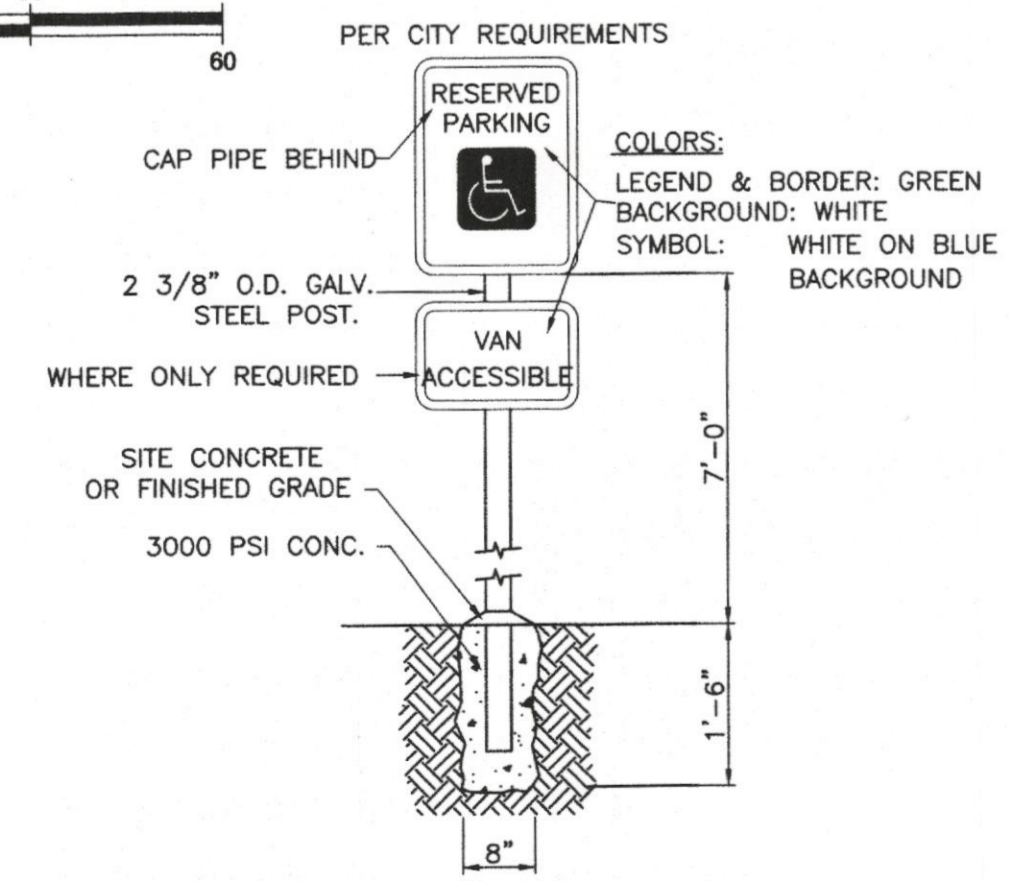
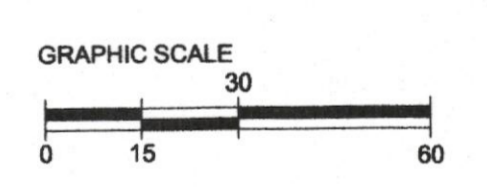
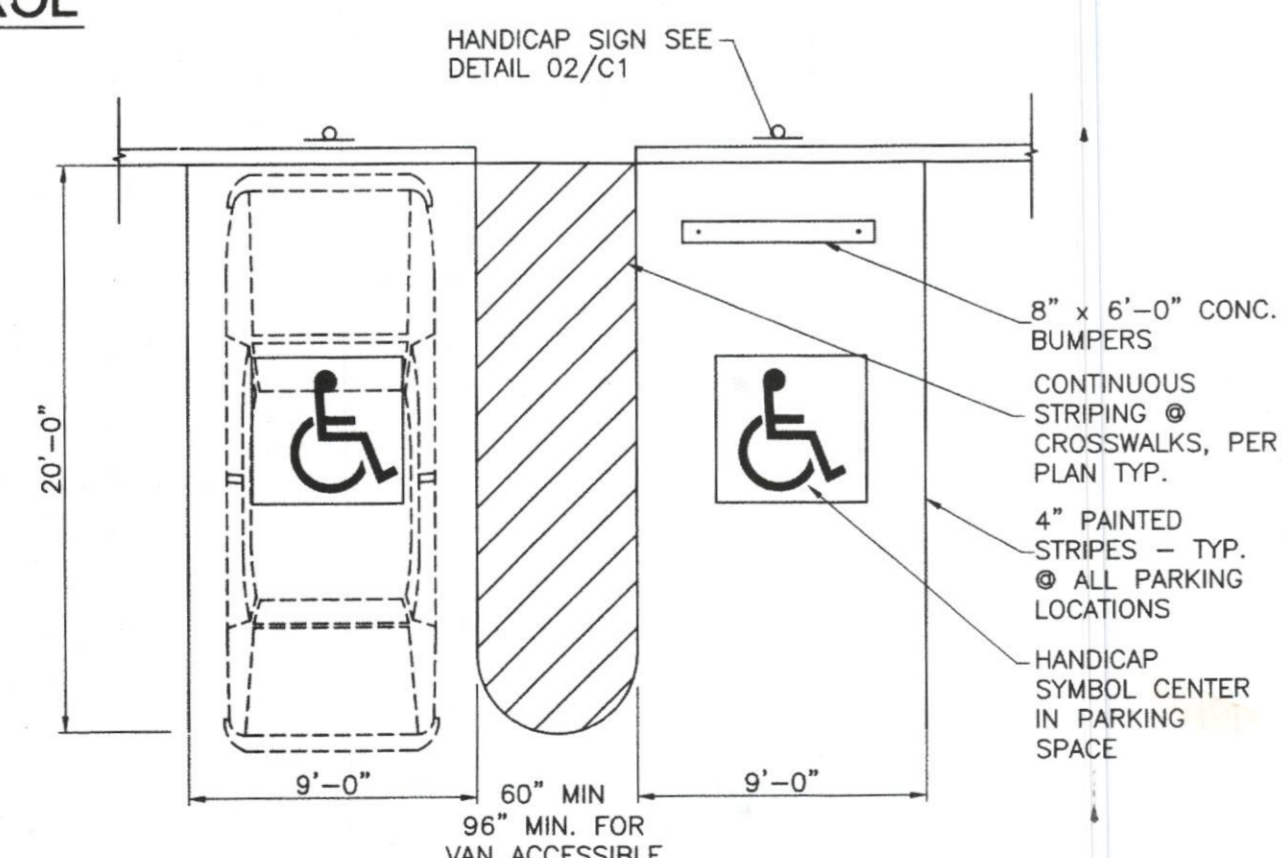


**01 ENGINEERING SITE PLAN & DIMENSION CONTROL**  
SCALE: 1"=30'-0"



**02 DETAIL - HANDICAP SIGN**  
SCALE: NONE



**03 DETAIL - HANDICAP PARKING GRAPHICS**  
SCALE: NONE

PARKING REQUIREMENTS:

LOT AREA	PROPOSED COMFORT INN & SUITES
LOT AREA	1.74 AC
TOTAL BLDG. AREA	46,695.00 S.F.
PARKING REQUIRED	1 SPACE / RM. UNIT = 68 SPACES
PARKING FURNISHED	68 SPACES
HC PARKING REQUIRED	3 SPACES (1 VAN)
HC PARKING FURNISHED	4 SPACES (2 VANS)
IMPERVIOUS AREA	65,703.31 S.F.
PERVIOUS AREA	10,091.09 S.F.

- FIRE DEPARTMENT NOTES:**
1. AN APPROVED WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW OF 4312 GPM FOR FIRE PROTECTION SHALL BE PROVIDED TO PREMISES UPON WHICH FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS ARE HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. THE FIRE CODE OFFICIAL SHALL BE NOTIFIED PRIOR TO THE WATER SUPPLY TEST. WATER SUPPLY TESTS SHALL BE WITNESSED BY THE FIRE CODE OFFICIAL AND APPROVED DOCUMENTATION OF THE TEST SHALL BE PROVIDED TO THE FIRE CODE OFFICIAL PRIOR TO FINAL APPROVAL OF THE WATER SUPPLY SYSTEM.
  2. FIRE DEPARTMENT CONNECT (FDC) MUST BE WITHIN 100-FOOT OF A FIRE HYDRANT, 50-FOOT OF FIRE LANE, FACING FIRE LANE, AND PROVIDED WITH A 5-FOOT WIDE PATHWAY FROM CONNECTION TO FIRE LANE.
  3. THE UNDERGROUND FIRE SPRINKLER PLANS MUST BE DESIGNED BY A GENERAL RME. THE SYSTEM MUST COMPLY WITH ALL APPLICABLE NFPA STANDARDS, 2006 IFC, 2006 IBC, AND LOCAL AMENDMENTS.
  4. UNDERGROUND FIRE LINE MUST BE INSTALLED BY A CONTRACTOR WHO IS LICENSED WITH THE STATE OF TEXAS FIRE MARSHAL'S OFFICE FOR SUCH WORK.
  5. UNDERGROUND FIRE LINE PIPING SHALL HAVE A 10-FOOT MINIMUM SEPARATION FROM ALL OTHER UTILITIES AND PLACED IN THE A SEPARATE TRENCH. UNDERGROUND PIPING WITHIN 5-FEET OF THE BUILDING MAY BE COMBINED WITH OTHER UTILITIES FOR ENTRANCE TO THE BUILDING.

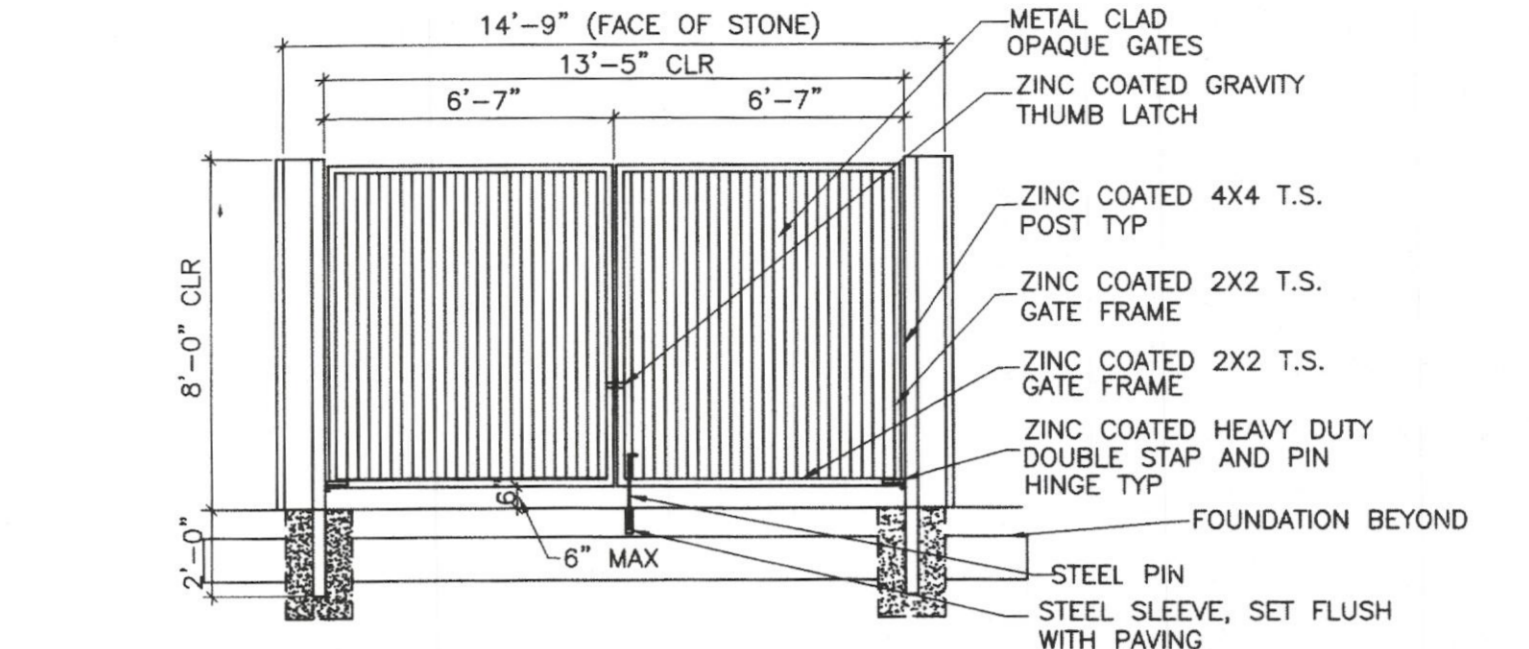
- GENERAL NOTES:**
1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSION ERRORS, OMISSIONS BEFORE FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.
  2. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE CITY OF ROCKWALL, TEXAS.
  3. CONTRACTOR SHALL PROVIDE "AS BUILT" PLANS TO THE ENGINEER SO THAT THE REPRODUCIBLES OF THE ENGINEERING PLANS MAY BE CORRECTED TO REFLECT "AS BUILT" CONDITIONS.
  4. 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.
  5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY TO BE FAIRBIRD MODEL OR APPROVED EQUAL. IN THIS CONSTRUCTION, AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES, NOTIFY THE FOLLOWING:

- FIRE DEPARTMENT - 972-771-7770  
 BUILDING INSPECTION - 972-771-7709  
 PLANNING AND ZONING - 972-771-7745  
 PLANS EXAMINER - 972-772-6774

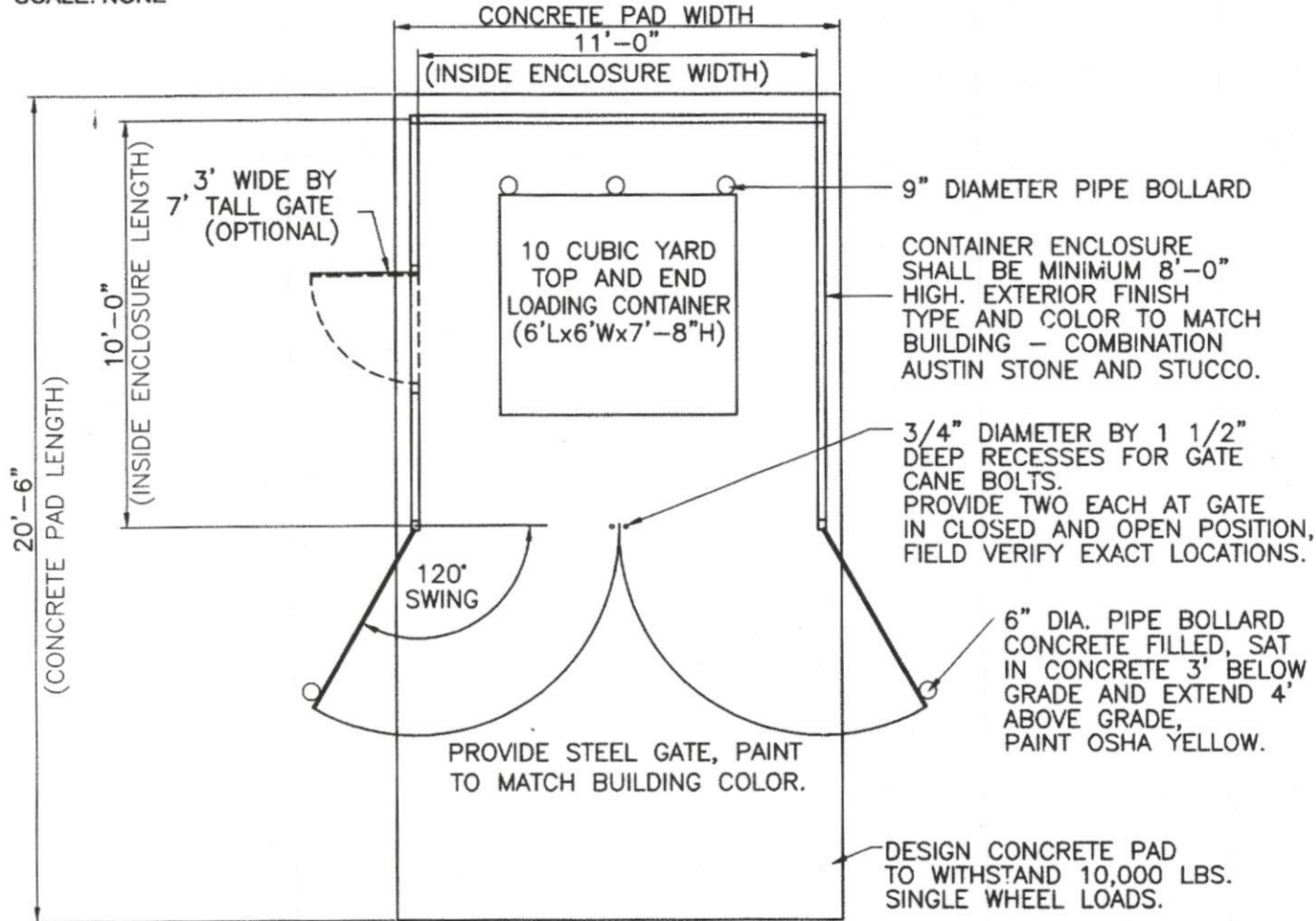
- IRRIGATION NOTES:**
1. ALL WORK IN ACCORDANCE WITH CITY OF ROCKWALL, TEXAS STANDARDS AND SPECIFICATIONS.
  2. IRRIGATION CONTRACTOR TO SUBMIT SHOP DRAWINGS OF IRRIGATION SYSTEM LAYOUT AND LIST OF EQUIPMENT PRIOR TO INSTALLATION.
  3. POWER TO CONTROLLER SUPPLIED BY OTHERS.
  4. ALL HEAD PLACEMENT AND PIPING TO BE DIAGRAMMATIC.
  5. HEADS AND PIPING SHALL BE INSTALLED INSIDE PROPERTY LINE.
  6. ALL LATERAL PIPING NOT SIZED IS 1/2".
  7. ADJUST SPRAYS SUCH THAT MINIMAL WATER OVER SPRAYS PARKING AREAS AND DRIVEWAYS, YET ALLOWS SUFFICIENT COVERAGE.
  8. DISTRIBUTION LINES ARE TO BE BURIED 12" BELOW FINISHED GRADE, MULCH TOP COVERING IS NOT TO BE CONSIDERED SOIL.
  9. ALL EQUIPMENT TO BE FAIRBIRD MODEL OR APPROVED EQUAL.
  10. ALL DISTRIBUTION LINES SHALL BE CL 200 PVC.
  11. ALL SLEEVES SHALL BE SCH 40 PVC.

- TRAFFIC CONTROL NOTES:**
1. THE CONTRACTOR SHALL PLACE ALL SIGNS AND OTHER TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE BARRIERS AND CONSTRUCTION STANDARDS BC(1)-9 THROUGH BC(9)-92 OF THE TEXAS DEPT. OF TRANSPORTATION.
  2. LOCATIONS OF SIGNS AND TRAFFIC CONTROL DEVICES AS SHOWN ARE APPROXIMATE AND MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER TO FIT THE CONDITIONS OF THE WORK.
  3. THE ENGINEER MAY DIRECT THE CONTRACTOR TO PLACE ADDITIONAL SIGNS AND TRAFFIC CONTROL DEVICES AS NECESSARY TO FIT THE CONDITIONS OF THE WORK. NO ADDITIONAL PAYMENT SHALL BE MADE FOR THESE CHANGES.
  4. THE CONTRACTOR SHALL CLEAN AND MAINTAIN ALL SIGNS AND WARNING DEVICES THROUGHOUT CONSTRUCTION AND SHALL REPLACE ANY THAT BECOME DAMAGED OR UNSERVICEABLE AT NO ADDITIONAL COST.

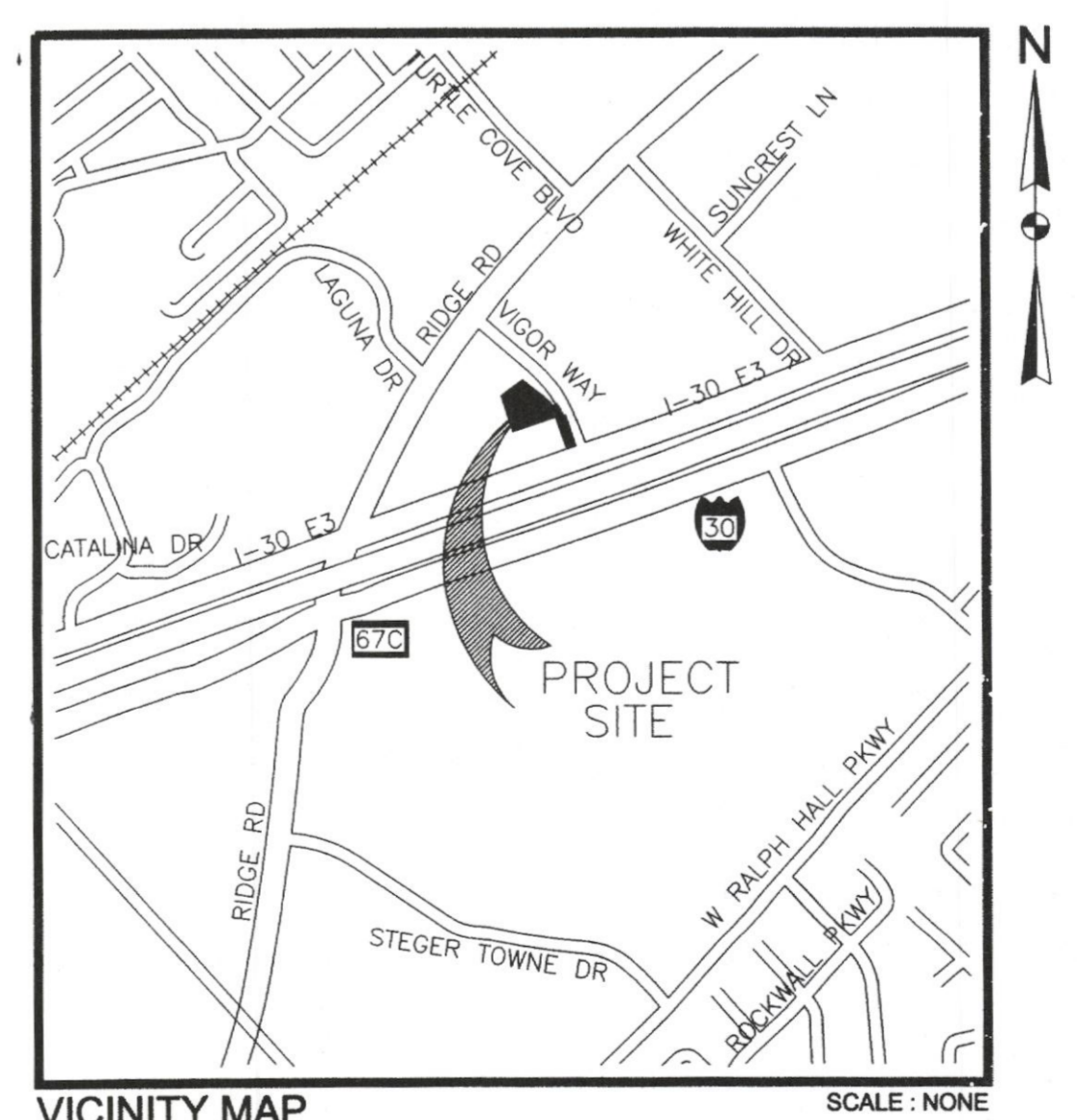
- FIRE LANE STRIPING SPECIFICATIONS AND REQUIREMENTS**
- THE ACCESS ROADWAY AND/OR FIRE LANE SHALL BE STRIPPED ON A PAVED SURFACE, AND BE CLEARLY MARKED ON THE PAVEMENT WITH A "RED" LINE AT LEAST SIX (6) INCHES WIDE. "NO PARKING" AND "FIRE LANE" IN NOT LESS THAN FOUR (4) INCH LETTERS IN "WHITE" SHALL BE PLACED EVERY OTHER TWENTY FIVE (25) FEET ON THE STRIP. WHERE THE FIRE LANE IS ADJACENT TO A CURB, THE ENTIRE CURB SHALL BE PAINTED. A LEGEND STATING "NO PARKING - FIRE LANE" OF A MINIMUM OF EIGHTEEN (18) INCHES PAINTED IN "WHITE" SHALL BE PLACED AT ALL ENTRANCES TO THE FIRE LANE (LETTERING MAY BE LARGER, BUT 18" IS MINIMUM). ALL FIRE LANES SHALL CONNECT AT BOTH ENDS TO A DEDICATED STREET OR BE CONSTRUCTED WITH TURNAROUND AREAS AT THE DEAD-END WITH A MINIMUM RADIUS OF FIFTY (50) FEET. ALL PAINT REFERRED TO SHALL BE A TRAFFIC MARKING PAINT.
- WHEN REQUIRED DURING CONSTRUCTION OR OTHER TEMPORARY USE, APPROVED SIGNS SHALL BE PROVIDED AND MAINTAINED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS AND PROHIBIT THE OBSTRUCTION THEREOF OR BOTH. SIGN MUST BE SECURED SO THAT THEY CANNOT BE MOVED UNTIL PERMANENT FIRE LANE IS PAINTED.



**04 METAL CLAD OPAQUE GATE AT TRASH ENCLOSURE**  
SCALE: NONE



**05 CONTAINER ENCLOSURE PLAN**  
SCALE: NONE



VICINITY MAP SCALE: NONE

**LEGEND**

SANITARY SEWER MANHOLE SSMH	⊙	500	EXISTING CONTOURS
STORM SEWER MANHOLE MH	⊙	500	PROPOSED CONTOURS
CLEAN OUT CO	○	SS	PROPOSED SANITARY SEWER PIPE
FIRE HYDRANT FH	⊙	E-SS	EXISTING SANITARY SEWER PIPE
POWER POLE PP	⊙	W	PROPOSED WATER LINE
TELEPHONE BOX TB	⊙	E-W	EXISTING WATER LINE
WATER METER WM	⊙	E	PROPOSED POWER LINE
GATE VALVE GV	⊙	E-E	EXISTING POWER LINE
LIGHT POLE LP	⊙	T	PROPOSED TELEPHONE LINE
IRRIGATION SPRINKLER HEAD LOCATION	⊙	E-T	EXISTING TELEPHONE LINE
VAN ACCESSIBLE HANDICAP PARKING	♿	R.O.W.	PROPOSED GAS LINE
SIGN LOCATION	—	S.I.R.	EXISTING GAS LINE
RIGHT OF WAY	—	E.J.	PROPOSED STORM SEWER PIPE
SET IRON ROD	—	S.J.	EXISTING STORM SEWER PIPE
EXPANSION JOINT	—	C.J.	EXISTING STORM SEWER PIPE
SAW JOINT	—	GW	PROPOSED GUY WIRE
CONSTRUCTION JOINT	—	E-GW	EXISTING GUY WIRE
EXIST. LIGHTPOLE	⊙	DE/UE	EXISTING DRAINAGE UTILITY EASEMENT
DRAINAGE & UTILITY EASEMENT	—	→	DRAINAGE FLOW ARROW
DRAINAGE FLOW ARROW	→	→	TRAFFIC FLOW ARROW
TRAFFIC FLOW ARROW	→	F.I.R.	FOUND IRON ROD
FOUND IRON ROD	⊙	GM	GAS METER
GAS METER	⊙	— X — X — X	CHAIN LINK
EXIST. WATER VALVE	⊙	△	FENCE
TOP OF PAVING	TP	TC	DOWNSPOUT
TOP OF WALK	TW	○	CONDENSING DRAIN
TOP OF CURB	TC		
SPOT GRADE	G		

**ALEXANDER MARCUS**  
 123 WEST MAIN STREET  
 SUITE 201  
 GRAND PRAIRIE  
 TEXAS 75050  
 TEL: 469 733 1140  
 FAX: 469 733 1141

OWNER / DEVELOPER  
**PASTEM CORP.**  
 PO Box 600433, Dallas, TX 75360  
 Contact Person: T. DAYALJI  
 tekdayalji@aol.com

CIVIL ENGINEER:  
**MLD ENGINEERING SOLUTIONS, INC.**  
 MARTIN L. DE LA ROSA, P.E., F. ASCE  
 President  
 2121 W. Airport Freeway, Suite 220 Irving, TX 75062  
 (972) 258-0484 (972) 672-9347 Fax: (972) 258-1297  
 email: mdlar6681@aol.com

PROFESSIONAL SEAL  
 STATE OF TEXAS  
 MARTIN L. DE LA ROSA, JR.  
 LICENSED PROFESSIONAL ENGINEER  
 CIVIL ENGINEERING

**Comfort INN & SUITES**  
 VIGOR WAY,  
 ROCKWALL, TX 75087  
 1.74 AC.  
 BY CHOICE HOTELS

PROJECT NUMBER	REVISIONS		
023-08	DATE	REVNO.	DESCRIPTION
PROJ. TEAM			
DRAWN BY			
CHECKED BY			
ISSUE DATE			
032609			

DRAWING TITLE  
**PROPOSED 4 STORY HOTEL  
 COMFORT INN & SUITES  
 ENGINEERING SITE PLAN &  
 DIMENSION CONTROL**

DRAWING NUMBER  
**C1**  
 PLOT DATE  
 062209