



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **May 28, 2019**
Project: **Ferguson SD**
Planner: Courtney McNair

AGENDA ITEM

F

PRELIMINARY AND FINAL SUBDIVISION PLAT APPROVAL REQUEST

3843 Old Hwy. 68
Parcel #s: 830-37902-200

SUMMARY: Ferguson Subdivision is requesting Preliminary and Final Subdivision approval for 2 lots on 11.34 acres of land.

CURRENT ZONING: R-E - Residential Estates, Minimum 2-acre lot size

CITY WARD: 2-Arthur Penzo, Larry Ardemagni

FLOODPLAIN: No

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

Water: Washington Water Authority

Electric: Ozarks Electric

Sewer/Septic: Septic

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

School District: Springdale

PROJECT SYNOPSIS:

The owner/applicant for this project is Howard Ferguson. The applicant is requesting Preliminary and Final Subdivision approval to create 2 lots on approx. 11.34 acres. The lots are proposed to be approx. 7 acres and 4.34 acres.

This project would meet the Administrative Review criteria except they have already split this property into 3 lots in January 2019. As they wanted to move forward with an additional split, they must go before the Planning Board.

As the previous split was for 3 tracts, this split will bring the total lots to 5 from this parent property.

The property currently has an existing residence that is proposed to be on the 4.34-acre tract, the 7-acre tract is to be sold.

As this property is proposing no infrastructure or road improvements, they are able to request both Preliminary and Final Subdivision approval concurrently.

TECHNICAL INFORMATION:

Utilities:

Water: Washington Water Authority- WWA has no objection to the property split as long as the U/E is maintained in the Front Setback. If water service is desired for the additional property, a Request for Water Service will need to be submitted to the WWA office for evaluation

Electric: Ozarks Electric-Any relocation of service will be at the owner's expense, there is a 30-foot utility easement along the existing overhead line.

Sewer/Septic: The existing residence has an existing septic system. Soils work will be required prior to any construction on the proposed lot.

Phone: AT&T- No comments

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

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

Police:

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

Fire:

The use of this property is remaining very low density residential. There are no fire concerns at this time.

Drainage:

There are no drainage concerns at this time.

Roads:

This project takes access off Old Hwy. 68. There are no concerns at this time.

STAFF RECOMMENDATION: Staff recommends approval of Ferguson Subdivision Preliminary and Final Plat with conditions.

CONDITIONS RECOMMENDED FOR PRELIMINARY PLAT APPROVAL:

1. Each lot requiring a septic system must have an approved septic permit from the Health Department.
2. Correct any remaining items on the "Plat Requirement Worksheet" prior to Construction Plan approval. Planning Staff will provide a copy of the remaining requirements to the engineer for the project. These items must be completed prior to signatures.
3. It is the owner's responsibility to contact utility providers for service.





Previous Split

Current Request

611

625

3732

3980

3843

3733

OLD HWY 68

3978

4039

4009

4185

3851

3617

TAYLOR AVE

3613

SUBDIVISION

CURRENT REQUEST

STATE RECORDING NUMBER:
500-17N-31W-0-05-110-72-1659

COMPLETED FIELD WORK:
MAY 7, 2019

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83

BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH FOR ARKANSAS COORDINATE SYSTEM, NORTH ZONE, NAD 83. CONVERGENCE ANGLE = -1°20'15.85003"

DISTANCES SHOWN HEREON ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.000065870338616

REFERENCE DOCUMENTS:
1. CORRECTION DEED FILED IN DEED BOOK 2015 AT PAGE 32934.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0045F, WHICH BEARS AN EFFECTIVE DATE OF 5/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

R5UBH:
SYSTEM RIVERINE (R) : THE RIVERINE SYSTEM INCLUDES ALL WETLANDS AND DEEPWATER HABITATS CONTAINED WITHIN A CHANNEL, WITH TWO EXCEPTIONS: (1) WETLANDS DOMINATED BY TREES, SHRUBS, PERSISTENT EMERGENTS, EMERGENT MOSSES, OR LICHENS, AND (2) HABITATS WITH WATER CONTAINING OCEAN-DERIVED SALTS OF 0.5 PPT OR GREATER. A CHANNEL IS AN OPEN CONDUIT EITHER NATURALLY OR ARTIFICIALLY CREATED WHICH PERIODICALLY OR CONTINUOUSLY CONTAINS MOVING WATER, OR WHICH FORMS A CONNECTING LINK BETWEEN TWO BODIES OF STANDING WATER.

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SOIL TYPES:
CaC2: CAPTINA SILT LOAM, 3% TO 6% SLOPES, MODERATELY WELL DRAINED

CIG: CLARKSVILLE CHERTY SILT LOAM, 12% TO 60% SLOPES, SOMEWHAT EXCESSIVELY DRAINED

NaC: NIXA CHERTY SILT LOAM, 3% TO 8% SLOPES, MODERATELY WELL DRAINED

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

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THERE IS EVIDENCE OF DELINEATED WETLANDS AREAS ON THE SUBJECT PROPERTY.

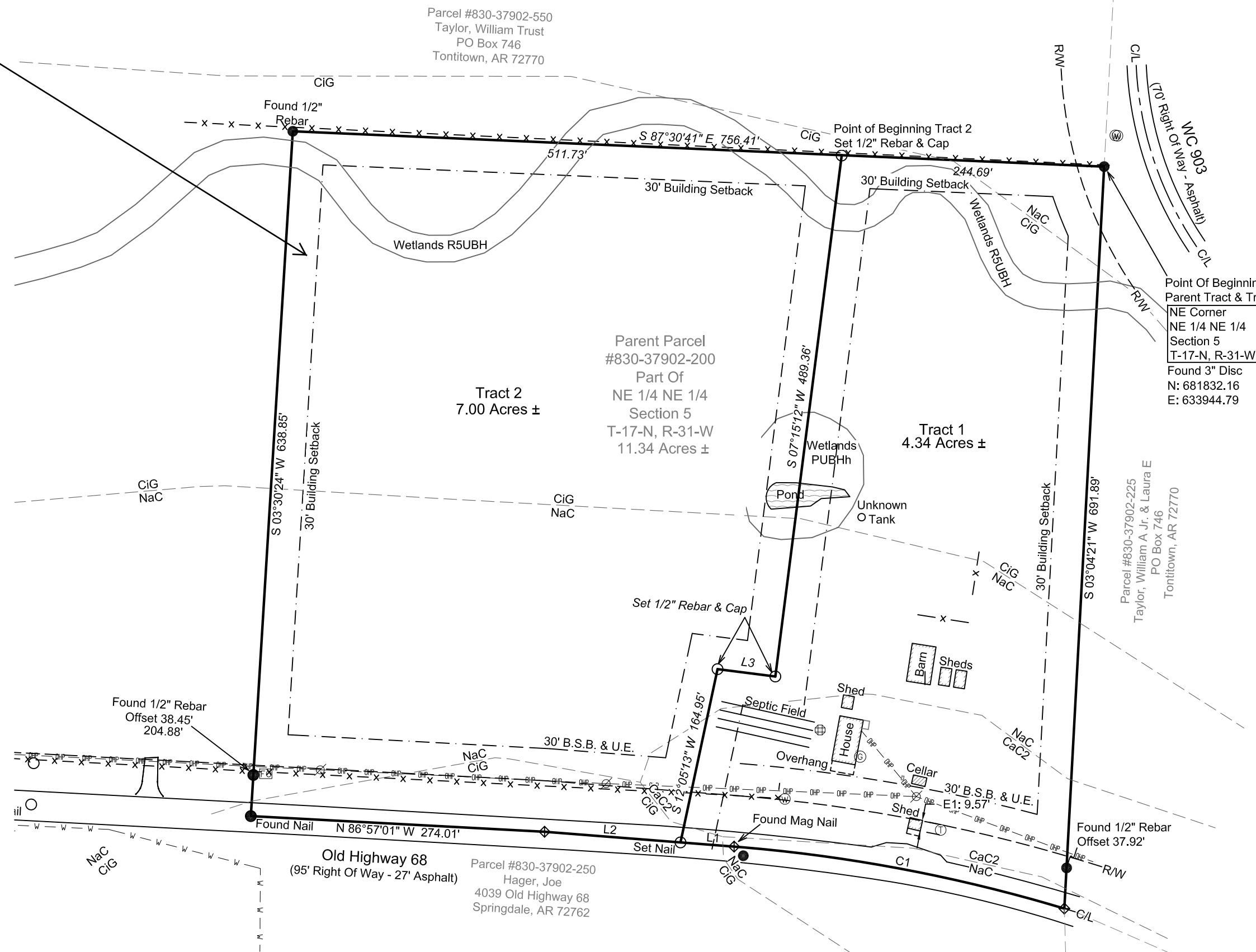
AT THE TIME OF THIS SURVEY THERE IS NO EVIDENCE OF ANY EXISTING EROSION PROBLEMS ON SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.

THERE ARE NO KNOWN OVERFLOW PROBLEMS ON THE SITE OR IN PROXIMITY OF THE SITE.

THERE IS NO EVIDENCE OF ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, OR WATER IMPOUNDMENTS ON THE SUBJECT PROPERTY.

THERE IS EVIDENCE OF UNDERGROUND STRUCTURES ON THE PROPERTY.

PROPOSED USE OF PROPERTY IS FOR RESIDENTIAL.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	313.53'	1473.47'	12°11'29"	N 79°22'02" W	312.94'

LINE	BEARING	DISTANCE
L1	N 85°32'21" W	50.15'
L2	N 85°32'21" W	126.89'
L3	N 82°44'48" W	54.30'

Survey Description

PARENT TRACT
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 3" DISC MARKING THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING THENCE S03°04'21"W 691.89' TO THE CENTERLINE OF OLD HIGHWAY 68, AND RUNNING ALONG SAID CENTERLINE THE FOLLOWING 3 COURSES: WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 1473.47', WITH AN ARC LENGTH OF 313.53', WITH A CHORD BEARING OF N79°22'02"W, WITH A CHORD LENGTH OF 312.94', THENCE N85°32'21"W 177.04', THENCE N86°57'01"W 274.01' TO A FOUND NAIL, THENCE LEAVING SAID CENTERLINE N03°30'24"E 638.85' TO A FOUND 1/2" REBAR, THENCE S87°30'41"E 756.41' TO THE POINT OF BEGINNING, CONTAINING IN ALL 11.34 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

TRACT 1
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Legend of Symbols & Abbreviations

- PROPERTY LINE
- - - CENTERLINE OF ROAD (C/L)
- - - RIGHT OF WAY (RW)
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- - - BUILDING SETBACK (B.S.B.)
- OVERHEAD POWER LINE
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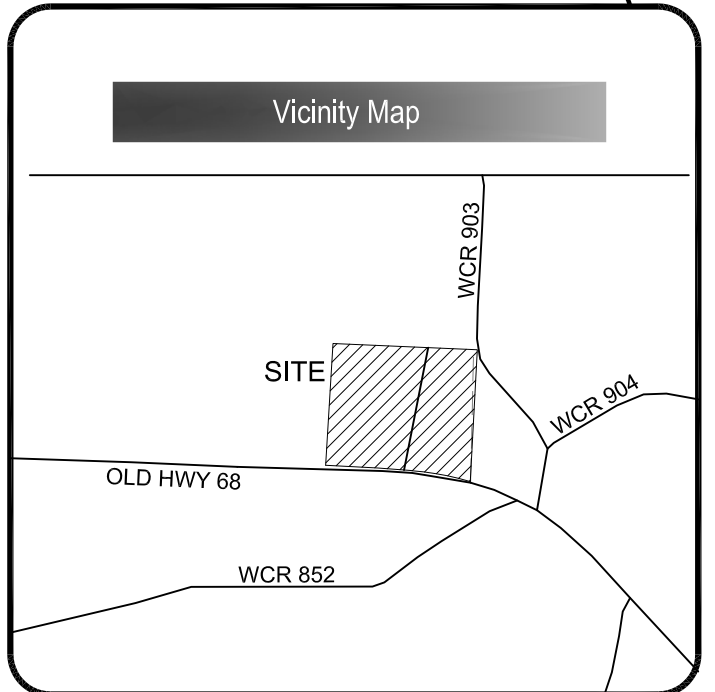
Zoning & Setback Information

ZONED: R-E, ESTATE SINGLE-FAMILY DISTRICT

SETBACKS:
FRONT: 30'
REAR: 30'
SIDE: 30'

Significant Observations

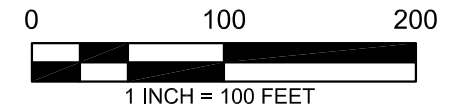
E1: PORTION OF THE SHED SHOWN AND LABELED AS E1 APPEARS TO POSSIBLE ENCOACH IN TO THE RIGHT OF WAY BY AS MUCH AS 9.57' AND APPEARS TO BE LOCATED ENTIRELY WITHIN THE FRONT BUILDING SETBACK.



Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 8TH DAY OF MAY, 2019.



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FRM:

BLEW & ASSOCIATES, PA

CIVIL ENGINEERS & LAND SURVEYORS

3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization No 1534

DRAWN BY & DATE: M.B. 05-08-2019	REVIEWED BY: B.G.	SURVEYED BY: R.S.
COUNTY & STATE: WASHINGTON COUNTY, ARKANSAS	JOB NUMBER: 19-2553	
LOCATION: 3843 OLD HIGHWAY 68, TONTITOWN, AR		
FOR THE USE AND BENEFIT OF: HUSK PENZO		

Miscellaneous Notes

STATE RECORDING NUMBER:
500-17N-31W-0-05-110-72-1659

PREVIOUS SPLIT

COMPLETED FIELD WORK:
JANUARY 4, 2019

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83

REFERENCE DOCUMENTS:
1. CORRECTION DEED FILED IN DEED BOOK 2015 AT PAGE 32934.

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

DATE OF EXECUTION: _____

SIGNED: _____
TONTITOWN PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR, CITY OF TONTITOWN

SIGNED: _____
RECORDER / TREASURER, CITY OF TONTITOWN

CERTIFICATE OF OWNERSHIP:
WE THE UNDERSIGNED, OWNERS OF REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE 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, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

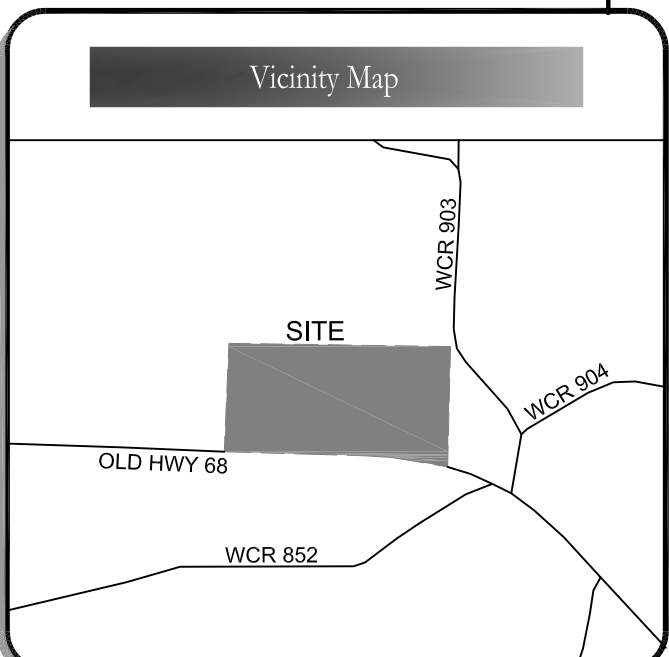
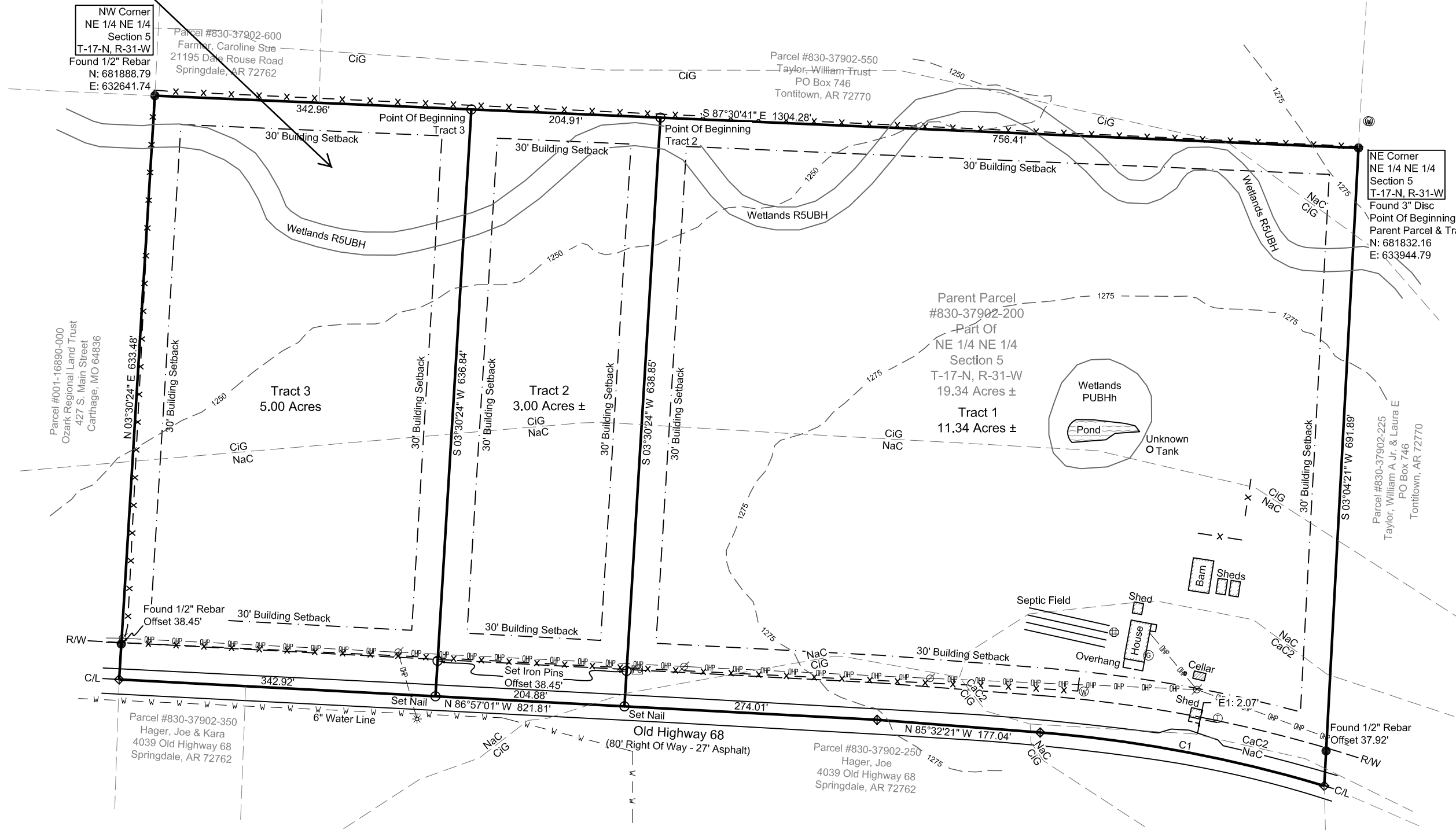
DATE OF EXECUTION: _____
SIGNED: _____

NAME AND ADDRESS _____

CERTIFICATE OF SURVEYING ACCURACY:
I, WILLIAM G. GAGNER, 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.

DATE OF EXECUTION: _____

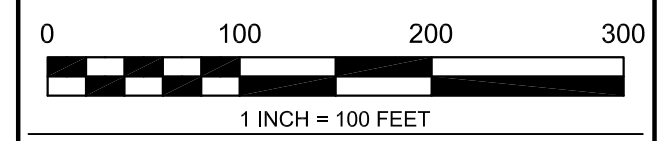
SIGNED: _____
STATE OF ARKANSAS



UTILITY NOTES

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- SET MONUMENT (AS NOTED)
- ⊕ COMPUTED POINT
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- * POWER POLE WITH ELECTRIC METER
- Ⓣ TELEPHONE PEDESTAL
- Ⓜ WATER METER
- Ⓝ GAS METER
- Ⓢ SEPTIC ACCESS

DATE	REVISION

Survey Description

PARENT PARCEL #830-37902-200
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 3" DISC MARKING THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING THENCE S03°04'21"W 691.89' TO THE CENTERLINE OF OLD HIGHWAY 68, AND RUNNING ALONG SAID CENTERLINE THE FOLLOWING 3 COURSES: WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 1473.47', WITH AN ARC LENGTH OF 313.53', WITH A CHORD BEARING OF N79°22'02"W, WITH A CHORD LENGTH OF 312.94', N85°32'21"W 177.04', N86°57'01"W 821.81', THENCE LEAVING SAID CENTERLINE N03°30'24"E 633.48' TO A FOUND 1/2" REBAR, THENCE S87°30'41"E 1304.28' TO THE POINT OF BEGINNING, CONTAINING IN ALL 19.34 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

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TRACT 2
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A SET IRON PIN WHICH IS LOCATED N87°30'41"W 756.41' FROM A 3" BRASS DISC MARKING THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING THENCE S03°30'24"W 638.85' TO A SET NAIL LOCATED IN THE CENTERLINE OF OLD HIGHWAY 68, AND RUNNING ALONG SAID CENTERLINE N86°57'01"W 204.88' TO A SET NAIL, THENCE LEAVING SAID CENTERLINE N03°30'24"E 636.84' TO A SET IRON PIN, THENCE S87°30'41"E 204.91' TO THE POINT OF BEGINNING, CONTAINING IN ALL 3.00 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

TRACT 3
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A SET IRON PIN WHICH IS LOCATED N87°30'41"W 961.32' FROM A FOUND 3" DISC MARKING THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING THENCE S03°30'24"W 636.84' TO A SET NAIL LOCATED IN THE CENTERLINE OF OLD HIGHWAY 68, AND RUNNING ALONG SAID CENTERLINE N86°57'01"W 342.92', THENCE LEAVING SAID CENTERLINE N03°30'24"E 633.48' TO A FOUND 1/2" REBAR MARKING THE NORTHWEST CORNER OF THE SAID FORTY ACRE TRACT, THENCE S87°30'41"E 342.96' TO THE POINT OF BEGINNING, CONTAINING IN ALL 5.00 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

Significant Observations

E1: PORTION OF THE SHED SHOWN AND LABELED AS E1 APPEARS TO POSSIBLE ENCR OACH IN TO THE RIGHT OF WAY BY AS MUCH AS 2.07' AND APPEARS TO BE LOCATED ENTIRELY WITHIN THE FRONT BUILDING SETBACK.

Owner/Developer

PARCEL #830-37902-200
FERGUSON, HOWARD ALLEN & JEAN A
1015 MUSTEEN ROAD
SPRINGDALE, AR 72762

Zoning & Setback Information

ZONED: R-E, ESTATE SINGLE-FAMILY DISTRICT

SETBACKS:
FRONT: 30'
REAR: 30'
SIDE: 30'

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization No 1534

DRAWN BY & DATE: JH 1-4-2019	REVIEWED BY: GC	SURVEYED BY: TC
COUNTY & STATE: WASHINGTON COUNTY, AR	JOB NUMBER: 18-5295	
LOCATION: 3843 OLD HIGHWAY 68, TONTITOWN, AR		
FOR THE USE AND BENEFIT OF: INCIDENTAL SUBDIVISION FOR ISIDRO MARTINEZ		