REQUIRED ITEMS ON SITE PLAN

TOTAL SITE AREA	97489.4 SF 2.24 Ac ±
PROPOSED	
GREEN SPACE	28656 SF (30%) 0.66 Ac ±
IMPERVIOUS	68833 SF 1.58 Ac ±
EXISTING	
PERVIOUS	38430.90 SF 0.88 AC ±
IMPERVIOUS	59058.53 1.36 AC ±
PROPOSED BUILDINGS	1
GROSS FLOOR AREA	ARCHITECT SF
MAX PROPOSED BLDG HEIGHT	55'-2"
BLDG. FOOTPRINT AREA	14710 SF
NUMBER OF ROOMS	91
REQ'D PARKING	1SPACE/ROOM
ADA REQ. (76-100 TOTAL)	4 SPACES
PROPOSED PARKING	93 SPACES (INCLUDES 4 ADA)
REQD ISLANDS	1 ISLAND/12 PARKING SPACES
PROPOSED ISLANDS	12
REQ'D SETBACKS	
FRONT	40'
REAR	0' (PLUS 20 DRAINAGE EASEMENT)
SIDES	7.5' WEST SIDE BOUND 20' SOUTH SIDE
GENERAL SLOPE ANALYSIS	0-5%
FEMA FIRM PANEL	05045C0281H (12/19/06)
BFE	318.00

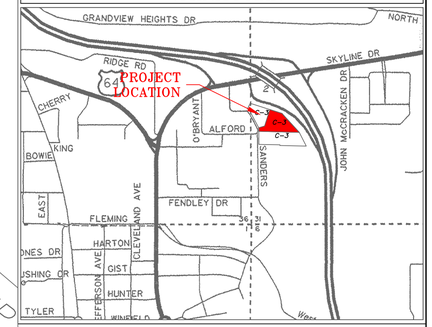
811 Know what's below. Call before you dig.

UTILITY NOTES

1. EXISTING UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHOULD ALWAYS CALL ONE CALL BEFORE DIGGING.
2. ALL UNDERGROUND WIRE UTILITIES SHARE SAME TRENCHING. LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE MAY BE UGE OR FIBER OPTIC

UGE / FO — INDICATES APPROXIMATE LOCATION OF TRENCHING FOR UNDERGROUND WIRE UTILITIES BASED ON SURVEYED PAINTED MARKINGS. MOST LIKELY UNDERGROUND ELECTRIC BUT MAY INCLUDE TELEPHONE/FIBER OPTIC

VICINITY MAP:



SCALE: 1"=1000'

GAS
EX. GAS (SURVEYED MARKING)
EX. FOC APPROX. LOC
S72°24'19"E 176.81'
I-40 EAST ON RAMP
SHOULDER APPROXIMATE
S42°30'18"E 397.98'
SUPER 8 MOTEL APPROX. LOCATION
S17°24'38"W 240.98'
SETBACK (7.5')
HYDRAULIC PATH (PROPOSED)
EX. DELINEATION LINE
Ex. cleanout
PROPOSED HAMPTON INN
4 STORIES
91 ROOMS 93 PARKING SPACES
POOL AREA FFE: 352.5
OUTDOOR POOL AREA
EXIST. DITCH
EXIST. HDWALL UNDERGROUND DRAINAGE
DETENTION AREA
OUTFALL 12" HDPE PIPE
PROP. RETAINING WALL
5' SIDEWALK
20' BUILDING SETBACK
40' FRONT SETBACK
15'x15' CONC. DUMPSTER PAD
DOORS REMAIN CLOSED FOR ACCESS TO ADA PARKING SPOT
APPROX. EDGE EX. CONCRETE
S1°30'11"W 25.14
L=22.53, R=71.86, Δ=17°58'07"
SANDERS RD.(50' RW)
SANDERS RD.(50' ROPW)
EX. WATER MAIN APPROX. LOC
EX VALVE
EXISTING HYDRANT & VALVE
N73°25'49"E 87.62'
8" SEWER ALIGNMENT
COMFORT INN PARKING LOT
N88°27'20"W 565.10'

SITE PLAN LEGEND

- EXISTING CONCRETE
- PROP. ASPHALT CONCRETE
- EXISTING PAVEMENT
- PROP. CONCRETE
- PROP. GREEN SPACE
- PROP. CANOPY TREE
- EX./PROP. LP
- FENCE
- UGE UGE — PROP. UNDERGROUND ELECTRIC
- UGE UGE — EXISTING UNDERGROUND ELECTRIC
- OHE OHE — EXISTING UNDERGROUND ELECTRIC
- TRAFFIC FLOW

N
20' 10' 0 20'

BASIS OF BEARINGS: GRID BEARINGS ARE BASED ON THE ARKANSAS COORDINATE SYSTEM, SOUTH ZONE BY G.P.S. OBSERVATIONS

CERTIFICATE OF AUTHORIZATION HOPE CONSULTING, INC. No. 1931 ARKANSAS

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 14048 WILLIAM W. McFADDEN

LEGEND
- Computed point
- Found monument
- Set Iron Pipe
(M) - Measured
(R) - Record
(D) - Deed
- Power Pole

UTILITY LEGEND:
- POWER POLE
- WATER MAIN
- GAS LINE
- FIBER OPTIC
- TELEPHONE PED.
- GAS METER
- EXISTING WATER METER

SEWER LEGEND:
- SEWER SERVICE
- SEWER MAIN
- SEWER MANHOLE

NOTE: USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 30" MINIMUM COVER CANNOT BE MAINTAINED.

CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.

WATER LEGEND:
- EX. / PROP. GATE VALVE
- 2" BLOW OFF
- EX./ PROP. REDUCER
- FIRE HYDRANT
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE

NOTE: ALL FIRE HYDRANT LEADERS HAVE A GATE VALVE BETWEEN MAIN AND FIRE HYDRANT.

HOPE CONSULTING ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
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www.hopeconsulting.com

FOR USE AND BENEFIT OF:
PINNACLE HOTEL GROUP

HAPMTON INN
SITE PLAN
CONWAY, FAULKNER COUNTY, AR

DATE:	December 2016	C.A.D. BY:	JNS
REVISED:		CHECKED BY:	
SHEET:		SCALE: AS SHOWN	DRAWING NUMBER: 16-0510

500	T6N	R13W	0	31	340	23	1762

K:\LAND PROJECTS 2016\COMMERCIAL\2016\16-0510 CONWAY HAMPTON\16-0510 BASE DRAWING (1-3-17).DWG