



## CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **June 22, 2021**  
Project: **South Pointe Ph 3**  
**Final Plat**  
Planner: Anthony Apple

### AGENDA ITEM

10

### FINAL SUBDIVISION PLAT APPROVAL REQUEST

Portion of Parcel #: 830-37948-005

**SUMMARY:** South Pointe Subdivision Phase 3 is requesting Final Subdivision approval for 64 single-family residential lots on 20.20 acres of land. See attached Figure 1: Preliminary Plat

**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 and Tim Burress

**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:

South Pointe Subdivision Phase 3 is requesting Final Plat approval for 64 single-family residential lots on 20.20 acres of land. All lots meet the minimum lot size of 9,600 sq. ft.

This property is owned by Hampton Holdings LLC. The project site is located within the City Limits of Tontitown on the east side of Bausinger Rd approximately 675 south of the intersection of Bausinger Rd and Wildcat Creek.

All items defined on the construction plans are complete.

### TECHNICAL INFORMATION:

#### Utilities:

**Water:** Tontitown Water - The interior waterlines have been installed. Bacterial testing has been performed with passing results.

**Electric:** Ozarks Electric - Easements were added after coordination with the applicant's engineer and Ozarks Electric.

**Sewer/Septic:** Sewer - This project connects to Tontitown Sewer. Pressure and mandrel tests have been completed.

**Phone:** AT&T - No comments were received from ATT. Any connection coordination will need to be coordinated by the developer.

**Natural Gas:** Black Hills Energy - No comments were received from BHE. Any connection coordination will need to be coordinated by the developer.

**Cable:** Cox Communications - No comments were received from Cox. Any connection coordination will need to be coordinated by the developer.

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

**Police:**

No concerns were noted.

**Fire:**

Hydrants have been installed.

**Drainage:**

All drainage infrastructure has been completed. Water will be conveyed to a pond on Phase 4 which is functioning, but not completed.

**Roads:**

This project has two (2) entrances along Bausinger Rd with stub outs on the east end of Phase 3 to enter Phase 4. All roads have been constructed. The roads were observed during the walk-thru on June 15, 2021. We understand testing was performed by a third-party testing firm. All street testing reports will need to be sent to the City for review.

**Water, Sanitary Sewer and Street Storm Drainage:**

All water, sewer and street storm drainage items are complete.

**Planning:**

There are a few outstanding checklist items that must be addressed.

1. All street testing reports will need to be sent to the City for review.
2. Outstanding deficient items listed on the General Requirements, attached, shall be completed prior to filing the Final Plat.
3. Outstanding deficient items on the Final Plat plan, attached, shall be completed prior to filing the Final Plat.

4. Payment for street signs.
5. Payment of fee in lieu for park land in the amount of \$16,000 at \$250.00 per lot for 64 lots in Phase 3.

**STAFF RECOMMENDATION:**

Although there are a few outstanding items to be completed, staff recommends this project be approved with the following conditions:

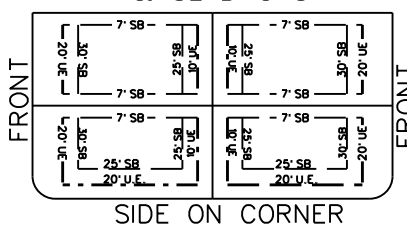
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| LOT # | AREA S.F. | LOT # | AREA S.F. | Parcel Key No | Parcel No     | Name                                 | Address                                      | Zoning |
|-------|-----------|-------|-----------|---------------|---------------|--------------------------------------|--|--------|
| 126   | 14.400    | 158   | 11.439    | 1             | 830-37961-000 | Wildcat Blvd LLC                     | PO Box 10620 Fayetteville, AR 72703          | R-3    |
| 127   | 11.627    | 159   | 11.439    | 2             | 830-37965-000 | Brian Dizney & Heather Dizney        | 968 Kelly Ave Fayetteville, AR 72702         | R-2    |
| 128   | 11.627    | 160   | 13.377    | 3             | 830-37956-001 | Linda K Dizney Rev Trust             | 3439 E Heritage Pkwy Farmington, AR 72730    | R-3    |
| 129   | 11.627    | 161   | 13.899    | 4             | 830-37957-000 | Kelly R Koons                        | 1132 Kelly Ave Springdale, AR 72762          | R-2    |
| 130   | 11.627    | 162   | 11.439    | 5             | 830-39371-000 | Hampton Holdings LLC                 | PO Box 1120 Tontitown, AR 72770              | R-3    |
| 131   | 11.627    | 163   | 11.439    | 6             | 830-39342-000 | Hampton Holdings LLC                 | PO Box 1120 Tontitown, AR 72770              | R-3    |
| 132   | 11.627    | 164   | 11.439    | 7             | 830-39370-000 | Hampton Holdings LLC                 | PO Box 1120 Tontitown, AR 72770              | R-3    |
| 133   | 11.627    | 165   | 11.439    | 8             | 830-39369-000 | Hampton Holdings LLC                 | PO Box 1120 Tontitown, AR 72770              | R-3    |
| 134   | 11.627    | 166   | 11.439    | 9             | 830-39368-000 | Hampton Holdings LLC                 | PO Box 1120 Tontitown, AR 72770              | R-3    |
| 135   | 11.627    | 167   | 11.439    | 10            | 830-39367-000 | Hampton Holdings LLC                 | PO Box 1120 Tontitown, AR 72770              | R-3    |
| 136   | 11.627    | 168   | 11.439    | 11            | 830-39366-000 | Hampton Holdings LLC                 | PO Box 1120 Tontitown, AR 72770              | R-3    |
| 137   | 11.627    | 169   | 11.439    | 12            | 830-39365-000 | Hampton Holdings LLC                 | PO Box 1120 Tontitown, AR 72770              | R-3    |
| 138   | 11.627    | 170   | 11.439    | 13            | 830-39138-000 | Wagon Properties LLC                 | 7 Kilsyth Pl Bella Vista, AR 72715           | R-3    |
| 139   | 11.627    | 171   | 11.439    | 14            | 830-39137-000 | Stephen & Amy Lightfoot              | 1209 Marcello Ave Springdale, AR 72762       | R-3    |
| 140   | 11.627    | 172   | 11.439    | 15            | 830-39136-000 | Nicholas & Kara Reznysak             | 1195 Marcello Ave Springdale, AR 72762       | R-3    |
| 141   | 11.661    | 173   | 11.439    | 16            | 830-39135-000 | Megan Nicholson                      | 1179 Marcello Ave Springdale, AR 72762       | R-3    |
| 142   | 12.150    | 174   | 12.154    | 17            | 830-39134-000 | Michael Warren & Aimee Deane Voisin  | 1163 Marcello Ave Springdale, AR 72762       | R-3    |
| 143   | 10.037    | 175   | 10.475    | 18            | 830-39133-000 | Janie G Bunton                       | 1149 Marcello Ave Springdale, AR 72762       | R-3    |
| 144   | 12.060    | 176   | 10.475    | 19            | 830-39132-000 | Jessica F & Sterling King            | 1133 Marcello Ave Springdale, AR 72762       | R-3    |
| 145   | 12.073    | 177   | 10.475    | 20            | 830-39131-000 | Winston C Alderson II                | 1119 Marcello Ave Springdale, AR 72762       | R-3    |
| 146   | 9.999     | 178   | 10.474    | 21            | 830-39130-000 | Robert Hooper & Leslie Davis         | 1103 Marcello Ave Springdale, AR 72762       | R-3    |
| 147   | 12.073    | 179   | 10.474    | 22            | 830-39129-000 | Ubaldo Araujo Martinez & Deysi Perea | 1089 Marcello Ave Springdale, AR 72762       | R-3    |
| 148   | 11.439    | 180   | 10.474    | 23            | 830-39128-000 | Cuong V Nguyen                       | 1073 Marcello Ave Springdale, AR 72762       | R-3    |
| 149   | 11.439    | 181   | 10.474    | 24            | 830-39127-000 | Hampton Holdings LLC                 | PO Box 1120 Tontitown, AR 72770              | R-3    |
| 150   | 11.439    | 182   | 10.473    | 25            | 830-39126-000 | Larry John Deweese                   | 2075 N College Ave Fayetteville, AR 72703    | R-3    |
| 151   | 11.439    | 183   | 10.473    | 26            | 830-39125-000 | Vision Custom Homes                  | 2708 S Thompson Ste 102 Springdale, AR 72764 | R-3    |
| 152   | 11.439    | 184   | 10.473    | 27            | 830-39124-000 | Charles Daniel Clark                 | 1202 Durante St Springdale, AR 72764         | R-3    |
| 153   | 11.439    | 185   | 10.473    |               |               |                                      |  |        |
| 154   | 11.439    | 186   | 10.473    |               |               |                                      |  |        |
| 155   | 11.439    | 187   | 10.473    |               |               |                                      |  |        |
| 156   | 11.439    | 188   | 10.473    |               |               |                                      |  |        |
| 157   | 11.439    | 189   | 10.472    |               |               |                                      |  |        |

#### GENERAL NOTES:

1. NO VISIBLE EVIDENCE HAS BEEN OBSERVED THAT WOULD INDICATE THAT A WETLANDS EXISTS ON THIS PROPERTY.
2. BENCHMARK: TONTITOWN GPS \*7  
LOCATED ON STORM BOX, SOUTH SIDE OF VINCENZA DR
3. SIDEWALKS SHALL BE CONSTRUCTED BY LOT OWNER OR HOME BUILDER.
4. STREET TREES SHALL BE PLANTED BY LOT OWNER OR HOME BUILDER.

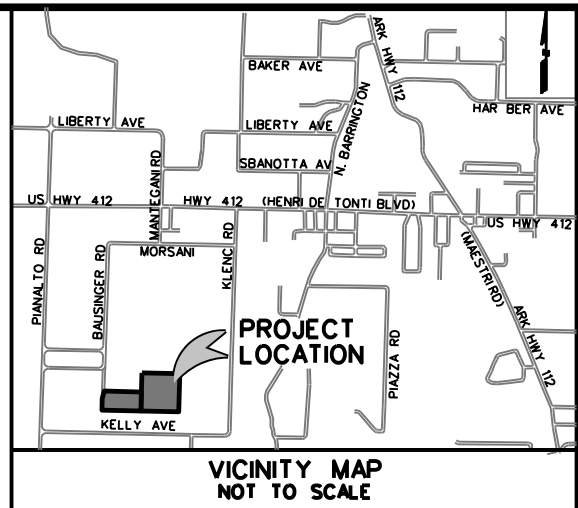
#### TYP. R-3 EASEMENTS & SETBACKS



#### DEFINITIONS:

B-B - BACK TO BACK  
P.O.B. - POINT OF BEGINNING  
U.E. - UTILITY EASEMENT  
S.B. - SETBACK  
B.L. - BUILDING LINE  
D.E. - DRAINAGE EASEMENT  
FL - FLOW LINE  
T-RIM - TOP OF RIM  
R - RADIUS  
R-X - EXISTING  
R.O.W. - RIGHT OF WAY  
F.H.A. - FIRE HYDRANT ASSEMBLY  
G.P.M. - GALLONS PER MINUTE  
S.F. - SQUARE FEET  
LS - LANDSCAPE

0 50 100 200  
SCALE: 1" = 100'



#### LEGEND

- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED SET BACK LINE
- FOUND IRON PIN
- ⊕ SITE BENCHMARK
- PAVING
- SIDEWALK
- ▨ PROPOSED QUAD CROSSING

We the undersigned, owners of the 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, and easements as shown on said plat.

Date of Execution: \_\_\_\_\_

Signed: \_\_\_\_\_

Name & Address:  
HAMPTON HOLDINGS, LLC  
PO BOX 1120  
TONTITOWN, AR 72770

Source of Title: D.R. 2019, Page 7596

State of \_\_\_\_\_ County of \_\_\_\_\_

On this the \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, \_\_\_\_\_ (name of notary public), the undersigned officer, personally appeared, \_\_\_\_\_ (name of persons who signed document) known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public \_\_\_\_\_

Certificate of Surveying Accuracy.  
I, MATTHEW D JAMES, 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: \_\_\_\_\_  
Registered Land Surveyor  
State of Arkansas Registration No. 1845

James Layout Services, LLC  
PO Box 611, Farmington, AR 72730  
(479) 439-9929 survey@jlsnwa.com

#### Surveyor Notes:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:
  - Easements, other than possible easements which were visible at the time of making of this survey: building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
3. This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2020, Page 16150, Book 2018, Page 6453 and Book 2019, Page 7596 at the Office of the Circuit Clerk Washington County, Arkansas.
4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
5. Basis of Bearings: Arkansas State Plane System North Zone (NAD83).
6. Basis of Elevation: NAVD88
7. Site Bench Mark: See in drawing
8. This survey is valid only if the drawing includes the seal and signature of the surveyor.
9. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."
10. This survey is based on a Title Commitment #2730604-219791179 supplied by City Title & Closing LLC, and dated May 21, 2020, at 8:30am, Title Commitment #18-1325 supplied by Realty Title & Closing Services, LLC, and dated February 18, 2019, at 7:00am, and Title Commitment #18-1325 supplied by Old Republic National Title Insurance Company, and dated March 7, 2018, at 10:28am
11. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
12. Subsurface and environmental conditions were not examined nor considered a part of this survey.
13. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
14. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
15. (BY GRAPHICAL PLOTTING ONLY)  
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Washington County, Arkansas. Map Number 05143C0045F. Revised date 04/02/2008

#### PHASE 3 SURVEY DESCRIPTION:

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR PLS 56 BEING THE SOUTHWEST (SW) CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 11: THENCE NORTH 87°21'06" WEST A DISTANCE OF 38.98 FEET TO A SET 5/8" REBAR PLS 1845: THENCE NORTH 02°46'30" EAST A DISTANCE OF 381.71 FEET TO A SET 5/8" REBAR PLS 1845: THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 184.33 FEET A CHORD BEARING OF NORTH 10°07'38" EAST AND A CHORD DISTANCE OF 47.83 FEET TO A SET 5/8" REBAR: THENCE NORTH 17°37'04" EAST A DISTANCE OF 210.06 FEET TO A SET 5/8" REBAR PLS 1845: THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 195.00 FEET A CHORD BEARING OF NORTH 13°06'03" EAST A CHORD DISTANCE OF 30.67 FEET TO A FOUND 5/8 REBAR: THENCE SOUTH 87°16'20" EAST A DISTANCE OF 1288.20 FEET TO A SET 5/8" REBAR PLS 1845: THENCE SOUTH 02°54'42" WEST A DISTANCE OF 531.33 FEET TO A FOUND 1/2" REBAR: THENCE NORTH 87°16'26" WEST A DISTANCE OF 54.36 FEET: THENCE SOUTH 02°43'40" WEST A DISTANCE OF 130.91 FEET: THENCE NORTH 87°16'34" WEST A DISTANCE OF 1298.11 FEET TO THE POINT OF BEGINNING CONTAINING 20.20 ACRES OR 887,210 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT-OF-WAY OF RECORD OR FACT.

#### 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:

1. Delivery of public water or sewer service.
2. Delivery of any other utility service.
3. Improvements to any affected City Streets or County Roads.
4. Approval from the Arkansas Department of Health.
5. 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: \_\_\_\_\_  
Clerk-Treasurer, City of Tontitown

#### PHASE 3 SITE INFORMATION

PARCEL NO:  
830-37948-005  
AREA:  
20.20 ACRES

PROJECT ADDRESSES:  
1244 BAUSINGER RD  
TONTITOWN, AR

OWNER/DEVELOPER  
HAMPTON HOLDINGS, LLC  
PO BOX 1120  
TONTITOWN, AR 72770

CURRENT ZONING  
R-3

PROPOSED USE  
SINGLE FAMILY RESIDENTIAL

NUMBER OF LOTS  
TOTAL - 64  
BUILDABLE - 64  
DENSITY - 3.0 UNITS / ACRE

|   |                   |                  |           |
|---|-------------------|------------------|-----------|
| 1   | PER CITY COMMENTS | RDH              | 06-21-21  |
| NO.   | REVISIONS         | BY               | DATE      |
| <div><div><div>CIVIL<br/>ENGINEERING<br/>INC</div></div><div><div>CIVIL ENGINEERING, INC.</div><div>P.O. Box 12, 701 S Mt Olive, Siloam Springs, Arkansas 72761<br/>(479)524-9956 Phone or (479)524-4747 Fax<br/>E-MAIL: mail@civlengineeringss.com</div></div></div> |                   |                  |           |
| FINAL PLAT FOR<br>SOUTH POINTE SUBDIVISION PHASE 3<br>TONTITOWN, ARKANSAS   |                   |                  |           |
| FINAL PLAT  |                   |                  |           |
| DRAWN BY  | DESIGNED BY       | CHECKED BY       | SHEET NO. |
| JTM   | RDH               | RDH              |           |
| JOB NUMBER  | DATE              | SCALE: 1"=100' H |           |
| 2016  | JUNE 2021         | 1"= 100' V       | 1 OF 1    |