

BUILDING/PLANNING:

Tuesday, October 22nd at 6:00 P.M., there will be a Public Hearing prior to the regular Planning Board meeting. The hearing will address a rezoning request for Richie Patrick at 1232 Milsap Road. Mr. Patrick is requesting a rezoning from A-1 to R-E in order to split 2.5 acres off of his 7.5-acre parcel. This item was on the agenda last month, but had to be rescheduled. The other item requiring a public hearing is a Conditional Use Permit for Venezia Piazza Phase 2. This CUP is to allow light warehousing in C-2 zoning. Once the Public Hearing is complete, the Planning Board will review the plans for the Venezia Piazza Large-Scale Development.

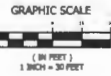
STREETS/PARKS:

WATER & SEWER:

A presentation by Chris Buntin P.E., with Garver Engineers.

Mr. Buntin will identify issues and address solutions to our short-term needs relating to street improvements and water infrastructure for the proposed school, as well as the general development of the City.

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LEGEND

EXISTING	PROPOSED
IRON PIPE/PIPE FOUND	IRON PIPE SET
BOUNDARY LINE	BOUNDARY LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
LANDSCAPE LINE	LANDSCAPE LINE
CLUB AND OUTLET	CLUB AND OUTLET
IRON	IRON
LIGHT POLE (SINGLE)	LIGHT POLE (SINGLE)
FRONT/REAR ASSEMBLY	FRONT/REAR ASSEMBLY
STOP BAR	STOP BAR
MEDIUM DUTY ASPHALT PAVEMENT	MEDIUM DUTY ASPHALT PAVEMENT
HEAVY DUTY CONCRETE PAVING	HEAVY DUTY CONCRETE PAVING
CONCRETE MATERIAL	CONCRETE MATERIAL
PARKING COURT	PARKING COURT

- GENERAL SITE NOTES:**
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING WITH ARKANSAS ONE-CALL AT 1-800-482-8998 A MIN. OF FORTY-FOUR (24) HOURS BEFORE ANY DIGGING BEGINS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS ON THE SITE DURING CONSTRUCTION AND MUST BE WITHIN QUARTY AND OBSERVE ACCEPTED STANDARDS FOR SAFETY AT ALL TIMES. NOISE SHALL NOT BE LIMITED TO WORKING HOURS. THE CONTRACTOR SHALL NOT BE RESPONSIBLE TO MONITOR SAFETY STANDARDS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL EXISTING AND CONSTRUCTION MATERIALS IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED SITES.
 - ALL DESIGNS SHOWN HEREIN ARE IN ACCORDANCE WITH THE INDUSTRY ACCEPTED STANDARDS AT THIS TIME.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES.
 - IN THE EVENT THAT THERE IS A QUESTION WITH REGARD TO THE DESIGN WITHIN, THE CONTRACTOR SHALL CONSULT WITH THE DESIGNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING IN ACCORDANCE WITH ALL MUNICIPALITY CONSTRUCTION STANDARDS.
 - MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

BUILDING/USE	BUILDING AREA (SQ. FT.)	PARKING SPACES		ACCESSIBLE	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
BUILDING 1 - RETAIL/OFFICE	7,000	28	28	1	1
BUILDING 2 - RETAIL/OFFICE	10,626	42	42	2	2
BUILDING 3 - RETAIL/OFFICE	7,000	28	28	1	1
BUILDING 4 - RETAIL/OFFICE	10,626	42	42	2	2
BUILDING 5 - RETAIL/OFFICE	7,000	28	28	1	1
BUILDING 6 - RETAIL/OFFICE	7,000	28	28	1	1
BUILDING 7 - RETAIL/OFFICE	7,000	28	28	1	1
TOTAL	56,252	224	224	10	10

PARKING REQ.
1. RETAIL: 1 SPACE / 300 SQ. FT. SIDE UP TO 1000000, MAXIMUM @ 900 SQ. FT.
2. OFFICE: 1 SPACE / 300 SQ. FT.

TOPOGRAPHY, C-3 CORNER:
FRONT (WITH PARKING IN FRONT)
SIDE (ADJACENT TO NON-RESIDENTIAL)
SIDE (ADJACENT TO RESIDENTIAL)
REAR (ADJACENT TO NON-RESIDENTIAL)
REAR (ADJACENT TO RESIDENTIAL)
(ALL SETBACKS SHALL BE VARYING ELEMENTS)

E. HENRY DE TONTI BLVD. (ARKANSAS STATE HIGHWAY 412)
412

Casey's

McDonald's

PRIVATE DRIVE

112

WETLAND CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN DESIGNATED WATERS OF THE UNITED STATES OR WATERS REQUIRING PERMITTING THROUGH THE U.S. CORPS OF ENGINEERS.

FLOOD ZONE CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN AN ESTABLISHED REGULATORY 100-YEAR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 0743200007
EFFECTIVE DATE: MAY 16, 2008



VENEZIA PIAZZA COMMERCIAL - PHASE 2

TONTOWN, ARKANSAS

SITE PLAN



DATE: 08-06-2018

Damage prevention is no accident.



800-482-8998
Arkansas One-Call
www.onecall.com

DATE: 08-06-2018
DESIGNED: [initials]
CHECKED: [initials]

SCALE: AS NOTED
CDE PROJECT NO. 1130

SHEET

C2.0