



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

March 26, 2019

City of Tontitown
Planning Department
Attention: Courtney McNair
201 E Henri De Tonti Blvd.
Tontitown, AR 72770

RE: Morsani Acres Subdivision
Preliminary Plat Submission & PUD Submission

Ms. McNair,

Please find included our submittal for the project known as Morsani Acres Subdivision. We are submitting for a Planned Unit Development (PUD) and for a Preliminary Plat Subdivision with this submittal. This design consists of 70 single family residential lots and 2 lots for detention. Instead of being utilized for a single use of holding stormwater for short periods of time, the basins have recreational uses when not inundated with stormwater. The southern detention lot is proposed to contain a half-court basketball court and the northern basin will have a non-league soccer field with soccer goals. Each basin has a bench and four trees to further the multi-use of these public common areas. In all, this design provides approximately 25% open space through the detention basins, front building setbacks, and the greenspace between the sidewalks and curb.

A.) Justification of compliance with the intent of the PUD District; - See above and below.

B.) Description of proposed land uses and percentage of land area devoted to each. – See above and below.

C.) Description of proposed zoning and development standards. – The requested lots in this subdivision will generally be single family residential of which 44 will be 60' wide, 16 will be 65' wide, and 10 will be 67' wide. The smallest acreage size is 0.16 acres. This lot size gives a proposed density of 4.2 units per acre. We are proposing five foot building side setbacks, 20 foot rear building setbacks, and 20 foot wide front building setbacks. Eaves will be allowed to encroach into the setbacks but will be required to be fire rated in order to do so.

In order to provide both traffic calming and a more attractive development, the roads will consist of more narrow road widths than allowed per current code. 26 foot back of curb to back of curb is proposed. Narrow streets slow down traffic which is known to result in safer roads. The sidewalks are four foot in width with a three foot wide greenspace.

D.) Description of structural design – Does not apply to this PUD.

E.) Description of compliance with PUD Development criteria; and – With this development, it is the developer's intent to make available a smaller home size that is in need within the City of Tontitown. The tighter lot widths are more narrow than what is currently allowed per code results in smaller networks of utilities and streets which reduces costs for maintenance by the City and Utilities. To provide for open space and beautification, the site's detention basins are proposed to serve double duty - for the public use and beautification of this subdivision by doubling as stormwater control features and public recreation spaces.

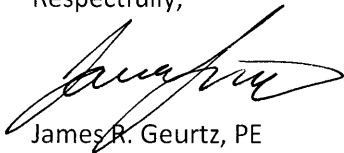
The proposed detention basins will slow water coming off this site. In addition, this design will correct an existing drainage issue on the south west portion of the site as well as adjacent properties. A number of above-ground channel areas are utilized through the development for water conveyance. Drainage channels provide the benefit of allowing some stormwater to penetrate into the ground and for sediment to settle out of stormwater.

This development should create a stable neighborhood in harmony with surrounding properties as Tontitown develops.

F.) If phasing is proposed, a schedule of construction. – Does not apply to this PUD.

Please contact us if additional documentation is needed to process this PUD and Preliminary Plat request. We look forward to working with your staff to complete the review of this proposed development.

Respectfully,



James R. Geurtz, PE
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