

# GENERAL NOTES:

1. COMMENCEMENT OF WORK BY ANY CONTRACTOR OR SUBCONTRACTOR SHALL BE CONSIDERED EVIDENCE THAT HE HAS INSPECTED AND ACCEPTED ALL CONDITIONS INVOLVED IN HIS WORK AND FINDS THEM SATISFACTORY.
2. PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL ANALYZE THE JOBSITE CONDITIONS, ALL DIMENSIONS, SETBACKS, PROPERTY LINES, UTILITY CONDITIONS, IF THE CONTRACTOR OBSERVES ANY ERRORS OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS HE SHALL PROMPTLY NOTIFY THE PROJECT SUPERINTENDENT FOR CLARIFICATION. IF SUCH PROCEEDS WITHOUT CLARIFICATION IT IS AT THE RISK OF THE CONTRACTOR. ANY CHANGES MADE BY CONTRACTOR PRIOR TO ARCHITECT'S CLARIFICATION SHALL BE AT THE CONTRACTOR'S RISK. THE SETTLEMENT OF ANY COMPLICATIONS OR DISPUTES ARISING FROM THIS SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
3. ALL DISCIPLINES ARE TO REFER BACK TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS. NO MEASUREMENTS ARE TO BE SCALED FROM THE DRAWINGS.
4. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE TOWN OF FAIRVIEW.
5. CONTRACTOR SHALL PROVIDE "AS BUILT" PLANS TO THE ENGINEER SO THAT THE REPRODUCIBLES OF THE ENGINEERING PLANS MAY BE CONNECTED TO REFLECT "AS BUILT" CONDITIONS.
6. 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 TOWN.
7. 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 THIS CONSTRUCTION. AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES, NOTIFY THE FOLLOWING APPLICABLE:

BUILDING INSPECTION  
CODE ENFORCEMENT  
EMERGENCY MANAGEMENT  
ENGINEERING DEPARTMENT  
FIRE DEPARTMENT  
PLANNING & DEVELOPMENT  
POLICE DEPARTMENT  
PUBLIC WORKS  
WATER UTILITIES

PH (972) 251-8250  
PH (972) 251-8246  
PH (972) 251-7945  
PH (972) 251-8141  
PH (972) 251-8500  
PH (972) 251-8235  
PH (972) 251-8790  
PH (972) 251-8144  
PH (972) 251-8400

## LEGEND

SANITARY SEWER MANHOLE	SS
STORM SEWER MANHOLE	HH
CLEAN OUT	CO
FIRE HYDRANT	PH
POWER POLE	PP
TELEPHONE BOX	TB
WATER METER	WM
GATE VALVE	GV
LIGHT POLE	LP
IRRIGATION SPRINKLER	IR
HEAD LOCATION	HL
VAN ACCESSIBLE	VA
HANDICAP PARKING	HA
SIGN LOCATION	SL
RIGHT OF WAY	R.O.W.
EXIST. LIGHTPOLE	EL
DRAINAGE & UTILITY EASEMENT	DEAE

1ST BENCHMARK (SITE BENCHMARK):  
CITY G.P.S. BENCHMARK NUMBER 10, TOP SECURITY ROD WITH A 5 1/4" DIA. ALUMINUM CAP STAMPED "GPS #10" SET IN CONCRETE AND INSIDE A HELL WITH AN ALUMINUM ACCESS COVER SET FLUSH WITH GROUND NEAR A WITNESS MARKER. IT IS LOCATED ON THE NORTH SIDE OF THE 1200 HIGHWAY SERVICE ROAD AND APPROXIMATELY 1444 FEET EAST FROM THE CENTERLINE OF GREAT SOUTHWEST PARKWAY, 2 FEET OFF THE SIDEWALK, LYING BETWEEN FIRESTONE TIRE BUSINESS AND COMFORT SUITES.

NORTHING: 6452258.25  
EASTING: 241185.91  
ELEVATION: 554.75

2ND BENCHMARK:  
CITY G.P.S. BENCHMARK NUMBER 51, TOP SECURITY ROD MONUMENT WITH ALUMINUM CAP STAMPED "GPS #51" SET IN HELL WITH AN ALUMINUM ACCESS COVER (MISSING) SET FLUSH WITH THE GROUND. IT IS LOCATED 6 FEET NORTH FROM THE BACK OF CURB OF THE NORTH FRONTAGE ROAD OF 14.20 ACRES FROM THE INTERSECTION OF MATTHEW ROAD AND 60 FEET SOUTHWEST FROM A POWER POLE - HARSCO 614L.

NORTHING: 6452247.54  
EASTING: 2420585.24  
ELEVATION: 555.01

DURING ALL PHASES OF CONSTRUCTION PROJECTS, ALL WASTE DISPOSAL SERVICES SHALL BE CONTRACTED WITH GRAND PRAIRIE DISPOSAL COMPANY, J.C. DUNCAN, COMMERCIAL-TYPE REFUSE CONTAINERS (DUMPSITE AND ROLL-OFFS) SHALL BE PLACED AT LOCATION ARRANGED IN ADVANCE WITH THE CITY'S CONTRACTOR, GRAND PRAIRIE DISPOSAL COMPANY, J.C. DUNCAN. IF MATERIALS ARE TO BE RECYCLED, THEY SHALL NOT BE CO-MINGLED WITH TRASH. ALL THE PROPERTY OWNERS OR FACILITY OWNERS SHALL CONTACT GRAND PRAIRIE DISPOSAL COMPANY AT (817) 261-8812 [CITY CODE 26-102(A)] MECHANICAL GARBAGE AND TRASH CONTRACTORS SHALL CONFORM TO CITY CODE SECTIONS 26-14 AND 26-15. THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ENSURING COMPLIANCE WITH THESE CITY CODES.

NO OPERATIONS OR ACTIVITIES MAY RESULT IN CREATION OF NUISANCE AS DEFINED IN CITY CODE 26-48(2) TO (24) SPECIFICALLY, NO BUILDING, ROAD OR CONSTRUCTION ACTIVITY MAY CAUSE WATER TO STAND AND RESULT IN MOSQUITO HABITAT.

PROPERTY OWNERS SHALL BE RESPONSIBLE FOR ALL MOSQUITO CONTROL ACTIVITIES ON ANY BODY OF WATER CREATED AS PART OF THE SITE DRAINAGE PLAN. [CITY CODE 24-63(3)]

ALL NOISE CREATED DURING THE CONSTRUCTION AND SUBSEQUENT OPERATIONAL ACTIVITIES CONDUCTED ON THE SUBJECT PROPERTY MUST COMPLY WITH CITY CODE CHAPTER 15, ARTICLE XIII, SECTIONS 15-219 TO 15-286. CONSTRUCTION MUST BE LIMITED THE DAYTIME HOURS BETWEEN SIX O'CLOCK A.M. AND TEN O'CLOCK P.M. WHEN CONSTRUCTING A BUILDING WITH 300 FEET OF RESIDENCE.

ONLY RAIN WATER IS ALLOWED INTO THE STORM WATER SYSTEM. ANY WASTEWATER GENERATED FROM ANY SHIMMING POOL MAINTENANCE, COMMERCIAL AND INDUSTRIAL OPERATIONS MUST BE DISCHARGED TO THE SANITARY SEWER. ALL DISCHARGES INTO THE SANITARY SEWER MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL INDUSTRIAL DISCHARGE REQUIREMENTS [40 CFR PART 122 AND CITY CODE 26-40 TO 26-49].

## ENGINEERING SITE PLAN AND DIMENSION CONTROL

HYATT PLACE  
2.600 ACRES  
CHARLES D. BALL SURVEY ABSTRACT NO. 197  
CITY OF GRAND PRAIRIE  
TARRANT COUNTY, TEXAS  
CASE NUMBER: SU190703/S190703

PROJECT STATUS:  
FINAL  
PROJECT MANAGER:  
DBR  
DESIGN MANAGER:  
RCM  
PROJECT DATE:  
12/28/15  
REVISION DATE:  
06/25/19

INFINITE HOSPITALITY AND DEVELOPMENT LLC  
4075 EAST BELMAP ST.  
FORTH WORTH, TEXAS 76117  
PH: 817-491-4619  
PH: 817-491-4619

ADR-DESIGN9-LLC  
TOTAL DESIGN MANAGERS  
601 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75060  
PH: 972-262-1333 FAX: 214-272-2587  
E-MAIL: aadrdesign9@gmail.com

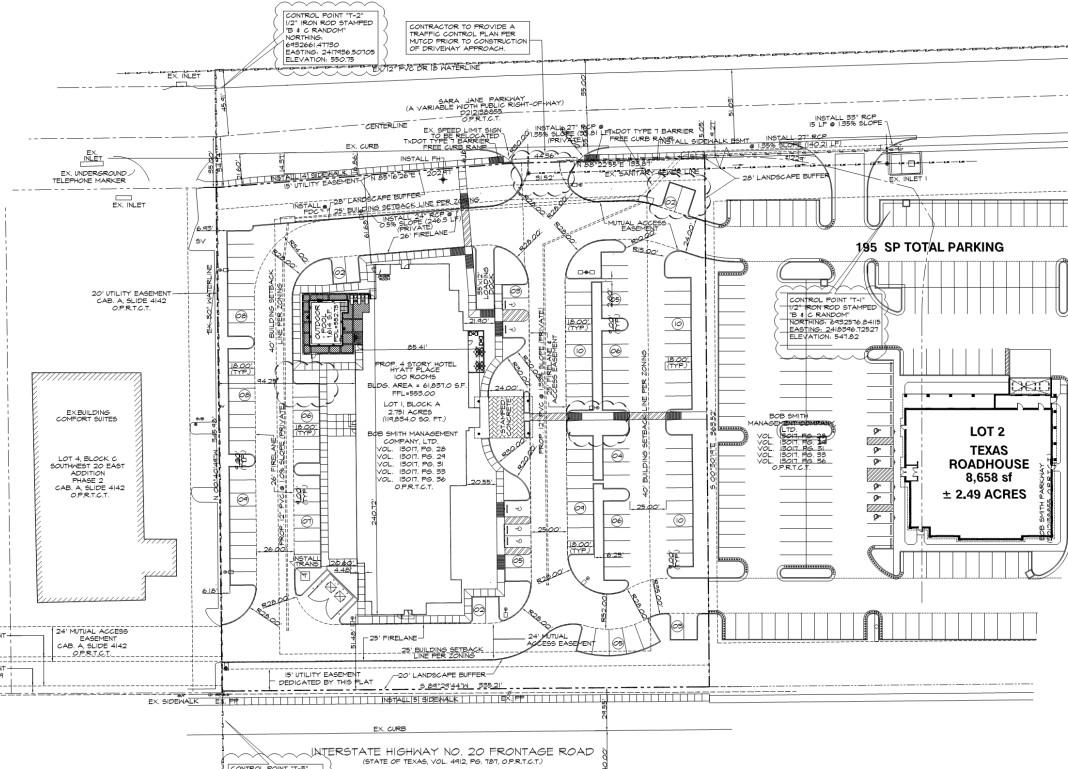
HYATT PLACE  
2400 W. INTERSTATE 20  
GRAND PRAIRIE, TEXAS

MJR Engineering  
New Construction • Engineering • Environmental Services  
7553 PINKERTON COURT  
PLANO, TEXAS 75025  
PH: (469) 544-3150 FAX: (972) 767-3003  
E-MAIL: info@mjreng.com  
FORM #: F- 9928

JOB NUMBER:  
IHM - 16437

SHEET NUMBER  
C2

CITY OF FAIRVIEW



CONTROL POINT T-1'  
1/2" IRON ROD STAMPED  
"B & C RANDOM"  
NORTHING: 6452258.8415  
EASTING: 2418356.12521  
ELEVATION: 547.82

CONTROL POINT T-3'  
1/2" IRON ROD STAMPED  
"B & C RANDOM"  
NORTHING: 6452226.85215  
EASTING: 2417454.18791  
ELEVATION: 554.17

INTERSTATE HIGHWAY NO. 20 FRONTAGE ROAD  
(STATE OF TEXAS, VOL. 4412 PG. 181, D.P.R.T.C.)

## ENGINEERING SITE PLAN AND DIMENSION CONTROL

SCALE: 1" = 40'-0"  
GRAPHIC SCALE  
0 40 80  
20

### BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

### FLOOD NOTE:

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS. COMMUNITY-FRAME NUMBER 48484C020L, MAP REVISED MARCH 21, 2014.

FLOOR AREA CALCULATION:  
FLOOR AREA COVERAGE = 57,235 S.F.  
LOT AREA = 119,245 S.F.

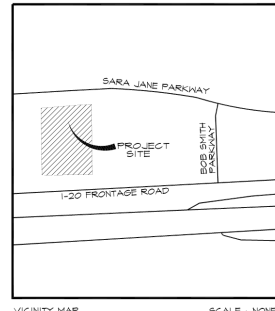
F.A.R. = FLOOR AREA COVERAGE / LOT AREA  
F.A.R. = 0.48  
F.A.R. = 0.48-1

### SITE INFORMATION:

PROPOSED USE	HOTEL
BUILDING AREA	61,897.0 S.F. (16,500.0 S.F.-1ST FLOOR)
LOT AREA	2.751 ACRES (119,245.0 S.F.)
PARKING REQUIRED	1 SPACE/ROOM UNIT = 4 X 115'S (100-HX)X(53) = 120 SPACES
PARKING PROVIDED	120 SPACES
H/C PARKING REQUIRED	5 SPACES (1 VAN)
H/C PARKING PROVIDED	5 SPACES (2 VANS)
IMPERVIOUS COVER (TOTAL)	56,285.12 S.F.
IMPACT ZONE	NORTH

### GENERAL RETAIL DISTRICT ZONING SITE DATA TABLE

STANDARD	REQUIRED	PROVIDED	MEETS
FRONT YARD	25 FT	51.48 FT	✓
REAR YARD	0 FT	-	N/A
SIDE YARD	40 FT	46.50 FT	✓
BUILDING SEPARATION	0 FT	N/A	N/A
F.A.R. / MAX. AREA	0.55-1	0.48-1	X
LOT WIDTH	50 FT	356.84 FT	✓
LOT DEPTH	100 FT	365.52 FT	✓
MAX. HEIGHT	25 FT	66.71 FT	X
MIN. LOT AREA	5,000 S.F.	119,245 S.F.	✓
PARKING	120 SPACES	120 SPACES	✓
ACCESSIBLE PARKING	5 SPACES	5 SPACES	✓
MINIMUM MASONRY	100%	100%	✓



VICINITY MAP

SCALE: NONE