



## CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **June 25, 2019**  
Project: **Napa Phase 2**  
Planner: Courtney McNair

### AGENDA ITEM

## E

### FINAL SUBDIVISION PLAT APPROVAL REQUEST

Parcel #s: 830-37791-000

**SUMMARY:** Napa Phase 2 is requesting Final Subdivision approval for 5 lots on 5.09 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:** 2-Larry Ardemagni, Art Penzo

**FLOODPLAIN:** No

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

**Water:** Tontitown Water

**Electric:** Ozarks Electric

**Sewer/Septic:** Tontitown Sewer

**Phone:** AT&T/Century Tel

**Natural Gas:** Black Hills Energy

**Cable:** Cox Communications

**School District:** Springdale

#### PROJECT SYNOPSIS:

Napa Phase 2 is requesting Final Subdivision approval for 5 lots on 5.09 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 NorRho, LLC, and located within the City Limits of Tontitown.

Napa Subdivision Phase 1 and 2 received Preliminary Approval on February 27, 2018. Napa Subdivision Phase 1 received Final Approval on January 29, 2019. Phase 2 was delayed as it required Health Department approval for the proposed septic systems. That approval has now been granted, so the applicant is requesting Final Approval for these last 5 lots.

No roads, hydrants, or other public infrastructure is associated with these 5 lots. There are some drainage easements, but they are shown on the plat. All lots access will off Baker Road with individual driveways.

#### TECHNICAL INFORMATION:

##### Utilities:

**Water:** Tontitown Water- Addressed with Phase 1

**Electric:** Ozarks Electric- Addressed with Phase 1

**Sewer/Septic:** Sewer- this project proposes individual septic systems be installed for each lot. This proposal has been approved by the Health Department and the locations of the septic areas are shown on the plat.

**Phone:** AT&T- Addressed with Phase 1

**Natural Gas:** Black Hills Energy- Addressed with Phase 1

**Cable:** Cox Communications- Addressed with Phase 1

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

**Stormwater Pollution Prevention Plan (SWPPP):**

The applicant installed protections during the subdivision construction. Each lot builder must take care to reduce impact with stormwater runoff.

**Police:**

Tontitown Police submitted no concerns with the current plat proposal.

**Fire:**

Addressed with Phase 1

**Drainage:**

Addressed with Phase 1

**Roads:**

These 5 lots will access Baker Road with individual driveways.

**STAFF RECOMMENDATION:** Staff recommends approval of Napa Phase 2 with conditions.

**CONDITIONS RECOMMENDED FOR APPROVAL:**

1. Correct all 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.
2. Builders must apply for all required permits prior to construction of each individual residence.



# Arkansas Department of Health

4815 West Markham Street • Little Rock, Arkansas 72205-3867 • Telephone (501) 661-2000

Governor Asa Hutchinson

Nathaniel Smith, MD, MPH, Director and State Health Officer

Engineering Section, Slot 37  
www.Healthy.Arkansas.gov

Ph 501-661-2623

Fax 501-661-2032

After Hours Emergency 800-554-5738

May 10 2019

Corbitt Environmental Consulting  
P.O. Box 937  
Lowell, AR 72745

RE: Septic NORHHO LLC Subdivision  
Tontitown Waterworks – Washington County  
Project 107439

Attn: Rebecca Corbitt

Tontitown Waterworks currently has existing water lines that will serve each of the 5 lots proposed for NORHHO LLC Subdivision. Flow and pressure to the proposed area is adequate; therefore no water line extension[s] for the project is required.

All conditions of ADH letter dated April 22, from Richard S. Murphree, RS, NW Region Environmental Manager, shall be adhered to.

Water meters are not to be set on the proposed lots until the local Environmental Health Specialist has issued a permit for construction for an Individual Sewage Disposal System.

One set of the plans is being retained for our files and one set is being returned. When submitting correspondence pertaining to this project, please include our reference number 107439.

Sincerely,

Raymond Thompson, P.E.  
Engineer Supervisor  
Engineering Section – ADH

RT:AP:ap

cc: Tontitown Waterworks  
Washington County EHS

Washington County Health Unit  
3720 Wimberly Dr.  
Fayetteville, AR 72703

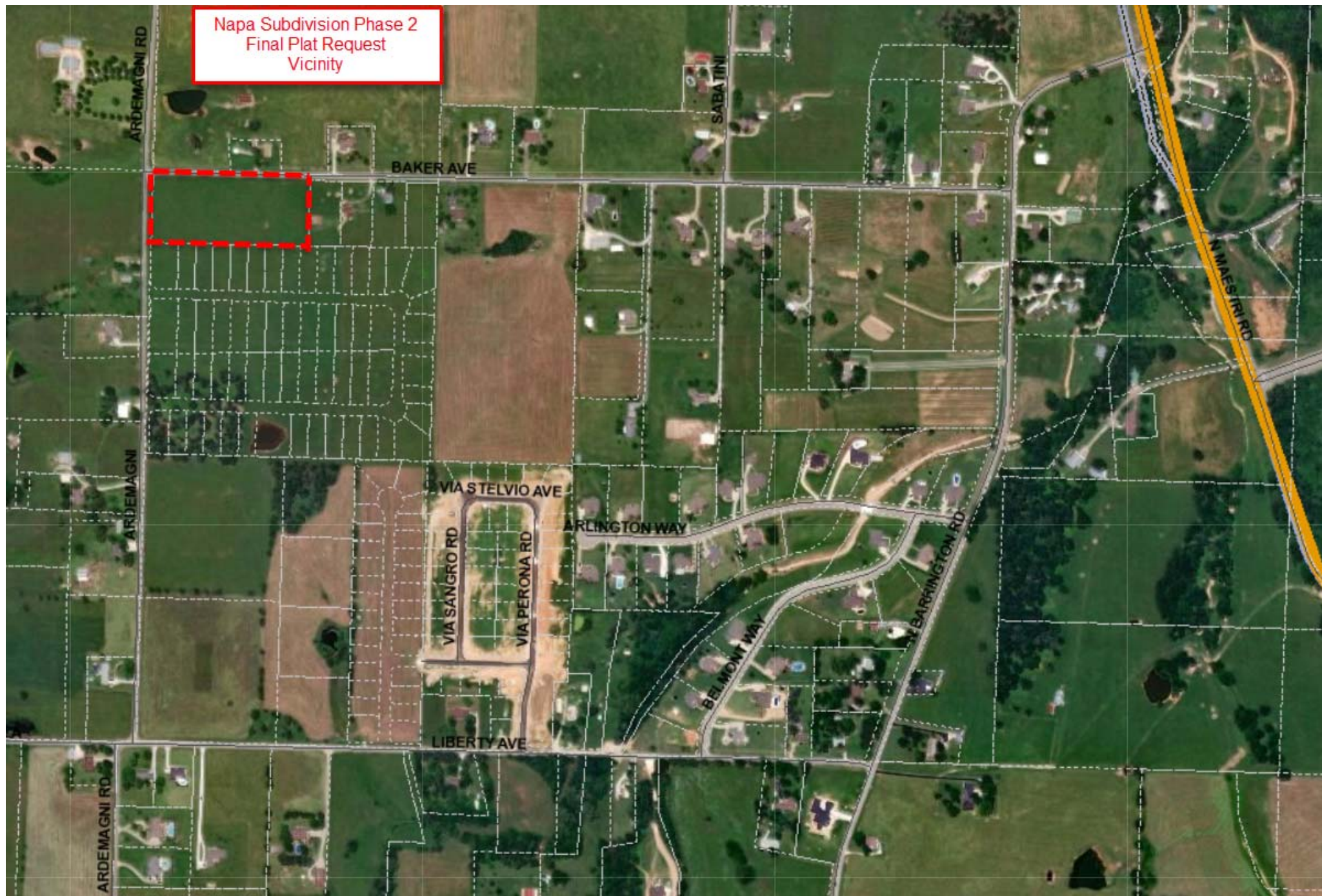
Engineering Services, Inc.  
P.O. Box 282  
Springdale, 72765

Attn: Marty Harris, State Plumbing Inspector  
Attn: Richard S. Murphree, RS, NW Region

Attn: Jason Appel, P.E.

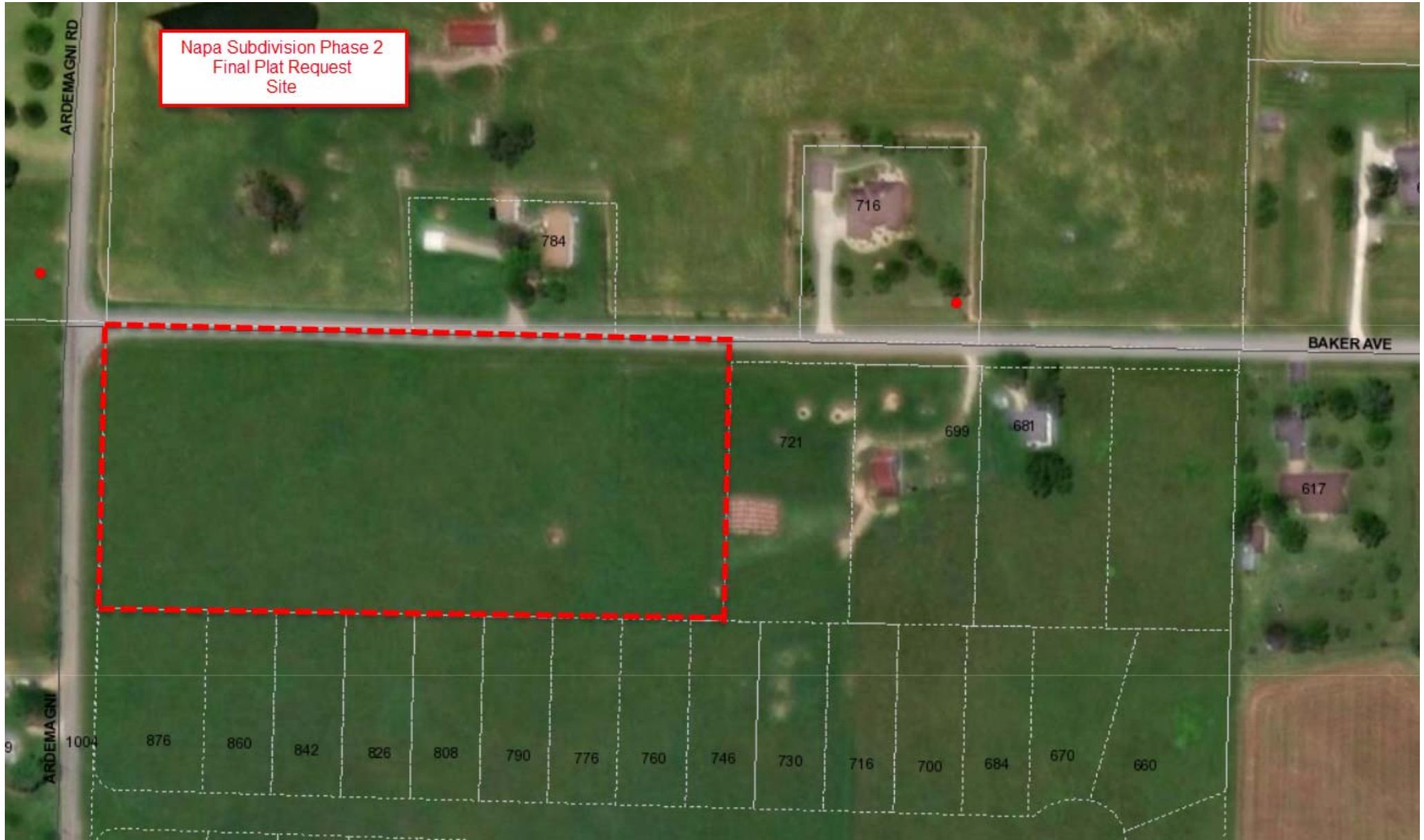


Napa Subdivision Phase 2  
Final Plat Request  
Vicinity





Napa Subdivision Phase 2  
Final Plat Request  
Site



NOTES:

- 1) ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.  
2) 5/8" REBAR WITH CAP "PLS 1156" SET AT ALL PROPERTY CORNERS.  
3) APPROVED WAIVER:

-A WAIVER OF SIDEWALK AND ROAD IMPROVEMENTS WAS APPROVED BY PLANNING BOARD ON FEBRUARY 27, 2018.



**OWNER/DEVELOPER:** NORRHO LLC  
4285 N SHILOH DRIVE SUITE 301B  
FAYETTEVILLE, AR 72703

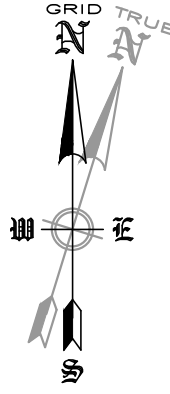
**SURVEYOR:** ENGINEERING SERVICES, INC.  
1207 S. OLD MISSOURI ROAD  
P.O. BOX 282  
SPRINGDALE, AR 72762

**WORK ORDER #:** 17965

**CITY ZONING:** R-3

**PROPOSED USE:** RESIDENTIAL SUBDIVISION

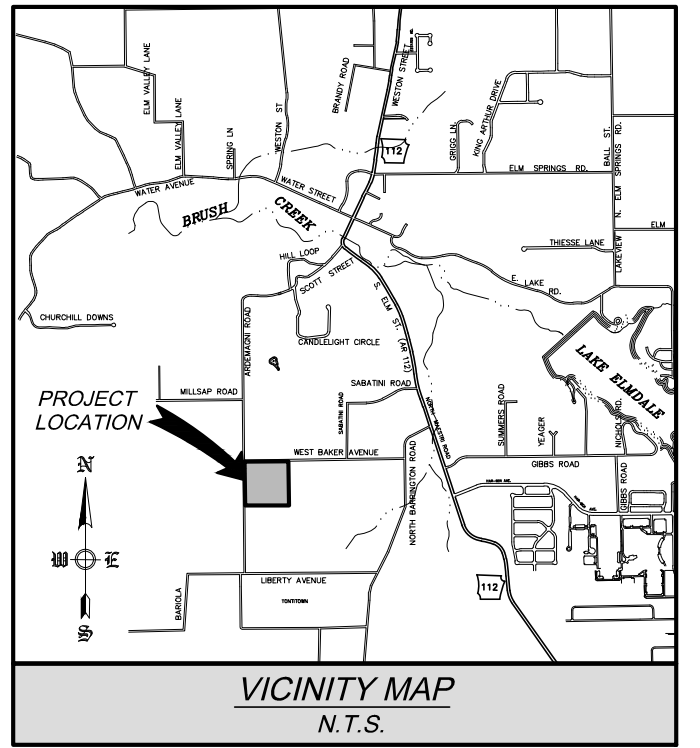
BUILDING SETBACKS	
FRONT	30"
REAR	25"
REAR NEXT TO STREET	25"
SIDE	7"
STREET SIDE	25"
EASEMENT IS GREATER *UNLESS A UTILITY	



0 25 50 100  
SCALE 1" = 50'  
ALL ELEVATIONS - (NAVD 1988)

LEGEND

---	PROPERTY LINE
---	ADJACENT OWNER
---	EASEMENT (AS NOTED)
---	SETBACK
---	CENTERLINE OF ROAD
---	CURB & GUTTER
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM PIPE
●	P.O.C.
○	P.O.B.
●	POINT OF COMMENCEMENT
○	POINT OF BEGINNING
○	IPF - IRON PIN FOUND (AS NOTED)
○	IPS - IRON PIN SET w/ CAP "PLS 1156"
○	MANHOLE (TYPE AS NOTED)



RECORDING INFORMATION

SURVEYOR'S NOTES:

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.

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS NOT WITHIN A 100-YEAR FLOOD PLAIN ZONE, AS SHOWN ON THE F.I.R.M. MAP #05143C0055 F, PANEL 55 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

UTILITIES:

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

GENERAL NOTES:

THERE ARE NO KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRING WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES ON THE SUBJECT PROPERTY.

THERE ARE NO KNOWN EXISTING EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE SUBJECT PROPERTY.

THERE IS NO KNOWN ARMY CORP OF ENGINEERS WETLANDS DETERMINATION IN PROGRESS WHICH AFFECTS SUBJECT PROPERTY.

REFERENCES:

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 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:** NORRHO, LLC, RECORDED DECEMBER 7, 2017, DOCUMENT FILE NO. 2017-36881.
- B. **FINAL PLAT OF NAPA SUBDIVISION PHASE 1:** RECORDED JANUARY 31, 2019, PLAT BOOK 24, AT PAGE 218.

CERTIFICATE OF APPROVAL:

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.

THIS APPROVAL DOES NOT GUARANTEE ANY OF THE FOLLOWING:

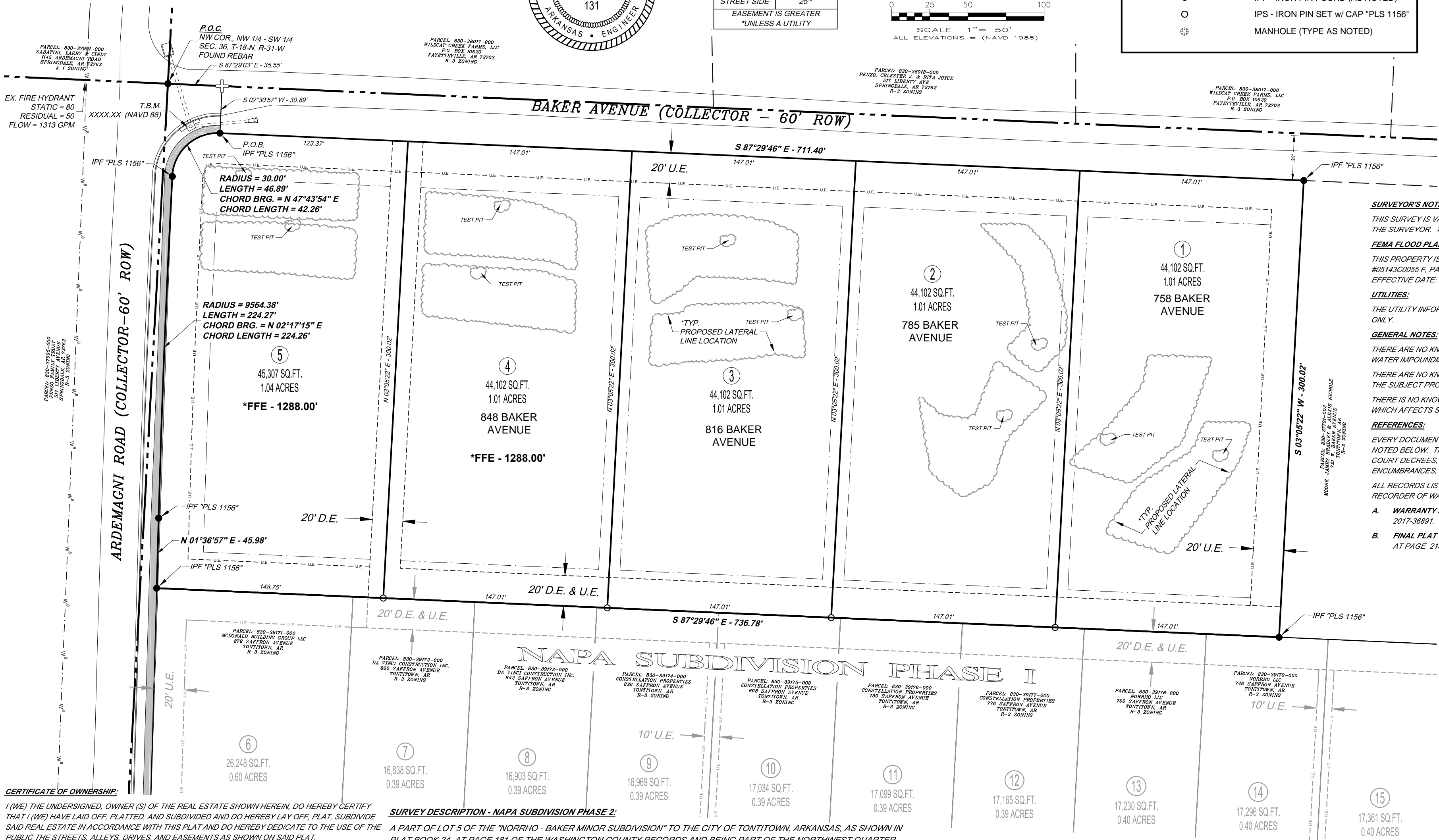
- DELIVERY OF PUBLIC WATER OR SEWER SERVICE.
- DELIVERY OF ANY OTHER UTILITY SERVICE.
- IMPROVEMENTS TO ANY AFFECTED CITY STREETS OR COUNTY ROADS.
- APPROVAL FROM THE ARKANSAS DEPARTMENT OF HEALTH.
- ACCESS TO THE PROPERTY VIA EASEMENTS OR OTHERWISE, EITHER KNOWN OR UNKNOWN.

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
CHAIRMAN, TONTITOWN PLANNING COMMISSION

SIGNED: \_\_\_\_\_  
MAYOR, CITY OF TONTITOWN

SIGNED: \_\_\_\_\_  
RECORDER / TREASURY, CITY OF TONTITOWN



CERTIFICATE OF OWNERSHIP:

I (WE) THE UNDERSIGNED, OWNER (S) OF THE REAL ESTATE SHOWN HEREIN, DO HEREBY CERTIFY THAT I (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, AND EASEMENTS AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
ADDRESS: BAKER AVENUE, SPRINGDALE, AR 72766  
SOURCE OF TITLE: 2017-36881

STATE OF ARKANSAS  
COUNTY OF BENTON  
SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEY DESCRIPTION - NAPA SUBDIVISION PHASE 2:

A PART OF LOT 5 OF THE "NORRHO - BAKER MINOR SUBDIVISION" TO THE CITY OF TONTITOWN, ARKANSAS, AS SHOWN IN PLAT BOOK 24, AT PAGE 181 OF THE WASHINGTON COUNTY RECORDS AND BEING PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID NW 1/4 OF THE SW 1/4, SAID POINT BEING A FOUND REBAR IN BAKER AVENUE; THENCE ALONG THE NORTH LINE OF SAID NW 1/4 OF THE SW 1/4, S87°29'03"E A DISTANCE OF 35.55 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE, S02°30'57"W A DISTANCE OF 30.89 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF BAKER AVENUE AND THE **POINT OF BEGINNING**, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE ALONG SAID RIGHT OF WAY LINE, S87°29'46"E A DISTANCE OF 711.40 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID RIGHT OF WAY LINE, S03°05'22"W A DISTANCE OF 300.02 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE N87°29'46"W A DISTANCE OF 736.78 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ARDEMAGNI ROAD AND A FOUND IRON WITH CAP "PLS 1156"; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID RIGHT OF WAY LINE, N01°36'57"E A DISTANCE OF 45.98 FEET TO A POINT OF CURVATURE AND A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 9564.38 FEET, AND ARC LENGTH OF 224.27 FEET AND A CHORD BEARING AND DISTANCE OF N02°17'15"E - 224.26 FEET TO A POINT OF CURVATURE AND A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 46.89 FEET AND A CHORD BEARING AND DISTANCE OF N47°43'54"E - 42.26 FEET TO THE **POINT OF BEGINNING**, CONTAINING 5.09 ACRES (221,729 SQUARE FEET), MORE OR LESS

CERTIFICATE OF SURVEYING ACCURACY:

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.

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
S. CRAIG DAVIS, AR PLS 1156



PLAT CODE: 500-18N-31W-0-36-340-72-1156

FINAL PLAT OF		
NAPA SUBDIVISION PHASE 2		
TONTITOWN, WASHINGTON COUNTY, ARKANSAS		
SCALE: 1"=100'	DATE: June 17, 2019	DRAWN BY: RKW
ENGINEERING SERVICES, INCORPORATED		
SPRINGDALE, ARKANSAS		
© COPYRIGHT 2013, ENGINEERING SERVICES, INC. 6/17/2019 9:20 AM S:\36817665 - Napa LLC Subdivisions\PLAT\17665-NAPA-FINAL.PLT PAGE 2/249		W.O.# 17965 SHEET 1