

03 Dumpster Enclosure
thin brick to match bldg with
R Panel painted gables



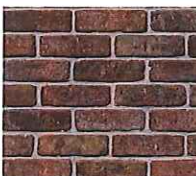
Ceramic Tile Random/Accent
Cement Tile Shop-Patchwork Random



Additional Masonry Stone
LedgeCut 33 Birch/Eldorado



Primary Masonry Stone
LedgeCut 33 Sage/Eldorado



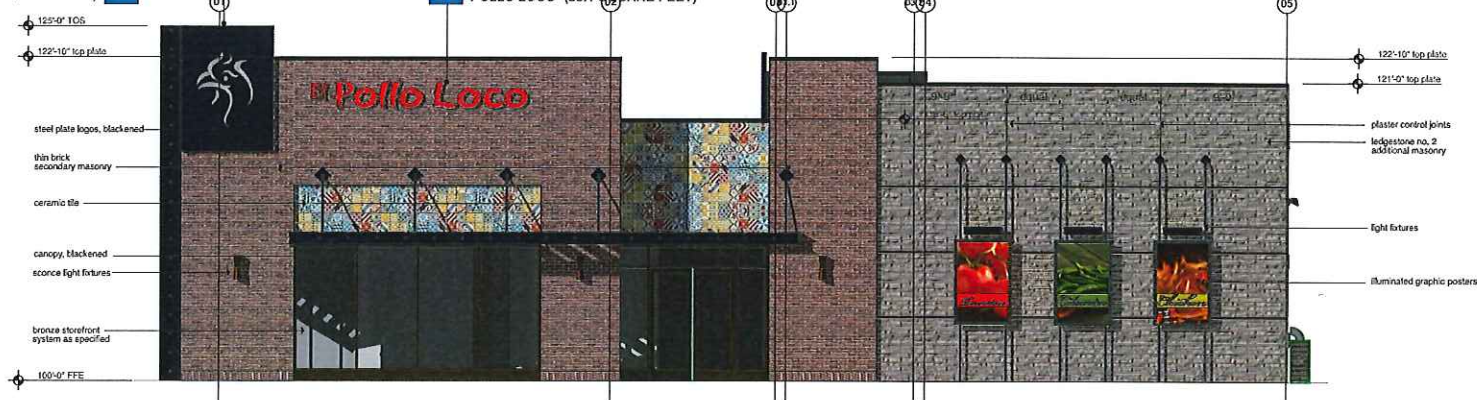
Secondary Masonry/Thin Brick
McNear Brick & Block, Tivoli

S/F 5'-4" X 4'-0 3/8" INTERNALLY ILLUMINATED WALL
ELEMENT/LOGO (21.5 SQUARE FEET) C2



01 Front Elevation (West)
SCALE: 1/4" = 1'-0"

S/F 5'-4" X 4'-0 3/8" INTERNALLY ILLUMINATED
WALL
ELEMENT/LOGO (21.5
SQUARE FEET) C1



02 Side Elevation (South)
SCALE: 1/4" = 1'-0"

SITE DATA SUMMARY					
ITEM	STANDARD	REQUIRED	PROVIDED	MEETS	NOTES
BUILDING AREA	UDC		3,000 Sq. Ft.	YES	
BUILDING HT.	UDC	25' MAX	25'	YES	
ZONING	UDC	GR-1	GR-1	YES	
PROPOSED USE	UDC	GR-1	DRIVE THROUGH RESTAURANT	YES	
FLOOR AREA RATIO	UDC	0.35-1 MAX	0.06	YES	
LOT AREA	UDC	5,000 MIN	47,672	YES	
LOT WIDTH	UDC	50'	134'	YES	
LOT DEPTH	UDC	100'	288'	YES	
FRONT SETBACK	SH-350 OVERLAY	30'	30'	YES	
REAR SETBACK	UDC	0'	0'	YES	
SIDE SETBACK	UDC	0'	0'	YES	
MIN. LANDSCAPING	UDC	10%	25%	YES	
IMPERVIOUS COVER	UDC		75%	YES	
PARKING	UDC	30 (1 SF/100 SF)	47	YES	
HC PARKING	ADA/TAS	2	2	YES	

Case S 160301/S 160303 El Pollo Loco											
Facade	Total Area (A)	Area of Openings (B)	Resultant Area A - B = (C)	Primary Masonry Stone		Additional Masonry Red Thin Brick		Secondary Masonry Stone		Accent Ceramic Tile	
				SF	%	SF	%	SF	%	SF	%
North	1,732	164	1,568	482	30.74%	594	37.88%	334	21.30%	156	10.08%
South	1,748	273	1,475	0	0.00%	598	40.54%	686	46.51%	191	12.95%
East	985	50	935	32	3.42%	892	95.40%	11	1.18%	0	0.00%
West	936	269	727	361	53.78%	148	20.08%	65	8.94%	125	17.19%
Totals	5,401	696	4,705	905	19.23%	2,230	47.40%	1,096	23.29%	474	10.07%

CITY CASE #: SU160301/S160303

SPECIFIC USE PERMIT/SITE PLAN

LEGAL DESCRIPTION
1.093 ACRES
JONATHAN BROWN SURVEY, ABSTRACT NO. 110,
CITY OF GRAND PRAIRIE, TARRANT COUNTY,
TEXAS

CITY OF GRAND PRAIRIE

OWNER
GREEN OAKS DO, LLC
200 MURON DRIVE
SOUTH ARI, TX 76092

APPLICANT
CLAYMORE ENGINEERING, INC.
1603 CENTRAL DR., SUITE #406
BEDFORD, TX 76011
PH: 817.281.0072

SURVEYOR
AJ BEDFORD GROUP, INC.
301 N ALAMO RD
ROCKWALL, TX 76087
PH: 972.722.0025

COUNTY
TARRANT COUNTY

CITY
CITY OF GRAND PRAIRIE

STATE
TEXAS

A3.01

17 Mar 2018



Grand
Prairie
Texas
75%
DD Set

Revisions

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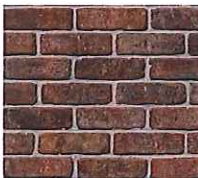
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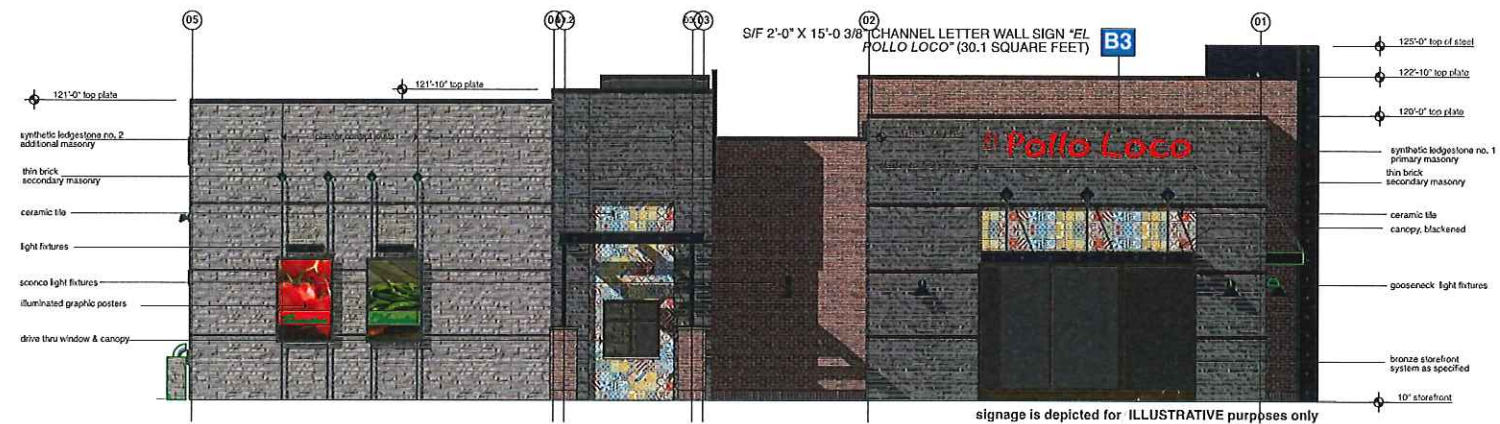
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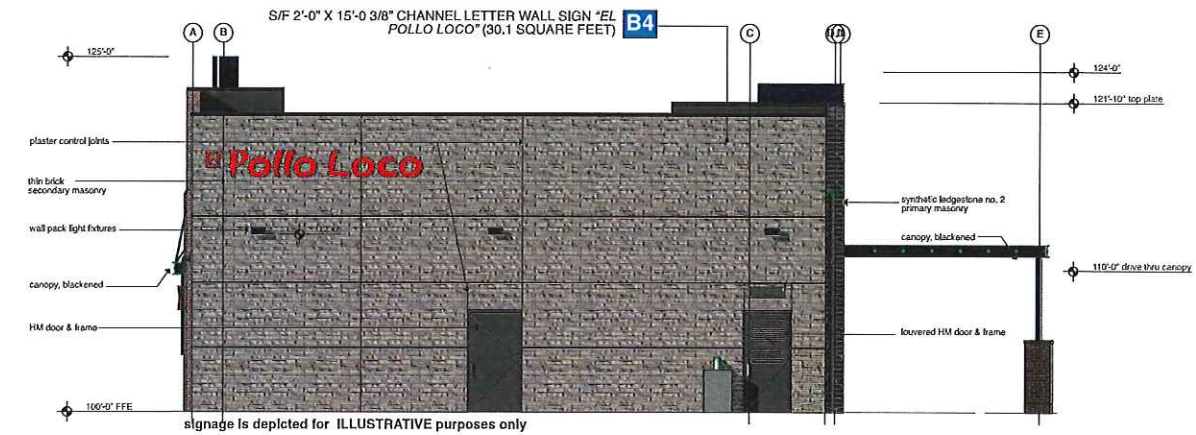
Primary Masonry Stone
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Secondary Masonry/Thin Brick
McNear Brick & Block, Tivoli



01 Side Elevation (North)
SCALE: 1/4" = 1'-0"



01 Rear Elevation (East)
SCALE: 1/4" = 1'-0"

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ROCKWALL, TX 75087
PH: 972.722.0225

COUNTY: TARRANT COUNTY CITY: CITY OF GRAND PRAIRIE STATE: TEXAS

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A3.02

17 Mar 2016