



## CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **August 28, 2018**  
Project: **South Pointe Phase 1**  
Planner: Courtney McNair

### AGENDA ITEM

## B

### FINAL SUBDIVISION PLAT APPROVAL REQUEST

1148 Bausinger Road  
Parcel #s: 830-37947-000

**SUMMARY:** South Pointe Subdivision Phase 1 is requesting Final Plat approval for 60 residential lots and one detention lot on 21 acres. This request will also need to include the lift station that is under construction to service this development.

**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:** 3- Don Doudna & Tommy Granata

**FLOODPLAIN:** No

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

**Water:** Tontitown Water  
**Sewer:** Tontitown Sewer  
**Road Access:** Bausinger Road  
**Electric:** Ozarks Electric  
**Cable:** Cox Communications  
**Phone:** ATT  
**Natural Gas:** Black Hills Energy  
**School District:** Springdale

#### PROJECT SYNOPSIS:

South Pointe Subdivision Phase 1 is requesting Final Plat approval for 60 residential lots and one detention lot on 21 acres. This request will also need to include the lift station that is under construction to service this development.

Final Inspections have NOT been completed as this project is currently under construction.

This project is not ready for Final Plat, and Staff is recommending that it be Tabled to next month's meeting. Several items that are required for Final Plat are not complete:

#### § 152.067 CRITERIA FOR SUBSTANTIAL COMPLETION (NON-BONDABLE ITEMS).

The following items shall be completed prior to Planning Commission approval of the final plat.

(A) *Streets.*

- (1) All curb and gutter and street drainage slopes completed and backfilled. -**All curbs are not poured**
- (2) Final layer of asphalt in-place.-**There is no asphalt**
- (3) Street signs paid for.-**This is not complete**
- (4) Pedestrian accommodations constructed.
- (5) Road right-of-way restoration substantially complete.-**Not complete**

(B) *Sewer.* -**Planning Staff does not have information on whether the sewer lines have had a Final Inspection yet. The City has not been contacted for an overall Final Inspection.**

- (1) All sewer lines constructed to grade.

- (2) Mandrel and pressure tests complete.
- (3) All manholes complete to required elevations and vacuum tested.
- (4) Sewer services marked.
- (5) Lift station site functionally complete.-**The lift station is not functionally complete.**
- (6) Tracer wires installed on force mains and gravity sewer lines and tested.
- (7) Lift station alarm completed and monitorable.-**The lift station alarm is not complete or monitorable.**
- (8) Draft final record drawings.

(C) *Water.* -**Planning Staff does not have information on whether the water lines have had a Final Inspection yet. The City has not been contacted for an overall Final Inspection.**

- (1) All water lines in-place, pressure tested, and bacterially tested safe.
- (2) All hydrants and valves in-place, accessible, and operational (facing street).-**The Fire Marshal is requiring an additional hydrant be added.**

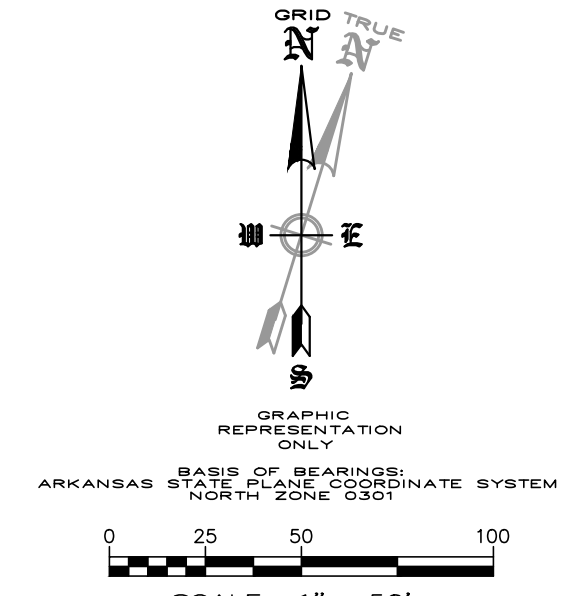
- (3) Meter tiles and setters in place.
- (4) Tracer wires installed and tested.
- (5) Draft of record drawings.
- (6) Passing test results for all backflow devices provided.
- (7) All backflow prevention devices installed properly and functional.

(D) *Drainage.*-**The detention is inadequate. The engineer for the project is requesting that the increase be resolved with Phase 2. There must be a solution (temporary may be ok) prior to Final Plat for Phase 1. No revised Drainage Report has been received yet.**

**There are known flooding problems downstream of this project, and the City cannot risk this problem being increased.**

- (1) Drainage swales in place, sodded or concrete-lined, properly dedicated with erosion control measures in place.
  - (2) Detention/retention facilities to grade and draining properly.
  - (3) Outlet structures, pilot channels, headwalls, flumes, and other appurtenances in place and constructed to approved plans and specifications.-**all stormwater structures are not constructed.**
  - (4) Any needed off-site improvements or easements in place.
  - (5) Sodding of detention/retention ponds completed and established.
  - (6) Fencing of detention/retention ponds in place.
  - (7) Aeration facilities for retention ponds in place.
  - (8) All drainage inlets, outlets, and conduits in proper location and constructed to approved plans and specifications.
  - (9) Final layer of drainage paving in-place as required by approved plan, including parking lots.
- (Ord. 2013-04-417, passed 4-2-13; Am. Ord. 2013-09-440, § 152.500.08, passed 9-3-13; Am. Ord. 2014-12-488, passed 12-2-14)

**STAFF RECOMMENDATION:** Staff recommends to TABLE the Final Plat of South Pointe Subdivision Phase 1 as there are many outstanding items not complete, and concerns with the drainage system.



Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C1	31.72'	20.00'	28.28'	N42°13'50"W
C2	16.41'	19.00'	16.17'	S67°34'44"W
C3	33.57'	50.00'	32.94'	S61°37'23"W
C4	72.71'	50.00'	66.47'	N57°29'00"W
C5	60.19'	50.00'	56.62'	N18°39'46"E
C6	16.71'	19.00'	16.17'	N27°57'38"E
C7	31.42'	20.00'	28.28'	N47°13'50"W
C8	31.41'	20.00'	28.28'	N47°45'19"E
C9	16.71'	19.00'	16.17'	S22°25'16"E
C10	83.24'	50.00'	73.95'	S00°04'44"W
C11	83.26'	50.00'	74.30'	N04°14'28"W
C12	16.91'	19.00'	16.36'	N61°45'19"W
C13	31.41'	20.00'	28.28'	S47°45'19"W
C14	19.62'	195.00'	19.61'	S05°39'07"E
C15	31.43'	20.00'	28.29'	S42°14'41"E
C16	31.42'	20.00'	28.28'	S47°46'10"W
C17	69.12'	44.00'	62.23'	S42°13'50"E
C18	69.09'	44.00'	62.21'	S47°45'19"W
C19	198.69'	135.00'	19.67'	N06°56'50"E
C20	51.02'	38.00'	47.28'	N35°41'51"W

REVISION	DATE	DESCRIPTION

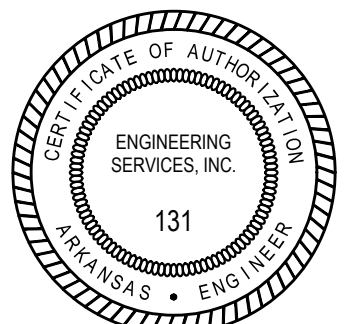
SCALE: 1"=50'      DATE: August 24, 2018      DRAWN BY: RKW

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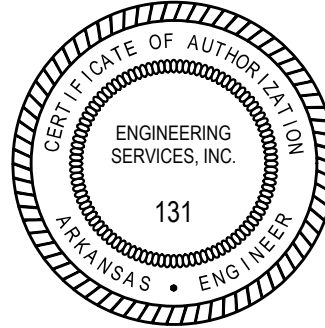
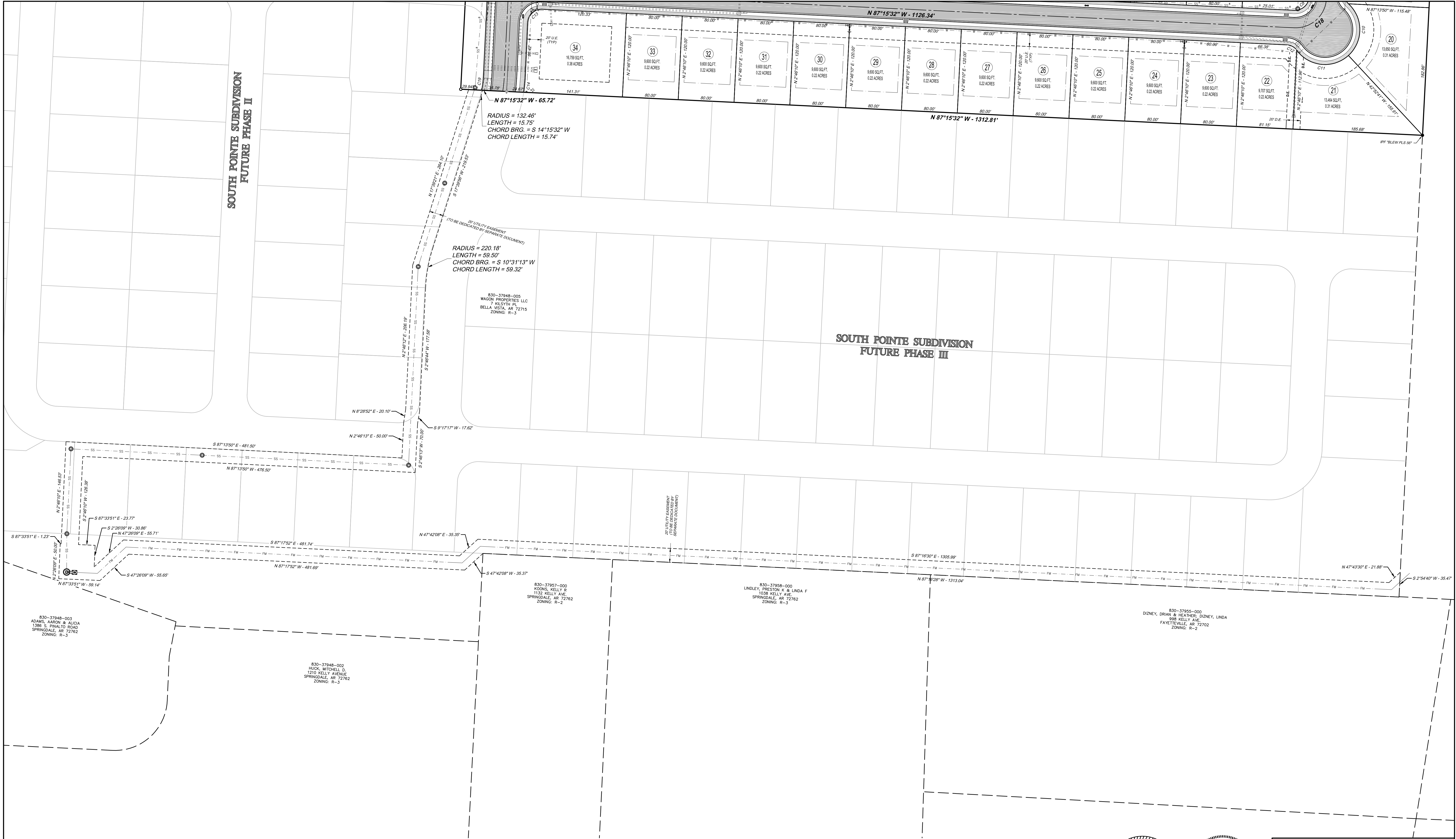
**SURVEY DESCRIPTION:**

PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER, SECTION 11, TOWNSHIP 17 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF TONTOWITON, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE ALONG THE NORTH LINE OF SAID NE 1/4 OF THE SW 1/4, S87°13'50"E A DISTANCE OF 1,312.60 FEET TO THE NORTHEAST CORNER OF SAID NE 1/4 OF THE SW 1/4, SAID POINT BEING A FOUND IRON PIN WITH CAP "BLEV PL5 56"; THENCE ALONG THE EAST LINE OF SAID NE 1/4 OF THE SW 1/4, S02°56'07"W A DISTANCE OF 682.26 FEET TO A FOUND IRON PIN WITH CAP "BLEV PL5 56"; THENCE LEAVING SAID EAST LINE, N87°13'32"W A DISTANCE OF 1,312.81 FEET TO A POINT ON THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4, THENCE CONTINUING N07°15'37"W A DISTANCE OF 68.72 FEET TO A SET IRON PIN WITH CAP "PL5 1168"; THENCE N02°56'55"E A DISTANCE OF 682.94 FEET TO THE NORTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 11, SAID POINT BEING A FOUND COTTON PICKER SPINDLE; THENCE ALONG SAID NORTH LINE, S87°13'50"E A DISTANCE OF 65.78 FEET TO THE POINT OF BEGINNING. CONTAINING 20.97 ACRES - 913.360 SQ. FT., MORE OR LESS.







REVISION	DATE	DESCRIPTION

**FINAL PLAT**  
**SOUTH POINTE SUBDIVISION PHASE I**  
**TONTITOWN, WASHINGTON COUNTY, ARKANSAS**  
SCALE: 1"=60' | DATE: August 24, 2018 | DRAWN BY: RKW  
**ENGINEERING SERVICES, INCORPORATED**  
**SPRINGDALE, ARKANSAS**

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