

# TRACT 2

ALL SIGNS SHOWN ON THE CONCEPTUAL ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL REQUIRE A SEPARATE SIGN APPLICATION FOR REVIEW AND PERMITTING



2 WEST ELEVATION  
1/4" = 1'-0"



1 NORTH ELEVATION  
1/4" = 1'-0"



Studio HMA LLC

Dardan Hoxha  
dardan.hoxha.ra@gmail.com  
469-463-4845

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City File No. PLZPD 2023-102

Project  
**EL PAISA BUILDING**  
1912 PARKER ROAD,  
CARROLLTON, TEXAS 75010

Prepared for:



ISSUE/REVISION		
No.	Description	Date
	PD EXHIBITS INITIAL SUBMITTAL	09.26.2023
	STAFF COMMENTS	10.12.2023

Sheet Title:

**EXTERIOR ELEVATIONS**

Original is 36 x 24. Do not scale contents of this drawing.  
Sheet Number

**D-1**

# TRACT 2

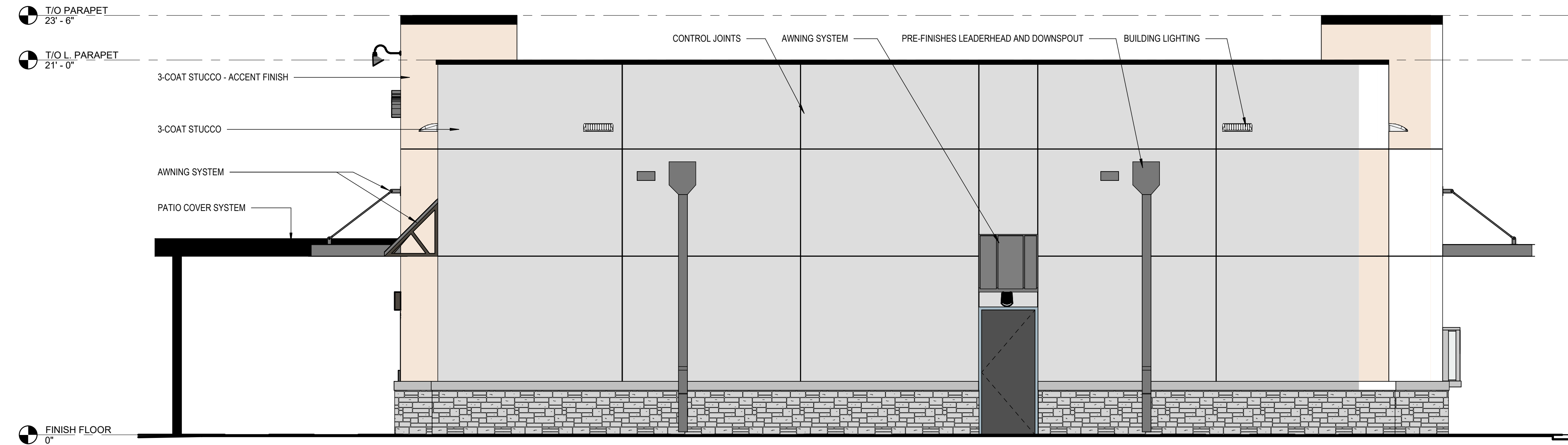
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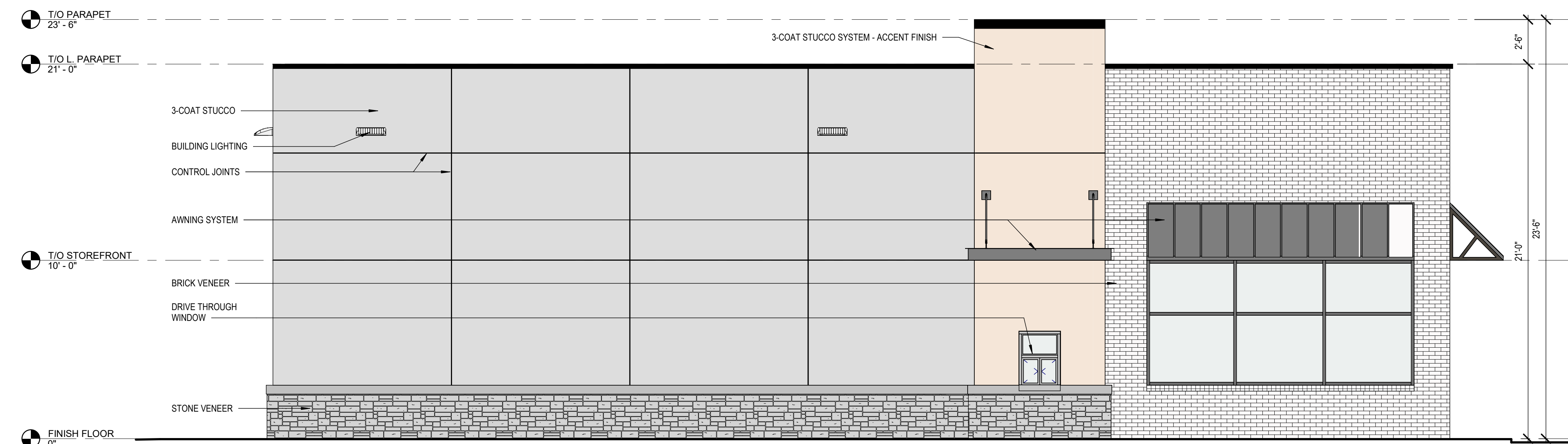
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ALL SIGNS SHOWN ON THE CONCEPTUAL ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL REQUIRE A SEPARATE SIGN APPLICATION FOR REVIEW AND PERMITTING



**2 SOUTH ELEVATION**  
1/4" = 1'-0"



**1 EAST ELEVATION**  
1/4" = 1'-0"

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**EXTERIOR ELEVATIONS**

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Sheet Number

**D-2**



TRACT 2



NOTE: ALL SIGNAGE IS ILLUSTRATIVE ONLY AND WILL REQUIRE SEPARATE REVIEW AND PERMITTING



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2	STAFF COMMENTS	10.12.2023

Sheet Title:

**EXTERIOR  
CONCEPT  
RENDERINGS**

Original is 36 x 24. Do not scale contents of this drawing.  
Sheet Number

**D-3**





NOTE: ALL SIGNAGE IS ILLUSTRATIVE ONLY AND WILL REQUIRE SEPARATE REVIEW AND PERMITTING



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Sheet Title:

**EXTERIOR  
CONCEPT  
RENDERINGS**

Original is 36 x 24. Do not scale contents of this drawing.  
Sheet Number

**D-4**



TRACT 2



**COMPLETE**  
LANDSCULPTURE  
2000 SANDY LANE  
DALLAS, TEXAS 75220  
TEL: 214-358-8298  
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WWW.COMPLETELANDSCULPTURE.COM



Project  
EL PAISA RESTAURANT

Address  
1912 PARKER ROAD,  
Carrollton, TX 75010

Consultant  
JM

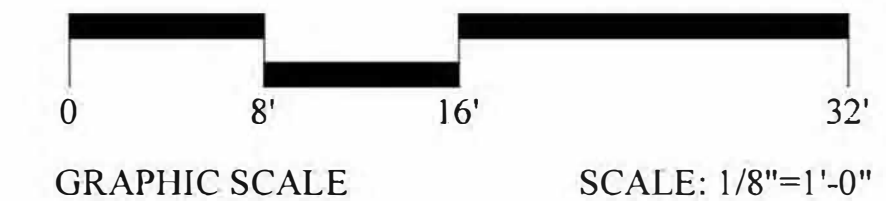
Designed  
JM

Date Issued  
09/26/2023

No.	Date	Revision
	10/12/2023	

Sheet Title  
**CONCEPTUAL  
LANDSCAPE  
SITE PLAN**

Sheet Number  
**L1.1**

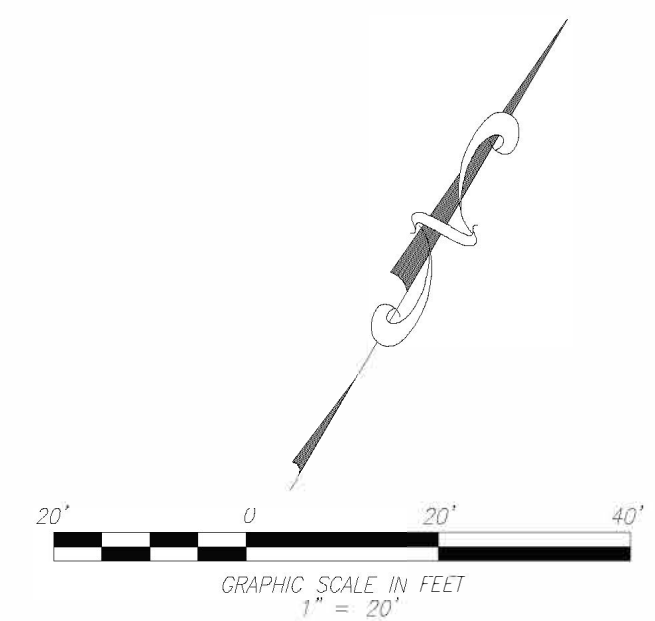




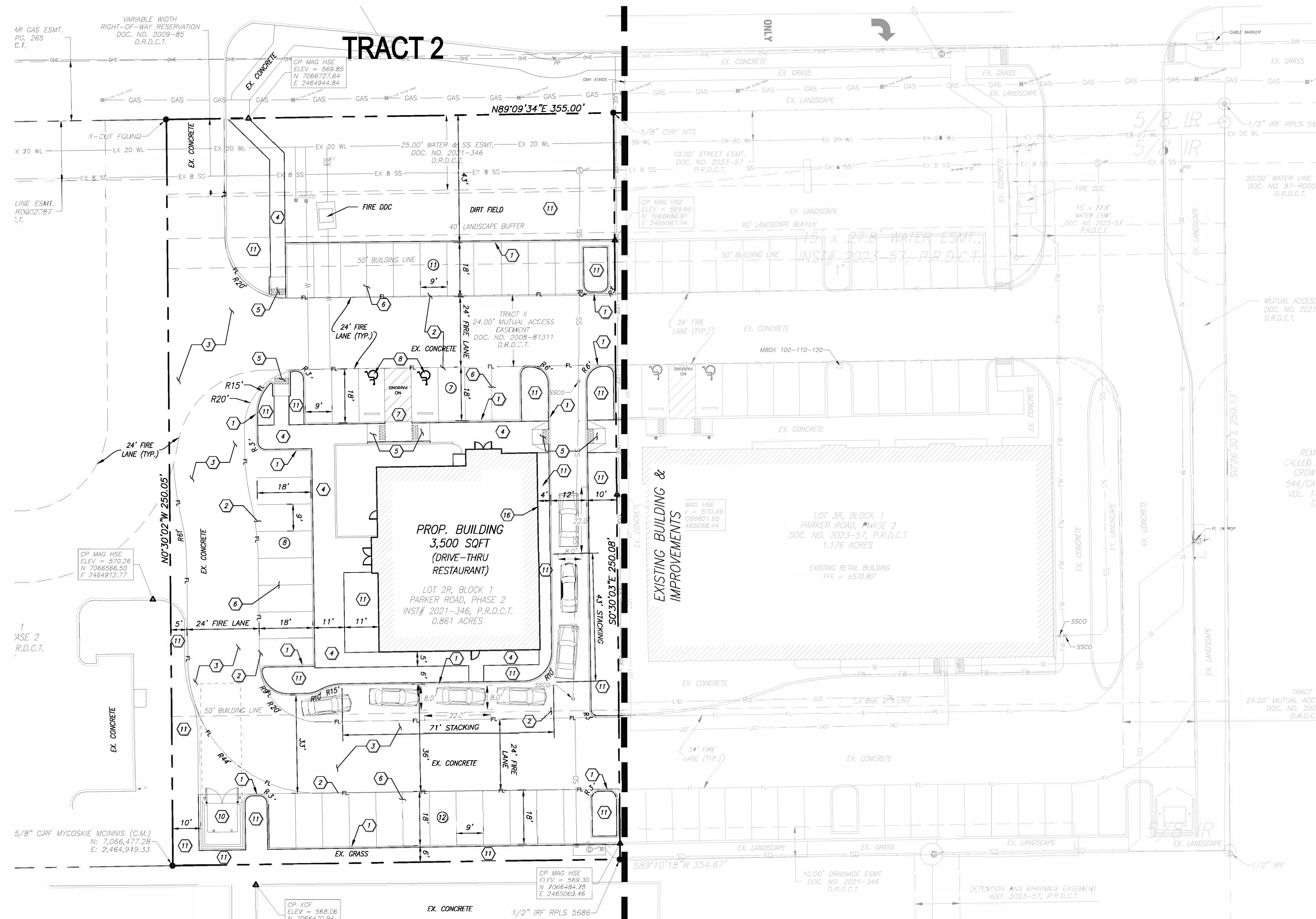
SITE DATA TABLE		
LOCATION:	1912 PARKER ROAD CARROLLTON, TX 7510	
LOT NUMBER:	LOT 2R	
LOT AREA:	0.861 AC.	
ZONING:	ZONING - CC/PD 185	
CURRENT USE:	VACANT	
PROPOSED USE:	RESTAURANT	
BUILDING DATA		
BUILDING HEIGHT	23'-6"	
BUILDING COVERAGE	9.33%	
PARKING SUMMARY:		
1 SP PER 300 SQ.FT.FLOOR AREA	REQUIRED	PROVIDED
PARKING SPACES (9'X18')	12	34
ACCESSIBLE SPACES	2	2
TOTAL SPACES	14	36
LANDSCAPE:		
PERVIOUS	10,401 S.F.	
IMPERVIOUS	27,104 S.F.	

SITE KEY NOTES

- ① CONCRETE CURB. (PER LOCAL CODES)
- ② MATCH EXISTING PAVEMENT ELEVATION.
- ③ EXISTING PAVEMENT TO REMAIN.
- ④ CONCRETE SIDEWALK. 2% MAX. CROSS SLOPE AND 5% MAX. STRAIGHT SLOPE (PER LOCAL CODES).
- ⑤ SIDEWALK RAMP @ 8.33% MAX. (PER LOCAL CODES)
- ⑥ PARKING STALL STRIPING (PER LOCAL CODES)
- ⑦ 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45'.
- ⑧ ACCESSIBLE STRIPING & SYMBOL. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- ⑨ ACCESSIBLE SIGNS. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- ⑩ DUMPSTER ENCLOSURE. (PER ARCH. PLANS)
- ⑪ LANDSCAPE AREA. (PER LANDSCAPE PLAN)
- ⑫ DECORATIVE WATER TOWER
- ⑬ MEDIAN OPENING AND DRIVEWAY TO BE REVIEWED AND APPROVED BY TXDOT
- ⑭ DECORATIVE TRAIN.
- ⑮ 25' TALL FLAG POLE.
- ⑯ PICK UP/PAY WINDOW



SITE PLAN LEGEND	
---	PROPERTY LINE
---	EASEMENT
---	EXISTING CURB AND GUTTER
---	EXISTING ASPHALT
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING SANITARY SEWER
---	EXISTING WATER
---	EXISTING GAS
---	EXISTING STORM SEWER
---	EXISTING FENCE
---	PROPOSED CURB AND GUTTER
---	PROPOSED FIRE LANE
---	RIGHT-OF-WAY
---	SIDEWALK
---	SQUARED FEET
---	TOWN HOME
---	SINGLE FAMILY
---	FIRE HYDRANT
---	ACCESS EASEMENT
---	UTILITY EASEMENT
---	FIRE LANE
---	TYPICAL
④	PARKING COUNT
①	KEY NOTE



- STANDARD NOTES
- SIDEWALKS (IN ALL DISTRICTS, WITH THE EXCEPTION OF LOCAL INDUSTRIAL STREETS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CARROLLTON'S SPECIFICATIONS.  
THE DEVELOPER WILL CONSTRUCT SIDEWALKS ALONG THE REAR AND SIDE OF LOTS THAT ADJACENT TO COLLECTOR OR ARTERIAL THOROUGHFARES OR WHICH ABOUT PERIMETER STREETS OR WHERE ANY ALLEY IS ADJACENT TO THE COLLECTOR OR ARTERIAL THOROUGHFARE.  
THE BUILDER ON A LOT WILL CONSTRUCT ALL OTHER SIDEWALKS ON THE FRONT AND SIDE OF LOTS ON THE INTERNAL STREETS. CERTIFICATION OF OCCUPANCY WILL NOT BE ISSUED UNTIL SUCH REQUIREMENT HAVE BEEN MET.
  - A MASONRY SCREENING WALL (CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CARROLLTON'S SPECIFICATIONS AND THE PROPERTY LINE FOR A DISTANCE OF FEET.
  - A MINIMUM OF 20% OF THE TOTAL SITE IS REQUIRED TO BE LANDSCAPED. (THE LANDSCAPING MUST BE LOCATED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE. BE IDENTIFIED BY A SHADING PATTERN WHICH IS IDENTIFIED IN THE LEGEND AND IDENTIFIED IN SQUARE FEET ON THE SITE PLAN).
  - SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION WITHOUT A REPLAT BEING APPROVED BY THE CITY OF CARROLLTON IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  - A SEPARATE TECHNICAL SITE PLAN APPLICATION SHALL BE SUBMITTED FOR A DRIVE-THRU WINDOW.
  - MEDIAN AND DRIVEWAY TO BE REVIEWED AND APPROVED BY TXDOT.

REVISIONS		
#	REVISION	DATE
1	FIRE LANE	10/12

DEVELOPER/OWNER:  
JOSE VELASQUEZ  
1912 PARKER ROAD  
CARROLLTON, TX 7510

CONCEPTUAL SITE PLAN

1912 PARKER ROAD  
CITY OF CARROLLTON  
DENTON COUNTY, TEXAS

HANNA SURVEYING & ENGINEERING, LLC.  
ENGINEERING FIRM NUMBER: F-22119  
SURVEYING FIRM NUMBER: 10194633  
SMB@HANNA-SE.COM

HANNA SURVEYING AND ENGINEERING, LLC.  
11729 F. FM 917  
ALVARADO, TEXAS 76009  
(862) 553-9474

PRELIMINARY FOR REVIEW ONLY  
THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:  
SAMUEL C. HANNA  
P.E. # 109945

ISSUE DATE:  
OCT. 12, 2023

PROJECT NO.:  
23-880

SHEET NUMBER  
C-1.0

INITIAL SUBMITTAL DATE:  
SEPT. 25, 2023

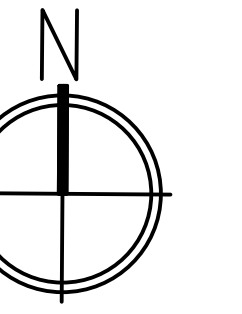
CITY FILE No. PLZPD  
2023-102





**COMPLETE**  
LANDSCULPTURE

2000 SANDY LANE  
DALLAS, TEXAS 75220  
TEL: 214-358-8290  
FAX: 214-357-5121  
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Consultant  
JM

Designed  
JM

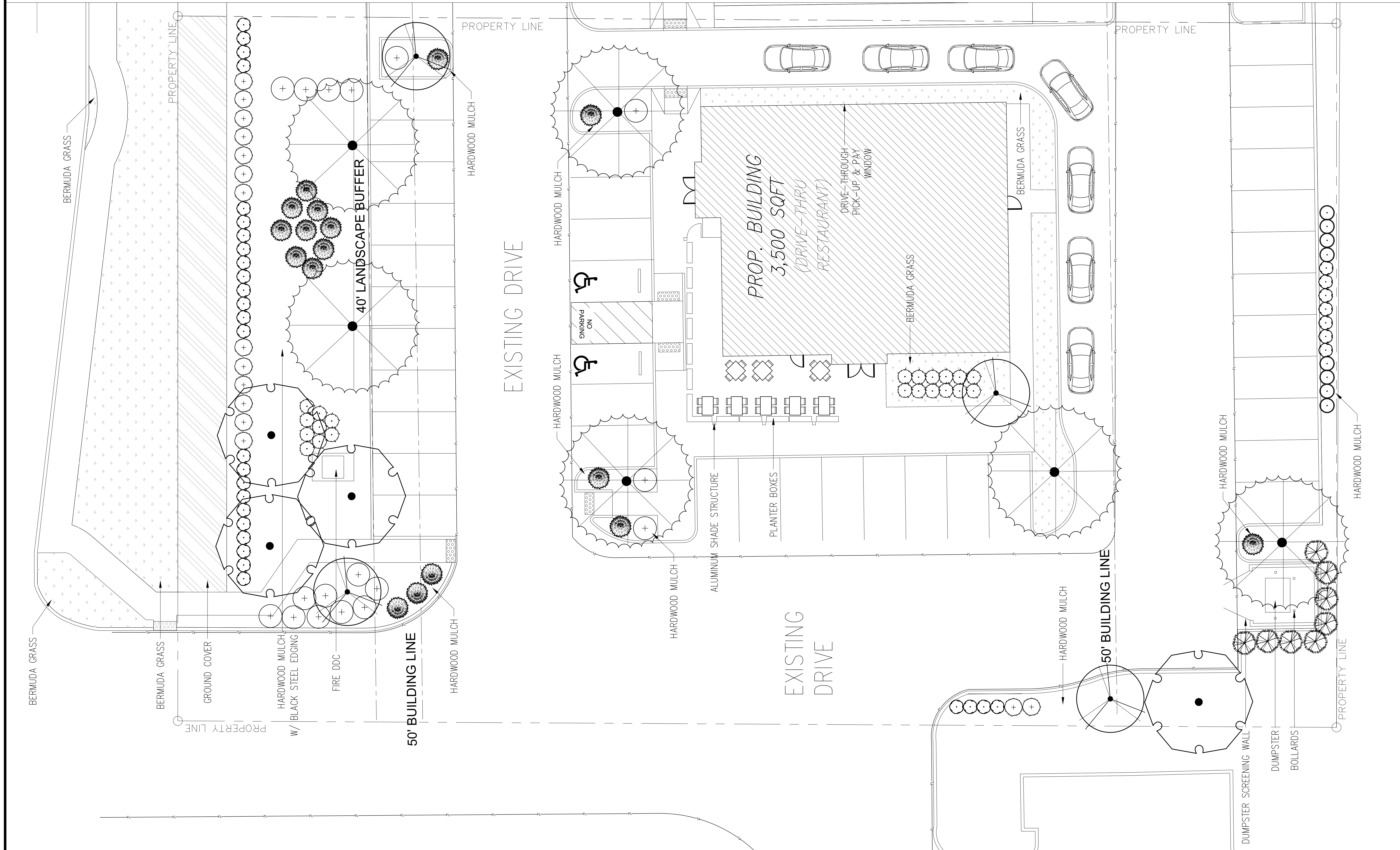
Date issued  
09/26/2023

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LANDSCAPE  
SITE PLAN**

Sheet Number  
**L1.1**

# TRACT 2

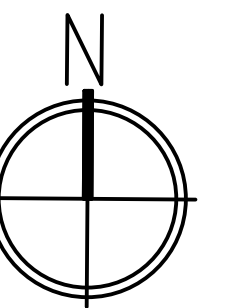






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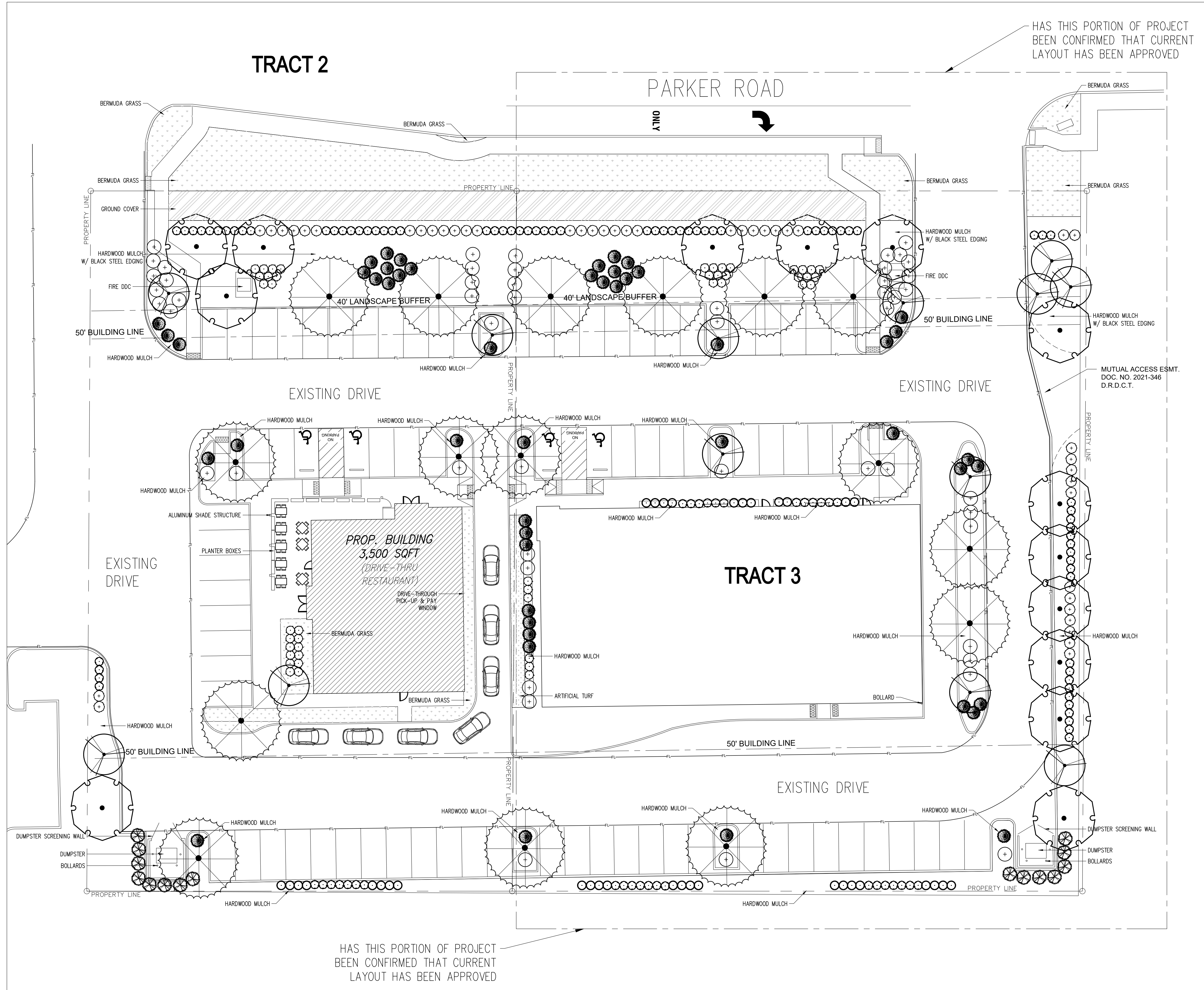
Sheet Title  
**CONCEPTUAL  
LANDSCAPE  
PLAN**

Sheet Number  
**L1.0**

PLANT SCHEDULE				
TREES	BOTANICAL / COMMON NAME	SIZE	QUANTITY	SPACING
	TBD / CANOPY TREE	30 gal	14	SEE NOTES
	TBD / DECIDUOUS TREE	30 gal	16	SEE NOTES
	TBD / ORNAMENTAL TREE	30 gal	14	SEE NOTES
SHRUBS	BOTANICAL / COMMON NAME	CONT.	QUANTITY	SPACING
	Abelia Grandiflora / Glossy Abelia	5 gal	16	5' O.C.
	Hesperaloe Parviflora / Texas Red Yucca	5 gal	40	PER PLAN
	Ilex Vomitoria 'Nana' / Dwarf Yaupon Holly	5 gal	139	3' O.C.
	Lantana Camara 'New Gold' / New Gold Lantana	5 gal	57	5' O.C.
	Leucophyllum Frutescens 'Compact' / Texas Sage	5 gal	40	4' O.C.
	Salvia Greggii / Autumn Sage	5 gal	56	PER PLAN
	Muhlenbergia Capillaris / Pink Muhly Grass	5 gal	30	PER PLAN
GROUND COVERS	BOTANICAL / COMMON NAME	CONT.	QUANTITY	SPACING
	Euonymus Coloratus / Wintercreeper	Flat	5388 S.F.	
	Cynodon Dactylon 'Tway 419' / Bermuda Grass	Flat	5013 S.F.	

**NOTES (IN ACCORDANCE WITH CITY ORDINANCE)**

- TREES IN THE BUFFER / SETBACK AREA SHALL BE PLANTED AT INTERVALS OF NOT GREATER THAN 40', MEASURED ON CENTER AND AT LEAST THREE-FORTHS OF THE TREE DRIP LINE AREA MUST BE PLANTED IN THE PERMEABLE AREA.
- SHADE TREES TO BE FREE OF BRANCHES TO A MINIMUM OF SIX FEET ABOVE GRADE.
- SHADE AND ORNAMENTAL TREES; IF BALLED AND BURLAPPED, A MINIMUM OF 28" DIAMETER ROOT BALL AND A MINIMUM OF 19" DEPTH, IF CONTAINERIZED, A MINIMUM OF 45 GALLON CONTAINER IS REQUIRED.
- REFER TO ORDINANCE 25-LANDSCAPE AND BUFFERING, 25-8 FOR "MINIMUM PLANT SPECIFICATIONS" CHART.



HAS THIS PORTION OF PROJECT BEEN CONFIRMED THAT CURRENT LAYOUT HAS BEEN APPROVED

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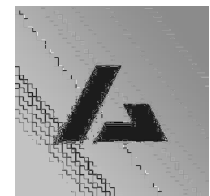
TRACT 3



**PARKER RETAIL SHELL - CARROLLTON, TX**

NORTHWEST CORNER

February 16, 2021



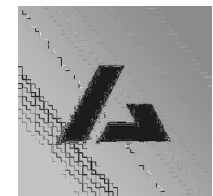




# PARKER RETAIL SHELL - CARROLLTON, TX

NORTHEAST CORNER

February 16, 2021



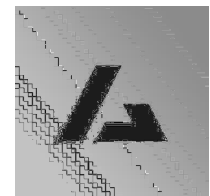




# PARKER RETAIL SHELL - CARROLLTON, TX

SOUTHWEST CORNER

February 16, 2021



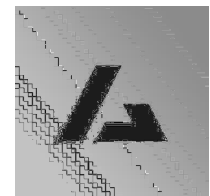




# PARKER RETAIL SHELL - CARROLLTON, TX

SOUTHEAST CORNER

February 16, 2021

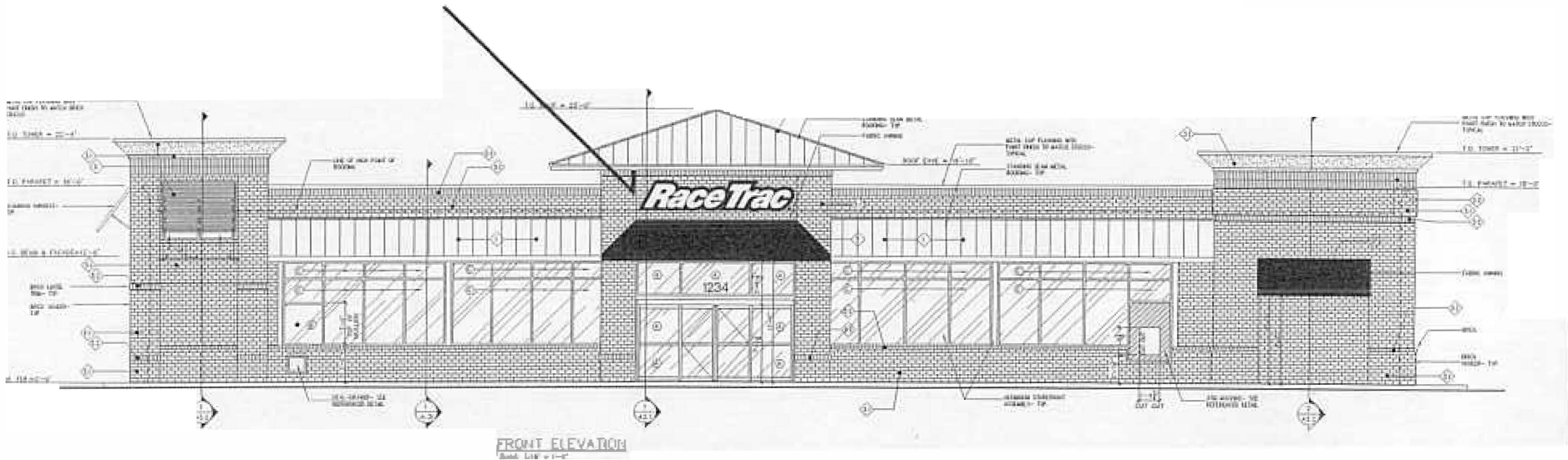




TRACT 1

30" x 162" channel letter sign, internally lit, 33.75 square feet

# RaceTrac®



File: RaceTrac Carrollton

Date: 5/21/08

Customer: RaceTrac Petroleum

Location: Carrollton, TX

Customer Approval

Change As Noted



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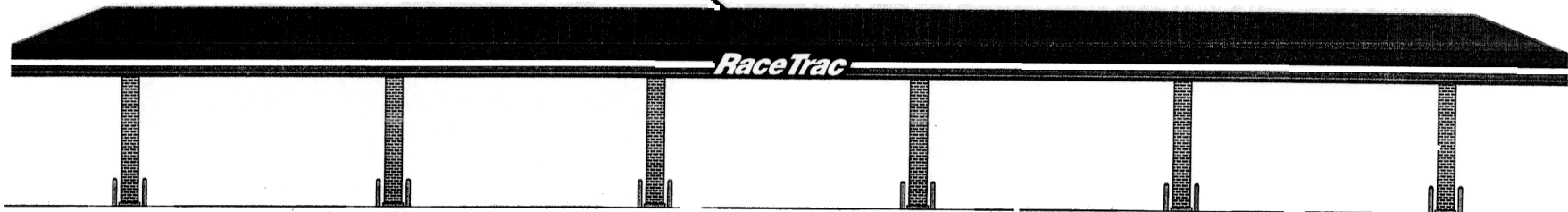
# WHITE SIGN COMPANY



36" x 204" channel letter sign, internally lighted, 51 square feet, front side of canopy

# ***RaceTrac***

Sign shown on 192' X 4' canopy fascia



CANOPY FRONT ELEVATION

File: RaceTrac Carrollton

Date: 5/21/08

Customer: RaceTrac Petroleum

Location: Carrollton, TX

Customer Approval

Change As Noted



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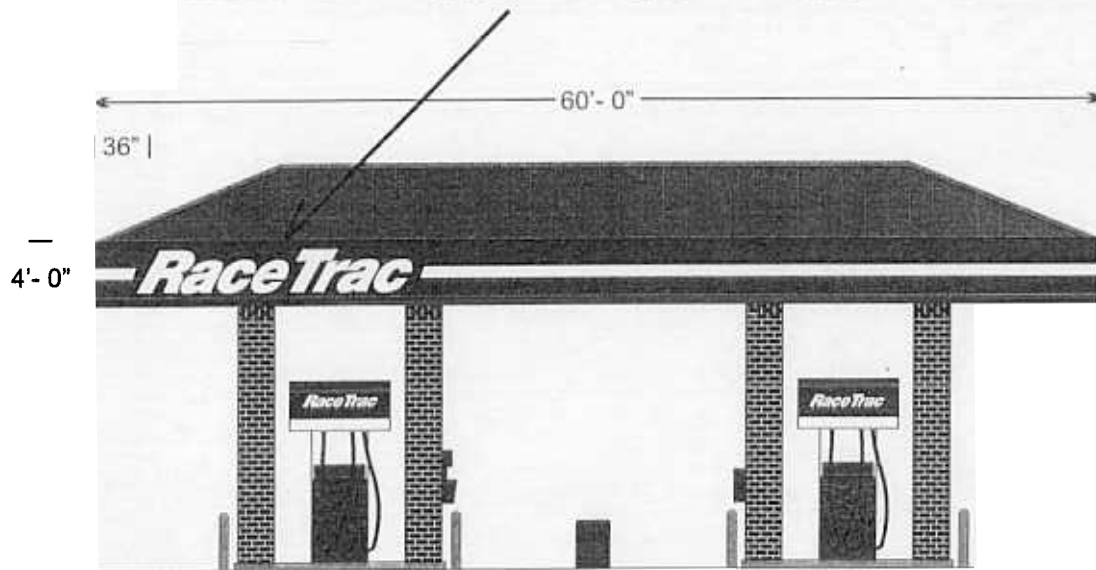
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**WHITE  
SIGN COMPANY**



36" x 204" channel letter sign, internally lighted, 51 square feet, both ends of canopy

# RaceTrac



SIDE ELEVATION

File: RaceTrac Carrollton

Date: 5/21/08

Customer: RaceTrac Petroleum

Location: Carrollton, TX

Customer Approval

Change As Noted

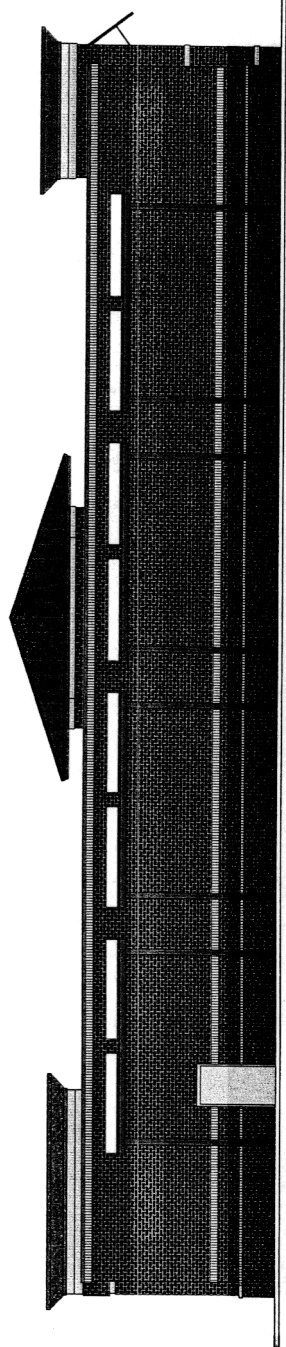
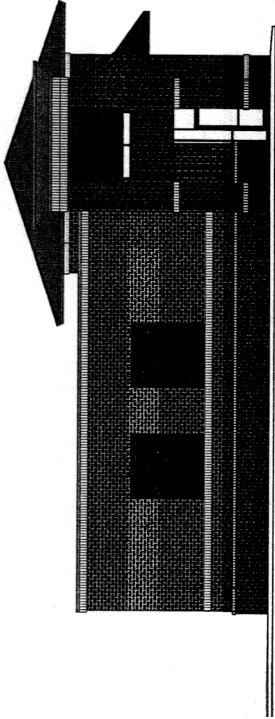
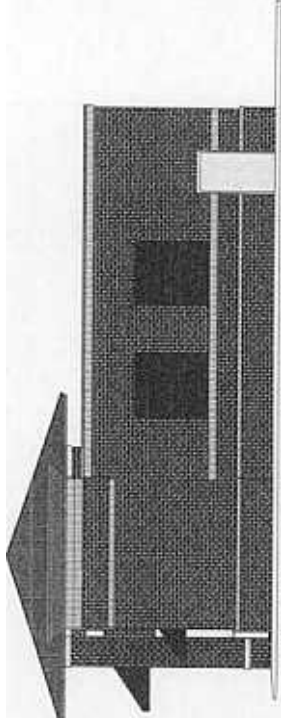
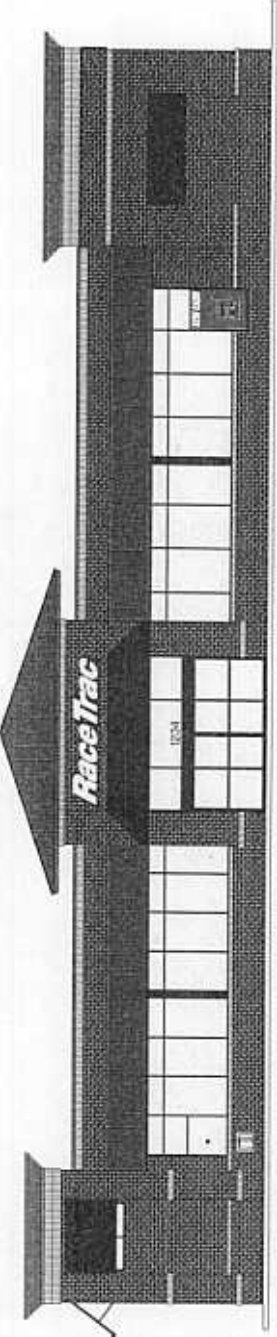


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# WHITE SIGN COMPANY







# TRACT 1

PARKER ROAD (F.M. 544)

JOSEY LANE NORTH  
(NORTH BOUND)  
(MAINTAINED BY THE CITY OF CARROLLTON)

