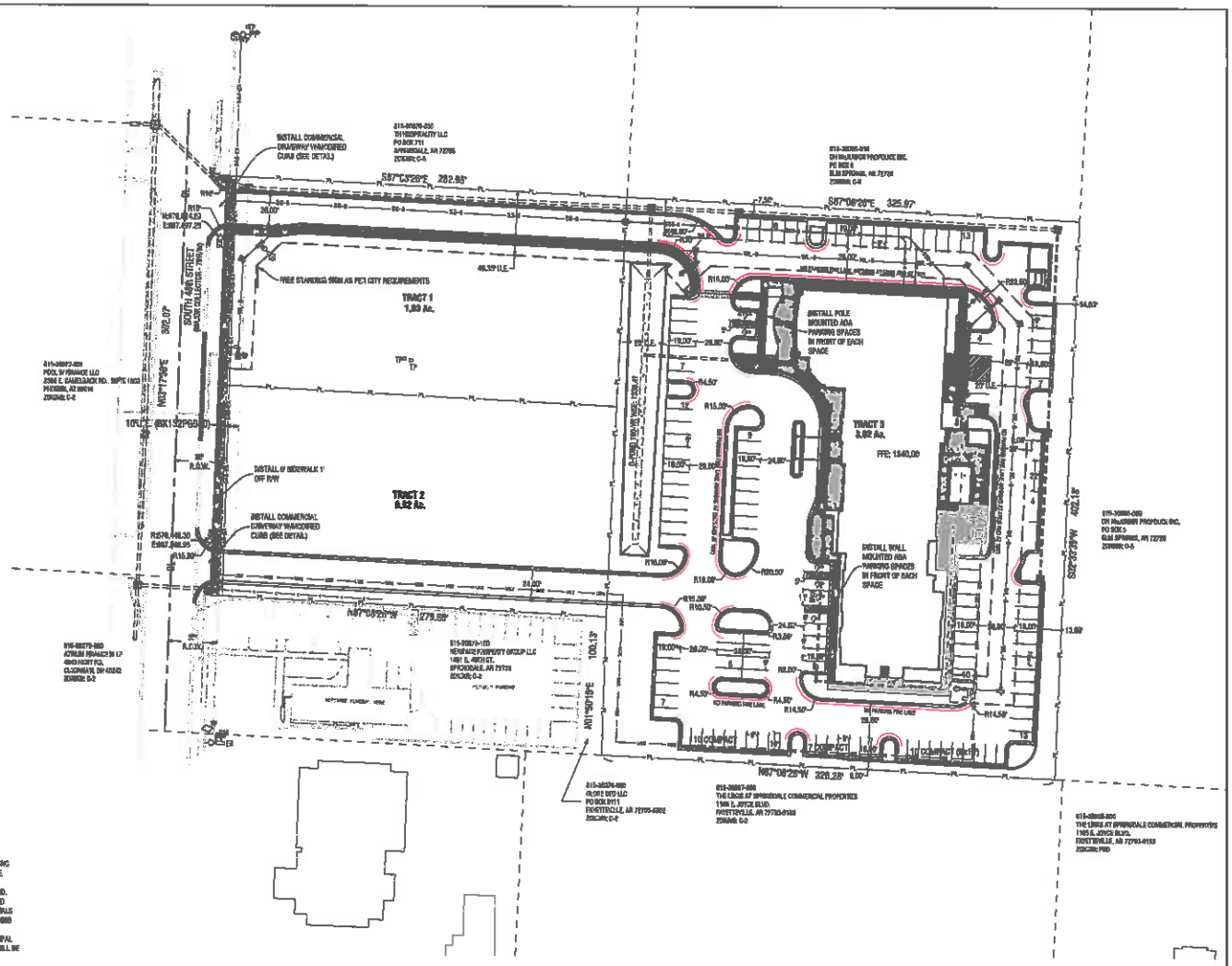

NOTES:

1) CURRENT ZONING = C-6
2) PARCEL NUMBERS: 815-30078-010, 815-30078-020, 815-30078-040, 815-30090-050, 815-30078-080, 815-30078-090, 815-30090-061,
3) BASIS OF BOUNDARY = TITLE INSURANCE COMMITMENT FILE No. 15-490 EN-JBT W/ BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED 11-24-15; ALTA/NSPS LAND TITLE SURVEY FOR HERITAGE FUNERAL HOME BY SURVEY 1, INC. DATED 5/5/15; LAND SURVEY FOR KIRK ELBAUM BY ALAN REED & ASSOC. DATED 09/10/08.
4) THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM # 05143C0079F DATED MAY 18, 2009.
5) THIS DEVELOPMENT MUST COMPLY WITH THE CITY OF SPRINGDALE CODES/SIGN, DESIGN STANDARDS OR A VARIANCE IS REQUIRED.
6) HANDICAPPED RAMPS SHALL BE PROVIDED WHEREVER A SIDEWALK CROSSES A CURB AT CROSSWALKS, DRIVEWAYS, AND STREET INTERSECTIONS.
7) STREETLIGHTS ARE REQUIRED AT EACH INTERSECTION AND ALONG THE STREET AT DRIVEWAYS OF 250 TO 350 FEET AS MEASURED ALONG THE CENTERLINE OF THE STREET, SHOW LOCATION AND THE STATE PLANE COORDINATES (NAD 83, FEET) FOR EACH STREETLIGHT. THE STREETLIGHT FIXTURE SHALL BE ZV-LSI LIGHTING MODEL CASHMOUNTAIN, J-SPL-NRMS-11 MULTIPLE ARM-2-O-PC-CSL.
8) ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, AND ALL EXISTING UTILITIES UNDER 12 KV SHALL BE RELOCATED UNDERGROUND.
9) ALL MECHANICAL AND UTILITY EQUIPMENT LOCATED ON THE WALL, ROOF OR THE GROUND SHALL BE SCREENED. ALL ROOF-MOUNTED UTILITIES AND MECHANICAL EQUIPMENT SHALL BE SCREENED BY INCORPORATING CONCEALMENT INTO THE STRUCTURE UTILIZING MATERIALS COMPATIBLE WITH THE SUPPORTING BUILDINGS. MECHANICAL AND UTILITY EQUIPMENT OVER 30 INCHES IN HEIGHT SHALL MEET BUILDING SETBACKS. SMALLER GROUND-MOUNTED EQUIPMENT MAY BE SCREENED BY 24 TALL SHRUBBERY OR SHRUBS.
10) TRASH ENCLOSURES SHALL BE SCREENED ON THREE SIDES WITH MATERIALS COMPLIMENTARY TO AND COMPATIBLE WITH THE PRINCIPAL STRUCTURE. GATE ACCESS NOT VISIBLE FROM THE STREET. AN ELEVATION DEPICTING THE MATERIALS AND COLORS OF THE SCREEN WILL BE REQUIRED TO BE APPROVED BY PLANNING DIVISION PRIOR TO BUILDING PERMIT. IF THE ENCLOSURE IS WITHIN AN EASEMENT THE APPROPRIATE UTILITY COMPANIES WILL HAVE TO APPROVE THE STRUCTURE WITHIN THEIR EASEMENT.

NOTE:

ALL WATER & SEWER OWNED ON THIS PROJECT & SHOWN ON THIS SHEET SHALL BE IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES SPECIFICATIONS (MATERIAL & WORKMANSHIP). THESE ITEMS INCLUDE THE FOLLOWING:

N
W E
S

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

OWNER
ENGLISH HOSPITALITY, LLC
PO BOX 7479
SPRINGDALE, AR 72766

PARKING LOT TABLE

BUILDING USE	PARKING REQUIRED	PARKING PROVIDED
HOTEL	1 SPACE / PER ROOM = 128 SPACES	128 PROVIDED
	1 SPACE / PER EVERY 2 EMPLOYEES = 10 SPACES	11 PROVIDED
	1 SPACE / PER 200 S.F. MEETING AREA = 20 SPACES	20 PROVIDED
	ADA COMPLIANCE: 6 HANDICAP SPACES REQUIRED	6 PROVIDED
	TOTAL AREA OF PARKING LOT 60,835 SQ. FT.	TOTAL 147 PROVIDED

PARKING STRIPE PAINT SHALL BE A READY MIXED WHITE AND YELLOW PAINT SUITABLE FOR APPLICATION ON CONCRETE AND BITUMINOUS PAVEMENTS AND SHALL BE 4" IN WIDTH. ALL PAINTS USED FOR THIS APPLICATION SHALL BE LISTED ON THE ADTD QUALIFIED PRODUCTS LIST (QPL). STRIPING SHALL MEET CITY OF SPRINGDALE STANDARD SPECIFICATIONS FOR PAVEMENT MARKINGS. ALL CURB NOT ASSOCIATED WITH A PARKING STALL SHALL BE PAINTED RED WITH THE WORDS "NO PARKING – FIRE LANE" PER THE CITY OF SPRINGDALE FIRE MARSHALL'S APPROVAL.

JORGENSEN +ASSOCIATES
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Civil Engineering • Surveying
Landscape Architecture Services

LEGEND

- CALCULATED POINT
- FOUND RAILROAD SP
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- PROPOSED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
HOMEA SUITES
LSD #4.16-43

PROJECT LOCATION:
SPRINGDALE, AR

REVISIONS

DATE: 11/18/16
DRAWN BY: PRIMRU
PROJECT # 2016112
FILE PATH: Z:\LSD\2016\112\LSD
SHEET SIZE: 22" x 34"
SCALE: 1" = 40'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 750
CHARTER - BETTER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13943
BRADY E. JORGENSEN

SHEET TITLE
LARGE SCALE DEVELOPMENT

SHEET NUMBER
C1.2