



Final Plat and As Built_Sky Blue Duplexes

1 message

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Mon, Jun 30, 2025 at 4:41 PM

To: Colton Leonard <cleonard@cityofbryant.com>

Cc: Matthew Finley <finleymatthewm@gmail.com>, "jonathanlhope@gmail.com" <jonathanlhope@gmail.com>

Colton,

Please see the attached final plat and as-built. Please let us know if you have any questions.

Sky Blue Duplexes Subdivision - Final Plat

Public Works

1. Provide documentation that the private force main has been pressure tested. **Owner has discussed and resolved this issue with city utility department.**
2. Provide utility as-builts. **Attached here.**
3. Water meter boxes need to be cleared of debris and setters straightened. **Owner is aware of this and will be taken care of.**
4. Parking lot is not paved completely. **As built parking area has been shown in the as built plan.**
5. Proof of Street Light Purchase is required. **As been confirmed. Please see the confirmation attachment.**
6. No Parking signs along Hurricane Lake Rd need to be installed. **It is under process to be installed and will be done before 14th.**

Stormwater

1. Detention basin, basin components and stabilization are not complete. **Under process and will be completed this week.**
2. Site stabilization not complete. **Under process and will be completed this week.**
3. Ditch along Hurricane Lake Road is silted in. It will be required to be dugout for proper flow and solid sod stabilized. **Under process and will be completed this week.**

Engineering

1. Field inspections indicate that the site is not complete and does not meet the requirements for approval of a final plat.
2. Do the lot areas shown include the dedicated right of way? **Addressed in the final plat.**
3. The lot boundaries should be shown to the new right of way line, but not include the dedicated right of way. The subdivision boundary should include the dedicated right of way. **Addressed in the final plat.**
4. Signatures and dates are required on all certification statements. **Will be provided after the final approval.**
5. The detention pond does not comply with the requirements in the City's stormwater management manual. **Under process and will be completed this week.**

Planning

1. Verify the detention basin has been completed and inspected by stormwater. **Under process and will be completed this week.**
2. Verify parking area and access drives have been installed. **Shown in the as built plan.**
3. Verify widened driveway aprons have been installed. (Large tapered radius to provide slight de-acceleration area. **Shown in the as built plan.**
4. Final Plat fees will need to be paid. **The owner will be paying the fees.**
5. Note on the plat for the decorative fencing called out in front of the duplexes. Specification for that should be shown on the plans.
6. Note stating the approvals for the setback variances given on Lot 2 will need to be included on the plat. Include dates those approvals were given. **Mentioned in the final plat.**

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Thank you,

Kazi Islam, PE

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3 attachments



19-0066-Final Plat-06-30-2025.pdf

724K



19-0066-As-Builts-06-30-2025.pdf

1111K



Street Lighting Confirmation email..pdf

224K