



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **June 27, 2021**
Project: **Hickory Meadows Ph 1
Final Plat**
Planner: Anthony Apple

AGENDA ITEM

5

FINAL SUBDIVISION PLAT APPROVAL REQUEST

Portion of Parcel #: 830-37759-000

SUMMARY: The developers of Hickory Meadows Subdivision Phase 1 are requesting Final Plat Subdivision approval for 123-lot single-family residential lots and one non-buildable lot on 36.73 acres of land. See attached Figure 1 and Figure 2: Final Plat

CURRENT ZONING: PUD – Planned Unit Development. Density is approximately 3.35 units/gross acre.

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:

Hickory Meadows Subdivision Phase 1 is a 123 single-family residential lot and one non-buildable lot subdivision on 36.73 acres of land. See attached Figure 1 and Figure 2: Final Plat. All lots meet the minimum lot size of 9,600 sq. ft.

This property is owned by Solomon Properties LLC. The project site is located within the City Limits of Tontitown on the west side of S Klenc Rd approximately 2665 north of the intersection of S Klenc Rd and Kelly Ave.

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 Lot 26 at the southwest corner of Phase 1.

Roads:

Phase 1 of the three-phase project has two entrances from the Wildcat Blvd extension. Phases 2 and 3 will be accessed using the same entrances. All roads have been constructed. The roads were observed during the walk-thru on July 23, 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 is one outstanding checklist item that must be addressed.

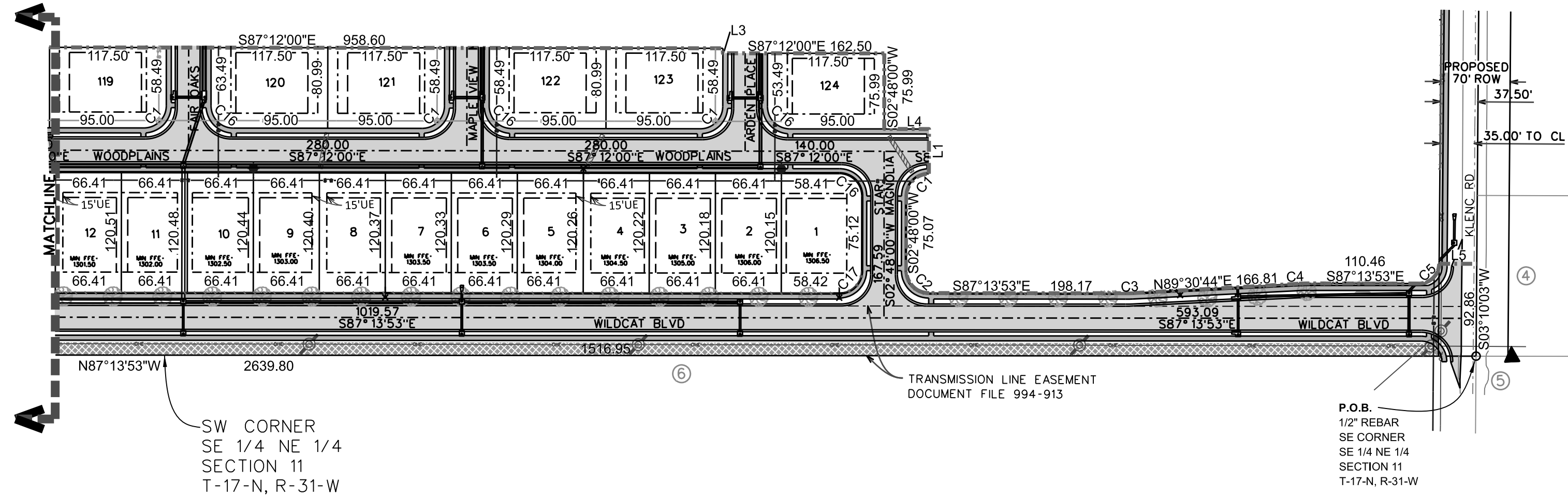
1. All street testing reports will need to be sent to the City for review.

STAFF RECOMMENDATION:

Although there is one outstanding item to be completed, staff recommends this project be approved with the following conditions:

1. All street testing reports will need to be sent to the City for review.

LOT #	AREA S.F.	LOT #	AREA S.F.	LOT #	AREA S.F.	LOT #	AREA S.F.	Parcel Key No	Parcel No	Name	Address	Zoning	CURVE TABLE						LINE TABLE		
1	9,502	32	13,665	63	9,407	94	7,638	1	830-37946-00	Henry & Nina Timmons	864 Bausinger Rd Springdale, AR 72762	R-3	Curve No.	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle	Line No.	Length	Bearing
2	7,980	33	13,637	64	8,225	95	7,638	2	830-37920-000	Jared S & Leslie A Thomson	PO Box 250 Tontitown, AR 72770	R-3	C1	22.50	35.34	31.82	S47°48'00"W	90°00'00"	1	45.00	S02°48'00"W
3	7,983	34	13,609	65	8,225	96	7,638	3	830-37758-001	Kristopher Keck & Dayna J Cook	PO Box 1853 Bentonville, AR 72712	R-3	C2	22.50	35.36	31.83	S42°12'56"E	89°58'07"	2	47.50	S87°12'00"E
4	7,985	35	13,581	66	8,225	97	7,638	4	830-37773-001	Phillip S & Linda F Clark	1086 S Klenc Rd Springdale, AR 72762	R-3	C3	138.50	7.87	7.87	S88°51'34"E	176°44'37"	3	5.00	S02°48'00"W
5	7,988	36	13,553	67	8,225	98	7,638	5	830-38082-000	Eli J & Julie L Keffer	1130 S Klenc Rd Springdale, AR 72762	R-2	C4	186.50	10.60	10.60	S88°51'34"E	176°44'37"	4	45.00	S87°12'00"E
6	7,990	37	13,525	68	8,225	99	7,638	6	830-37760-000	David & Minnie Piazza	1109 S Klenc Rd Springdale, AR 72762	A	C5	20.00	31.27	28.18	N47°58'34"E	90°25'12"	5	37.87	S87°13'53"E
7	7,992	38	15,869	69	8,225	100	7,638	7	830-37961-000	Wildcat Blvd LLC	PO Box 10620 Fayetteville, AR 72703	R-3	C6	75.00	117.81	106.07	N42°12'00"W	90°00'00"			
8	7,995	39	24,214	70	8,225	101	7,638	8	830-39119-000	Nathan & Victoria Hudson	1024 Russello Ave Springdale, AR 72762	R-3	C7	75.00	117.81	106.07	N47°48'00"E	90°00'00"			
9	7,997	40	14,298	71	8,225	102	7,638						C8	97.50	14.09	14.08	N38°03'37"W	171°43'14"			
10	8,000	41	8,699	72	8,225	103	8,820						C9	97.50	139.06	127.57	N38°03'37"W	98°16'46"			
11	8,002	42	8,302	73	8,225	104	9,497						C10	52.50	82.47	74.25	N42°12'00"W	90°00'00"			
12	8,004	43	8,299	74	8,225	105	8,302						C11	52.50	82.47	74.25	N47°48'00"E	90°00'00"			
13	8,007	44	8,297	75	9,407	106	8,302						C12	97.50	21.15	27.07	N10°46'43"E	164°02'34"			
14	8,009	45	8,294	76	8,820	107	8,302						C13	97.50	48.01	47.52	N32°51'46"E	151°47'20"			
15	8,012	46	8,291	77	7,638	108	8,302						C14	97.50	48.01	47.52	N61°04'25"E	151°47'20"			
16	8,014	47	8,289	78	7,638	109	8,302						C15	97.50	29.99	29.87	N83°59'23"E	162°22'45"			
17	8,017	48	8,286	79	7,638	110	8,302						C16	22.50	35.34	31.82	N42°12'00"W	90°00'00"			
18	8,019	49	10,600	80	7,638	111	8,302						C17	22.50	35.33	31.81	S47°47'04"W	90°01'53"			
19	8,021	50	8,924	81	7,638	112	8,302						C18	22.50	35.36	31.83	S42°12'56"E	89°58'07"			
20	9,559	51	8,225	82	7,638	113	8,302														
21	9,515	52	8,225	83	7,638	114	8,302														
22	7,861	53	8,225	84	7,638	115	8,302														
23	7,863	54	8,225	85	7,638	116	9,497														
24	7,865	55	8,225	86	7,638	117	9,497														
25	8,438	56	8,225	87	7,638	118	9,407														
26	RET	59,219	57	8,225	88	7,638	119	9,407													
27		13,805	58	8,225	89	8,820	120	9,407													
28		13,777	59	8,225	90	8,820	121	9,407													
29		13,749	60	8,225	91	7,638	122	9,407													
30		13,721	61	8,225	92	7,638	123	9,407													
31		13,693	62	8,924	93	7,638	124	8,820													



Surveyor Notes:

- 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 on accurate and current title search may disclose.
- 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.
- 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.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: Arkansas State Plane System North Zone (NAD83).
- Basis of Elevation: NAVD88
- Site Bench Mark: See in drawing
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."
- 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 #19-504535 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
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- 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.
- 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..
- (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 & 05143C0065F. Revised date 04/02/2008

SURVEY DESCRIPTION:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AND A FOUND 1/2" REBAR BEING THE SOUTH EAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11: THENCE NORTH 87°13'53" WEST A DISTANCE OF 2639.80 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 03°07'37" EAST A DISTANCE OF 1325.00 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 87°10'07" EAST A DISTANCE OF 890.24 FEET; THENCE SOUTH 02°48'00" WEST A DISTANCE OF 95.80 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 22.50 FEET A CHORD BEARING OF SOUTH 47°48'00" WEST AND A CHORD DISTANCE OF 31.82 FEET; THENCE SOUTH 02°48'00" WEST A DISTANCE OF 45.00 FEET; THENCE SOUTH 87°12'00" EAST A DISTANCE OF 47.50 FEET; THENCE SOUTH 02°48'00" WEST A DISTANCE OF 850.99 FEET; THENCE SOUTH 87°12'00" EAST A DISTANCE OF 958.60 FEET; THENCE SOUTH 02°48'00" WEST A DISTANCE OF 5.00 FEET; THENCE SOUTH 87°12'00" EAST A DISTANCE OF 162.50 FEET; THENCE SOUTH 02°48'00" WEST A DISTANCE OF 75.99 FEET; THENCE SOUTH 87°12'00" EAST A DISTANCE OF 45.00 FEET; THENCE SOUTH 02°48'00" WEST A DISTANCE OF 45.00 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 22.50 FEET A CHORD BEARING OF SOUTH 47°48'00" WEST AND A CHORD DISTANCE OF 31.82 FEET; THENCE SOUTH 02°48'00" WEST A DISTANCE OF 75.07 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 22.50 FEET A CHORD BEARING OF SOUTH 42°12'56" EAST AND A CHORD DISTANCE OF 31.83 FEET; THENCE SOUTH 87°13'53" EAST A DISTANCE OF 198.17 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 138.50 FEET A CHORD BEARING OF SOUTH 88°51'34" EAST AND A CHORD DISTANCE OF 7.87 FEET; THENCE NORTH 89°30'44" EAST A DISTANCE OF 166.81 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 186.50 FEET A CHORD BEARING OF SOUTH 88°51'34" EAST AND A CHORD DISTANCE OF 10.60 FEET; THENCE SOUTH 87°13'53" EAST A DISTANCE OF 110.46 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET A CHORD BEARING OF NORTH 47°58'43" EAST AND A CHORD DISTANCE OF 28.18 FEET; THENCE SOUTH 87°13'53" EAST A DISTANCE OF 37.87 FEET; THENCE SOUTH 03°10'03" WEST A DISTANCE OF 92.86 FEET TO THE POINT OF BEGINNING CONTAINING 36.83 ACRES OR 1,604,408 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT-OF-WAY OF RECORD OR FACT.

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

NO.	REVISIONS	BY	DATE
<div><div>CIVIL ENGINEERING INC</div><div>CIVIL ENGINEERING, INC. P.O. Box 12, 701 S Mt Olive, Siloam Springs, Arkansas 72761 (479)524-9956 Phone or (479)524-4747 Fax E-MAIL: mail@civlengneerlingss.com</div></div>			
FINAL PLAT FOR HICKORY MEADOWS SUBDIVISION PHASE 1 TONTITOWN, ARKANSAS			
FINAL PLAT			
DRAWN BY JTM	DESIGNED BY RDH	CHECKED BY RDH	SHEET NO. 2 OF 2
JOB NUMBER 2016	DATE JUNE 2021	SCALE: 1"=100' H 1"= ---' V	

FIGURE 2: FINAL PLAT