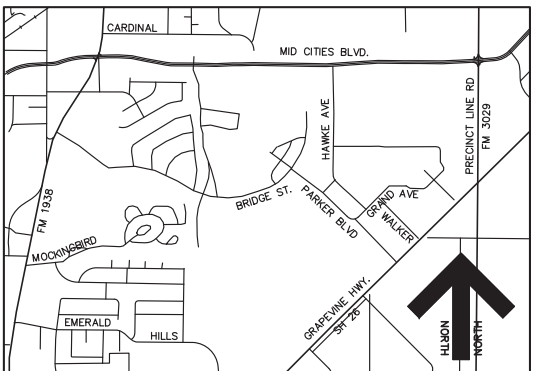
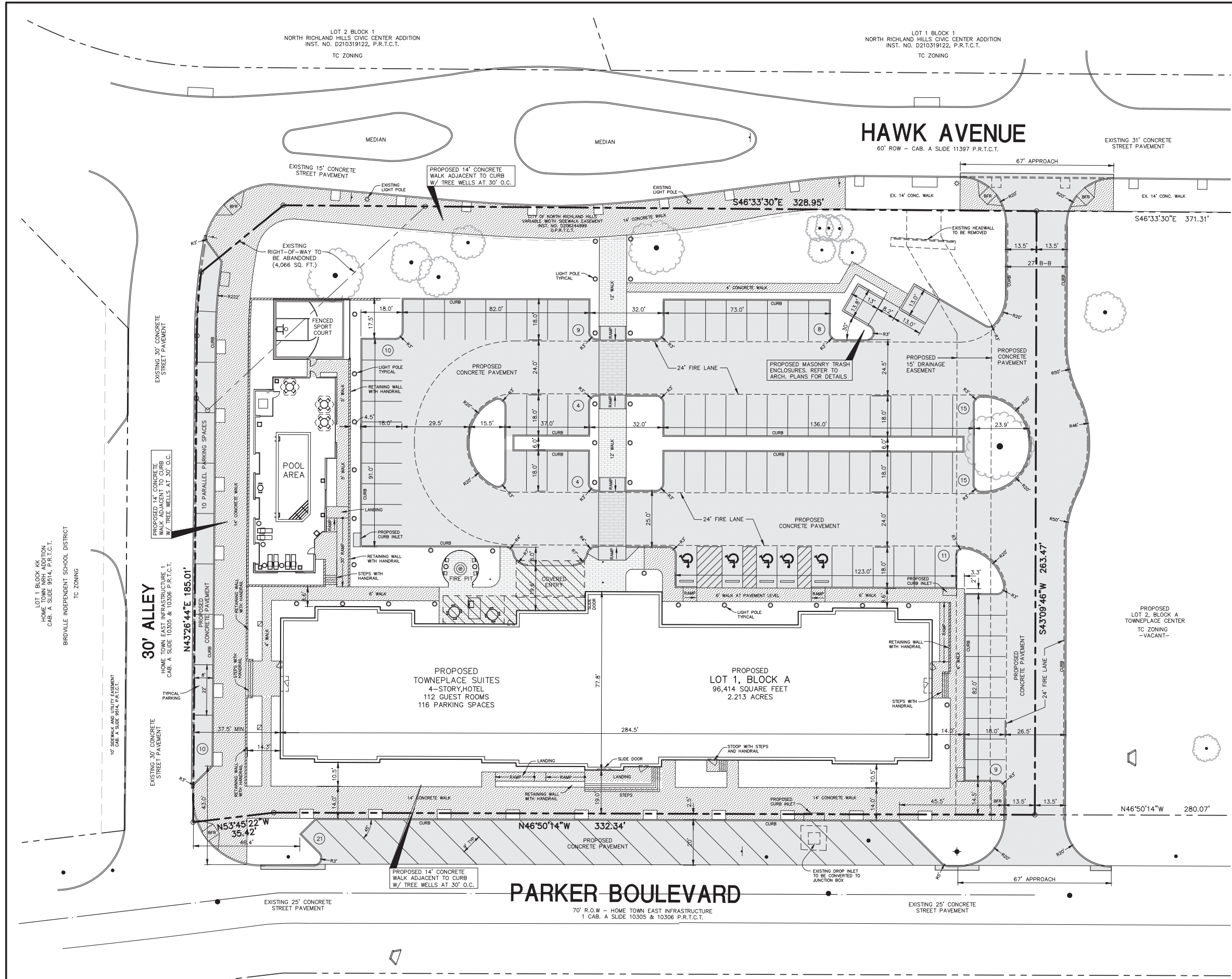
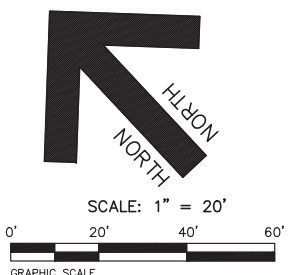




LOCATION MAP  
NOT TO SCALE



| SITE DATA           |                            |
|---------------------|----------------------------|
| SITE AREA           | 96,414 SQ. FT. (2.213 AC.) |
| ZONING              | TC (TOWN CENTER)           |
| PROPOSED USE        | HOTEL                      |
| BUILDING AREA       |                            |
| FIRST FLOOR         | 18,461 SQ. FT.             |
| TOTAL (4 STORIES)   | 73,382 SQ. FT.             |
| BUILDING COVERAGE   | 19.15% (FOOT PRINT)        |
| FLOOR AREA RATIO    | 0.761:1 (76.1%)            |
| PARKING REQUIRED    | 1 PER ROOM (112 SPACES)    |
| PARKING PROVIDED    | 116 SPACES (INCL. 5 H.C.)  |
| OPEN SPACE PROVIDED | 21,628 SQ. FT. (22.4%)     |
| IMPERVIOUS AREA     | 74,786 SQ. FT. (17.6%)     |

- GENERAL NOTES:
- ALL CONSTRUCTION TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
  - ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  - SEE ARCHITECTURAL PLANS FOR ALL BUILDING, POOL AREA AND TRASH ENCLOSURE DIMENSIONS AND DETAILS.
- ACCESSIBILITY NOTES:
- ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
  - ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.
  - ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).
  - ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO SHEET SD305 FOR DETAILS OF MARKINGS, SIGNS, ETC.

SHEET TITLE:  
**SITE PLAN**  
**CASE NO. SP 2017-**  
LOT 1, BLOCK A TOWNPLACE CENTER  
900 HAWK AVENUE (AT PARKER BOULEVARD)  
NORTH RICHLAND HILLS, TEXAS

PREPARED BY:  
**JDJR ENGINEERS & CONSULTANTS, INC.**  
138PE REGISTRATION NUMBER F-8527

**ENGINEERS • SURVEYORS • LAND PLANNERS**  
2500 Texas Drive Suite 100 Irving, Texas 75082  
Tel 972-262-5367 Fax 972-262-8858

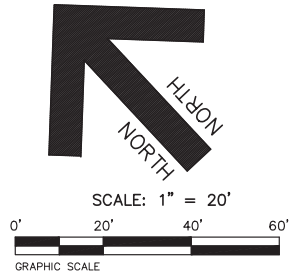
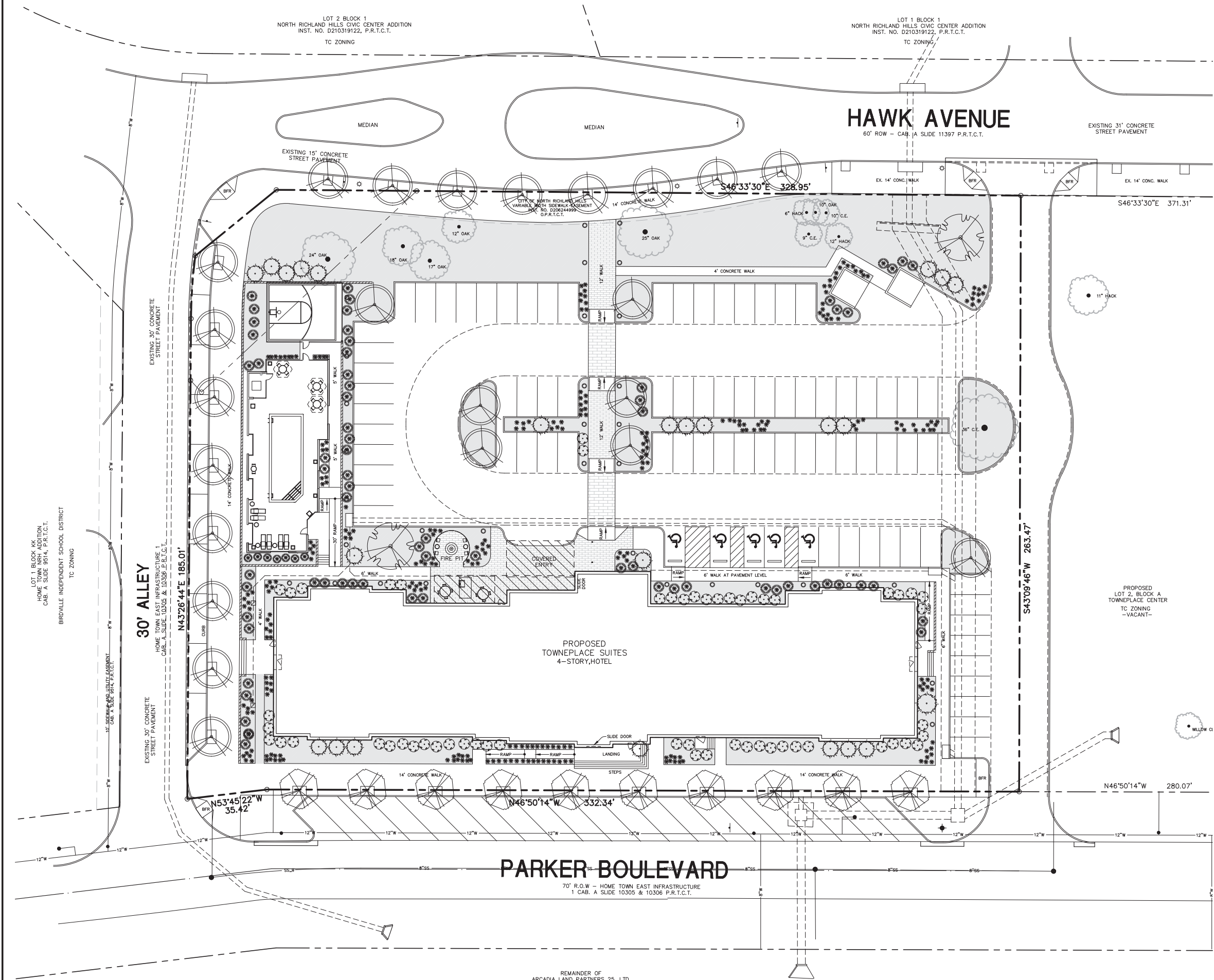
DATE: AUGUST, 2017  
SCALE: 1" = 20'

DRAWN BY: SAS  
CHECKED BY: JDJR

SHEET NO.  
**1 OF 5**

OWNER:  
CITY OF NORTH RICHLAND HILLS  
P.O. BOX 820609  
NORTH RICHLAND HILLS, TX 76182  
(817) 427-6300

REMAINDER OF  
ARCADIA LAND PARTNERS 25, LTD.  
INST. NO. D203472402, D.R.T.C.T.  
TC ZONING  
-VACANT-



LEGEND

- EXISTING TREE TO BE PRESERVED
- PROPOSED LACE BARK ELM
- PROPOSED CHINESE PISTACHIO
- PROPOSED SPARTAN JUNIPER
- PROPOSED BURFORD HOLLY SHRUB
- PROPOSED FOUNTAIN GRASS
- PROPOSED LUPIN SHRUB
- LANDSCAPED AREAS (DECOMPOSED GRANITE IN BED AREAS AND BERTUDA GRASS IN REMAINDER OF LANDSCAPED AREAS)

SHEET TITLE:  
**LANDSCAPE PLAN**  
LOT 1, BLOCK A TOWNEPLACE CENTER  
900 HAWK AVENUE (AT PARKER BOULEVARD)  
NORTH RICHLAND HILLS, TEXAS

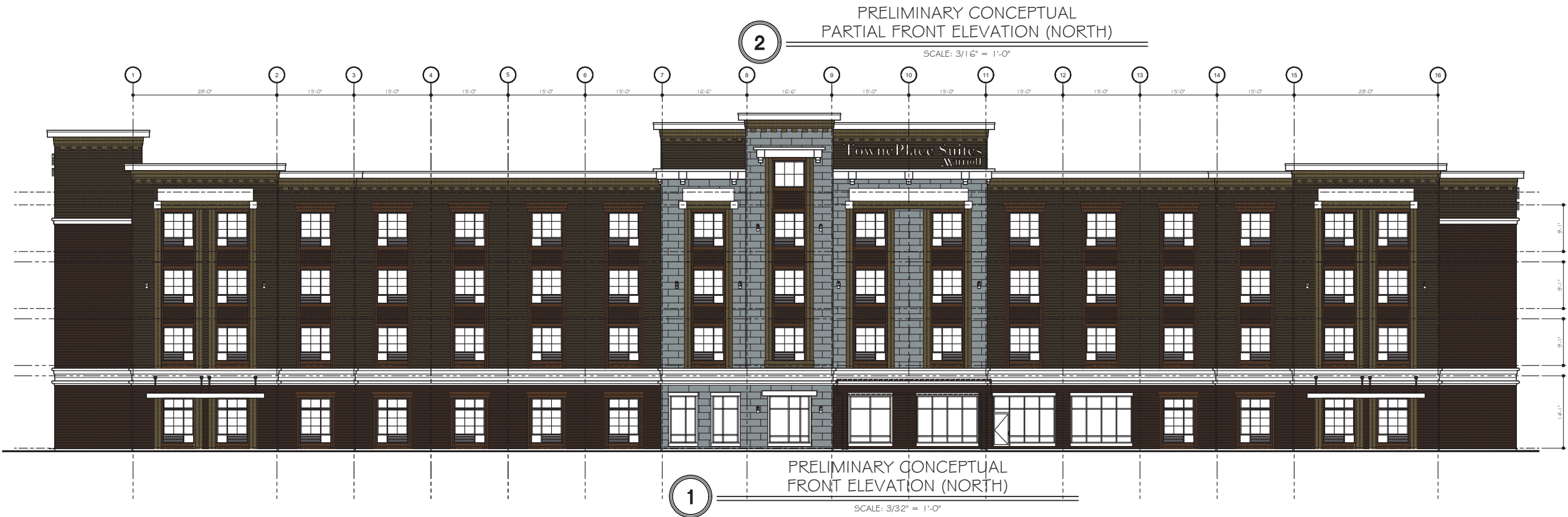
PREPARED BY:  
**JDJR ENGINEERS & CONSULTANTS, INC.**  
TSBPE REGISTRATION NUMBER F-8627

ENGINEERS • SURVEYORS • LAND PLANNERS  
2600 Texas Drive Suite 100 Irving, Texas 75082  
Tel 972-262-5367 Fax 972-262-8868

DATE: AUGUST, 2017  
SCALE: 1" = 20'

DRAWN BY: SAS  
CHECKED BY: JDJR

SHEET NO.  
5 OF 5



PRELIMINARY - FOR REVIEW ONLY

| REVISION | NO. |
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**TownePlace Suites**  
HAWK AVENUE AND PARKER BOULEVARD  
NORTH RICHLAND HILLS, TEXAS

**TownePlace  
SUITES®  
Marriott**



**R S S ARCHITECTS, LLC.**  
103 S. MESQUITE STREET SUITE B  
ARLINGTON, TEXAS 76010  
PH: 817/588-9258

Date 6-2-17

Job 17004

Sheet

**A-305**



2

PRELIMINARY CONCEPTUAL  
EAST ELEVATION

SCALE: 3/32" = 1'-0"



3

PRELIMINARY CONCEPTUAL  
WEST ELEVATION

SCALE: 3/32" = 1'-0"



1

PRELIMINARY CONCEPTUAL  
ELEVATION - FROM PARKER (SOUTH)

SCALE: 3/32" = 1'-0"

PRELIMINARY - FOR REVIEW ONLY

| REVISION | NO. |
|----------|-----|
|          |     |
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TownePlace Suites

HAWK AVENUE AND PARKER BOULEVARD  
NORTH RICHLAND HILLS, TEXAS



R S S ARCHITECTS, LLC

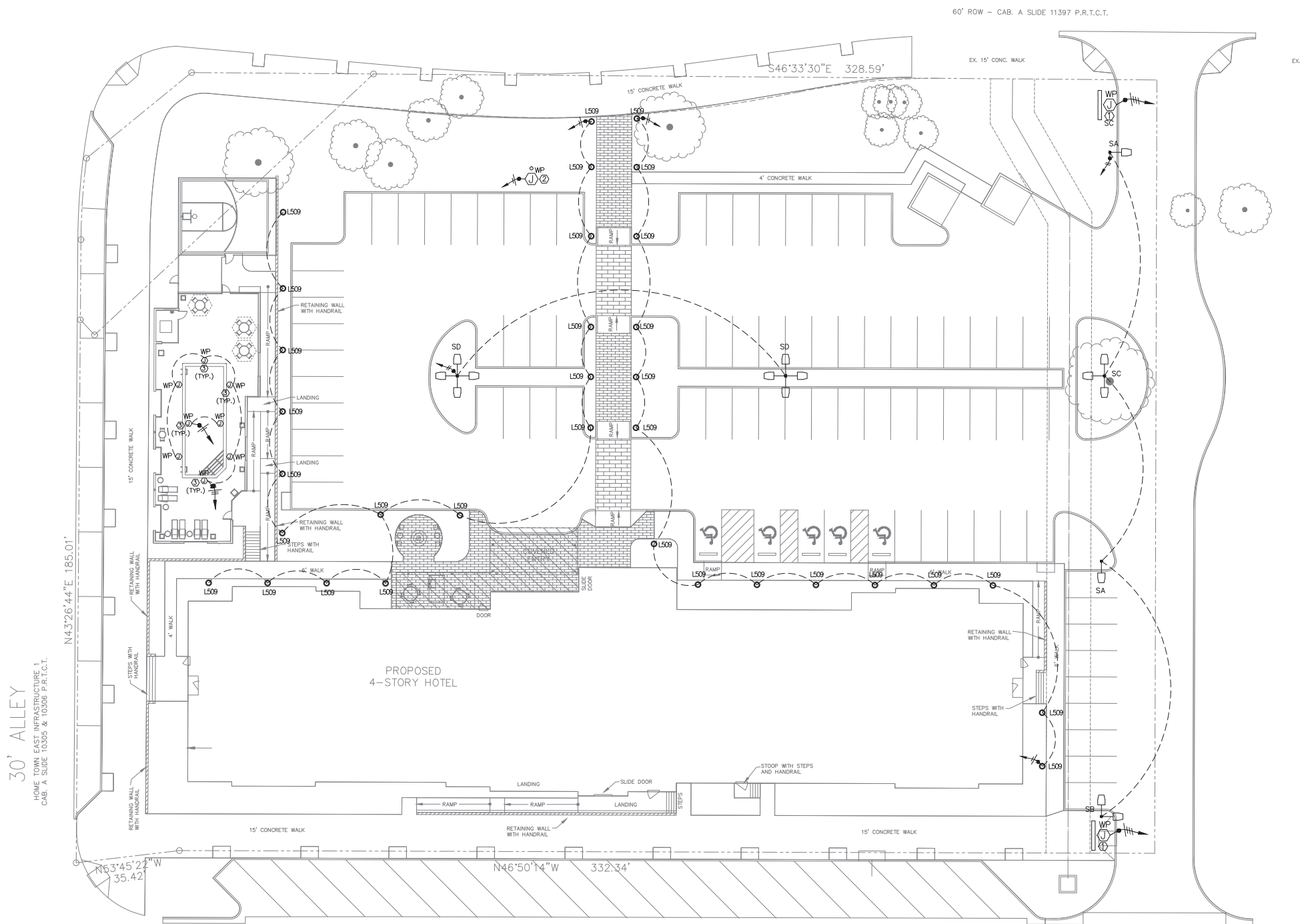
103 S MESQUITE STREET, SUITE B  
ARLINGTON, TEXAS 76010  
PH: 817/538-9258

Date: 6-16-17

Job: 17004

Sheet

A-306

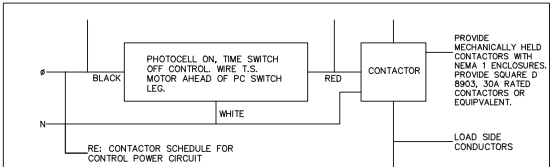


**1** SITE PLAN  
SCALE: 1/20" = 1'-0"

LIGHT FIXTURE SCHEDULES  
( CONTRACTOR SHALL CONTACT WITH OWNER/ARCHITECT/FRANCHISE FOR APPROVAL PRIOR  
TO ORDERING LIGHTING FIXTURES)

| TYPE | MANUFACTURER AND MODEL                              | FINISH | MOUNTING     | No., SIZE AND TYPE LAMPS | NOTES        |
|------|-----------------------------------------------------|--------|--------------|--------------------------|--------------|
| SA   | LITHONIA LIGHTING #<br>KAD LED 60C 530 30K R3 MVOLT | BRONZE | POLE MOUNTED | 1-103W/LED               | FULL CUT-OFF |
| SB   | LITHONIA LIGHTING #<br>KAD LED 60C 530 30K R3 MVOLT | BRONZE | POLE MOUNTED | 2-103W/LED               | FULL CUT-OFF |
| SC   | LITHONIA LIGHTING #<br>KAD LED 60C 530 30K R3 MVOLT | BRONZE | POLE MOUNTED | 3-103W/LED               | FULL CUT-OFF |
| SD   | LITHONIA LIGHTING #<br>KAD LED 60C 530 30K R3 MVOLT | BRONZE | POLE MOUNTED | 4-103W/LED               | FULL CUT-OFF |

3 TYPICAL POLE BASE DETAIL  
SCALE: N.T.S.



**2** **CONTACTOR CONTROL DIAGRAM**  
SCALE: N.T.S.

GENERAL SITE NOTES:

1. FOR PARKING LOT LIGHTING CONTROL DIAGRAM SEE #2, E6.0
2. PROVIDE METER AND CT'S PER UTILITY CO. SPECIFICATIONS.
3. INSTALL PAD MOUNTED TRANSFORMER PER UTILITY CO. SPECIFICATIONS. COORDINATE ALL OTHER REQUIREMENTS WITH LOCAL UTILITY CO.
4. CONTRACTOR SHALL PROVIDE 5" SCHEDULE 80 PVC CONDUITS WITH PULL ROPE AT A MINIMUM OF 30" BELOW GRADE. TERMINATE CONDUIT AT A LOCATION SPECIFIED BY UTILITY CO. COORDINATE ALL REQUIREMENTS.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL UTILITY SERVICES TO THE BUILDING WITH THEIR RESPECTIVE PROVIDERS, FAILURE TO DO SO WILL NOT RESULT IN ANY EXTRA FINANCIAL COMPENSATION FROM THE OWNER. CONTRACTOR SHALL HAVE ALL UTILITY SERVICE REQUIREMENTS IN THE BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR BACK FILLING, TRENCHING AND SITE RESTORATION, THE SELECT BACKFILL MATERIAL MUST NOT CONTAIN ANY SHARP OR FOREIGN OBJECTS.
7. THE ELECTRICAL CONTRACTOR SHALL COORDINATE AS NECESSARY ALL UNDERGROUND LOCATIONS WITH OTHER TRADES PRIOR TO DIGGING BEING DONE.
8. THE CONTRACTOR SHALL INCLUDE IN THE BID ALL ELECTRIC UTILITY FEES TO PROVIDE ELECTRICAL SERVICE TO THE PROJECT.

### KEY NOTES:

1. J.BOX FOR MONUMENT SIGN. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
2. J.BOX FOR FLAG POLE. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
3. J.BOX FOR POOL LIGHTS. LOCATION & QUANTITY SHALL BE DETERMINED BY POOL CONTRACTOR.



