



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **September 28, 2021**
Project: **South Pointe
Subdivision, Phases 4 & 5
Final Plat**
Planner: Nathan Crouch

AGENDA ITEM

PC-1

FINAL SUBDIVISION PLAT APPROVAL REQUEST

Parcel #: 830-37961-000

SUMMARY: South Pointe Subdivision, phases 4 & 5, is requesting Final Subdivision approval for 119 lots on 40.23 acres of land.

CURRENT ZONING: **R-3** - Single-Family Residential - 9,600 square foot minimum lot size; provided density shall not exceed three units/acre (i.e. after dedications are made).

CITY WARD: 3- Don Doudna & Tim Burress

FLOODPLAIN: No, map panel # 05143C0045F

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

Water: Tontitown Water

Electric: Ozarks Electric

Sewer: Tontitown Sewer

Phone: AT&T

Natural Gas: Source Gas

Cable: Cox Communications

School District: Springdale

PROJECT SYNOPSIS:

South Pointe Subdivision, phases 4 & 5, is requesting Final Subdivision approval for 119 lots on 40.23 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 Hampton Holdings, LLC, and located within the City Limits of Tontitown.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water- According to the Water System information, there is an existing 6-inch water main along County Road 857, and a proposed 8-inch water main serving the adjacent subdivision along Marcello Ave.

Electric: Ozarks Electric-No additional comments were received from OECC regarding this Final Plat submittal.

Sewer: This project will connect to the City of Tontitown sanitary sewer system. No additional comments were reviewed from the Public Works Dept.

Phone: AT&T- No comments were received from ATT, and no additional comments were received from AT&T regarding this Final Plat submittal.

Natural Gas: Black Hills Energy- No additional comments were received from BHE regarding this Final Plat submittal.

Cable: Cox Communications- No comments were received from Cox, however, additional coordination with the utility to place necessary utility easements should happen prior to construction plan approval.

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

Stormwater Pollution Prevention Plan (SWPPP):

The applicant has provided a plan for the SWPPP. This has been reviewed by the City Engineer. There are no remaining corrections requested.

Police:

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

Fire:

The Tontitown Fire Marshal reviewed this final plat proposal and provided no additional comments.

Drainage:

The applicant submitted a drainage report and final subdivision plat which was reviewed by the City Engineer, who provided minimal comments. All of the City Engineer's comments have been addressed.

Roads:

This subdivision plat has road stub outs to the west (to a newly platted subdivision), and to the north (to a newly platted subdivision).

A final walk-thru by Planning Staff, City Engineer, Project Engineer, and the City's Director of the Public Works Dept (Water-Sewer) is scheduled for Monday afternoon (9-27-21). Staff will provide and update at the meeting.

No additional comments remain.

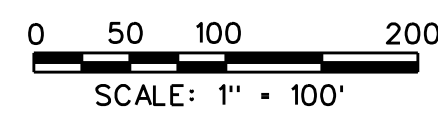
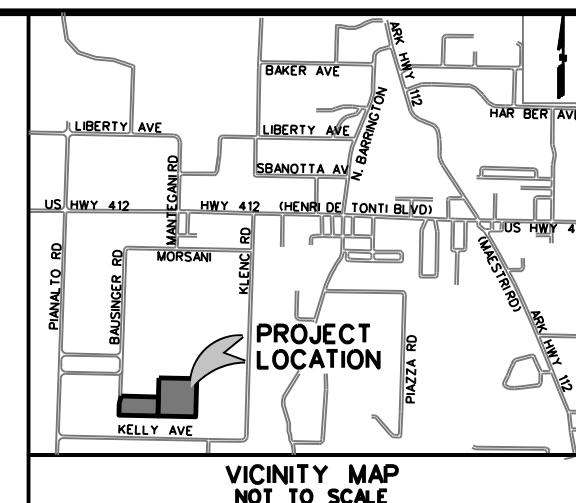
STAFF RECOMMENDATION: Staff recommends approval of South Pointe Phases 4 & 5 with conditions.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. This project shall develop generally as is presented in the plans.
2. Adherence to Tontitown's adopted Master Street Plan must be adhered to with regard to right of way dedication and sidewalk construction and placement.
3. All lighting should be "cut off" type lighting that will not contribute significantly to light pollution.
4. The applicant must apply for all required building permits prior to construction.
5. This project shall be in compliance with all local, state, and federal regulations whether known or unknown to the developer or applicant.
6. Any improvements to this site may require additional review.

5/8" REBAR
PLS 1845
SW CORNER
1/4 NE 1/4
SECTION 11

SW 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 (BY BUILDER)
- ▩ SIDEWALK (BY DEVELOPER)
- ▨ PROPOSED QUAD CROSSING
- ✦ PROPOSED STREET LIGHT
- XXX 911 ADDRESSES

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: _____ Signed: _____

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

Name & Address:
WILDCAT BLVD LLC
PO BOX 10620
FAYETTEVILLE, AR 72703

Source of Title: D.R. 2019, Page 7596
Source of Title: D.R. 2018, Page 6453

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

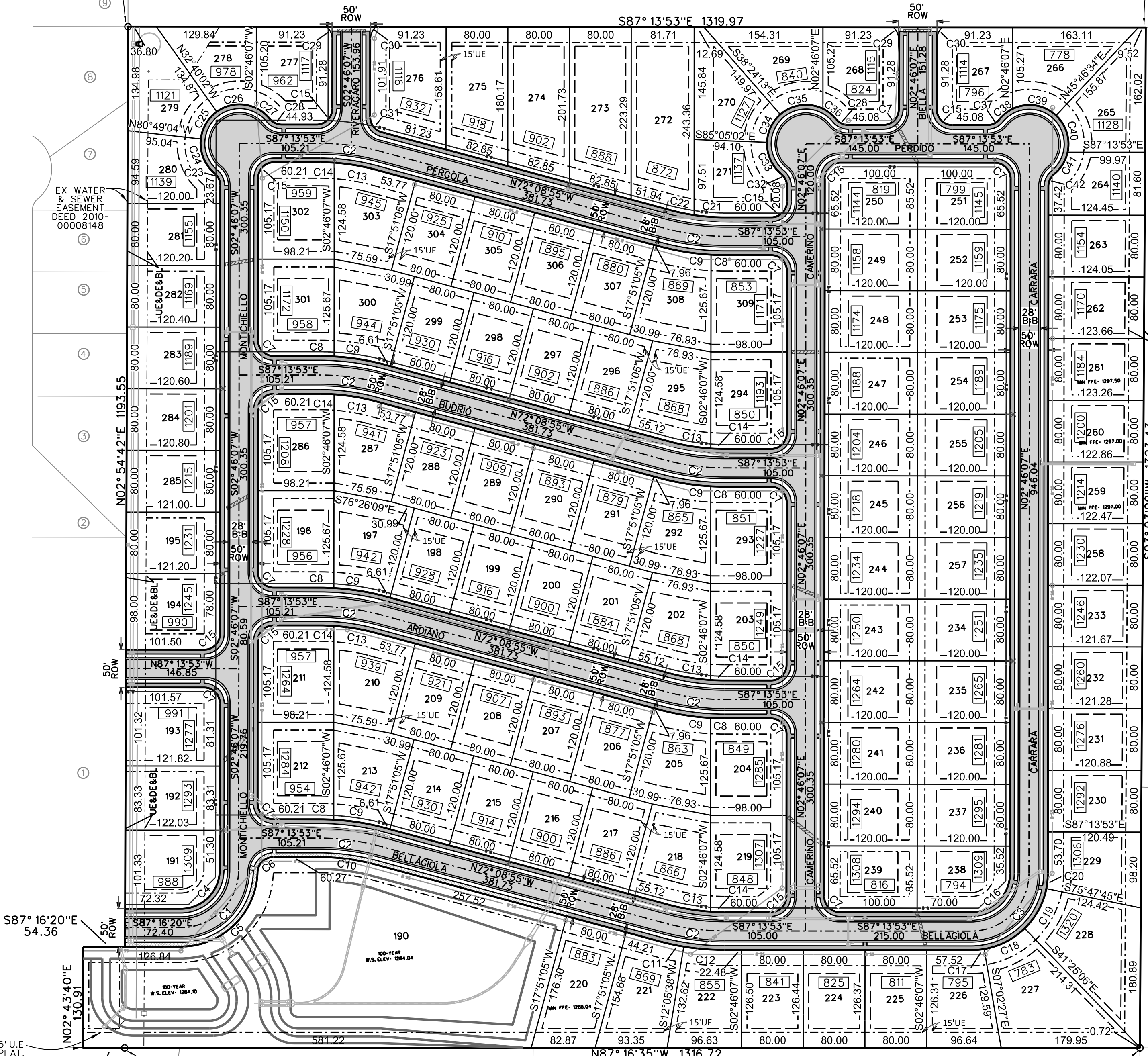
NO.	REVISIONS	BY	DATE

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@civlengineeringss.com

**FINAL PLAT FOR
SOUTH POINTE SUBDIVISION PHASES 4 & 5
TONTITOWN, ARKANSAS**

FINAL PLAT

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JTM	RDH	RDH	1 OF 2
JOB NUMBER	DATE	SCALE: 1"=100' H 1"=...' V	
2016	SEPTEMBER 28, 2021		



FILE: 2016-A-01-SP Ph 4-5 - Final Plat-18x24.dgn
 REF FILE: 2016-024A-00000150
 VIEW: 8/21/2021
 PLOT:

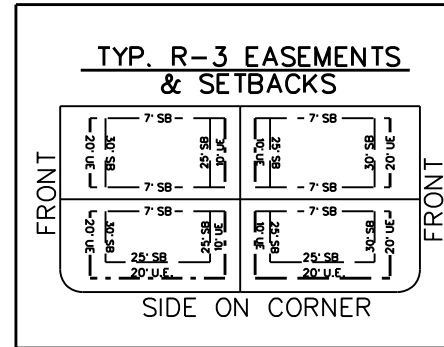
EX 25' U.E.
PER PLAT
024A-00000150
N87° 16' 35" W
53.94

P.O.B. PHASES 4-5
1/2" REBAR
SW CORNER
NW 1/4 SE 1/4
SECTION 11
T-17-N, R-31-W

5/8" REBAR
SE CORNER
NW 1/4 SE 1/4
SECTION 11
T-17-N, R-31-W

LOT #	AREA (SF)	LOT #	AREA (SF)
190	115,759	250	10,177
191	11,840	251	10,177
192	10,158	252	9,600
193	12,243	253	9,600
194	11,803	254	9,600
195	9,688	255	9,600
196	12,211	256	9,600
197	10,952	257	9,600
198	9,600	258	9,779
199	9,600	259	9,811
200	9,600	260	9,842
201	9,600	261	9,874
202	11,451	262	9,906
203	12,178	263	9,938
204	12,184	264	9,608
205	11,110	265	12,055
206	9,600	266	11,939
207	9,600	267	11,959
208	9,600	268	11,959
209	9,600	269	11,315
210	112,886	270	10,474
211	12,204	271	10,785
212	12,211	272	19,123
213	10,952	273	17,001
214	9,600	274	15,276
215	9,600	275	13,551
216	9,600	276	14,174
217	9,600	277	11,955
218	11,451	278	9,602
219	12,178	279	11,478
220	13,239	280	9,605
221	12,003	281	9,608
222	10,989	282	9,624
223	10,118	283	9,640
224	10,112	284	9,656
225	10,107	285	9,672
226	10,834	286	12,204
227	17,437	287	11,286
228	16,914	288	9,600
229	10,362	289	9,600
230	9,652	290	9,600
231	9,684	291	9,600
232	9,716	292	11,110
233	9,747	293	12,184
234	9,600	294	12,178
235	9,600	295	11,451
236	9,600	296	9,600
237	9,600	297	9,600
238	9,726	298	9,600
239	10,177	299	9,600
240	9,600	300	10,952
241	9,600	301	12,210
242	9,600	302	12,204
243	9,600	303	11,286
244	9,600	304	9,600
245	9,600	305	9,600
246	9,600	306	9,600
247	9,600	307	9,600
248	9,600	308	11,110
249	9,600	309	12,184

Curve No.	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
C1	75.00'	117.76'	106.03'	N47°44'53"E	90°02'27"
C2	300.00'	78.97'	78.74'	S79°41'24"E	164°55'02"
C3	75.00'	117.81'	106.07'	N47°46'07"E	90°00'00"
C4	50.00'	78.50'	70.69'	N47°44'53"E	90°02'27"
C5	100.00'	153.82'	47.83'	N48°39'43"E	91°52'06"
C6	20.00'	30.78'	27.83'	N48°40'56"E	91°49'38"
C7	20.00'	31.42'	28.28'	N42°13'53"W	90°00'00"
C8	325.00'	18.01'	18.01'	N85°38'38"W	176°49'30"
C9	325.00'	67.54'	67.42'	S78°06'09"E	168°05'32"
C10	275.00'	72.39'	72.18'	S79°41'24"E	164°55'02"
C11	325.00'	32.69'	32.64'	S75°01'39"E	174°14'33"
C12	325.00'	52.90'	52.84'	S82°34'08"E	170°40'29"
C13	275.00'	54.39'	54.29'	S77°48'49"E	168°40'13"
C14	275.00'	18.01'	18.01'	S85°21'18"E	176°14'49"
C15	20.00'	31.42'	28.28'	N47°46'07"E	90°00'00"
C16	50.00'	78.54'	70.71'	N47°46'07"E	90°00'00"
C17	100.00'	17.12'	17.10'	N87°51'50"E	170°11'26"
C18	100.00'	60.00'	59.10'	N65°46'14"E	145°37'21"
C19	100.00'	60.00'	59.10'	N31°23'35"E	145°37'21"
C20	100.00'	19.96'	19.93'	S08°29'11"W	168°33'52"
C21	275.00'	40.14'	40.11'	S83°02'58"E	171°38'11"
C22	275.00'	32.25'	32.23'	S75°30'30"E	173°16'51"
C23	20.00'	17.55'	17.00'	S22°22'29"E	129°42'48"
C24	51.00'	50.46'	48.43'	S19°10'23"E	123°18'36"
C25	51.00'	42.59'	41.36'	N33°05'46"E	132°09'06"
C26	51.00'	54.40'	51.85'	N87°34'33"E	118°53'19"
C27	51.00'	22.53'	22.34'	S49°12'56"E	154°41'38"
C28	20.00'	17.69'	17.12'	S61°53'49"E	129°19'52"
C29	20.00'	16.96'	16.46'	S21°31'36"E	131°24'35"
C30	20.00'	16.96'	16.46'	N27°03'50"E	131°24'35"
C31	20.00'	26.44'	24.55'	S35°05'59"E	104°15'48"
C32	20.00'	17.69'	17.12'	S22°33'57"E	129°19'52"
C33	51.00'	47.01'	45.37'	S21°29'31"E	127°11'01"
C34	51.00'	41.55'	40.41'	S28°15'23"W	133°19'12"
C35	51.00'	59.39'	56.09'	N84°57'35"E	113°16'23"
C36	51.00'	22.35'	22.18'	S49°07'11"E	154°53'09"
C37	20.00'	17.69'	17.12'	N67°26'03"E	129°19'52"
C38	51.00'	22.35'	22.18'	N54°39'25"E	154°53'09"
C39	51.00'	61.03'	57.45'	S78°30'18"E	111°26'16"
C40	51.00'	52.65'	50.34'	S14°39'05"E	120°51'17"
C41	51.00'	34.28'	33.64'	S34°10'45"W	141°29'02"
C42	20.00'	17.45'	17.12'	S28°06'11"W	129°19'52"



Parcel Key No	Parcel No	Name	Address	Zoning
1	830-37948-005	Hampton Holdings LLC	PO Box 1120 Tontitown, AR 72770	R-3
2	830-39125-000	Vision Custom Homes	2709 S Thompson Ste 102 Springdale, AR 72764	R-3
3	830-39124-000	Charles Daniel Clark	1202 Durante St Springdale, AR 72764	R-3
4	830-39123-000	Jesus Menjivar Monge	1186 Durante St Springdale, AR 72764	R-3
5	830-39122-000	Clifford A & Patricia A Copher	1186 Durante St Springdale, AR 72764	R-3
6	830-39121-000	Paula Debusk	1156 Durante Springdale, AR 72762	R-3
7	830-39121-000	Kyleigh Lapoint	1140 Durante Springdale, AR 72762	R-3
8	830-39119-000	Nathan & Victoria Hudson	1024 Ruscello Ave Springdale, AR 72762	R-3
9	830-37946-00	Henry & Nina Timmons	864 Bausinger Rd Springdale, AR 72762	R-3
10	830-37759-000	Solomon Properties, LLC	PO Box 10620 Fayetteville, AR 72703	PUD
11	830-37760-000	David & Minnie Piazza Trust	1109 Klenc Rd Springdale, AR 72762	A
12	830-37959-002	Lawrence Jeffrey Piazza	1281 Klenc Rd Springdale, AR 72764	A
13	830-37959-001	Nino Sabino	3020 Mueller Springdale, AR 72762	A
14	830-37966-000	Ernest L & Virginia L Piazza	1445 S Klenc Rd Springdale, AR 72762	A
15	830-37962-000	Kenneth L Lynch	2604 Trudi Pl Springdale, AR 72762	R-3
16	830-37963-000	Benny & Tara McClure Rev Trust	816 Kelly Ave Springdale, AR 72762	R-3
17	830-37955-000	Brian Dizney & Heather Dizney	1394 Pine Tree Ln Springdale, AR 72762	R-2

GENERAL NOTES:

- NO VISIBLE EVIDENCE HAS BEEN OBSERVED THAT WOULD INDICATE THAT A WETLANDS EXISTS ON THIS PROPERTY.
- BENCHMARK: TONTITOWN GPS #7 LOCATED ON STORM BOX, SOUTH SIDE OF VINCENZA DR
- SIDEWALKS SHALL BE CONSTRUCTED BY LOT OWNER OR HOME BUILDER.
- ONE (1) TREE MUST BE PLANTED IN THE FRONT YARD OF EACH LOT BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED ON SAID LOT.
- ALL FINISHED FLOOR ELEVATIONS SHALL BE 12" ABOVE STREET GUTTER LINE.
- LOT 190 IS THE ONLY PROPOSED AREA TO BE COMMONLY HELD. ITS USE IS A DETENTION BASIN AND PARK AREA (NOT FOR CITY DEDICATION).
- NO FIRE HYDRANT INFO IS AVAILABLE AT THIS TIME.

PHASES 4-5 SURVEY DESCRIPTION:

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

BEGINNING AT A FOUND 1/2" REBAR BEING THE SOUTHWEST (SW) CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 11; THENCE NORTH 87°16'35" WEST A DISTANCE OF 53.94 FEET; THENCE NORTH 02°43'40" EAST A DISTANCE OF 130.91 FEET; THENCE SOUTH 87°16'20" EAST A DISTANCE OF 54.36 FEET; THENCE NORTH 02°54'42" EAST A DISTANCE OF 193.55 FEET; THENCE SOUTH 87°13'53" EAST A DISTANCE OF 1319.97 FEET; THENCE SOUTH 03°03'09" WEST A DISTANCE OF 1323.43 FEET; THENCE NORTH 87°16'35" WEST A DISTANCE OF 1316.72 FEET TO THE POINT OF BEGINNING CONTAINING 40.23 ACRES OR 1,752,483.82 SQUARE FEET MORE OR LESS, SUBJECT TO ANY EASEMENTS AND RIGHT-OF-WAY OF RECORD OR FACT.

PHASE 4 & 5 SITE INFORMATION

PARCEL NO:
830-37961-000
AREA:
40.23 ACRES

PROJECT ADDRESSES:
1244 BAUSINGER RD
TONTITOWN, AR

OWNER/DEVELOPER:
HAMPTON HOLDINGS, LLC
PO BOX 1120
TONTITOWN, AR 72770
(479) 595-2618
tgmartin76@gmail.com

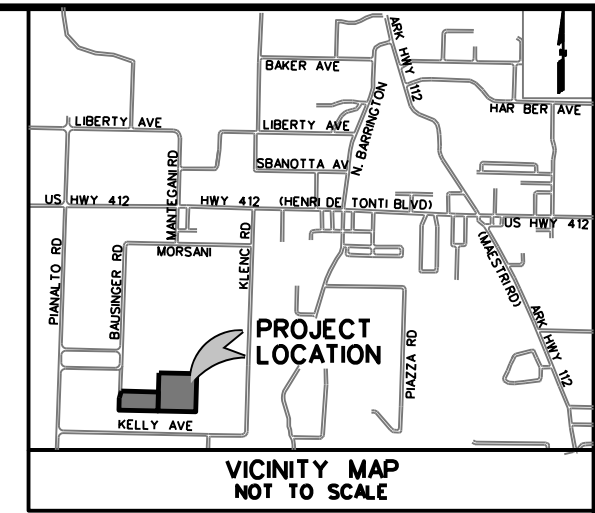
OWNER/DEVELOPER:
WILDCAT BLVD LLC
PO BOX 10620
FAYETTEVILLE, AR 72703
(479) 595-2618
tgmartin76@gmail.com

CURRENT ZONING:
R-3

PROPOSED USE:
SINGLE FAMILY RESIDENTIAL

NUMBER OF LOTS:
TOTAL - 120
BUILDABLE - 119
DENSITY - 3.00 UNITS / ACRE

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
EX - EXISTING
R.O.W. - RIGHT OF WAY
F.H.A. - FIRE HYDRANT ASSEMBLY
G.P.M. - GALLONS PER MINUTE
S.F. - SQUARE FEET
L.S. - LANDSCAPE



CERTIFICATE OF APPROVAL

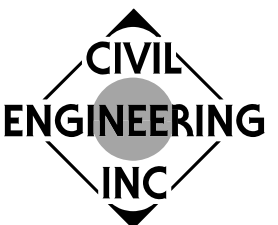
Pursuant to the City of Tontitown Subdivision Regulations and all other conditions and approvals having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations. This approval does not guarantee any of the following:

- 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

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 SOUTH POINTE SUBDIVISION PHASES 4 & 5 TONTITOWN, ARKANSAS			
FINAL PLAT			
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JTM	RDH	RDH	
JOB NUMBER	DATE	SCALE: 1"=100' H	2 OF 2
2016	SEPTEMBER 28, 2021	1"= 100' V	