



## CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **June 22, 2021**  
Project: **Venetto Subdivision**  
Planner: Courtney McNair,  
Garver

### AGENDA ITEM

## 8

### PRELIMINARY SUBDIVISION PLAT APPROVAL REQUEST

415 N. Mantegani Road  
Parcel # 830-37688-000

**SUMMARY:** Venetto Subdivision is requesting Preliminary Subdivision Plat approval for 64 single-family residential lots, and two (2) detention lots on 19.85 acres of land. A waiver has been requested to allow the developer to not construct the extension of Sbanotto Ave./Bariola along the southern property line of this site.

**CURRENT ZONING:** **R-3** - Single-Family Residential - 9,600 square foot minimum lot size, maximum 3 units per acre.

**PROPOSED ZONING:** **R-4** -Single-Family Residential – 8,000 square foot minimum lot size, maximum 4 units per acre.

If this rezoning has been approved by the Planning Commission, then it will need to also be approved by the City Council before the zoning is officially changed to R-4.

**CITY WARD:** 2-Arthur Penzo and Larry Ardemagni

**FLOODPLAIN:** No

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

**Water:** Tontitown Water- There is an existing 8-inch water line that is along the west side of N. Mantegani Road that borders the subject property and an 8-inch water line that extends to the east along the north side of Bariola/Sbanotto.

**Electric:** Ozarks Electric

**Sewer/Septic:** Tontitown Sewer- There is sewer approx. 615 feet to the south which is planned to be extended to service this development.

**Phone:** AT&T

**Natural Gas:** Black Hills Energy

**Cable:** Cox Communications

### PROJECT SYNOPSIS:

The owner/applicant for this project is NORRHO, LLC. The property is located just north of the intersection of Mantegani Road and Sbanotto Ave. / Bariola Road, on the west side of Mantegani Road. There is an existing residence and barn structure on site. An existing driveway, providing access for a neighboring property, is located near the north property line. The remainder of the site is heavily wooded.

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residential lots, and two (2) detention lots on 19.85 acres of land. A waiver has been requested to allow the developer to not construct the extension of Sbanotto Ave./Bariola along the southern property line of this site.

#### **TECHNICAL INFORMATION:**

##### **Utilities:**

**Water: Tontitown Water-** There is an existing 8-inch water line that is along the west side of N. Mantegani Road that borders the subject property and an 8-inch water line that extends to the east along the north side of Bariola/Sbanotto.

**Electric: Ozarks Electric-**Additional easements were requested by OECC.

**Sewer/Septic: Sewer-** this project proposes to connect to the City of Tontitown sewer system. There is sewer approx. 615 feet to the south which is planned to be extended to service this development. The design has been submitted and will be reviewed by the City Engineer.

The applicant is currently showing the forced sewer main extension being placed in the street right-of-way. Ongoing discussion with the Public Works Director are continuing. Additional easements may need to be obtained.

Any additional corrections to the plan must be completed prior to construction plan approval.

**Phone: AT&T-** No comments were received from ATT, however, additional coordination with the utility to place necessary utility easements should happen prior to construction plan approval.

**Natural Gas: Black Hills Energy-** No comments were received from BHE, however, additional coordination with the utility to place necessary utility easements should happen prior to construction plan approval.

**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.

##### **Stormwater Pollution Prevention Plan (SWPPP):**

The applicant has provided an erosion control plan. This has been reviewed by the City Engineer. If there are any remaining corrections, they must be complete prior to Construction Plan approval.

The SWPPP shall be posted on site prior to any construction.

##### **Police:**

No concerns were submitted for the current plat proposal.

##### **Fire:**

There is an existing 8-inch water line that is along the west side of N. Mantegani Road that borders the subject property and an 8-inch water line that extends to the east along the north side of

Bariola/Sbanotto. The nearest fire hydrant is 175.8 feet to the south on the west side of Mantegani Road. The applicant is showing adequate hydrants for the interior of the subdivision. Any additional comments from the Fire Marshal shall be addressed.

**Drainage:**

The applicant submitted a drainage report for review. This has been reviewed by the City Engineer, and comments were provided for the applicant to address. Several items appear to be unaddressed with the latest submittal and will be required to be corrected.

There is some concern regarding how steep some of the lots are proposed to be, and the City Engineer has asked the applicant to provide additional information regarding the feasibility of these lots.

All remaining comments must be addressed prior to Construction Plan approval.

**Roads:**

This project has road frontage on Mantegani Road along the east property line and is required to provide an extension of Sbanotto/Bariola Ave along the south property line. They are showing one future connection point to the west, but none to the north.

The applicant requested a waiver to not construct the extension along the south. If the waiver was denied as recommended by staff, the applicant will be required to submit new plans that show the required extension.

Additionally, there is an existing access drive that provides access for the neighbor in the northwest corner. It needs to be clearly indicated on the plans if this access drive is to be removed, and what configuration is decided upon to provide access for this property. There is not an existing easement.

Several lots are proposed to take direct access onto the Collector Streets. While this is not preferred, code does not specifically prohibit this. Whenever possible, individual residential subdivision lots shall access on to the interior Local Streets.

**Planning:**

The sidewalk section and required street trees are shown along Mantegani Road. The developer is not currently showing the required extension of Sbanotto/Bariola Ave. A waiver was requested, but not recommended by staff. Based on the outcome of that decision, some redesign may be required.

Collector Streets require a Trail section on one side of the road, and a sidewalk section on the other. Generally, the Trail section is required on the north and west sides of the street.

If the Collector Street is constructed, the north side will require a Trail section unless an alternative agreement is reached due to the extra width that may be required to be constructed.

The applicant has provided a landscape plan that states an approved street tree will be used. The specific trees will need to be specified and reviewed by staff. The landscape plan shall be signed by a landscape professional.

A separate application for signage will be required prior to the installation of the monument signs.

Additional Planning Checklist items remaining to be addressed.

**STAFF RECOMMENDATION:** There are several unknowns, and several items that may need to be redesigned. Staff recommends TABLING this project in order to give staff and the applicant time to resolve the outstanding comments. Staff believes that some of the outstanding items could require the project is significantly redesigned.

If the Planning Commission decides to approve this project, staff has the following recommended conditions:

**CONDITIONS RECOMMENDED FOR APPROVAL:**

1. Provide all additional easements required by utilities.
2. Coordination with the utilities to discuss necessary utility easements must take place prior to Construction Plan approval.
3. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
4. The Sewer Extension plans will need to be reviewed and approved prior to Construction Plan approval.
5. The applicant is currently showing the forced sewer main extension being placed in the street right-of-way. Ongoing discussions with the Public Works Director are continuing. Additional easements may need to be obtained.
6. The SWPPP shall be posted on site prior to any construction.
7. Any additional comments from the Fire Marshal shall be addressed.
8. There is some concern regarding how steep some of the lots are proposed to be, and the City Engineer has asked the applicant to provide additional information regarding the feasibility of these lots.
9. Correct any additional comments from the City Engineer prior to Construction Plan approval.
10. The applicant requested a waiver to not construct the extension along the south. If the waiver was denied as recommended by staff, the applicant will be required to submit new plans that show the required extension.
11. The plans need to clarify if the existing access drive to the neighboring property is to be removed, and what configuration is decided upon to provide access for this property. There is not an existing easement.
12. Several lots are proposed to take direct access onto the Collector Streets. While this is not preferred, code does not specifically prohibit this. Whenever possible, individual residential subdivision lots shall access on to the interior Local Streets.
13. If the Collector Street is constructed, the north side will require a Trail section unless an alternative agreement is reached due to the extra width that may be required to be constructed.
14. The applicant has provided a landscape plan that states an approved street tree will be used. The specific trees will need to be specified and reviewed by staff.
15. The landscape plan shall be signed by a landscape professional.
16. A separate application for signage will be required prior to the installation of the monument signs.
17. Prior to Construction Plan approval, corrected Preliminary Plats shall be submitted for signatures to the Planning Office.
18. Correct all remaining items on the "Plat Requirement Worksheet". Planning Staff will provide a copy of the remaining requirements to the engineer for the project.
19. The applicant must apply for all required permits prior to construction.

DETAILED PLANS:

VENETTO SUBDIVISION

ACREAGE INDEX  
TOTAL PROPERTY AREA: 19.51 ACRES (849,856 SQ.FT.)  
R/W FOR MANTIGANTI ROAD: 0.84 ACRES (36,945 SQ. FT.)  
R/W FOR FUTURE COLLECTOR SOUTH: 0.985 ACRES (42,943.5 SQ. FT.)  
DETENTION AREAS: 1.10 ACRES (47,985 SQ. FT.)  
LOTS AND LOCAL R/W: 16.57 ACRES (721,982.5 SQ. FT.)

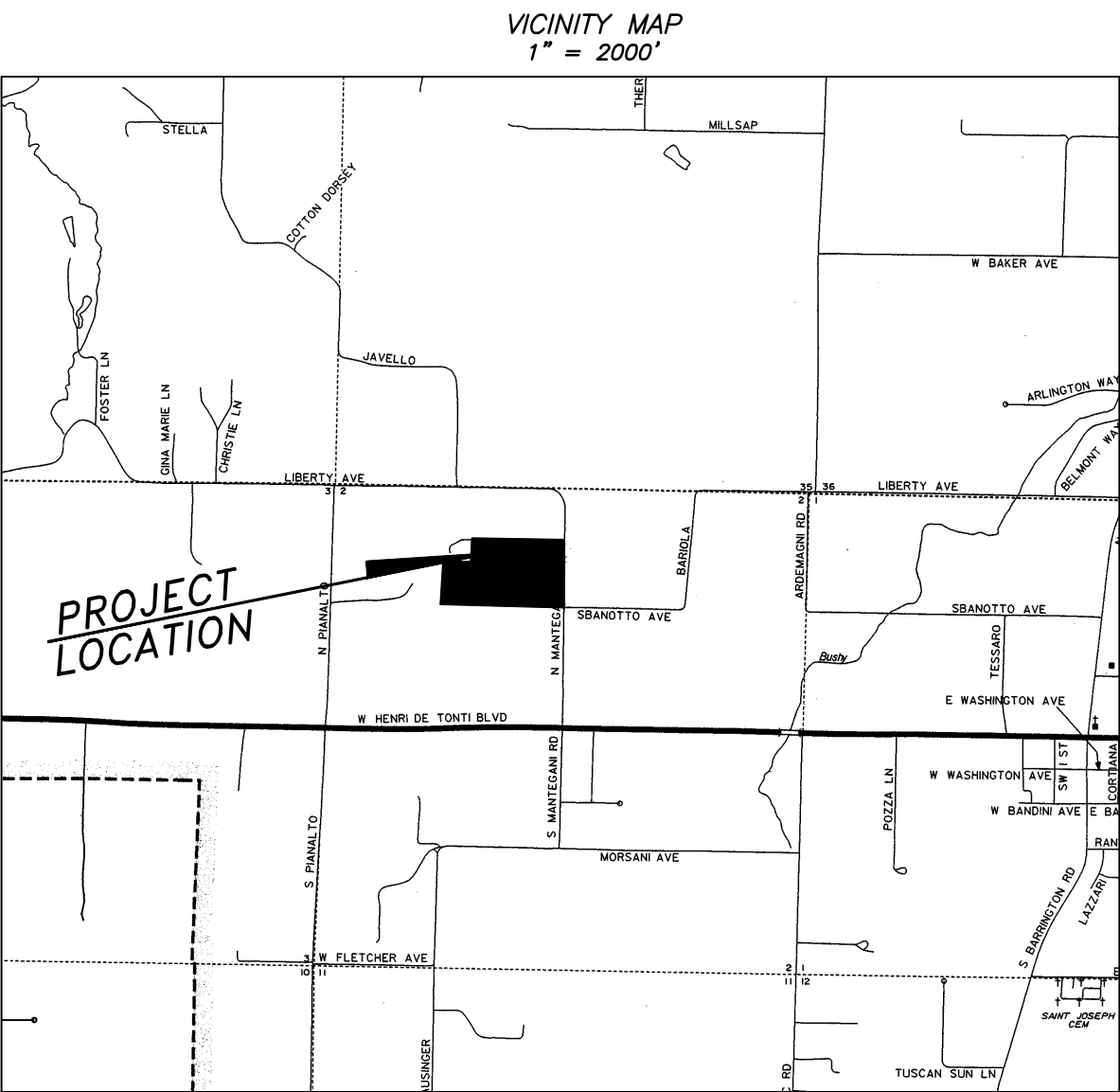
SITE SPECIFIC INFORMATION  
1. THERE IS NO VISUAL SURFACE EVIDENCE OF ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES ON THIS PROJECT.  
2. ACCORDING TO THE NATIONAL WETLANDS INVENTORY WEB SITE MAPPER, THERE ARE NO WETLANDS ON THIS PROPERTY.  
3. THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS WITHIN THE PROJECT.  
4. THERE ARE NO KNOWN GROUND LEASES OR ACCESS AGREEMENTS.  
5. THERE ARE NO EXISTING EROSION PROBLEMS FOR THIS PROJECT.  
6. DRIVEWAY LOCATIONS TO BE DETERMINED. CURB CUTS WILL BE NECESSARY.  
7. HYDRANT #D5-F21: STATIC PSI=74, RESIDUAL=70, NOZZLE SIZE=2.5", GALLON PER MINUTE (GPM)= 1186  
8. ALL CONDUITS PLACED FOR THE ROAD CROSSINGS WILL BE INSTALLED BY THE DEVELOPER AND MUST BE 4 INCH SCHEDULE 40 CONDUITS AT 48 INCH DEPTH AT FINAL GRADE.  
9. POWER POLES ON PROPERTY ARE TO BE REMOVED AND ELECTRIC WILL BE INSTALLED UNDERGROUND. THE EXISTING POWER LINE ON THE WEST OF THE PROPERTY WILL REMOVE AS SERVICE FOR EXISTING DWELLING ADJOINING PROPERTY.  
10. EXISTING DWELLING TO BE REMOVED AND EXISTING SEPTIC SYSTEM WILL BE PROPERLY REMOVED AND RECLAIMED.

PART OF THE NE ¼ OF THE  
NW ¼, SECTION 2, T-17-N, R-31-W  
WASHINGTON COUNTY, ARKANSAS

6/15/2021

PREPARED FOR:

NORRHO LLC  
4285 SHILOH DRIVE  
FAYETTEVILLE, AR 72703



Prepared By:



325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225



PLANNING PERMITS

PLANNING & ZONING DEPARTMENT  
235 E. HENRI DE TONI BLVD.  
TONTITOWN, AR 72270  
CONTACT: ANTHONY APPLE  
PH. 479-361-2700

BUILDING DEPARTMENT  
235 E. HENRI DE TONI BLVD.  
TONTITOWN, AR 72270  
CONTACT: JAMES CLARK  
PH. 479-361-2700

UTILITIES

WATER & SEWER  
TONTITOWN UTILITIES  
201 E. HENRI DE TONI BLVD.  
TONTITOWN, AR 72270  
PH. 479-361-2700

TELEPHONE  
AT&T  
PH. 479-442-1963

GAS  
BLACK HILLS ENERGY  
PH. 888-890-5554

ELECTRIC  
OZARKS ELECTRIC  
PH. 479-684-4949

CABLE COMPANY  
COX COMMUNICATION  
4901 SOUTH 48TH STREET  
SPRINGDALE, AR 72762  
PH. 479-717-3730

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NOT FOR CONSTRUCTION  
PRE-CONSTRUCTION COPY -

PLANS FOR BIDDING PURPOSES.  
QUANTITIES TO BE VERIFIED PRIOR  
TO CONSTRUCTION. CONTRACTOR  
TO VERIFY GRADES WITH ENGINEER  
PRIOR TO CONSTRUCTION.





## GENERAL NOTES:

1. BASIS OF BEARING FOR THIS SURVEY: ARKANSAS STATE PLANE NAD83 NORTH GRID BASIS OF BEARING FOR THIS SURVEY: ARKANSAS STATE PLANE NAD83 NORTH ZONE 0301 GRID CONVERGENCE ANGLE: -01°18'44" COMBINED SCALED FACTOR: 0.99993272 N:680530.6 E:646916.1

2. VERTICAL DATUM: NAVD88 COMPUTED USING OPUS NETWORK SOLUTION, NAVD88 (COMPUTED USING GEIOD18)

3. THE LOCATIONS OF THE UTILITY LINES ON THIS SURVEY WERE DERIVED FROM EVIDENCE ON THE SURFACE OF THE PROPERTY. UTILITY LOCATIONS ON THIS MAP ARE FOR GENERAL REFERENCE. THE EXACT LOCATION MAY VARY. THE PRESENCE OF ADDITIONAL UTILITY LINES ON THE PROPERTY IS A POSSIBILITY. THEREFORE THIS FIRM ADVISES TO HAVE ANY AND ALL UTILITY LOCATIONS CONFIRMED AND/OR LOCATED IN THE EVENT THEIR EXACT LOCATION IS NEEDED.

## STREET ADDRESS

415 N. MANTIGANTI ROAD  
TONTIOWN, ARKANSAS

## FILING CODE

500 -17N-31W-0-02-410-72-1546

## LEGEND

—	PROPERTY BOUNDARY
—	SURVEYED LINES
—	RIGHT OF WAY
—	GAS LINE
—	TELEPHONE
—	ROAD CENTER LINE
—	WIRE / CHAINLINK FENCE
—	WATER LINE
—	OVERHEAD POWERLINE
—	SANITARY SEWER SERVICE
—	SEWER FORCEMAIN
—	WATER SERVICE LINE

—	EXISTING CONTOUR
—	PROPOSED CONTOUR
—	TELEPHONE PEDISTAL
—	GUY WIRE
—	POWER POLE
—	PROPOSED WATER METER BOX
—	PROPOSED SEWER BOX
—	COMPUTED CORNER
—	FOUND MONUMENT (LABELED)
—	PROPOSED FIRE HYDRANT
—	PROPOSED CATCH BASIN

## SUBDIVISION INFORMATION

1. PROJECT REQUESTED ZONE R-4

2. SETBACK: EASEMENTS:  
FRONT - 25' FRONT - 15'  
SIDE - 7' SIDE - 5'  
SIDE STREET - 20' REAR - 10'  
REAR - 15'

• UNLESS OTHERWISE SHOWN

3. PROPOSED USE: SINGLE FAMILY RESIDENTIAL

4. LIGHT POLES SHALL BE PLACED AT ALL INTERSECTIONS AND SPACED 300' MAXIMUM THROUGHOUT THE DEVELOPMENT OR AS PER TONTIOWN REQUIREMENTS. ALL STREET LIGHTING SHALL MEET CITY OF TONTIOWN SPECIFICATIONS.

5. LOT CORNER RADI ARE TYPICAL 36" UNLESS OTHERWISE NOTED.

6. STORM DRAINAGE PIPES UNDER PROPOSED STREETS TO BE R.C.P. STORM DRAINAGE OUTSIDE STREET LIMITS SHALL BE ADS-N12

7. ALL HOUSE SLABS MINIMUM FLOOR ELEVATIONS SHALL BE MINIMUM OF 6" ABOVE THE TOP OF CURB ON THE HIGH SIDE OF THE LOT.

8. DRIVEWAYS FOR LOTS 11 & 14 WILL ACCESS ONTO THE LOCAL SUBDIVISION STREETS, NOT MANTIGANTI ROAD.

9. DRIVEWAYS FOR LOTS 12 & 13 WILL BE SIDE ROAD WITH TURN OUT SO THAT TRAFFIC DOES NOT BACK ONTO MANTIGANTI ROAD

## FLOOD CLAUSE

ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL NUMBER 05143C0045F CITY OF TONTIOWN, ARKANSAS COMMUNITY, DATED MAY 16, 2008, THIS PROPERTY LIES WHOLLY WITHIN ZONE "X", NOT IN THE 100 YEAR FLOOD PLAIN.

## SITE SPECIFIC INFORMATION

1. THERE IS NO VISUAL SURFACE EVIDENCE OF ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES ON THIS PROJECT.

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4. THERE ARE NO KNOWN GROUND LEASES OR ACCESS AGREEMENTS.

5. THERE ARE NO EXISTING EROSION PROBLEMS FOR THIS PROJECT.

6. DRIVEWAY LOCATIONS TO BE DETERMINED. CURB CUTS WILL NOT BE NECESSARY WITH MODIFIED CURB.

7. HYDRANT #D5-F21: STATIC PSI=74, RESIDUAL=70, NOZZLE SIZE=2.5", GALLON PER MINUTE (GPM)= 1186

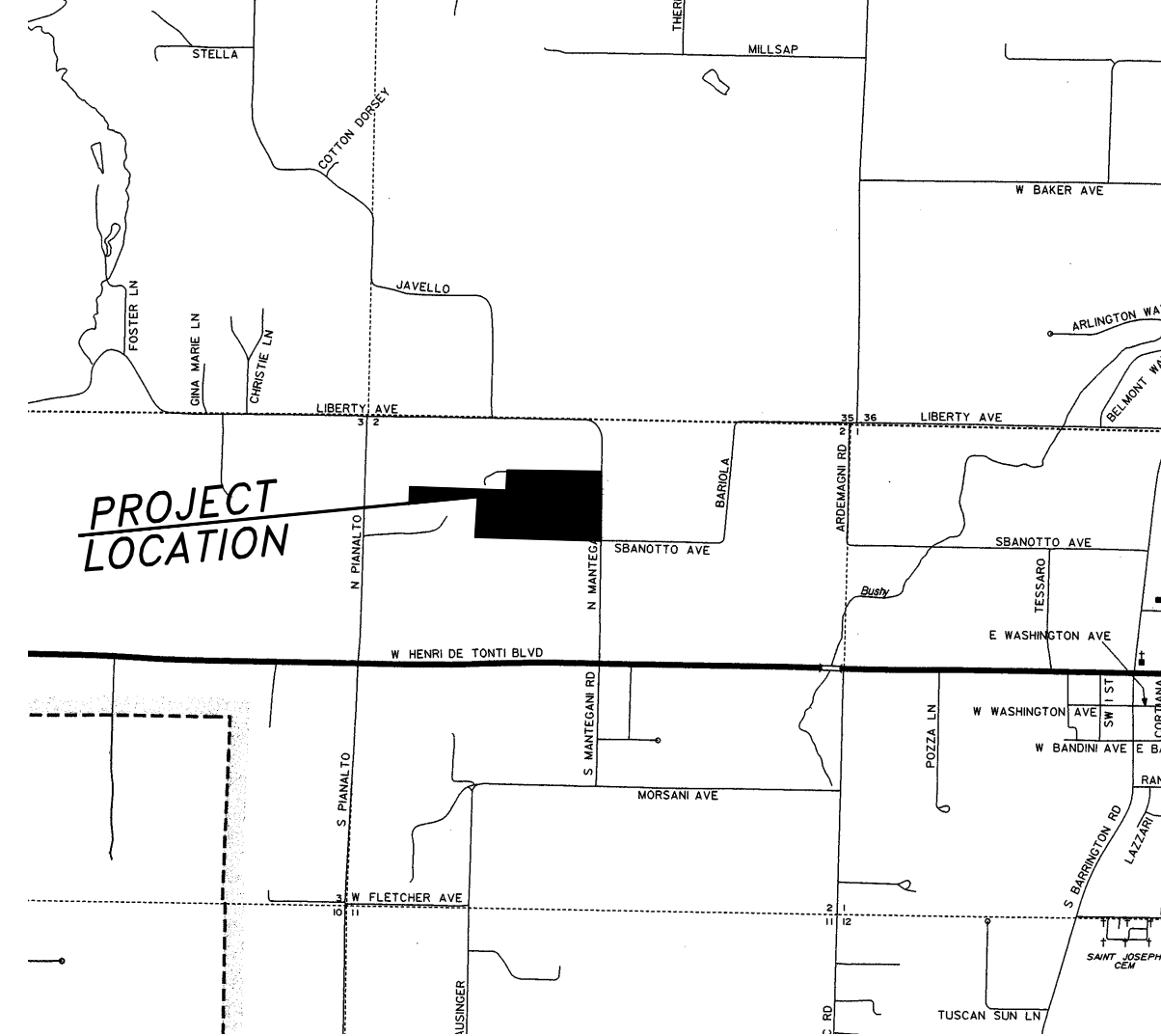
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10. EXISTING DWELLING TO BE REMOVED AND EXISTING SEPTIC SYSTEM WILL BE PROPERLY REMOVED AND RECLAIMED.

## VICINITY MAP

1" = 2000'

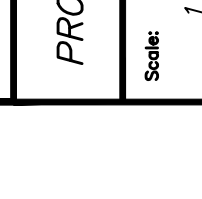
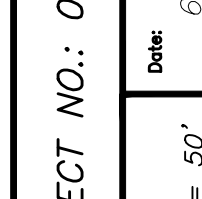
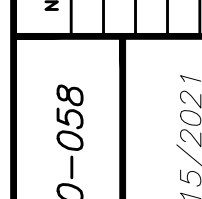
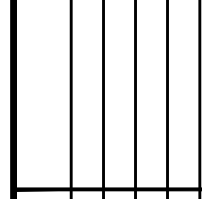
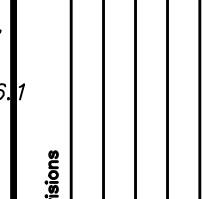
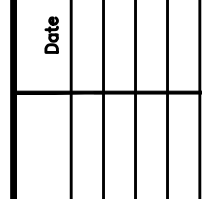
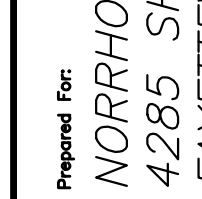
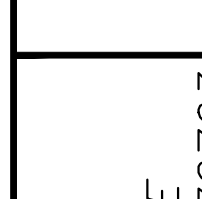
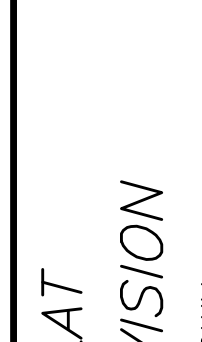
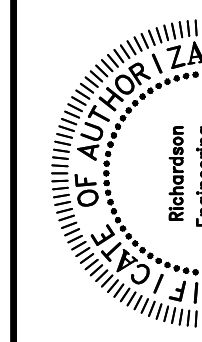


## OWNER / DEVELOPER

NORRHO LLC  
4285 SHILOH DRIVE  
FAYETTEVILLE, AR  
DUANE RHODES 479-263-6243  
CONTACT: KEVIN NALLEY  
KINAXOFFICE@GMAIL.COM  
479-200-2399

## ENGINEER / SURVEYOR

RICHARDSON ENGINEERING  
328 W. SOUTH STREET  
BENTON, AR 72015  
ENGINEER:  
ERIC RICHARDSON PE#14266  
501-318-7225  
SURVEYOR:  
MATT NALLEY PS#1546  
501-860-5051





# LEGEND

---	---	PROPERTY BOUNDARY
---	---	SURVEYED LINES
---	---	RIGHT OF WAY
G	G	GAS LINE
T	T	TELEPHONE
---	---	ROAD CENTER LINE
X	X	WIRE / CHAINLINK FENCE
W	W	WATER LINE
P	P	OVERHEAD POWERLINE
SS	SS	SANITARY SEWER SERVICE
FM	FM	SEWER FORCEMAIN
---	---	WATER SERVICE LINE
T	●	TELEPHONE PEDISTAL
●	●	COMPUTED CORNER
●	●	FOUND MONUMENT (LABELED)
●	●	PROPOSED FIRE HYDRANT
●	●	PROPOSED WATER METER BOX
●	●	PROPOSED CATCH BASIN
●	●	PROPOSED SEWER BOX

LOT CURVE TABLE				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	39.27	25.00	N47° 19' 08"E	35.36
C2	39.68	25.00	N47° 06' 38"E	35.65
C3	38.86	25.00	N42° 53' 22"W	35.06
C4	39.15	25.00	N42° 32' 57"W	35.27
C5	39.39	25.00	S47° 27' 03"W	35.44
C6	39.15	25.00	S42° 32' 57"E	35.27
C7	118.16	75.00	N47° 27' 03"E	106.31
C8	32.12	25.00	N34° 29' 23"W	29.96
C9	39.39	25.00	S47° 27' 03"W	35.44
C10	39.17	25.00	S42° 47' 53"E	35.28
C11	39.27	25.00	S42° 40' 52"E	35.36
C12	39.27	25.00	N47° 19' 08"E	35.36
C13	39.27	25.00	S42° 40' 52"E	35.36

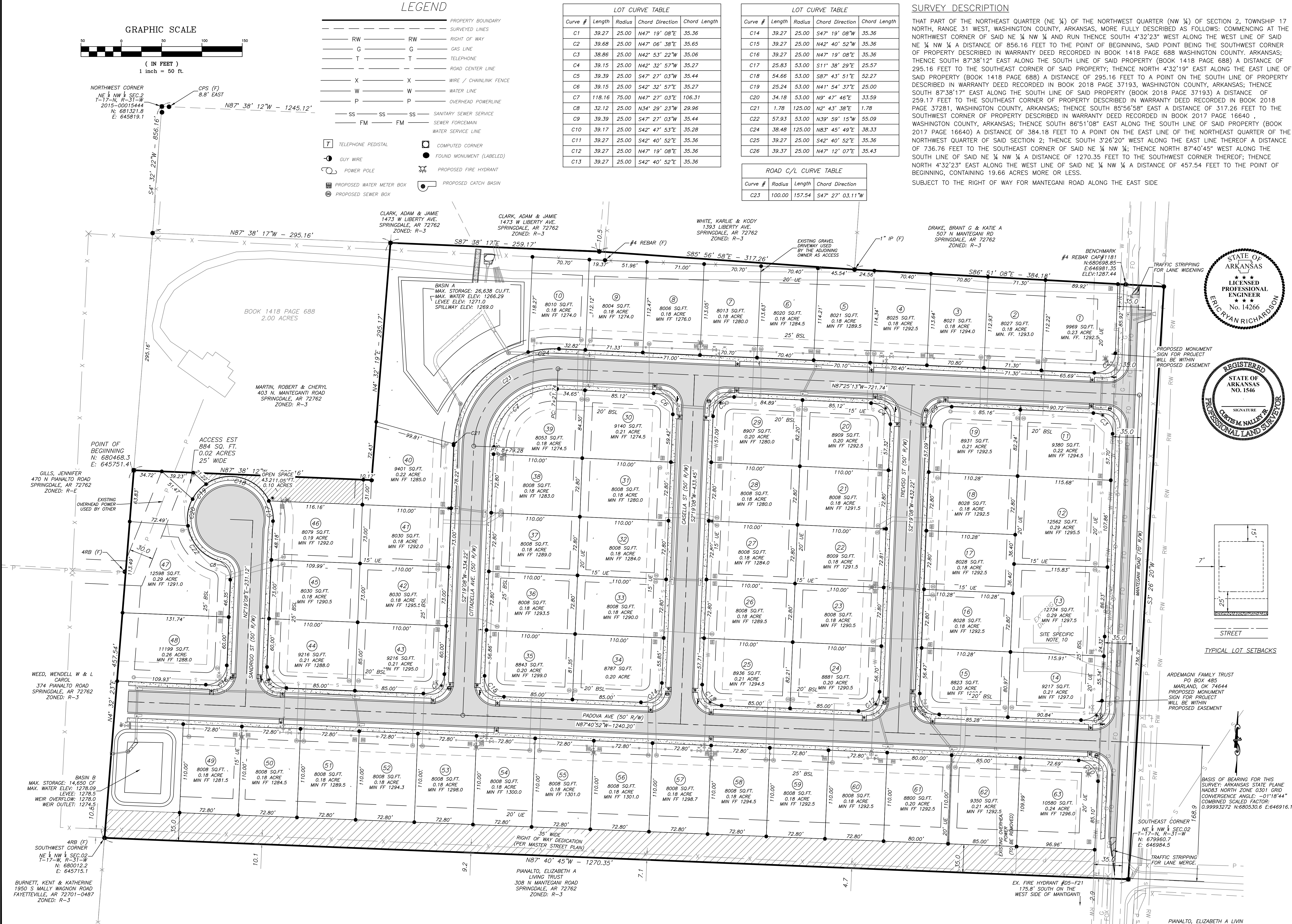
LOT CURVE TABLE				
Curve #	Length	Radius	Chord Direction	Chord Length
C14	39.27	25.00	S47° 19' 08"W	35.36
C15	39.27	25.00	N42° 40' 52"W	35.36
C16	39.27	25.00	N47° 19' 08"E	35.36
C17	25.83	53.00	S11° 38' 29"E	25.57
C18	54.66	53.00	S87° 43' 51"E	52.27
C19	25.24	53.00	N41° 54' 37"E	25.00
C20	34.18	53.00	N9° 47' 46"E	33.59
C21	1.78	125.00	N2° 43' 38"E	1.78
C22	57.93	53.00	N39° 59' 15"W	55.09
C24	38.48	125.00	N83° 45' 49"E	38.33
C25	39.27	25.00	S42° 40' 52"E	35.36
C26	39.37	25.00	N47° 12' 07"E	35.43

ROAD C/L CURVE TABLE			
Curve #	Radius	Length	Chord Direction
C23	100.00	157.54	S47° 27' 03.11"W

## SURVEY DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NE ¼ NW ¼ AND RUN THENCE SOUTH 4°32'23" WEST ALONG THE WEST LINE OF SAID NE ¼ NW ¼ A DISTANCE OF 856.16 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1418 PAGE 688 WASHINGTON COUNTY, ARKANSAS; THENCE SOUTH 87°38'12" EAST ALONG THE SOUTH LINE OF SAID PROPERTY (BOOK 1418 PAGE 688) A DISTANCE OF 295.16 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 4°32'19" EAST ALONG THE EAST LINE OF SAID PROPERTY (BOOK 1418 PAGE 688) A DISTANCE OF 295.16 FEET TO A POINT ON THE SOUTH LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2018 PAGE 37193, WASHINGTON COUNTY, ARKANSAS; THENCE SOUTH 87°38'17" EAST ALONG THE SOUTH LINE OF SAID PROPERTY (BOOK 2018 PAGE 37193) A DISTANCE OF 259.17 FEET TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2018 PAGE 37281, WASHINGTON COUNTY, ARKANSAS; THENCE SOUTH 85°56'58" EAST A DISTANCE OF 317.26 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2017 PAGE 16640, WASHINGTON COUNTY, ARKANSAS; THENCE SOUTH 86°51'08" EAST ALONG THE SOUTH LINE OF SAID PROPERTY (BOOK 2017 PAGE 16640) A DISTANCE OF 384.18 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 3°26'20" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 736.76 FEET TO THE SOUTHEAST CORNER OF SAID NE ¼ NW ¼; THENCE NORTH 87°40'45" WEST ALONG THE SOUTH LINE OF SAID NE ¼ NW ¼ A DISTANCE OF 1270.35 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 4°32'23" EAST ALONG THE WEST LINE OF SAID NE ¼ NW ¼ A DISTANCE OF 457.54 FEET TO THE POINT OF BEGINNING, CONTAINING 19.66 ACRES MORE OR LESS.

SUBJECT TO THE RIGHT OF WAY FOR MANTEGANI ROAD ALONG THE EAST SIDE



**RICHARDSON ENGINEERING**  
Planning • Engineering • Development Consulting  
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

STATE OF ARKANSAS  
LICENSED PROFESSIONAL ENGINEER  
No. 14266  
ERIC RYAN RICHARDSON

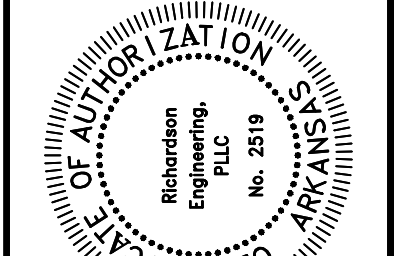
REGISTERED  
STATE OF ARKANSAS  
NO. 1546  
CLINT M. NALLEY  
PROFESSIONAL LAND SURVEYOR

PRELIMINARY PLAT  
VENETTO SUBDIVISION  
TO THE CITY OF TONTOWN,  
WASHINGTON COUNTY, ARKANSAS  
PART OF THE NE ¼ NW ¼, SECTION 2,  
T-17-N, R-31-W

Prepared For:  
**NORRHO LLC**  
4285 SHILOH DRIVE  
FAYETTEVILLE, AR 72703

Project NO.: 020-058  
Date: 6/15/2021  
Scale: 1" = 50'  
Sheet: 3 of 29

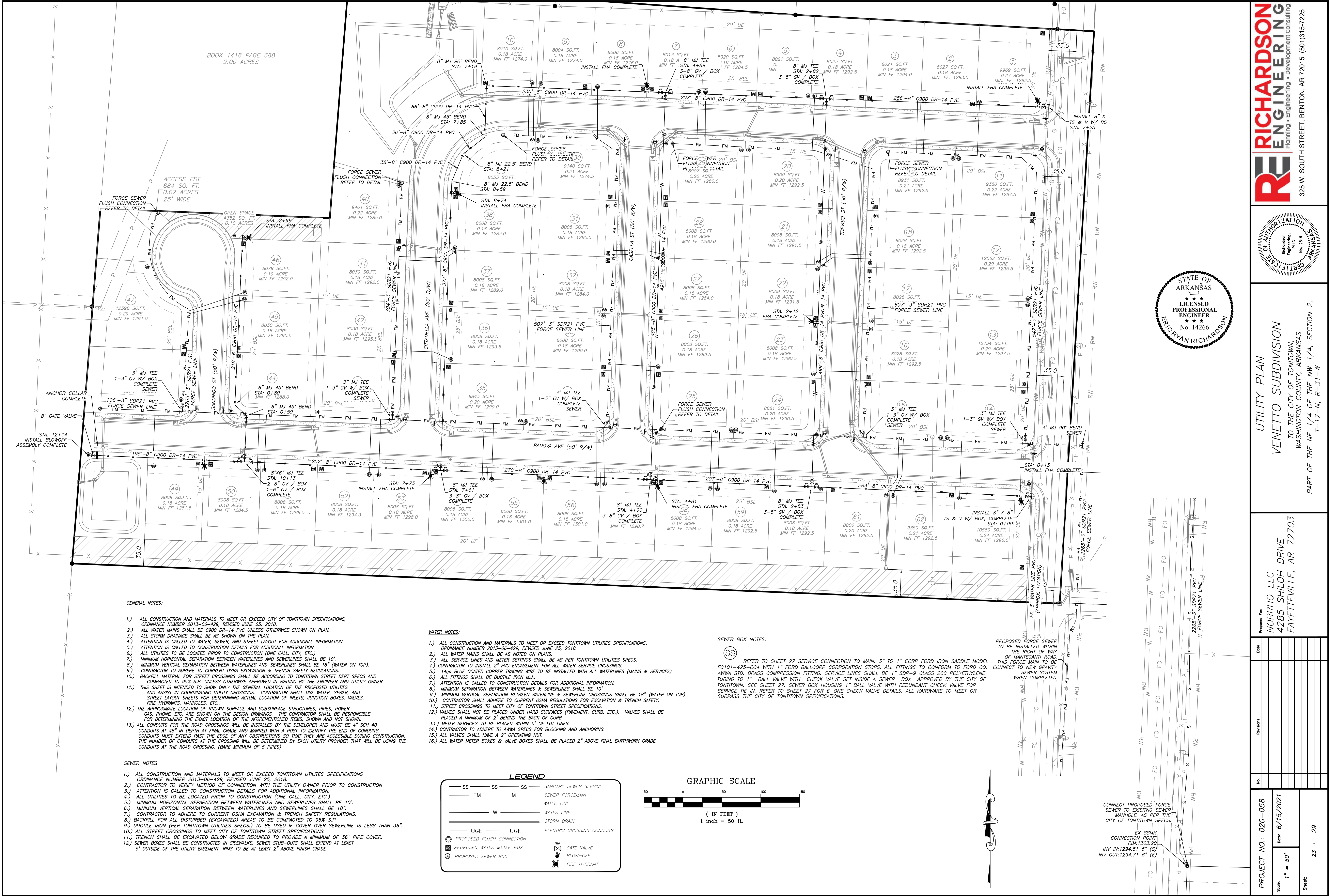




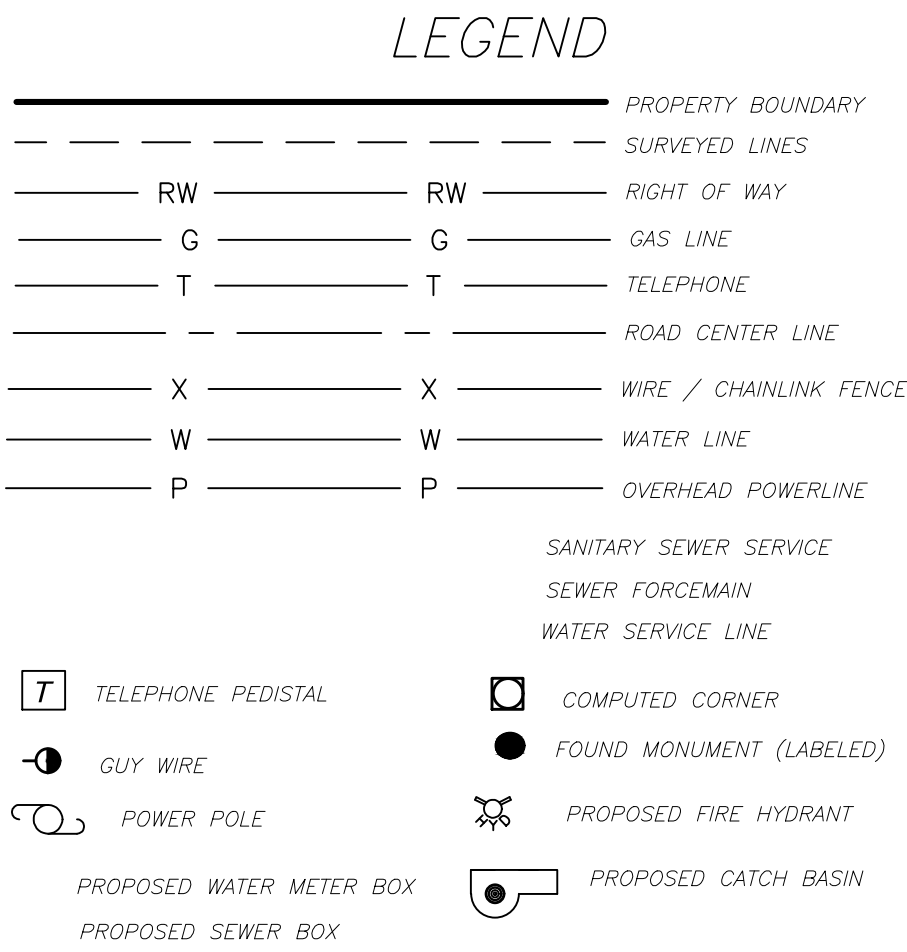
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<b>PROJECT NO.: 020-058</b>		<b>No.</b>	<b>Revisions</b>	<b>Date</b>
<b>Scale:</b> $1'' = 50'$	<b>Date:</b> 6/15/2021			
<b>Sheet:</b> 5 of 29				









APPROVED STREET TREE

- 1) ONE (1) SHADE TREE PER UNIT SHALL BE PLACED IN THE FRONT YARD AREA OF EACH LOT. (I.E SINGLE FAMILY LOTS REQUIRE ONE (1) SHADE TREE TO BE PLACED.)
- 2) MINIMUM TREE CALIPER SIZE SHALL BE TWO (2) INCHES. CALIPER IS DEFINED AS THE MEASUREMENT OF THE DIAMETER OF THE TRUNK SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO FOUR (4) INCHES IN CALIPER SIZE. EXISTING TREES MAY BE CREDITED.
- 3) FINAL OCCUPANCY PERMITS MAY BE HELD FOR THOSE WHO FAIL TO COMPLETE LANDSCAPE REQUIREMENTS.
- 4) ALL STREET TREES WILL BE APPROVED BY THE CITY OF TONTITOWN AND SHALL BE SPACED AT 30' MINIMUM. TREES CAN BE MODIFIED TO ACCOMMODATE DRIVEWAYS.
- 5) REFER TO TONTITOWN LANDSCAPE ORDINANCE FOR SPECIES TYPE AND APPROVED PLANTING METHODS.
- 6) REFER TO SHEET 2 LIGHTING NOTES.

THAT PART OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NE ¼ NW ¼ AND RUN THENCE SOUTH 43°32'23" WEST ALONG THE WEST LINE OF SAID NE ¼ NW ¼ A DISTANCE OF 856.16 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1418 PAGE 688 WASHINGTON COUNTY, ARKANSAS; THENCE SOUTH 87°38'12" EAST ALONG THE SOUTH LINE OF SAID PROPERTY (BOOK 1418 PAGE 688) A DISTANCE OF 295.16 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 43°32'19" EAST ALONG THE EAST LINE OF SAID PROPERTY (BOOK 1418 PAGE 688) A DISTANCE OF 295.16 FEET TO A POINT ON THE SOUTH LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2018 PAGE 37193, WASHINGTON COUNTY, ARKANSAS; THENCE SOUTH 87°38'17" EAST ALONG THE SOUTH LINE OF SAID PROPERTY (BOOK 2018 PAGE 37193) A DISTANCE OF 259.17 FEET TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2018 PAGE 37281, WASHINGTON COUNTY, ARKANSAS; THENCE SOUTH 85°56'58" EAST A DISTANCE OF 317.26 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2017 PAGE 16640, WASHINGTON COUNTY, ARKANSAS; THENCE SOUTH 86°51'08" EAST ALONG THE SOUTH LINE OF SAID PROPERTY (BOOK 2017 PAGE 16640) A DISTANCE OF 384.18 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 3°26'20" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 736.76 FEET TO THE SOUTHEAST CORNER OF SAID NE ¼ NW ¼; THENCE NORTH 87°40'45" WEST ALONG THE SOUTH LINE OF SAID NE ¼ NW ¼ A DISTANCE OF 1270.35 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 43°23'23" EAST ALONG THE WEST LINE OF SAID NE ¼ NW ¼ A DISTANCE OF 457.54 FEET TO THE POINT OF BEGINNING, CONTAINING 19.66 ACRES MORE OR LESS.

SUBJECT TO THE RIGHT OF WAY FOR MANTENIGI ROAD ALONG THE EAST SIDE

