



AGENDA ITEM HISTORY SHEET

ITEM TITLE Sidewalk Waiver - Skye Blue Duplexes - Hurricane Lake Rd	AGENDA NO. 10 AGENDA DATE: 10/29/2024
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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 including 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 contingency of the sidewalk waiver being passed by City Council. A contingency 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 turning 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.

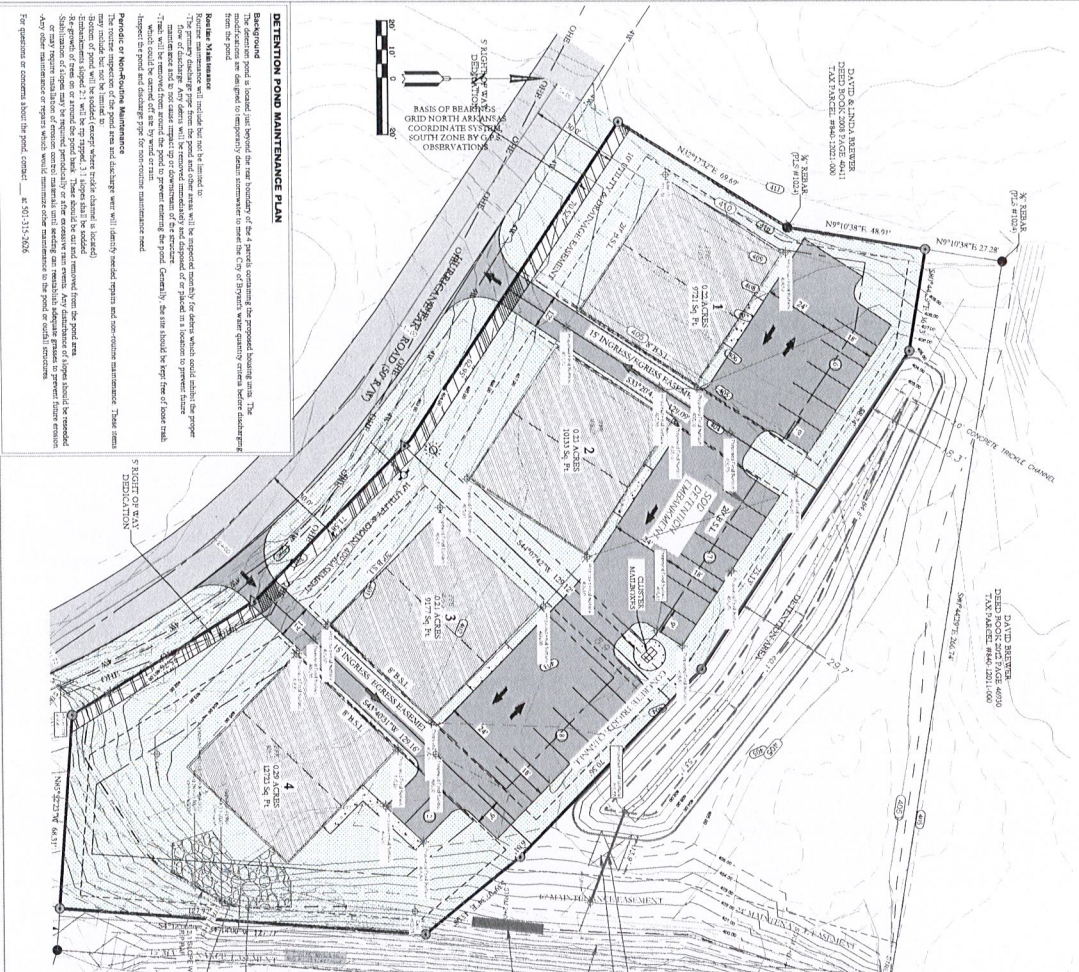
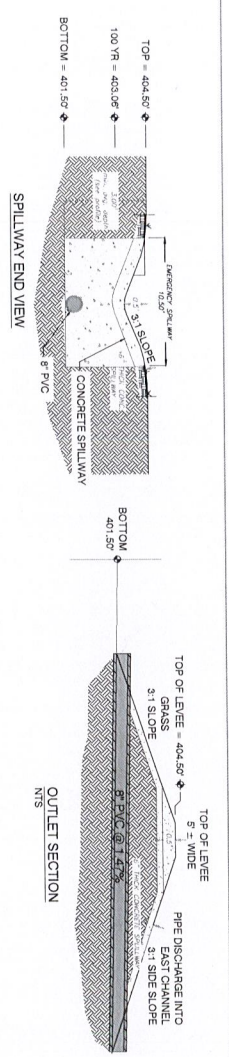
It is our goal to be included on the October 14, 2024 Planning Commission agenda.

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

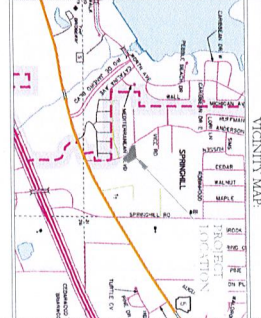
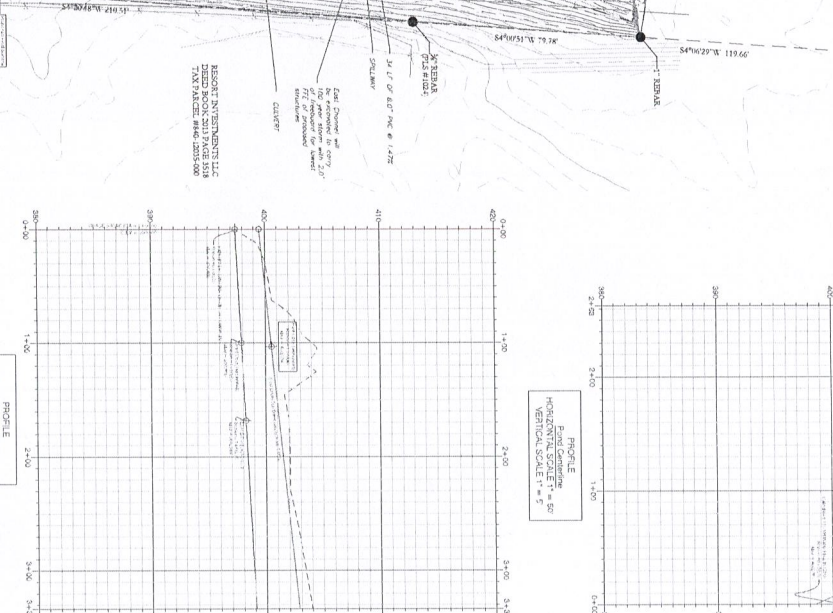


Vadonon Ditch (Analysis)

Station	Q	n	Slope	Depth	Area	Velocity	Width	Dist. to Outlet	Dist. @ Outlet	Low Point
1+3	100.0	0.020	0.000	2.00	30.4	7.92	15.0	188.4	307.4	307.4
1+4	100.0	0.020	0.000	2.00	30.4	7.92	15.0	188.4	307.4	307.4

Vadonon Ditch (Analysis)

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EAST DITCH PROPOSED TYPE SECTION FOR EXCAVATION

(CONTOUR INTERVALS: EXISTING: 1' AND 5' PROPOSED: 1' AND 5')

NOTE:

1. ALL ROOF DRAINS WILL BE ROUTED TO DETENTION BASIN AS WELL AS SLOPED EVAPORATION ADJACENT TO THE BUILDINGS SHALL BE A MAINTENANCE VEGETATION IN AREAS WHERE STEEP EMBANKMENT TOES ARE REQUIRED. A MAXIMUM SLOPE OF 2:1 MAY BE EMBANKMENT.
2. DETENTION BASIN SHALL BE MAINTAINED AS WELL AS SLOPED EVAPORATION ADJACENT TO THE BUILDINGS SHALL BE A MAINTENANCE VEGETATION IN AREAS WHERE STEEP EMBANKMENT TOES ARE REQUIRED. A MAXIMUM SLOPE OF 2:1 MAY BE EMBANKMENT.
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ENGINEERS - SURVEYORS

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SKY BLUE, LLC
GRADING AND DETENTION PLAN
SKY BLUE BUILDING PERMITS
CITY OF BENTON, ARKANSAS

DATE: 07/20/2024
SCALE: 1" = 40'-0"

19-0066

DETENTION POND MAINTENANCE PLAN

The retention pond is located just beyond the rear boundary of the proposed building. The retention pond is located just beyond the rear boundary of the proposed building. The retention pond is located just beyond the rear boundary of the proposed building.

Basin Maintenance

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