



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **November 1, 2021**
Project: **Hickory Meadows SD
phase 3 Final Plat**
Planner: Nathan Crouch

AGENDA ITEM

PC5

HICKORY MEADOWS SUBDIVISION, PHASE 3 FINAL SUBDIVISION (PUD) PLAT APPROVAL REQUEST

Parcel #: 830-37759-000

SUMMARY: Applicant is requesting Final Subdivision approval for Phase 3 of Hickory Meadows Subdivision, consisting of 70 lots on 17.53 acres of land, for an overall density of 3.99 units per acre. Greenspace areas were included in phase 2.

CURRENT ZONING: PUD– Single Family Residential – the approved PUD allows for up to 4.95 units per acre.

CITY WARD: 3- Don Doudna & Tim Burress

FLOODPLAIN: No, 05143C0065F

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

Water: Tontitown Water, 8" lines

Electric: Ozarks Electric

Sewer: Tontitown Sewer- lift station

Phone: AT&T

Natural Gas: Source Gas

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 3 of the Hickory Meadows Subdivision, a Planned Unit Development. This is the final phase of this PUD.

The property is located off Klenc Rd, and will tie into the previous two phases, as well as the South Pointe subdivision with the extension of Wildcat Creek Blvd along the southern property line.

Hickory Meadows (Phase 3) is requesting final approval for 70 buildable lots and one lot that is a lift station, on 17.53 acres of land. The property is zoned PUD, which was approved for 4.95 units per acre. The overall density of this phase is 3.99 units per acre.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water- There is an existing 8-inch waterline on Klenc Road. Interior waterlines are a combination of 6-inch and 8-inch lines. A final inspection of this subdivision has not yet been scheduled; any deficiencies will need to be resolved prior to signing the Final Plat. The water and sewer lines and manhole locations and other detailed information must be added to the Final Plat prior to filing.

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. Any outstanding comments must be addressed and noted on the plat prior to signing and filing.

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 plan for the SWPPP prior to construction plan approval; with the filing of this Final Plat the SWPPP will no longer be necessary. However, all grading must be completed prior to final inspection and filing of the Final Plat.



Police:

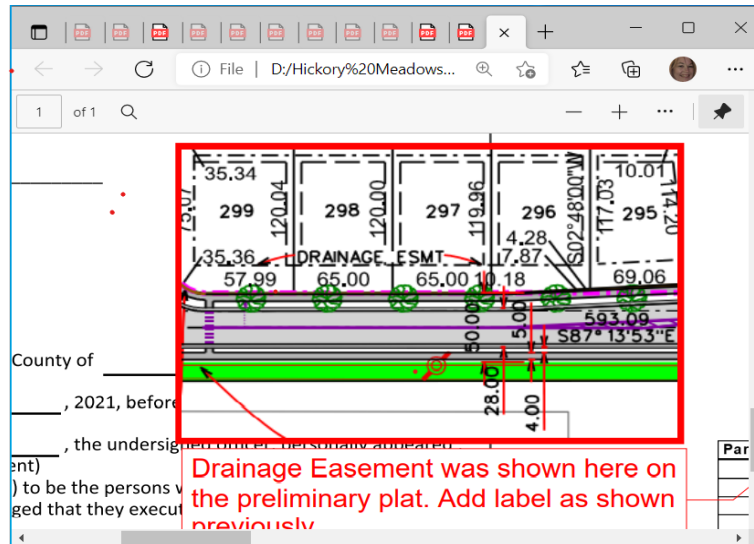
Tontitown Police Chief had no concerns with the Final Plat.

Fire:

The Fire Marshal stated that the spacing between hydrants is adequate for single family residential construction.

Drainage:

The City Engineer reviewed this proposed Final Plat and noted the following drainage easement needs to be added prior to filing the Final Plat.



Additionally, during a Preliminary Site Visit on Thursday, October 27, 2021 it was noted that there appeared to be a few sediment filled and damaged drainage culverts that will need to be cleaned out, and/or repaired or replaced.





Roads:

A note must be added to the Plat that no lots shall have direct access onto Klenc Road or Wildcat Blvd. The ROW for Klenc Road must be dimensioned on the Final Plat prior to filing. There has not been a final inspection done on this subdivision as of the time of this report, however, prior to filing Final Plat all streets must be inspected and all sidewalks adjacent to exterior streets (Wildcat Blvd., and Klenc Road) as well as ADA accessible ramps shall be installed per the approved Preliminary Plat plans.

STAFF RECOMMENDATION: The final inspection of this Phase has not yet been completed. However, staff is comfortable with withholding signatures and filing, if the Planning Commission chooses to approve the Final Plat based on the following conditions and any other issues that are found at the time of final inspection.

Therefore, staff recommends approval of Hickory Meadows Phase 3 Subdivision, a Planned Unit Development with conditions.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. Prior to signing Final Plat all plat revisions noted above shall be addressed, six copies of Final Plat shall be submitted for signatures.
2. Bonds shall be submitted and reviewed for approval by the City prior to final signatures and filing of the Final Plat.
3. Restrictive Covenants establishing a POA, and outlining the quality of materials, minimum square footage of homes, and other items that were negotiated and approved during the Preliminary Plat/Rezoning to PUD phase must be file marked prior to issuance of Final Plat.
4. All drainage culverts abutting this subdivision that have been damaged must be replaced or

- repaired and all sediment removed.
5. Each lot within this subdivision shall be required to plant one tree prior to issuance of a Certificate of Occupancy.
 6. No residential homes shall be constructed prior to filing the Final Plat.
 7. Individual Residential Building Permits are required for each lot prior to individual residence construction.

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 on 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.
- 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 Plots."
- 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)

LOT #	AREA S.F.	LOT #	AREA S.F.	LOT #	AREA S.F.
230	8,820	254	8,225	278	13,661
231	7,638	255	8,225	279	8,781
232	7,638	256	9,407	280	7,957
233	7,638	257	8,924	281	7,928
234	7,638	258	8,225	282	7,900
235	7,638	259	8,225	283	7,871
236	7,638	260	8,225	284	7,842
237	7,638	261	8,225	285	7,814
238	7,638	262	8,225	286	7,785
239	7,638	263	8,225	287	7,756
240	7,638	264	8,225	288	7,728
241	7,638	265	8,225	289	7,699
242	7,638	266	8,225	290	7,670
243	8,820	267	8,225	291	7,432
244	9,407	268	8,225	292	9,620
245	8,225	269	8,924	293	9,417
246	8,225	270	8,240	294	9,439
247	8,225	271	8,237	295	7,247
248	8,225	272	8,234	296	7,723
249	8,225	273	8,232	297	7,799
250	8,225	274	8,229	298	7,801
251	8,225	275	8,226	299	9,447
252	8,225	276	9,722		
253	8,225	277	11,238		

Curve No.	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
C1	20.00	31.27	28.18	S47°58'43"W	90°25'12"
C2	186.50	10.60	10.60	N88°51'34"W	176°44'37"
C3	138.50	7.87	7.87	N88°51'34"W	176°44'37"
C4	22.50	35.36	31.83	N42°12'56"W	89°58'07"
C5	22.50	35.34	31.82	N47°48'00"E	90°00'00"
C6	75.00	117.81	106.07	N47°48'00"E	90°00'00"
C7	75.00	117.81	106.07	N42°12'00"W	90°00'00"
C8	22.50	35.34	31.82	N47°48'00"E	90°00'00"
C9	22.50	35.34	31.82	N42°12'00"W	90°00'00"
C10	52.50	82.47	74.25	N47°48'00"E	90°00'00"
C11	97.50	101.01	101.01	N89°51'31"E	174°07'33"
C12	97.50	46.67	46.23	N73°12'16"E	152°34'27"
C13	97.50	46.67	46.23	N45°46'43"E	152°34'27"
C14	97.50	46.67	46.23	N18°21'10"E	152°34'27"
C15	97.50	3.13	3.13	N03°43'12"E	178°09'37"
C16	52.50	82.47	74.25	N42°12'00"W	90°00'00"
C17	97.50	35.20	35.01	N76°51'30"W	159°19'00"
C18	97.50	53.59	52.91	N50°46'18"W	148°30'37"
C19	97.50	53.59	52.91	N19°16'55"W	148°30'37"
C20	97.50	10.78	10.78	N00°22'07"W	173°39'46"

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.
- 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 300 is a municipal utility lot where a sewer lift station is located.
- 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.
- One (1) tree must be planted in the front yard of each lot before a Certificate of Occupancy will be issued on said lot.
- No fire hydrant flow information available.
- All finished floor elevations shall be 12" above street gutter line.

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

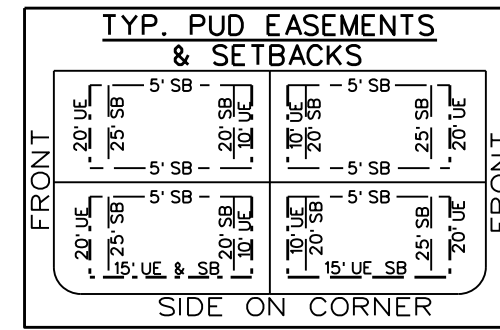
State of _____ County of _____

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 _____

Parcel Key No	Parcel No	Name	Address	Zoning
1	830-37758-001	Kristopher Keck & Dayna J Cook	PO Box 1853 Brentonville, AR 72712	R-3
2	830-37773-008	Joel F & Julieanne Bowling	864 S Klenc Rd Springdale, AR 72762	R-3
3	830-37773-007	Tyler Glendon & Sarah Ledford	888 S Klenc Rd Springdale, AR 72762	R-3
4	830-37773-004	Billy Alton Burba	920 S Klenc Rd Springdale, AR 72764	R-3
5	830-37772-001	Small Team Real Estate LLC	958 S Klenc Rd Springdale, AR 72762	R-3
6	830-37773-002	Janet K Stockton-Taylor	962 S Klenc Rd Springdale, AR 72762	R-3
7	830-37773-015	Shannon Dean & Tracie L Harrop	1030 S Klenc Rd Springdale, AR 72762	R-3
8	830-37773-001	Phillip S & Linda F Clark	1086 S Klenc Rd Springdale, AR 72762	R-3
9	830-37961-000	Solomon Properties LLC	PO Box 1120 Tontitown, AR 72770	PUD



SCALE: 1" = 100'

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

Certificate of Surveying Accuracy.

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

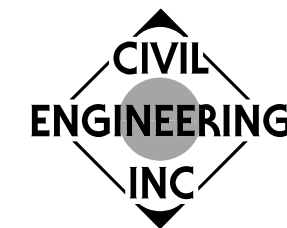
James Layout Services, LLC
PO Box 611, Farmington, AR 72730
(479) 439-9929 survey@jlsnva.com

SURVEY DESCRIPTION:
PART OF 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 92.86 FEET TO POINT OF BEGINNING;

THENCE NORTH 87°13'53" WEST A DISTANCE OF 37.87 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET A CHORD BEARING OF SOUTH 47°58'43" WEST AND A CHORD DISTANCE OF 28.18 FEET; THENCE NORTH 87°13'53" WEST A DISTANCE OF 110.46 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 186.50 FEET A CHORD BEARING OF NORTH 88°51'34" WEST AND A CHORD DISTANCE OF 10.60 FEET; THENCE SOUTH 89°30'44" WEST A DISTANCE OF 166.81 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 138.50 FEET A CHORD BEARING OF NORTH 88°51'34" WEST AND A CHORD DISTANCE OF 7.87 FEET; THENCE NORTH 87°13'53" WEST A DISTANCE OF 198.17 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 22.50 FEET A CHORD BEARING OF NORTH 42°12'56" WEST AND A CHORD DISTANCE OF 31.83 FEET; THENCE NORTH 02°48'00" EAST A DISTANCE OF 75.07 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 22.50 FEET A CHORD BEARING OF NORTH 47°48'00" EAST AND A CHORD DISTANCE OF 45.00 FEET; THENCE NORTH 02°48'00" EAST A DISTANCE OF 93.19 FEET; THENCE NORTH 87°12'00" EAST A DISTANCE OF 98.10 FEET; THENCE NORTH 02°48'00" EAST A DISTANCE OF 162.73 FEET; THENCE SOUTH 87°10'07" EAST A DISTANCE OF 702.49 FEET; THENCE SOUTH 03°10'03" WEST A DISTANCE OF 1229.26 FEET TO POINT OF BEGINNING CONTAINING 17.53 ACRES OR 763,647 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT-OF-WAY OF RECORD OR FACT.

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 3
TONTITOWN, ARKANSAS

FINAL PLAT

PHASE 3 SITE INFORMATION

PARCEL NO:
830-37759-000
PHASE 3 AREA:
17.53 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 - 71
BUILDABLE - 70
DENSITY - 4.0 UNITS / ACRE

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

FILE: 2016-B-01-HW Ph 3 - Final Plat - 10x24.dgn
REF. FILE: 2016-B-01-HW Ph 3 - Final Plat - 10x24.dgn
DATE: 10/14/2021