

City of Bryant  
Planning Commission  
210 Southwest 3<sup>rd</sup> St  
Bryant, AR 72022

November 21, 2019

Re: Request for waiver for "Autumn Hills Estates" Subdivision- Bryant, Arkansas.

Mr. Smith,

Please accept this letter as a request for two (2) waivers from the City of Bryant Subdivision Regulations and Master Transportation Plan for the subject development:

1. Waiver request No. 1 is for the half street improvements required by the Master Transportation plan for Johnswood Road. We are requesting to follow in the likeness of other recent developments along Johnswood in keeping the "acreage tract" low traffic setting. In lieu of half street improvements and sidewalks, we are proposing large right of way with gentle sloping (mowable) ditches and decorative fencing.

2. Waiver request No. 2 is for the half street improvements to upgrade Bryant parkway to meet its buildout plan of a divided four lane parkway. Due to the steep backslopes and concrete drainage along the parkway, and the immense scope of this work, it would be impossible for the development to bare this expense. Instead, we would like to propose acceleration/deceleration lanes near the entrance of the development along the parkway.

Thank you for your consideration in this matter. If you have any questions, please contact me at the number below.

Very Sincerely,



Ly Phan,  
TML Dream Home, LLC  
(501) 909-2602