

September 9, 2021

ITEM NO.: 2

FILE NO.: S-1902

NAME: Whitehaven Subdivision – Preliminary Plat

LOCATION: West side of LaMarche Drive, approximately 1/3 mile south of Taylor Loop Road

DEVELOPER:

Matthew and Kelly White Family Trust  
17318 LaMarche Blvd.  
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Bullwinkle, LLC – Owner  
Joe White – Agent

SURVEYOR/ENGINEER:

Joe White and Associates  
25 Rahling Circle, Suite A-2  
Little Rock, AR 72223

AREA: 7.45 acres

NUMBER OF LOTS: 5

FT. NEW STREET: 363 LF

WARD: 5

PLANNING DISTRICT: 19

CENSUS TRACT: 42.12

CURRENT ZONING: R-2

Variance/Waivers:

1. Variance to allow advanced grading.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to subdivide 7.45 acres of property into five (5) lots for single family residential development.

B. EXISTING CONDITIONS:

The property is currently undeveloped and wooded.

C. NEIGHBORHOOD COMMENTS:

All owners of property abutting the site and all neighborhood associations registered with The City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Private access is proposed for these lots. In accordance with section 31-207, private streets must be designed to the same standards as public streets. A minimum access easement width of 45' is required and street width of 24' from back of curb to back of curb.
2. Per the Fire Code, cul de sacs are required to be constructed with a diameter of 96 ft. Provide approval from the Little Rock Fire Marshall to vary from the code.
3. Show the proposed running street slope. A variance must be requested for minor residential streets steeper than 16%.
4. Provide a proposed street name. A variation of "LaMarche" cannot be used.
5. A Knox box should be located on the gate.
6. A grading permit in accordance with section 29-186 (c) & (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction. Is a variance being requested to advance grade the lots with the issuance of a grading permit for the street and infrastructure construction.
7. Storm water detention ordinance applies to this property. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or local property owners' association and detailed in the Bill of Assurance.
8. If disturbed area is 1 or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.
9. Alteration of the water course will require approval from the Little Rock District of the US Army Corps of Engineers prior to start of work.
10. Street lights are required by Section 31-403 of the LR code. Provide plans for approval to Planning and Development. Streetlights must be installed prior to platting/certificate of occupancy.

11. Obtain permits prior to doing any street cuts or curb cuts. Obtain barricade permit prior to doing any work in the right-of-way. Contact Traffic Engineering at (501) 379-1805 (Travis Herbner) for more information.
12. No residential waste collection service will be provided on private streets unless the property owners association provides a waiver of damage claims for operations on private property.
13. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards.
14. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
15. The proposed private street must be constructed with a concrete aprons.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: Sewer main extension required with easements if new sewer service is required for this project.

Entergy: No comments received.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: All Central Arkansas Water requirements in effect at the time of request for water service must be met.

A water main extension may be needed to provide water service to this property.

Please submit plans for water facilities to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.

Behind the gate the water main will be public, the fire-hydrants will be private.

Provide a 10-ft minimum utility easement along La Marche Dr frontage.

Fire Department:

**Maintain Access:**

**Fire Hydrants.**

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

**Grade**

Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

**Loading**

Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

**Dead Ends.**

**Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends.** Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

**Gates**

**Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:**

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaces or repaired when defective.

5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

**One- or Two-Family Residential Developments.**

**As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments.** Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

**Exceptions:**

1. Where there are **more than 30 dwelling units** on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

**Fire Hydrants**

**Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code.** Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: No comments.

H. ANALYSIS:

The applicant proposes to subdivide 7.45 acres of property into five (5) lots for single family residential development. The property is zoned R-2 and is located on the west side of LaMarche Drive, approximately 1/3 mile south of Taylor Loop Road. The property is currently undeveloped and wooded.

The proposed lots range in size from 1.09 acres to 1.87 acres. The lots will be final platted in one (1) phase.

The applicant proposes a 363.2 linear foot cul-de-sac (private street) to serve the lots. The roadway from LaMarche Drive will be at the northeast corner of the development. The cul-de-sac will be gated with a key pad entry.

A mail kiosk will be located outside the gated entrance. The mailbox kiosk location must be constructed in conformance with USPS and City of Little Rock design standards and be ADA accessible.

The street grade at the mail kiosk/entrance area and cul-de-sac must not exceed 5 percent. The street grade between these areas must not exceed 18 percent.

The proposed plat shows no name for the cul-de-sac street. A proposed street name will be reviewed and approved with the final plat.

The applicant is requesting an advanced grading variance with the proposed preliminary plat. The applicant is proposing to grade the area of the lots with the grading of the infrastructure. Staff supports the advanced grading plan.

To staff's knowledge, there are no outstanding issues related to this preliminary plat request. The applicant has done a good job in addressing issues as raised by staff during staff's review of this plat. The applicant is requesting no variances from subdivision ordinance requirements.

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ITEM NO.: 2 (Cont.)

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I. STAFF RECOMMENDATION:

Staff recommends approval of the proposed plat and associated advance grading variance, subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, of the agenda staff report.