



CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.
479-361-2700
planning@tontitownar.gov

Meeting: **April 26, 2018**
Project: **Westbrook SD Ph. 2**
Planner: Courtney McNair

AGENDA ITEM

A

FINAL SUBDIVISION PLAT APPROVAL REQUEST

Parcel #s: 830-37661-000, 830-37661-005, & 830-37661-003

SUMMARY: Westbrook Subdivision Phase 2 is requesting Final Subdivision approval for 114 lots on 33.97 acres of land.

CURRENT ZONING: **R-3** - Single-Family Residential - 9,600 square foot minimum lot size; provided density shall not exceed three units/net acres (i.e. after dedications are made).

CITY WARD: 1- Gene McCartney & Henry Piazza

FLOODPLAIN: No

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

Water: Tontitown Water

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

School District: Springdale

PROJECT SYNOPSIS:

Westbrook Subdivision Phase 2 is requesting Final Subdivision approval for 114 lots on 33.97 acres of land. The property is zoned R3, and all lots meet the minimum lot size of 9,600 sq. ft.

This property is owned by Sprout Holdings, LLC., and located within the City Limits of Tontitown.

This project has access along E. Fletcher Road, as well as several connections to stub outs from the neighboring Westbrook Phase 1. The site was previously undeveloped.

This project was tabled at the last meeting in order to give the developer more time to finish the required items. At this time, the project is not yet complete. Staff will update the Board at the meeting.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water- The developer has relocated the 8-inch water line that crossed the property to the east side of the property. The remainder of the required line has been installed but has not yet passed final testing.

Electric: Ozarks Electric-no additional comments were submitted. Utility easements are shown on the plat.

Sewer/Septic: Sewer- this project connects to the City of Tontitown sewer system. The sewer has been installed but has not passed final testing at this time.

Phone: AT&T- No comments were received from ATT but staff did provide the plat information to them per their request.

Natural Gas: Black Hills Energy- No comments were received from BHE but utility easements are shown on the plat.

Cable: Cox Communications- No comments were received from Cox but utility easements are shown on the plat.

School District: Springdale school district was notified of this project, but submitted no comments.

Stormwater Pollution Prevention Plan (SWPPP):

The applicant has installed appropriate measures to protect the stormwater system from pollution and runoff.

Police:

Tontitown Police Chief Joey McCormick had no concerns with the current plat proposal.

Fire:

The developer has relocated the 8-inch water line that crossed the property to the east side of the property. The remainder of the required line has been installed but has not yet passed testing.

Final Inspections are required on the fire hydrants.

Drainage:

The as-built plans that show the drainage and as-built conditions must be submitted prior to Final Approval. These plans have not been provided at this time.

Roads:

This project has road connections to existing stub outs on Gaiche and Frizzo, one connection along E. Fletcher (lots back up along E. Fletcher), Lot 112 has access along S. Barrington and stub out connection on Lazzari.

The roads have not been completed at this time.

STAFF RECOMMENDATION: There are several outstanding items that must be completed prior to Final Approval, however, the developer is trying to have everything complete by the meeting. Staff will update the Board at the meeting on the status of this project.

I, THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, AND EASEMENTS AS SHOWN ON SAID PLAT.

ADDRESS:

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____

CERTIFICATE OF RECORDING:
THIS DOCUMENT FILED FOR RECORD THIS _____ DAY OF _____
20____.

SIGNED: _____
WASHINGTON COUNTY CIRCUIT CLERK

PURSUANT TO THE CITY OF TONTITOWN SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVALS HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

1. DELIVERY OF PUBLIC WATER OR SEWER SERVICE.
2. DELIVERY OF ANY OTHER UTILITY SERVICE.

DATE OF EXECUTION: _____

SIGNED: _____
MAYOR, CITY OF TONTITOWN

SIGNED: _____
RECORDER / TREASURY, CITY OF TONTITOWN

I, S. CRAIG DAVIS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

SIGNED: _____
S. CRAIG DAVIS

REGISTERED LAND SURVEYOR NO. _____ STATE OF ARKANSAS

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.
THE ORIGINAL SIGNATURE, IF NOT BLUE IN COLOR, IS NOT VALID.

THIS PROPERTY IS NOT WITHIN A 100-YEAR FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05143C0065 F, PANEL 65 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 2, 2008.

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS BASED ON ABOVE GROUND FEATURES ONLY.

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

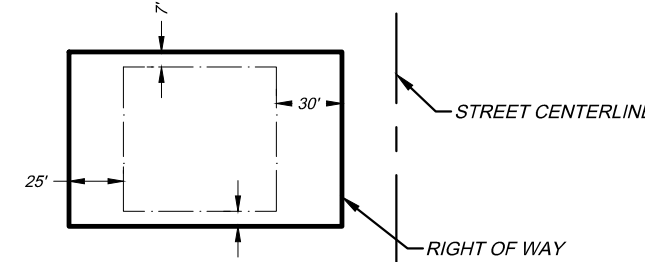
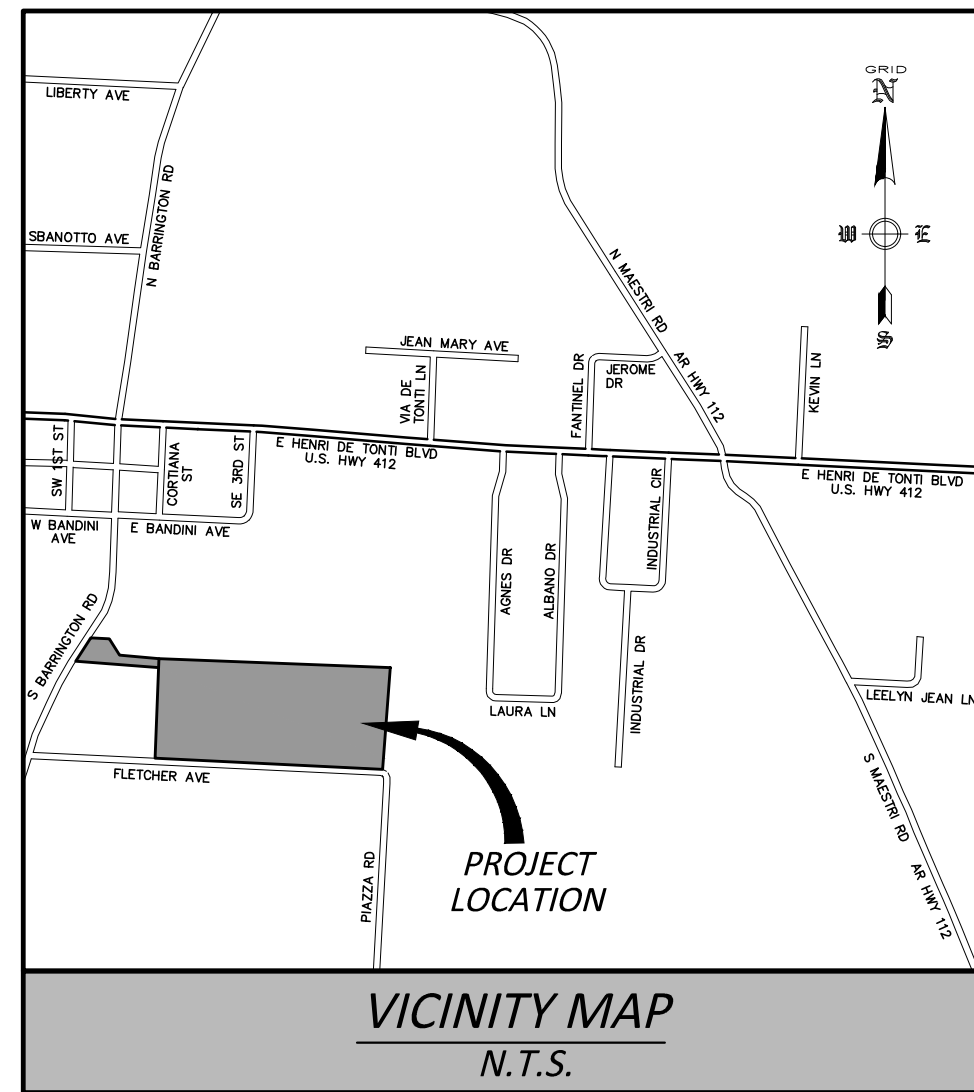
- A. WARRANTY DEED:** SPROUT HOLDINGS, LLC, RECORDED APRIL 16, 2014, DOCUMENT FILE NO. 2014-8981.
- B. SURVEY:** BY ALAN REID & ASSOCIATES, RECORDED APRIL 2, 2004, DOCUMENT FILE NO. 2004-12215

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 1, TOWNSHIP 17 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1.01 COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 31 WEST, BEING A FOUND 1 INCH PINCHED PIPE, THENCE ALONG THE EAST LINE OF SAID SECTION 1, N03°09'40" A DISTANCE OF 29.85 FEET TO THE **POINT OF BEGINNING**; THENCE LEAVING SAID EAST LINE, N87°24'55"W A DISTANCE OF 1,611.01 FEET TO A FOUND IRON PIN WITH CAP "JENKINS PLS 688"; THENCE N03°17'02" A DISTANCE OF 890.05 FEET TO A FOUND IRON PIN WITH CAP "JENKINS PLS 688"; THENCE N87°24'55"W A DISTANCE OF 756.37 FEET TO THE EASTERLY RIGHT OF WAY LINE OF S. BARRINGTON ROAD, SAID POINT BEING A FOUND IRON PIN; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING 2 CALLS, N32°36'53" A DISTANCE OF 182.73 FEET TO A POINT; THENCE N31°47'11"E A DISTANCE OF 19.80 FEET TO A POINT SAID POINT BEING LOCATED ON THE SOUTH LINE OF WESTBROOK SUBDIVISION PHASE 1; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE AND ALONG SAID SOUTH LINE, S58°39'23"E A DISTANCE OF 118.46 FEET TO A POINT; THENCE S22°08'18"E A DISTANCE OF 62.21 FEET TO A POINT; THENCE S38°39'23"E A DISTANCE OF 66.48 FEET TO A POINT; THENCE N87°24'55"E A DISTANCE OF 1,908.60 FEET TO A POINT; THENCE S74°15'3"E A DISTANCE OF 50.30 FEET TO A FOUND 5/8" REBAR; THENCE S86°43'39"E A DISTANCE OF 118.20 FEET TO THE EAST LINE OF SECTION 1; THENCE ALONG SAID EAST LINE, N03°09'40"W A DISTANCE OF 910.11 FEET TO THE **POINT OF BEGINNING**. CONTAINING 34.96 ACRES - 1,523.050 SQ.FT., MORE OR LESS.

- 1) ALL STREET RIGHTS-OF-WAY WITHIN SUBDIVISION ARE 50' IN WIDTH
- 2) ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
- 3) LOTS 127 THROUGH 145 SHALL NOT HAVE ACCESS TO FLETCHER.
- 4) LOTS 230 & 231 SHALL NOT HAVE ACCESS TO S. BARRINGTON.
- 5) 5/8" REBAR WITH CAP "PLS 1156" SET AT ALL PROPERTY CORNERS.
- 6) THERE ARE NO KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRING WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES ON THE SUBJECT PROPERTY.
- 7) THERE ARE NO KNOWN EXISTING EROSION PROBLEMS ON SITE OR WITHIN 100' DOWNSTREAM OF THE SUBJECT PROPERTY.
- 8) THERE IS NO KNOWN ARMY CORP OF ENGINEERS WETLANDS DETECTION IN PROGRESS WHICH AFFECTS SUBJECT PROPERTY.
- 9) MAINTENANCE OF THE DETENTION POND AT CALCULATED STORAGE VOLUME, PLUS REQUIRED FREEBOARD, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER IN PERPETUITY. EXCEPT IN THE CASE OF A SUBDIVISION, WHERE THE PROPERTY OWNERS' ASSOCIATION SHALL BEAR SUCH RESPONSIBILITY.
- 10) OWNERSHIP OF STORMWATER DETENTION PONDS IN RESIDENTIAL SUBDIVISIONS ACCEPTED BY THE CITY SHALL BE VESTED IN A PROPERTY OWNERS' ASSOCIATION FUNDED BY THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION PRIOR TO FILING OF THE FINAL PLAT. THE DEVELOPER MUST WARRANT THE OPERATION OF THE DRAINAGE SYSTEM FOR A 1-YEAR PERIOD AFTER THE ACCEPTANCE OF THE PLAT. THE PROPERTY OWNERS' ASSOCIATION BY AN ACCEPTABLE MAINTENANCE BOND OR EVIDENCE PROVIDED BY THE DEVELOPER'S CONTRACTOR OR THE DEVELOPER, THE BOND SHALL BE EXTENDED UNTIL 1-YEAR AFTER ALL PHASES OF THE SUBDIVISION THAT SUBSTANTIALLY DRAIN INTO THE POND ARE COMPLETED. THE BOND SHALL BE THE PERPETUAL RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION.

- 11) ANNUAL MAINTENANCE IS THE RESPONSIBILITY OF THE DEVELOPER OR ASSOCIATION FOR 1 YEAR AFTER ACCEPTANCE OR THE FINAL PLAT.AFTER LEGAL OCCUPANCY OF THE PROJECT, THE MAINTENANCE OF DETENTION FACILITIES SHALL BE PASSED WITH THE OWNER (OR PROPERTY OWNERS' ASSOCIATION) OF THE DETENTION POND.
- 12) DEVELOPER SHALL GUARANTEE INSTALLATION OF SIDEWALK AND APPURTENANCES FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE FINAL PLAT OR RECEIPT OF CERTIFICATE OF OCCUPANCY. SIDEWALKS MUST BE INSTALLED BEFORE THE DETENTION POND IS OPENED TO THE STREET AND PERMANENT CONNECTION TO UTILITIES PERMITTED. THE OWNER'S OF RECORD WILL BE REQUIRED TO INSTALL SIDEWALKS ON ANY LOT(S) OF RECORD W/IN UNDEVELOPED THREE YEARS AFTER FILING OF THE FINAL PLAT OR WITHIN 180 DAYS OF RECORDING OF THE FINAL PLAT. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF SAID LOT. IN THE EVENT THAT THE SIDEWALKS WERE NOT CONSTRUCTED WITHIN THREE YEARS OF FILING OF THE FINAL PLAT OR PROPOSED BY THE CITY, THE CITY SHALL HAVE THE RIGHT (BUT SHALL NOT BE REQUIRED) TO CONSTRUCT THE SIDEWALKS AND TO CHARGE THE COST THEREOF TO THE PROPERTY OWNER(S) THROUGH PLACEMENT OF ALIEN ON THE REAL PROPERTY.
- 13) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR REPAIR AND MAINTENANCE OF ALL SIDEWALKS INSTALLED TO FULFILL THE PROVISIONS OF THESE REGULATIONS.
- 14) ALL HOUSES MINIMUM FINISH FLOOR ELEVATIONS SHALL BE AT LEAST 6 INCHES ABOVE THE TOP OF ADJACENT CURB OR AT THE ELEVATION SPECIFIED ON THE FINAL PLAT.



SURVEYOR:

WORK ORDER #

CITY ZONING:

SETBACKS:

NUMBER OF LOTS.

PROPOSED USE:

SPROUT HOLDINGS, LLC
P.O. BOX 10620
FAYETTEVILLE, AR 72703

ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

17963

R-3

FROM

114

LOTS 118-231 - RESIDENTIAL LOTS
LOT 232 - POA/ COMMON AREA

- 1) DISTANCE SHOWN WILL YIELD TO UTILITY EASEMENTS
- 2) STREET SIDE SETBACKS WILL BE 25'

BUILDING SETBACKS	
FRONT	30"
REAR	25"
REAR NEXT TO STREET	25"
SIDE	7"

EASEMENT IS GREATER
*UNLESS A UTILITY

