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November 7, 2024

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

Re: Preliminary Plat – Letter to allow for cul de sac length and partial sidewalk waiver
3927 Springhill Road, Bryant, AR (Parcel # 840-11855-000)

Dear Mr. Leonard:

Please accept this letter as a follow up to our conversation of earlier today, as well as the email sent from your office with regards to the subject development. I will address the comments in the order expressed in said email:

- The typical street section (local street) as shown on the Preliminary Plat was obtained from the City code as found on the City's website. No additional revisions needed.
- Please accept this letter as a formal request allowing this development to have a cul de sac that exceeds the maximum 550 foot length. We feel our hardship lies in the fact that this property is very narrow in size, only one street is obtainable. Also, the properties to the North, West and South are developed making a connection to an existing street impossible. We are providing not only a cul-de-sac at the end of the street, but also a hammerhead approximately at the half way point of the proposed street.
- Please accept this letter as a formal request to waive sidewalks on the North side of the proposed street. The hardship behind this request is again the narrowness of the subject property. Due to the strange size of this parent tract, residential lots will be placed on only one side of the proposed street. We ask that the sidewalks be waived on the North side since no homes will be developed on that side. We will still provide sidewalks on the side of the street that will contain residences (South side).

We look forward to presenting this at the November Planning Commission meeting.

Sincerely,

Tim Lemons, PE