

1 SPACE

## **GENERAL NOTES:**

- 1. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE CITY OF HUTCHINS,
- 2. CONTRACTOR SHALL PROVIDE "AS BUILT" PLANS TO THE ENGINEER SO THAT THE REPRODUCIBLE OF THE ENGINEERING PLANS MAY BE CORRECTED TO REFLECT "AS BUILT" CONDITIONS.
- 3. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AND MAINTAIN ALL NECESSARY WARNING AND SAFETY DEVICES (FLASHING LIGHTS, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.
- 4. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY IN THE FIELD ANY UTILITIES THAT MAY CONFLICT WITH HIS CONSTRUCTION. AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES.

1 SPACE

5. SIGNAGE WILL BE PERMITTED SEPARATELY.

PROPOSED DEVELOPMENT AT WINTER GREEN TOTAL PARKING REQUIRED= 295 SPACES

LOADING PARKING FURNISHED

RETAIL SHOPPING (LOT 3, BLK. A) TOTAL PARKING 5 STORY HIE HOTEL (LOT 4, BLK. A) 4 STORY TPS HOTEL (LOT 5, BLK. A) BUILDING AREA = 16,619.00 S.F. PARKING REQUIRED 1 SPACE/ROOM UNIT = 99 SPACES 1 SPACE/200 S.F. = 84 SPACES 1 SPACE/ROOM UNIT = 106 SPACES 289 SPACES PARKING FURNISHED 124 SPACES 108 SPACES 90 SPACES 322 SPACES H.C. PARKING REQUIRED 4 SPACES (1 VAN) 4 SPACES (1 VAN) 4 SPACES (1 VAN) 12 SPACES (3 VANS) H.C. PARKING FURNISHED 5 SPACES (2 VANS) 6 SPACES (2 VANS) 4 SPACES (1 VAN) 15 SPACES (5 VANS) OWNER: ARMI DEVELOPERS

3403, UNIVERSITY DRIVE, MCKINNEY, TX-75069

ARCHITECTS: ARK ARCHITECTS, INC.
ONE LEGACY WEST TOWER
7950 S. LEGACY DRIVE SUITE 240,
PLANO, TEXAS 75034
PHONE: (469) 592-7370

CIVIL ENGINEER:

MaRS TRANS USA LLC

SURVEYOR: XX

STAMP:

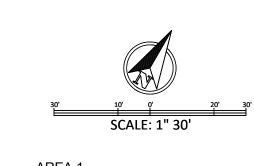
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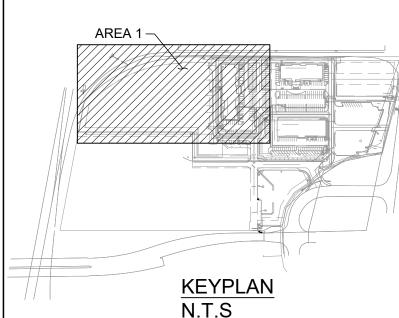
155027

SIGN DATE:
07-02-2025

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07-02-2025

NO. DATE DESCRIPTION APPROVED





## FOR REGULATORY APPROVAL ONLY NOT FOR CONSTRUCTION USE

PROJECT WINTER GREEN HUTCHINS

PROJECT WINTER GREEN ROAD & LOCATION: IH 45, HUTCHINS, TEXAS

PROJECT NUMBER: 2024\_08

SHEET TITLE:

ENGINEERING SITE PLAN & DIMENSION CONTROL

SHEET NO: ESP-01

(04 OF 31)

REFERENCED DRAWING NO :

DESIGNED BY: MR

DRAWN BY: MR

CHECKED BY: BJ

DATE: 07-02-2025