



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **August 31, 2021**
Project: **Hickory Meadows SD**
Phase 2 Final Plat
Planner: Nathan Crouch

AGENDA ITEM

Planning Commission Item 2

Hickory Meadows Subdivision, Phase 2

FINAL SUBDIVISION PLAT APPROVAL REQUEST

Parcel #: 830-37759-000

SUMMARY: Applicant is requesting Final Subdivision approval for Phase 2 of Hickory Meadows Subdivision, consisting of 96 lots on 80.22 acres of land. Two greenspace areas are included (Lots 142 & 177), each roughly the size of four (4) lots: Lot 142 – 0.74 acres; Lot 177 – 0.89 acres. Lot 142 is programmed for outdoor play equipment and basketball courts, and Lot 177 is for a community swimming pool and pavilion.

CURRENT ZONING: PUD over an R-3 zone – Single-Family Residential – the approved PUD allows for up to 4.95 units per acre.

CITY WARD: 3- Don Doudna & Tim Burress

FLOODPLAIN: No

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

Water: Tontitown Water

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer (connection to lift station)

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

School District: Springdale

PROJECT SYNOPSIS:

Solomon Properties, represented by Ron Homeyer of Civil Engineering, Inc., is requesting final subdivision plat approval of Phase 2 of the Hickory Meadows Subdivision.

The property is located off Klenc Rd, and will tie into the South Point Phase 3, 4, and 5, with the extension of Wildcat Creek Blvd along the southern property line.

Hickory Meadows Subdivision (Phase 2) is requesting final approval for 96 lots on 80.22 acres of land. The property is zoned PUD, which was approved for 4.95 units per acre.

This property is owned by Solomon Properties, LLC, and located within the City Limits of Tontitown.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water- There is an existing 8-inch waterline southeast of the development, off Klenc Rd, near Oak Hills drive. The applicant extended an 8-inch water line from that connection point. Interior waterlines are a combination of 6-inch and 8-inch lines. Upon final inspection it was noted that several water taps needed to be modified with extended connections. This work was noted and agreed to by the developer.

No further issues were noted at that time.

Electric: Ozarks Electric-No comments were received from OECC.

Sewer/Septic: Sewer- this project proposes to connect to the City of Tontitown sewer system. The design has been submitted and reviewed by the City Engineer. All comments have been addressed.

Phone: AT&T- No comments were received from ATT.

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

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

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

Stormwater Pollution Prevention Plan (SWPPP):

The applicant provided a SWPPP plan which has been reviewed by the City Engineer. All comments have been addressed.

Police:

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

Fire:

According to the Water System information, there is an existing 8-inch water line along Klenc Road with several existing hydrants. The 8-inch line was extended to the development to better serve the proposed lots.

The Fire Marshal asked that the fire hydrants are shown on the final plat, and had no additional comments.

Drainage:

The applicant submitted a drainage report for review that has been reviewed by the City Engineer. Upon final inspection the City Engineer noted many stormwater drainage inlets required some final work before signatures. This work was noted and agreed to by the developer. All remaining comments have been addressed.

Roads:

This project has road connections via stub out at Haley Rd, and two connections along Wildcat Blvd.

The roads have all been reviewed and approved by the City Public Works Dept.

Planning:

There was an issue with an ADA ramp for access to one of the common greenspace areas. Planning Staff has reached out to the City Attorney for advice and is waiting for his determination. The ramp didn't get built, and the question was whether it is actually required or if the project engineer can just remove it from the plans.

If it is determined the ramp is required the developer has agreed to construct the ramp.

STAFF RECOMMENDATION: There are some details from final inspection that require follow-up, but nothing that will significantly impact the overall design or delay final approval of this subdivision plat. All corrections shall be completed prior to Final signatures and final plat filing.

Therefore, staff recommends approval of Hickory Meadows Subdivision, Phase 2 with conditions.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. Show fire hydrants on final plat.
2. Bonds shall be submitted and reviewed for approval by the City prior to final signatures.
3. Several water taps need to be modified with extended connections.
4. Correct all remaining items on the "Plat Requirement Worksheet" prior to final signatures. Planning Staff will provide a copy of the remaining requirements to the project engineer.
5. No residential homes shall be constructed prior to filing the Final Plat.
6. Individual Residential Building Permits are required for each lot prior to individual residence construction.

CURVE TABLE					LINE TABLE		Parcel Key No	Parcel No	Name	Address	Zoning		
Curve No.	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle	Line No.	Length	Bearing	1	830-37758-001	Kristopher Keck & Dayna J Cook	PO Box 1653 Bentonville, AR 72712	R-3
C1	22.50	35.34	31.82	S47°48'00"W	90°00'00"	1	47.50	S87°12'00"E	2	830-37961-000	Solomon Properties LLC	PO Box 1120 Tontitown, AR 72770	PUD
C2	22.50	35.34	31.82	S42°12'00"E	90°00'00"	2	41.90	S87°12'00"E					

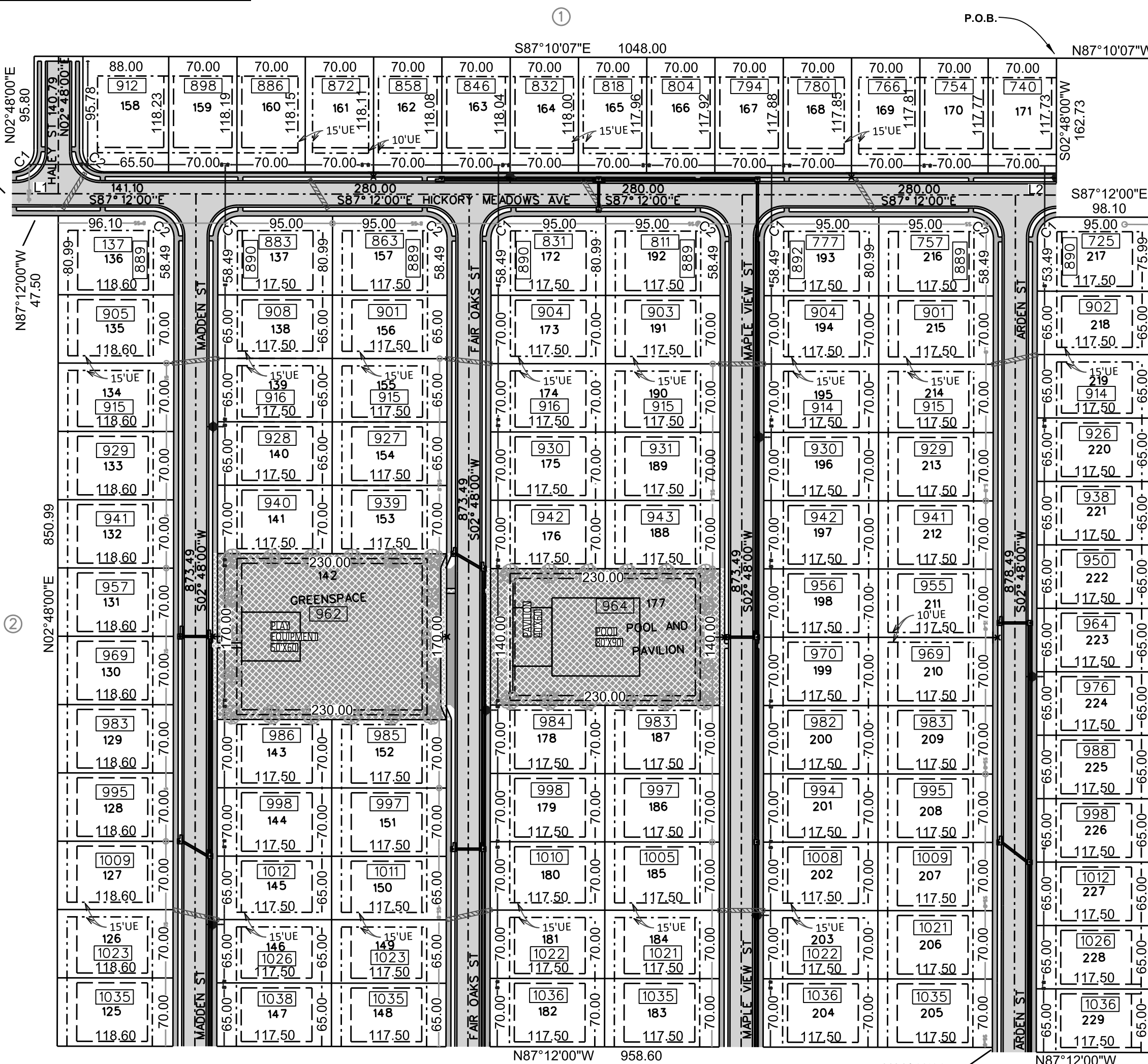
Surveyor Notes:

- Except as specifically stated or shown on this plot, 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.
- 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 plot 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)

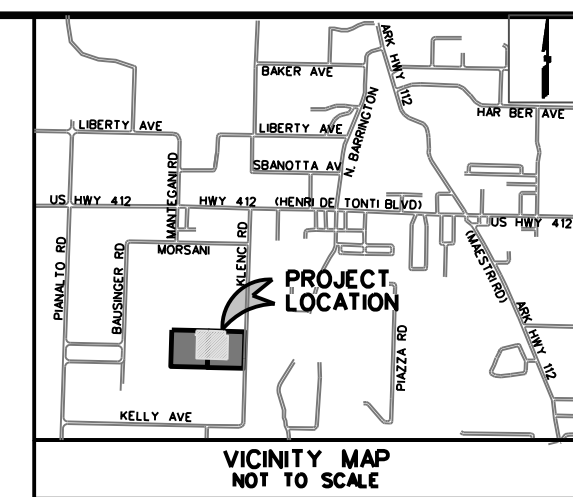
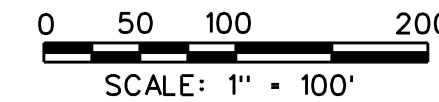
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Washington County, Arkansas. Map Number 05143C0045F & 05143C0065F. Revised date 04/02/2008

GENERAL NOTES:

- No visible evidence has been observed that would indicate that a wetlands exists on this property. However, since the USFWS National Wetlands Inventory indicates there may be wetlands present on this site, further investigation is required to confirm this assessment.
- No known erosion problems exist on this site or within 100' downstream.
- An existing well was located on the proposed lot 194. This well has been abandoned in accordance with all applicable regulations.
- No known access easements are located on or across this property.
- No areas on this site are known to be potentially dangerous, such as subject to flooding, slope stability, settlement, excessive noise, or previously filled areas.
- No public park dedications are proposed with this project.
- Lot & Lot 177 are the only proposed areas to be commonly held. Lot 177 is a park area (not for City dedication). Lot 142 is a greenspace.
- No Previous septic system or sanitary sewer systems on-site or in proximity to this site have been noted by Tontitown Utilities.
- Benchmark: Tontitown GPS #7, located on storm box, south side of Vicenza Dr
- Sidewalks shall be constructed by lot owner or home builder.
- Street trees shall be planted by lot owner or home builder.
- No fire hydrant flow information available.



P.O.C.
1/2" REBAR
SE CORNER
SE 1/4 NE 1/4
SECTION 11
T-17-N, R-31-W



LEGEND

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

- DEFINITIONS:**
- B-B - BACK TO BACK
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - 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
 - EX - 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
 - GS - GREEN SPACE

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

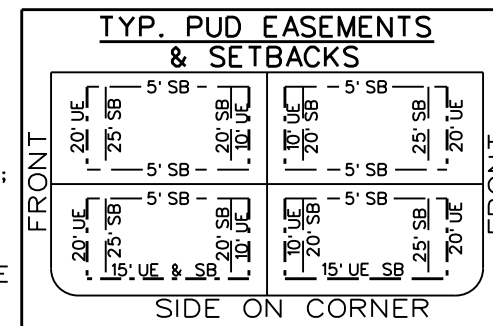
Signed: _____
Mayor, City of Tontitown

Signed: _____
Clerk-Treasurer, City of Tontitown

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:

COMMENCING AT A FOUND 1/2" REBAR BEING THE SOUTH EAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 03°10'03" EAST A DISTANCE OF 1322.11 FEET; THENCE NORTH 87°10'07" WEST A DISTANCE OF 702.49 FEET TO POINT OF BEGINNING;

THENCE SOUTH 02°48'00" WEST A DISTANCE OF 162.73 FEET; THENCE SOUTH 87°12'00" EAST A DISTANCE OF 98.10 FEET; THENCE SOUTH 02°48'00" WEST A DISTANCE OF 855.99 FEET; THENCE NORTH 87°12'00" WEST A DISTANCE OF 162.50 FEET; THENCE NORTH 02°48'00" EAST A DISTANCE OF 5.00 FEET; THENCE NORTH 87°12'00" WEST A DISTANCE OF 958.60 FEET; THENCE NORTH 02°48'00" EAST A DISTANCE OF 850.99 FEET; THENCE NORTH 87°12'00" WEST A DISTANCE OF 47.50 FEET; THENCE NORTH 02°48'00" EAST A DISTANCE OF 45.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 22.50 FEET A CHORD BEARING OF NORTH 47°48'00" EAST AND A CHORD DISTANCE OF 31.82 FEET; THENCE NORTH 02°48'00" EAST A DISTANCE OF 95.80 FEET; THENCE SOUTH 87°10'07" EAST A DISTANCE OF 1048.00 FEET TO POINT OF BEGINNING CONTAINING 25.868 ACRES OR 1,126,820 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

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:
SOLOMON PROPERTIES, 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

LOT #	AREA S.F.	LOT #	AREA S.F.	LOT #	AREA S.F.
125	8,302	151	8,225	177 POOL	32,900
126	8,302	152	8,225	178	8,225
127	8,302	153	8,225	179	8,225
128	8,302	154	7,638	180	8,225
129	8,302	155	7,638	181	8,225
130	8,302	156	7,638	182	8,225
131	8,302	157	8,407	183	8,225
132	8,302	158	10,298	184	8,225
133	8,302	159	8,275	185	8,225
134	8,302	160	8,272	186	8,225
135	8,302	161	8,269	187	8,225
136	9,497	162	8,267	188	8,225
137	9,407	163	8,264	189	8,225
138	7,638	164	8,261	190	8,225
139	7,638	165	8,259	191	8,225
140	7,638	166	8,256	192	9,407
141	8,225	167	8,253	193	9,407
142 GS	39,950	168	8,250	194	8,225
143	8,225	169	8,248	195	8,225
144	8,225	170	8,245	196	8,225
145	7,638	171	8,242	197	8,225
146	7,638	172	9,407	198	8,225
147	7,638	173	8,225	199	8,225
148	7,638	174	8,225	200	8,225
149	7,638	175	8,225	201	8,225
150	7,638	176	8,225	202	8,225

PHASE 2 SITE INFORMATION

PARCEL NO:
830-37759-000
PHASE 1 AREA:
25.87 ACRES

PROJECT ADDRESSES:
865 S KLENC RD
TONTITOWN, AR

OWNER/DEVELOPER
SOLOMON PROPERTIES, LLC
PO BOX 1120
TONTITOWN, AR 72770
(479) 283-7744

CURRENT ZONING
PUD

PROPOSED USE
SINGLE FAMILY RESIDENTIAL

NUMBER OF LOTS
TOTAL - 105
BUILDABLE - 103
DENSITY - 4.0 UNITS / ACRE

NO.	REVISIONS	BY	DATE

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@civilengineeringss.com

**FINAL PLAT FOR
HICKORY MEADOWS SUBDIVISION PHASE 2
TONTITOWN, ARKANSAS**

FINAL PLAT

DRAWN BY JTM	DESIGNED BY RDH	CHECKED BY RDH	SHEET NO. 1 OF 1
JOB NUMBER 2016	DATE AUGUST 2021	SCALE: 1"=100' H 1" = 100' V	