

RESOLUTION NO. 2026-_____
CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

**A RESOLUTION ACCEPTING THE FINAL PLAT FOR AMALFI SUBDIVISION;
AUTHORIZING THE MAYOR TO EXECUTE THE FINAL PLAT UPON
SATISFACTION OF ALL CONDITIONS OF APPROVAL; AND FOR OTHER
PURPOSES.**

WHEREAS, Amalfi Subdivision, located on Parcel No. 830-37664-000, has submitted a Final Plat for approval consisting of approximately one hundred twelve (112) single-family residential lots, two (2) detention lots, and one (1) commercial lot on 38.68 acres of land; and

WHEREAS, the Tontitown Planning Commission reviewed the Final Plat and recommended approval, subject to certain conditions identified by Planning Staff; and

WHEREAS, Planning Staff has determined that the subdivision improvements, including streets, drainage facilities, utilities, and landscaping, have been substantially completed and that the remaining conditions are administrative or punch-list items to be completed prior to execution of the Final Plat; and

WHEREAS, the City Council finds that acceptance of the Final Plat is consistent with the City's Planning and Development Code and is in the best interest of the City of Tontitown.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
TONTITOWN, ARKANSAS:**

SECTION 1. The City Council hereby accepts the Final Plat for Amalfi Subdivision, attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION 2. The Mayor is authorized to execute the Final Plat upon verification by the Planning Director or his designee that all conditions of approval established by the Planning Commission and Planning Staff have been satisfied, including but not limited to:

- a. Completion of all cleanup items identified during the final walkthrough, including but not limited to seeding and strawing bald spots of grass along Fletcher Road, sodding areas of minor erosion at the intersection of Fletcher Road and Barrington Road, backfilling the inlet at the intersection of Via Cavour Road and Fletcher Road with topsoil, adjusting rip rap at the storm sewer outlets at the detention ponds, and removing silt fence along the eastern property boundary;
- b. Adjustment of the fire hydrant at Tuscan Sun to properly service the Tuscan Sun subdivision;
- c. Completion of all lane striping on Fletcher Road to City satisfaction;

- d. Payment for all required signage by the developer prior to signing the Final Plat;
- e. Submission of all issued and verified bonds to the City prior to signature; and
- f. Satisfaction of any other conditions required by the Planning Commission or City Staff prior to recording.

SECTION 3. Following execution by the Mayor, the Final Plat shall be recorded with the Washington County Circuit Clerk in accordance with applicable law.

SECTION 4. Acceptance of the Final Plat does not relieve the developer of the obligation to comply with all applicable federal, state, and local laws, regulations, permit requirements, subdivision regulations, building codes, or any conditions of approval imposed by the City.

SECTION 5. The Mayor, Planning Director, City Clerk, and all other appropriate City officials are hereby authorized and directed to take such actions as are necessary to carry out the intent of this Resolution.

SECTION 6. This Resolution shall be in full force and effect from and after its adoption.

PASSED AND APPROVED on this _____ day of _____, 2026.

APPROVED:

Angela Russell, Mayor

ATTEST:

Rhonda Ardemagni, City Clerk-Treasurer
(SEAL)

SPONSORSHIP AND LEGISLATIVE HISTORY

Sponsor (Initiated By): _____

Motion to Introduce Made By: _____

Seconded By: _____

Adopted / Passed: _____

Vote: Ayes ____ Nays ____ Abstain ____ Absent ____

This requirement is in addition to, and does not supersede, any authentication, attestations, or signature requirements imposed by state law or other provisions of the Tontitown Municipal Code.