECTION FOR EXCAVATION

CONTOUR INTERVAL:
EXISTING: 1' AND 5'
PROPOSED: 1' AND 5'

NOTE:
1. ALL ROOF DRAINS WILL BE ROUTED TO DETENTION BY SURFACE GRADING.
2. DETENTION EMBANKMENT AS WELL AS SLOPED EMBANKMENTS ADJACENT TO THE BUILDINGS SHALL BE A MAXIMUM SLOPE OF 3:1 AND BE SODDED FOR ADEQUATE VEGETATION.
3. IN AREAS WHERE STEEP EMBANKMENT SLOPES ARE REQUIRED, A MAXIMUM SLOPE OF 2:1 MAY BE USED IN CONJUNCTION WITH RIP RAP EMBANKMENTS.

V-Bottom Ditch (Analysis)

Side Slope	Q	n	Slope, m	Depth	Depth	Area	Velocity	Width	Elev. + 2.0' freeboard	Y + depth	Dist to outlet x	El. @ Outlet y=mx+b	Low Point b
	cfs		ft/ft	ft	in	ft²	ft/sec	ft					
1: 3	103.0	0.023	0.005	2.83	30.4	19.26	5.35	15.20	403.31	400.76	168.4	398.242	397.4

V-Bottom Ditch (Analysis)

Side Slope	Q	n	Slope, m	Depth	Depth	Area	Velocity	Width	El. + 2.0 freeboard	Y + depth	Re-grade Dist x	El. @ x y=mx+b	Low Point b
	cfs		ft/ft	ft	in	ft²	ft/sec	ft					
1: 2	103.0	0.023	0.005	2.95	35.4	17.40	5.92	11.80	403.80	400.85	100	397.9	397.4

DEPTH CALCULATION BASED ON DITCH SECTION, NEEDED CAPACITY, & RE-GRADING OF EXISTING EAST DITCH TO 3:1 AND 2:1 V-SECTION.

DETENTION POND MAINTENANCE PLAN

Background
The detention pond is located just beyond the rear boundary of the 4 parcels containing the proposed housing units. The modifications are designed to temporarily detain stormwater to meet the City of Bryant's water quantity criteria before discharging from the pond.

Routine Maintenance
Routine maintenance will include but not be limited to:
-The primary discharge pipe from the pond and other areas will be inspected monthly for debris which could inhibit the proper flow of discharge. Any debris will be removed immediately and disposed of or placed in a location to prevent future maintenance and to not cause impact up or downstream of the structure.
-Trash will be removed from around the pond to prevent entering the pond. Generally, the site should be kept free of loose trash which could be carried off site by wind or rain.
-Inspect the pond and discharge pipe for non-routine maintenance need.

Periodic or Non-Routine Maintenance
The routine inspection of the pond area and discharge weir will identify needed repairs and non-routine maintenance. These items may include but not be limited to:
-Bottom of pond will be sodded (except where trickle channel is located)
-Embankments sloped 2:1 will be rip rapped, 3:1 slopes shall be sodded.
-Re-growth of trees on or around the pond bank. These should be cut and removed from the pond area.
-Stabilization of slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.
-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.

For questions or concerns about the pond, contact ___ at 501-315-2626.

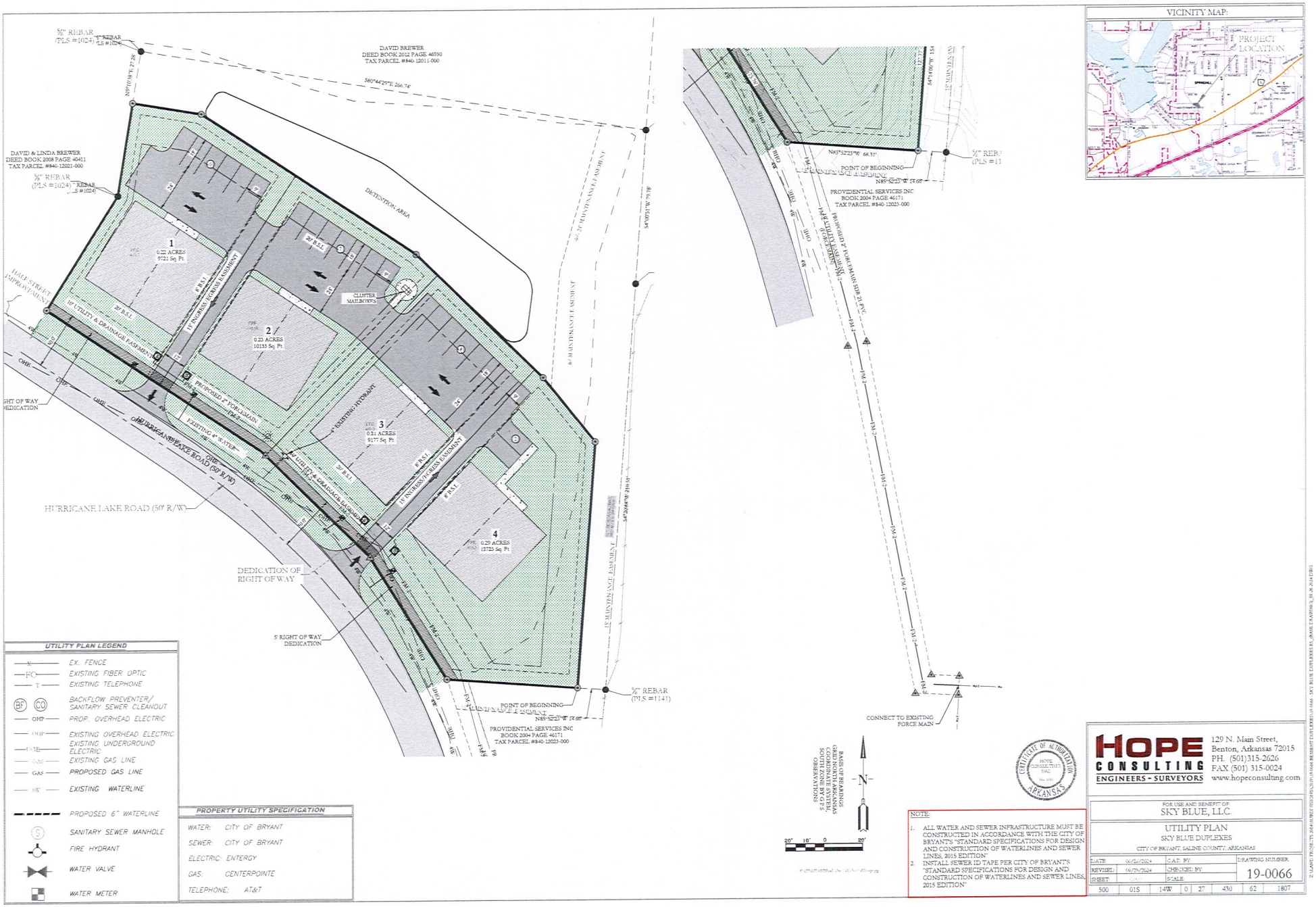
HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
SKY BLUE, LLC.

GRADING AND DETENTION PLAN
SKY BLUE DUPLEXES
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9/25/2024	C.A.D. BY:		DRAWING NUMBER:
REVISED:	06/25/2024	CHECKED BY:		19-0066
SHEET:		SCALE		

500	015	14W	0	19	440	62	1802



VICINITY MAP:

UTILITY PLAN LEGEND

- EX. FENCE
- EXISTING FIBER OPTIC
- EXISTING TELEPHONE
- BACKFLOW PREVENTER/ SANITARY SEWER CLEANOUT
- PROP. OVERHEAD ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING WATERLINE
- PROPOSED 6" WATERLINE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER

PROPERTY UTILITY SPECIFICATION

WATER:	CITY OF BRYANT
SEWER:	CITY OF BRYANT
ELECTRIC:	ENTERGY
GAS:	CENTERPOINTE
TELEPHONE:	AT&T

NOTE:

1. ALL WATER AND SEWER INFRASTRUCTURE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT'S "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATERLINES AND SEWER LINES, 2015 EDITION"
2. INSTALL SEWER ID TAPE PER CITY OF BRYANT'S "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATERLINES AND SEWER LINES, 2015 EDITION"

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF
SKY BLUE, LLC.

UTILITY PLAN

SKY BLUE DUPLEXES

CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	06/20/2024	C.A.D. BY:	DRAWING NUMBER:
REVISED:	09/25/2024	CHECKED BY:	19-0066
SHEET:		SCALE:	

500	01S	14W	0	27	430	62	1807

Z:\LAND PROJECTS\2019\19-0066 RESIDENTIAL DUPLEXES\PLANS\19-0066 SKY BLUE DUPLEXES PLANS 6_20_24.DWG