



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **June 25th, 2024**
Project: **Strawberry PrePlat**
Planner: Zak Johnston, P.E.

STRAWBERRY PLANT PRELIMINARY PLAT PC AGENDA ITEM 3

Between Harmon WC 31 and Strawberry Plant WC 873
Parcel # 001-17120-002

SUMMARY: The applicant is requesting Preliminary Plat approval for a 46 lot subdivision; 45 single family residential, 1 detention, on approximately 60 acres of land. The project is located within the City of Tontitown Planning Area between Harmon Road WC 31 and Strawberry Plat Road WC 873.

CURRENT ZONING: AG/SF Residential 1 unit per acre

CITY WARD: N/A – Planning Area in County

FLOODPLAIN: NO

INFRASTRUCTURE SERVICE AREAS (not a guarantee of service availability):

Water: Washington Water Authority, Offsite 8" Waterline

Electric: Ozarks Electric

Sewer/Septic: Individual Septic Systems

Phone: ATT

Natural Gas: Black Hills Energy

Cable: Cox Communications

Internet: Ozarks GO

School District: Springdale

PROJECT SYNOPSIS:

The applicant is requesting Preliminary Plat approval for a 46 lot subdivision; 45 single family residential, 1 detention, on approximately 60 acres of land. The proposed layout has multiple points of access; two connections on the east side onto Harmon WC 31 and one connection onto Strawberry Plant WC 873. The proposed Preliminary Plat also includes ROW dedication according to the Tontitown Master Plan and a detention pond sized up the 100 YR storm event.

TECHNICAL INFORMATION:

Utilities:

Water: Washington Water Authority - existing 8-inch water line

Electric: Ozarks Electric - No comments were received from OE.

Sewer/Septic: Tontitown Sewer, existing 8" sanitary line

Phone: ATT - No comments were received from ATT.

Natural Gas: Black Hills Energy - No comments were received from BHE.

Cable: Cox Communications- No comments were received from Cox.

Internet: Ozarks GO - No comments were received from Cox.

***It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.

School District:

Springdale school district submitted no comments.

Stormwater Pollution Prevention Plan (SWPPP):

The applicant has not submitted a SWPPP plan. This must be completed and submitted to the City Engineer for approval prior to Construction Plan approval.

Police:

No comments were submitted.

Fire:

Fire hydrants require 400' spacing, must meet minimum turning radius per Arkansas Fire Code.

Drainage / Stormwater Management:

There is a detention pond proposed for this site. The applicant's engineer has submitted a drainage report for review. The submitted drainage report meets the minimum standards for detention as set forth by the Tontitown Drainage Manual.

NOTE: Drainage within the ROW will fall under the jurisdiction of Washington County. All drainage within the ROW as shown on the Plat was NOT reviewed by Tontitown and shall fall to Washington County for review and subsequent approval.

Streets:

The subdivision will access on both Harmon WC 31 and Strawberry Plant WC 873. Streets within this development will be required to be constructed to Washington County's minimum standards for Class 3 streets. Washington County requires a 60 foot ROW dedication with open drainage swales with no curb and gutter.

NOTE: Street design within the ROW will fall under the jurisdiction of Washington County. All streets as shown on the Plat beyond the ROW width dedication were NOT reviewed by Tontitown and shall fall to Washington County for review and subsequent approval.

Utilities:

This project will be connecting to Washington Water Authority's infrastructure for water service and fire protection. An offsite watermain extension is proposed for the development. There is no public sewer in the vicinity of the project and each lot will utilize individual septic systems for sanitary waste disposal.

NOTE: Watermain design will fall under the jurisdiction of Washington Water Authority. All watermains as shown on the Plat were NOT reviewed by Tontitown and shall fall to Washington Water Authority for review and subsequent approval.

Planning:

All lot area minimums and setback requirements shall be dictated by Washington County Planning. Subsequently, Washington County Planning does not require sidewalks nor has landscaping requirements.

Planning staff however did require dedication of ROW per the Tontitown Master Street Plan. Master Street Planned roads include Strawberry Plant, Harmon, and a future extension of Arbor Acres. The Preliminary Plat shows the half street ROW dedication in accordance with the Tontitown Master Street Plan.

Landscaping:

No requirement per Washington County Planning; was not reviewed.

STAFF RECOMMENDATION:

Planning staff is limited in what can be reviewed within the Planning Area; with what can be reviewed staff **RECOMMENDS APPROVAL** of Strawberry Plant Preliminary Plat with conditions.

GENERAL CONDITIONS OF APPROVAL:

1. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
2. All interior drives shall meet the required compaction rating to support emergency vehicles.
3. The SWPPP shall be completed and posted on site prior to construction.

4. All remaining comments from the City Engineer shall be addressed prior to Construction Plan approval.
5. All Drainage and Stormwater Management comments from City Engineer must be addressed prior to construction (Detention ONLY)
6. Final DWG files of the project shall be submitted to the City Engineer with Construction Plans.
7. An acceptance letter from Washington County Planning of the project shall be submitted to Tontitown Planning before construction plan approval.

*****NOTE: The project has been reviewed for adherence to Tontitown Planning and Development Code in good faith by Tontitown Planning Staff. However, oversight of any regulations does not relieve the Owner of their responsibility to comply with not only all Tontitown Planning and Development Code, but any outstanding state and/or federal statutes.**

PROJECT SPECIFIC CONDITIONS FOR APPROVAL:

1. An Erosion Control Plan was not submitted with the Preliminary Plat. Please provide an Erosion Control Plan and SWPPP to be approved by the City Engineer before construction plan approval.

PROCESS NOTES:

1. The applicant shall submit five (5) copies of the Preliminary Plat plan with all corrections completed for signatures.
2. Construction Plans shall be submitted for review prior to scheduling a Pre-Construction Meeting.
3. No construction may begin on site without an approved Grading Permit or approved Construction Plans.
4. The applicant shall apply for all required permits prior to construction.
5. All required fees and invoices shall be paid.

Site location:

