



**Bates &
Associates, Inc.**

Civil Engineering · Land Surveying · Landscape Architecture

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May 4, 2016

To: City of Tontitown

RE: Waiver Request for Barrington Road Subdivision

Bates & Associates, Inc. would like to request of the Planning Commission a waiver from the Tontitown Code of Ordinances section 90.400.8 (Dead End Streets) for the Barrington Road Subdivision project.

The proposed street on said project is 1030' with a cul-de-sac at the end. City Code states that the maximum length for dead end streets shall be 660 feet. The proposed subdivision has only one street to access the lots in order to obtain the maximum lot size available – the relatively small size of the development, the shape of the parcels, and the required lot depth does not allow for more than one street. The applicant asserts that the proposed cul-de-sac at the 90-degree turn 750' from the entrance to the subdivision and the cul-de-sac at the end of the proposed street provides adequate turnaround room for any vehicle entering or leaving the subdivision. Also, the length of the proposed street is less than the approximately 1550-foot-long Tuscan Sun Lane, located directly west of the proposed subdivision.

We appreciate your consideration. Please, feel free to get in touch with us anytime.

Sincerely,

Jason Young
Bates & Associates, Inc.