

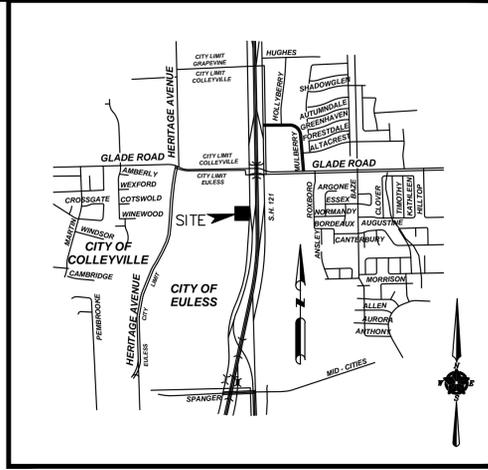
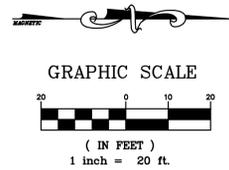
**CAUTION NOTICE TO CONTRACTOR**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**BENCHMARKS**  
 BOX CUT SET ON EAST CURB LINE OF SOUTHBOUND SERVICE ROAD OF STATE HIGHWAY 121, ±1284 FEET SOUTH OF THE INTERSECTION OF SH 121 AND GLADE ROAD, ±680 FEET SOUTHEAST OF EXISTING BUILDING, AND ±55 FEET EAST OF A BARBED WIRE FENCE. ELEV=586.55'  
 BRASS DISK ON TOP OF CONCRETE HEADWALL, SOUTHEAST CORNER OF A BRIDGE, APPROXIMATELY 0.4 MILES NORTH OF CHEEK SPARGER ROAD AND HERITAGE AVENUE. ELEV=542.23'

GLADE 121, L.P.  
 PD  
 VACANT

FUTURE BLOCK K  
 PD  
 VACANT

**Rio Grande Boulevard**  
 (a 85' Public ROW)

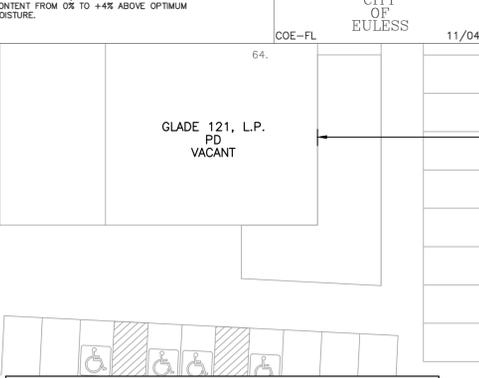
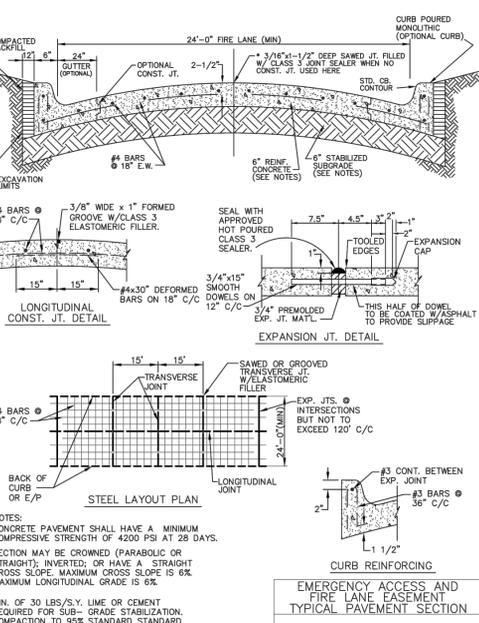


**LEGEND:**

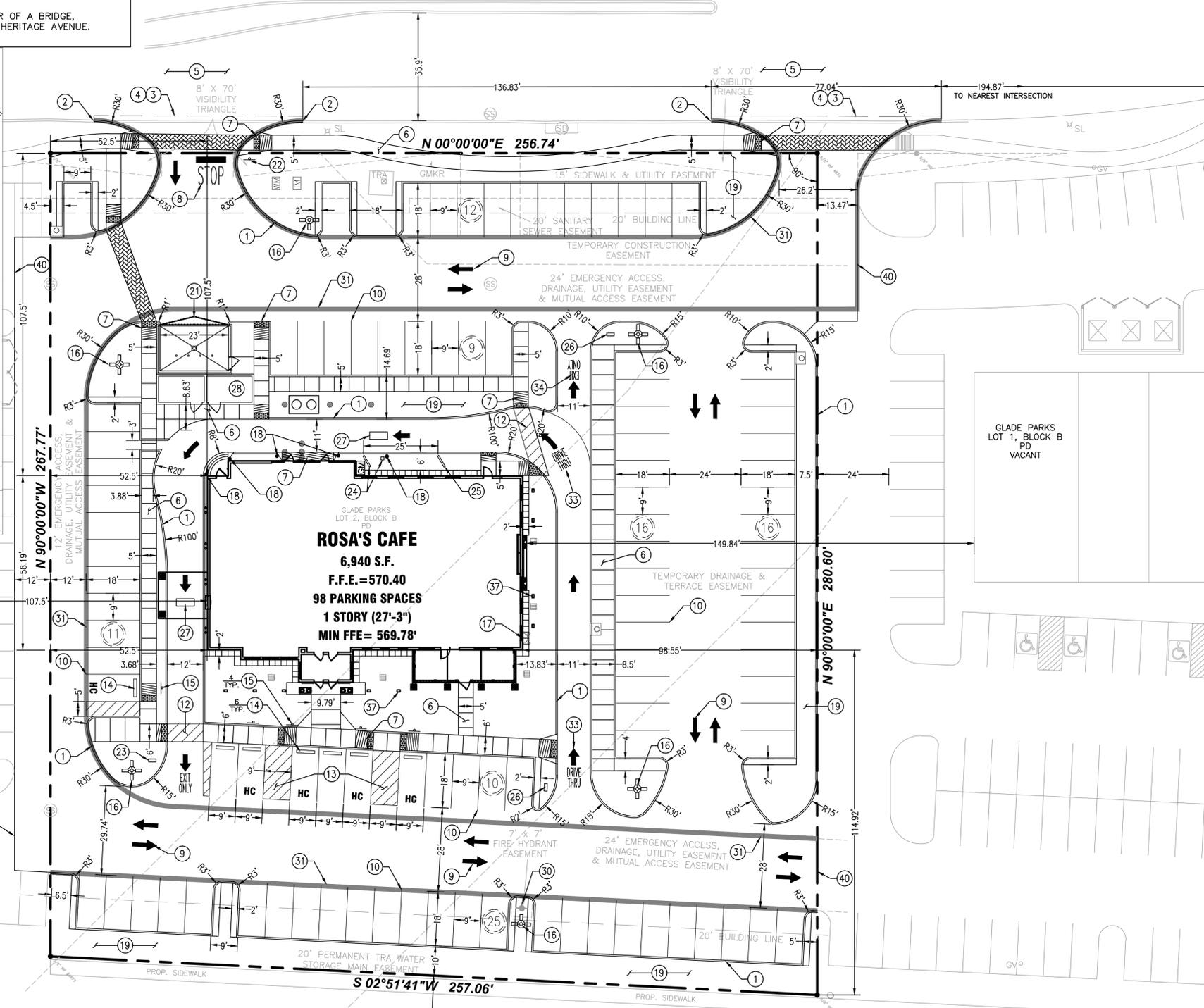
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- ① PARKING SPACES
- ADA RAMP
- STOP BAR STRIPING
- FIRELANE
- BOLLARD
- TRAFFIC/HANDICAP SIGN
- DIRECTIONAL SIGN
- SPEAKER BOX
- MENU BOARD
- GREASE TRAP
- ⊕ LIGHT POLE
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- GAS METER
- WATER METER
- IRRIGATION METER
- BUILDING UP LIGHTS
- YARD DRAIN
- HC HANDICAP SPACES

**SITE KEY NOTES:**

- 1 CONCRETE CURB AND GUTTER PER CITY STANDARDS.
- 2 TAPER CURB TO MATCH EXISTING.
- 3 MATCH EXISTING PAVEMENT ELEVATION.
- 4 LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL. EXISTING PAVEMENT TO REMAIN.
- 5 CONCRETE SIDEWALK. (PER LOCAL CODES)
- 6 SIDEWALK RAMP @ 8.33% MAX. (TYPICAL-PER ADA REQUIREMENTS)
- 7 STOP BAR. (PER LOCAL CODES)
- 8 DIRECTIONAL TRAFFIC ARROW. (PER LOCAL CODES)
- 9 PARKING STALL STRIPING. (PER LOCAL CODES)
- 10 PEDESTRIAN/HANDICAP CROSSWALK STRIPING.
- 11 HANDICAP STRIPING & SYMBOL. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- 12 WHEEL STOPS PAINTED YELLOW. (SEE NOTE FOR NUMBER)
- 13 VAN ACCESSIBLE HANDICAP SIGNS. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- 14 LIGHT POLE. (TYPICAL-PER LIGHTING PLAN)
- 15 FIRE DEPARTMENT CONNECTION (FDC)
- 16 BOLLARD. (SEE NOTE FOR NUMBER)
- 17 LANDSCAPE AREA. (PER LANDSCAPE PLAN)
- 18 DUMPSTER ENCLOSURE. (PER ARCH. PLANS)
- 19 "STOP" SIGN.
- 20 "DO NOT ENTER" SIGN.
- 21 MENU BOARD AND SPEAKER BOX.
- 22 PREVIEW MENU BOARD.
- 23 DIRECTIONAL SIGN FOR DRIVE THRU.
- 24 TRAFFIC SENSOR.
- 25 STORAGE UNIT. (PER ARCH. PLANS)
- 26 EXISTING FIRE HYDRANT.
- 27 FIRE LANE. (PER LOCAL CODES)
- 28 "DRIVE THRU" MARKING.
- 29 "EXIT ONLY" MARKING.
- 30 BUILDING LIGHTS.
- 31 THICKENED EDGE OF PAVING
- 32 POINT OF RELOCATION
- 33 THICKENED EDGE OF PAVING



SITE DATA TABLE		
<b>LOCATION:</b>	2711 STATE HIGHWAY 121 EULESS, TEXAS	
<b>SITE AREA:</b>	1.616 AC. (70,393 S.F.)	
<b>ZONING:</b>	PD	
<b>CURRENT USE:</b>	VACANT (1 LOT)	
<b>PROPOSED USE:</b>	RESTAURANT/W DRIVE-THRU	
<b>LOT COVERAGE DATA:</b>		
MAX LOT COVERAGE	83.7% / 58,619 S.F.	
MIN LOT AREA	22,500 S.F.	
MIN LOT WIDTH	130 FEET	
<b>PARKING SUMMARY:</b>	REQUIRED	PROVIDED
1 SP PER 100 S.F.		
PARKING SPACES (9'x18')	70	93
HANDICAP SPACES		5
TOTAL SPACES	70	98
<b>BUILDING DATA:</b>		
BUILDING	1 STORY (27'-3")	
TOTAL SQUARE FOOTAGE	6,940 S.F.	
<b>LANDSCAPE CALCULATIONS:</b>	REQUIRED	PROVIDED
LANDSCAPE AREA		11,774
STREET YARD AREA		10,262



State Highway 121  
 service road  
 (a variable width Public ROW)

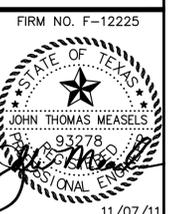
**OWNER:**  
 GLADE 121, L.P.  
 MARK VONDRAK  
 4949 HARRISON AVE  
 SUITE 200  
 ROCKFORD, IL 61108  
 PH: 815-387-3100

**APPLICANT/ENGINEER:**  
 JOHN THOMAS ENGINEERING, LLC  
 JOHN MEASLES, PE  
 6401 W. ELDORADO PKWY.  
 SUITE 319  
 MCKINNEY, TEXAS, 75070  
 PH: 214-491-1830



**SITE PLAN**  
 GLADE PARKS ADDITION, BLOCK B, LOT 2  
 1 LOT LOCATED ON 1.6 ACRES OF LAND OUT OF THE  
 JOHN H. HANAS SURVEY, ABSTRACT NO. 685  
 CITY OF EULESS, TARRANT COUNTY, TEXAS  
 CASE #11-05-SP

**John Thomas ENGINEERING**  
 6401 W. ELDORADO PKWY., SUITE 319, MCKINNEY, TEXAS 75070 PH: 214-491-1830

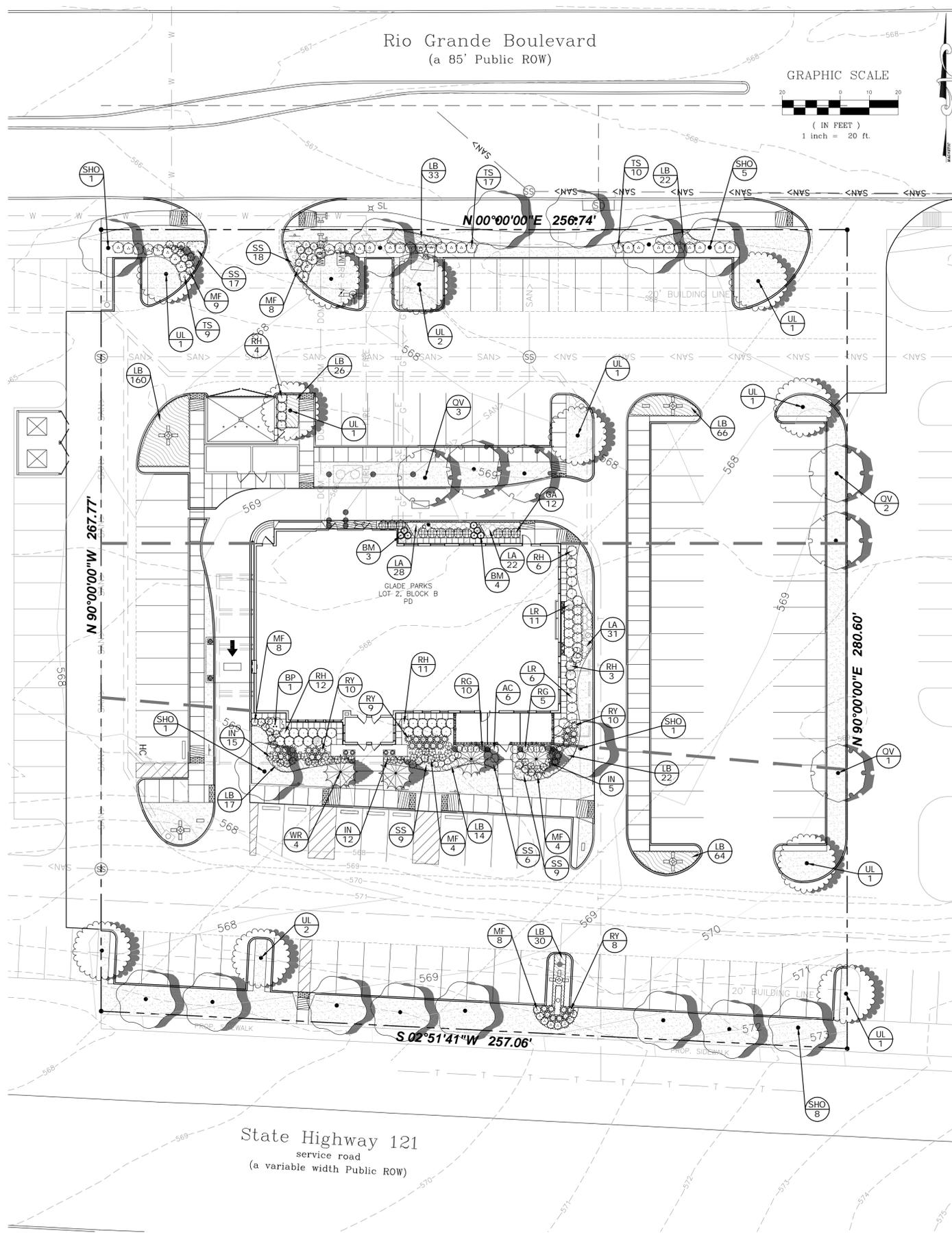
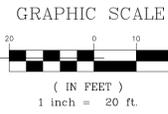


FIRM NO. F-12225  
 STATE OF TEXAS  
 JOHN THOMAS MEASLES  
 LICENSE NO. 93278  
 PROFESSIONAL ENGINEER  
 11/07/11  
**SITE PLAN**  
**ROSA'S CAFE**  
**2711 STATE HIGHWAY 121**  
**EULESS, TEXAS 76039**

REVISION RECORD	INITIAL SUBMITTAL	REVISED PER CITY COMMENTS	REVISED PER CITY COMMENTS
10-10-11			
10-24-11			
11-07-11			

SHEET NO.  
**C-4.0**

Rio Grande Boulevard  
(a 85' Public ROW)



PLANT\_SCHEDULE

TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT.	CAL	SIZE	QTY
	SHO	Shumard Red Oak / Quercus shumardii	CONT.	3"Cal	min. 12' ht.	16
	OV	Live Oak / Quercus virginiana	CONT.	3"Cal	14-16' ht.	6
	UL	Lacebark Elm / Ulmus parvifolia 'Lacebark'	CONT.	3"Cal	min. 12' ht.	11
	WR	Mexican Fan Palm / Washingtonia robusta ht. for overall tree	CONT.	3"Cal	min. 12' ht.	4
SHRUBS	CODE	COMMON NAME / BOTANICAL NAME	CONT.			QTY
	GA	Glossy Abelia / Abelia grandiflora 36" o.c.	3 gal			12
	AC	Flame Acanthus / Anisacanthus quadrifidus 30" o.c.	1 gal			6
	RG	Rose Glow Barberry / Berberis thunbergii 'Rose Glow' 24" o.c.	3 gal			15
	BP	Mexican Bird of Paradise / Caesalpinia mexicana	10 gal			1
	RY	Red Yucca / Hesperaloe parviflora 30" o.c.	3 gal			39
	IN	Dwarf Yaupon / Ilex vomitoria 'Nana' 30" o.c.	5 gal			32
	TS	Compact Texas Sage / Leucophyllum frutescens 'compactum' 42" o.c.	3 gal			40
	LR	Fringe Flower / Loropetalum chinense rubrum 42" o.c.	5 gal			17
	BM	Bamboo Muhly / Muhlenbergia dumosa space as shown	3 gal			7
	RH	Indian Hawthorn / Raphiolepis Indica 'Clara' 42" o.c.	5 gal			37
	MF	Mexican Feather Grass / Stipa tenacissima 30" o.c.	1 gal			41
SHRUB AREAS	CODE	COMMON NAME / BOTANICAL NAME	CONT.			QTY
	SS	Pink Skullcap / Scutellaria suffrutescens	1 gal@ 18" oc			59
GROUND COVERS	CODE	COMMON NAME / BOTANICAL NAME	CONT.			QTY
	LA	Aztec Grass / Liriope muscari 'Aztec'	1 gal@ 18" oc			81
	LB	Giant Liriope / Liriope muscari 'Evergreen Giant'	1 gal@ 18" oc			390
SOD/SEED	CODE	COMMON NAME / BOTANICAL NAME	CONT.			QTY
	CD	Bermuda Grass / Cynodon dactylon 'tif 419'	sod			8,029 sf

GENERAL LANDSCAPE NOTES

- The General Contractor is responsible for removing all vegetation and leaving all landscape areas at four inches below final grade. The Landscape Contractor will provide and spread a compacted four inch depth of a loamy topsoil to all turf areas - bringing these areas to top of curb / final grade (compacted). The Landscape Contractor will provide and install a six inch depth of planting mix to all planting beds - crowning for proper drainage. (See specifications for more detailed instruction on turf area and planting bed preparation).
- A three inch depth of shredded hardwood mulch will be used as a topdressing for all planting beds and tree rings.
- Install 14 gauge, green steel edging between all planting beds and all turf areas. Also install edging between Asian Jasmine and all other plant materials.
- Install a 5 ounce weed barrier under all mulched areas - even individual tree rings.
- Landscape Contractor shall make own plant quantity take-offs using drawings, specifications, and plant schedule. Plant schedule requirements (i.e. spacing) dictate, unless otherwise directed by the landscape designer. Landscape Contractor to verify bed measurements and install appropriate quantities as governed by the plant spacing per the schedule. Ensure all minimum requirements of the local governing authority are met (i.e. minimum plant quantities).
- No substitutions of plant materials will be allowed. If plants are not available, the Landscape Contractor shall notify the Landscape Designer in writing (via proper channels). Plants may be inspected and approved or rejected on the jobsite by the Owner or Owner's Representative.
- Landscape Contractor is responsible for the landscape maintenance of this project for 90 days after final acceptance.
- An automatic irrigation system for all landscape areas will be designed and installed prior to project acceptance.
- There are no existing trees to be removed on the project site.
- Landscape Contractor shall maintain landscape for 90 days following final project acceptance.

CITY OF EULESS, TEXAS  
LANDSCAPING DESIGN REQUIREMENTS

STREETYARDS:	Required	Proposed
Rio Grande Blvd (27,428 sf):	4,114 sf	4,821 sf
15% Landscape Area:	19	18
Trees:	56	56
Shrubs:	281 sf	446 sf
Groundcovers:		
State Highway 121 (26,227 sf):	Required	Proposed
15% Landscape Area:	3,934 sf	4,591 sf
Trees:	18	19
Shrubs:	54	83
Groundcovers:	272 sf	279 sf
PARKING LOTS:	Required	Proposed
Streetyard:	567 sf	800+ sf
Non-streetyard:	105 sf	225+ sf



11/4/11

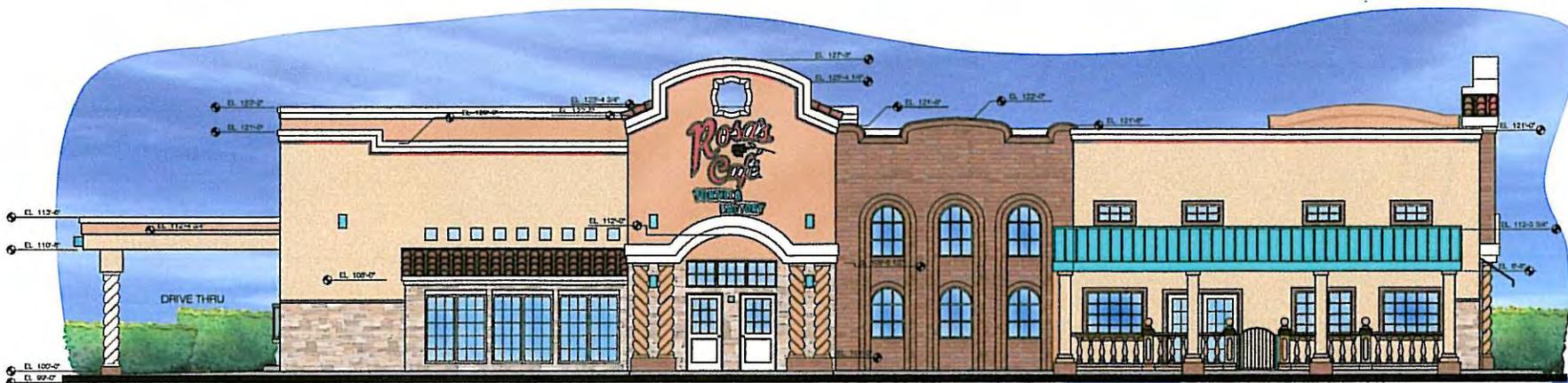
LANDSCAPE PLAN  
ROSA'S CAFE  
2711 STATE HIGHWAY 121  
EULESS, TEXAS 76039

REVISION RECORD	INITIAL	SUBMITTAL	CITY COMMENTS
10-10-11			
11-4-11			

**EVERGREEN  
DESIGN GROUP**  
Landscape Designers & Consultants

1 (800) 680 6630  
9600 Great Hills Trail #150W  
Austin, TX 78759  
www.evergreendesigngroup.net

SHEET NO.  
L-1.0



**(A) EAST ELEVATION**  
 TOTAL WALL AREA = 2300 S.F.  
 TOTAL SIGN AREA = 65.8 S.F. (2.9%)

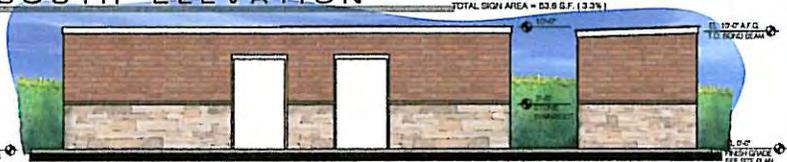
- EXTERIOR FINISH LEGEND**
- MASONRY FACE BRICK - EXTERIOR FINISH (DARK) - SIMILAR TO CENTER
  - STUCCO (DARK) SHERWIN WILLIAMS 6116 TATAS TAY BAND FINISH (DARK TAY)
  - STUCCO (MEDIUM) SHERWIN WILLIAMS 6142 MACADAMIA BAND FINISH (MEDIUM TAY)
  - STUCCO (LIGHT) SHERWIN WILLIAMS 6385 COVER WHITE BAND FINISH (WHITE) COLUMNS, COPING & TRIM
  - METAL ROOF & AWNINGS - SPANISH TILE ROOF -
  - STANDING BEAM - BERTRIDGE METAL SIM. TO SHERWIN WILLIAMS 6940 BISCAY
  - MOWER LITTLE - TEJAS ESPANA COLOR SAVI CARLOS BLEND
  - CONCEALED RED L.E.D. BY OWNER (CONCEALED IN EIFS COPING TRIM)
  - SIMULATED STONE - EXTERIOR FINISH (LIGHT) LONGE STAR STONE HILL COUNTRY CHALK ROSAS BLEND
  - STUCCO (LIGHT) SHERWIN WILLIAMS 6385 COVER WHITE BAND FINISH (WHITE) COLUMNS, COPING & TRIM



**(B) SOUTH ELEVATION**  
 TOTAL WALL AREA = 1000 S.F.  
 TOTAL SIGN AREA = 63.9 S.F. (6.39%)



**(C) NORTH ELEVATION**  
 TOTAL WALL AREA = 1702 S.F.  
 TOTAL SIGN AREA = 53.6 S.F. (3.1%)

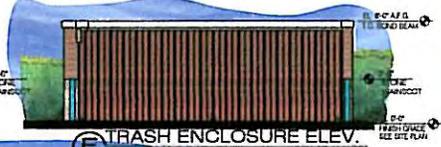


**(E) FRONT & SIDE STORAGE ELEVATIONS**

EAST	SF	%
STUCCO	1365	69%
Sim Stone	131	7%
Brick	478	24%
MASONRY %		100%
TOTAL	1975	100%
SOUTH	SF	%
STUCCO	774	80%
Sim Stone	432	28%
Brick	335	22%
MASONRY %		100%
TOTAL	1541	100%
NORTH	SF	%
STUCCO	798	85%
Sim Stone	183	12%
Brick	483	33%
MASONRY %		100%
TOTAL	1464	100%
WEST	SF	%
STUCCO	963	51%
Sim Stone	295	15%
Brick	652	34%
MASONRY %		100%
TOTAL	1910	100%
OVERALL MASONRY		100%



**(D) WEST ELEVATION**  
 TOTAL WALL AREA = 2200 S.F.  
 TOTAL SIGN AREA = 53.6 S.F. (2.4%)



**(F) TRASH ENCLOSURE ELEV.**

PROJECT: PROTOTYPE 2008STE (CRRFR)  
**ROSA'S CAFE**  
 TORTILLA FACTORY  
 STATE HIGHWAY 121 - GLADE PARK, EULESS, TEXAS

SHEET A2.1  
 OF 16A  
 JOB NO. 074-11-0009  
 DATE: 11-22-11