



GENERAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE CITY OF HUTCHINS, TEXAS.
- 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.
- 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.
- 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.
- SIGNAGE WILL BE PERMITTED SEPARATELY.

PROPOSED DEVELOPMENT AT WINTER GREEN  
TOTAL PARKING REQUIRED= 295 SPACES

PARKING	5 STORY HIE HOTEL (LOT 4, BLK. A)	4 STORY TPS HOTEL (LOT 5, BLK. A)	RETAIL SHOPPING (LOT 3, BLK. A)	TOTAL
			BUILDING AREA = 16,619.00 S.F.	
PARKING REQUIRED	1 SPACE/ROOM UNIT = 106 SPACES	1 SPACE/ROOM UNIT = 99 SPACES	1 SPACE/200 S.F. = 84 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)
LOADING PARKING FURNISHED	1 SPACE			1 SPACE

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 :

STATE OF TEXAS  
BHARAT B. JAINSWAL  
155027  
LICENSED PROFESSIONAL ENGINEER

SIGN DATE :  
07-02-2025

NO.	DATE	DESCRIPTION	APPROVED

SCALE: 1"=30'

AREA 1

KEYPLAN  
N.T.S

FOR REGULATORY  
APPROVAL ONLY NOT FOR  
CONSTRUCTION USE

PROJECT TITLE : WINTER GREEN  
HUTCHINS

PROJECT LOCATION : WINTER GREEN ROAD &  
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

Sheet Size - ARCH - D\_24" X 36"