

EL POLLO LOCO
LOT 7, BLOCK A
BUSH & PIONEER CENTRE
DALLAS, TEXAS
FILE NO. X-0000



PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
This drawing is the property of Clay Moore Engineering and Planning Consultants.
Owner: MATT MOORE
P.E. No. 35913, Date: 11/25/2017

SITE PLAN

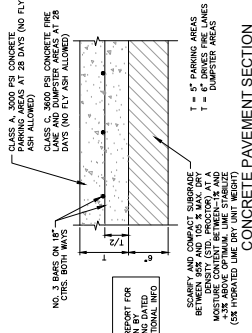
SP-1

11/25/2017



VICINITY MAP
N.T.S.

LEGEND	
PROPOSED LIGHT DUTY PAVEMENT	
PROPOSED HEAVY DUTY PAVEMENT	
PROPOSED SIDEWALK	
PROPOSED CONCRETE CURB AND GUTTER	
PARKING COUNT	
BARRIER FREE RAMP	
EXISTING FREELINE	



CONCRETE PAVEMENT SECTION
N.T.S.

CITY CASE # SU170205171201

SITE PLAN

LEGAL DESCRIPTION:

LOT 7, BLOCK A
BUSH & PIONEER CENTRE
AN ADDITION TO THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
INSTRUMENT NO. 201600194923

CITY OF GRAND PRAIRIE

OWNER:

APPLICANT:

CLAYMOORE ENGINEERING, LP

BUSH & PIONEER CENTRE, SUITE 410

DALLAS, TX 75205

CLAYMOORE ENGINEERING, INC.

11000 W. LBJ Fwy, Suite 400

IRVING, TX 76039

PH: 817.281.0572

DATE: 11/25/2017

BY: MATT MOORE

WINDROSE LAND SURVEYING & CONSULTING

220 ELM STREET, SUITE 200

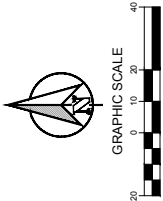
IRVING, TX 76039

PH: 972.217.3454

DATE: 11/25/2017

BY: MATT MOORE

WINDROSE LAND SURVEYING & CONSULTING



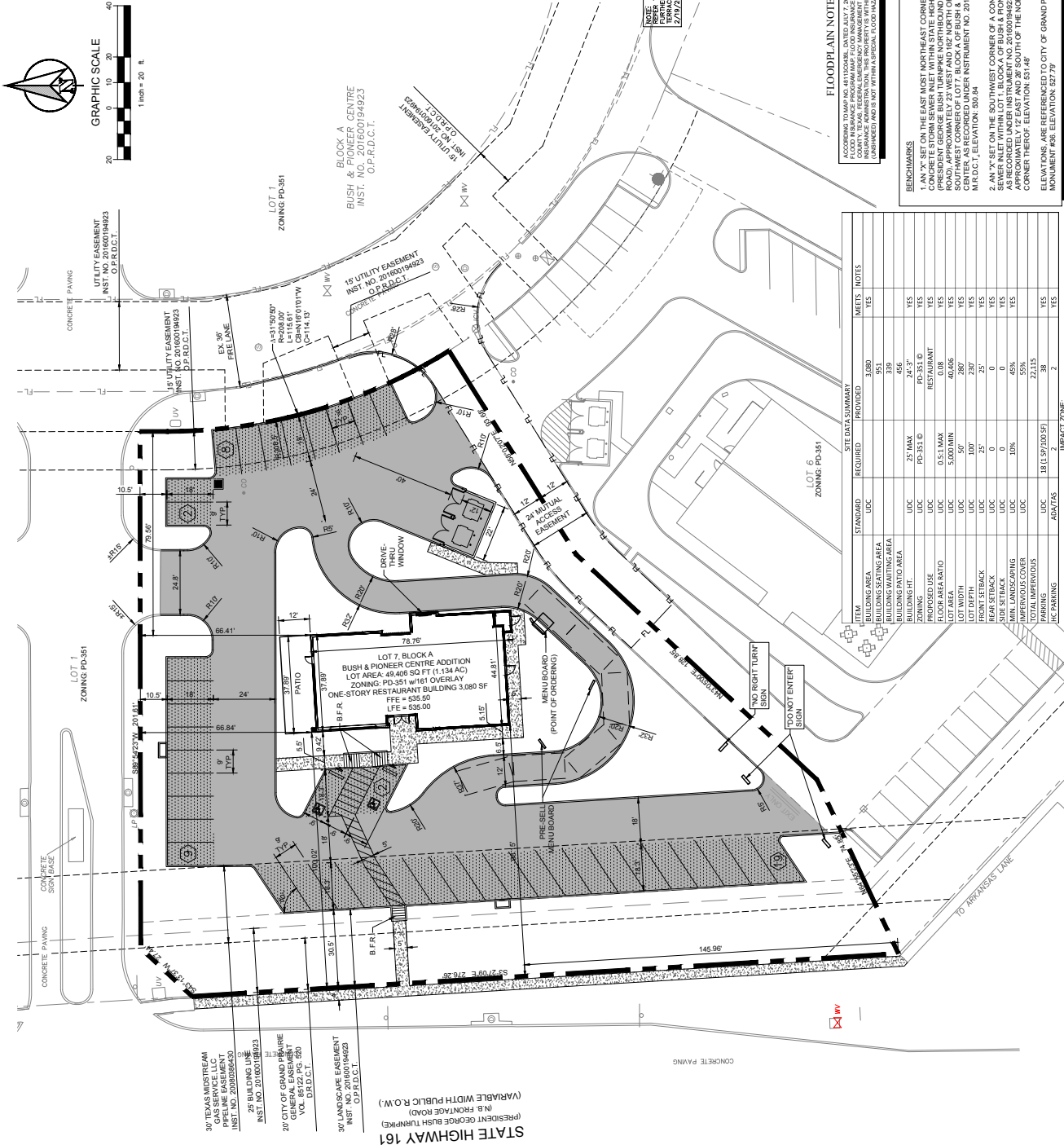
GRAPHIC SCALE
1 inch = 20 ft.

FLOODPLAIN NOTE

ACCORDING TO MAP NO. 48110A, DATED JULY 7, 2014 OF THE NATIONAL FLOOD INSURANCE PROGRAM, THE FLOODPLAIN ZONE IS SHOWN AS UNDESIGNED AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

- BENCHMARKS**
- 1. AN "X" SET ON THE EAST MOST NORTHEAST CORNER OF A CONCRETE STORM SEWER ALLEY WITHIN LOT 1, BLOCK A OF BUSH & PIONEER CENTER, APPROXIMATELY 23 WEST AND 162 NORTH OF THE INTERSECTION OF STATE HIGHWAY 161 AND STATE HIGHWAY 11, MONUMENT 688. ELEVATION: 527.79
 - 2. AN "X" SET ON THE SOUTHWEST CORNER OF A CONCRETE STORM SEWER ALLEY WITHIN LOT 1, BLOCK A OF BUSH & PIONEER CENTER, APPROXIMATELY 12 EAST AND 28 SOUTH OF THE NORTHEAST CORNER THEREOF. ELEVATION: 531.48
- ELEVATIONS ARE REFERENCED TO CITY OF GRAND PRAIRIE GPS MONUMENT 688. ELEVATION: 527.79

ITEM	STANDARD	REQUIRED	PROVIDED	NOTES
BUILDING AREA	UDC	3,080	YES	
BUILDING MAINTENANCE AREA	UDC	330	YES	
BUILDING PATIO AREA	UDC	456	YES	
BUILDING HT.	UDC	24'-3"	YES	
ZONING	UDC	PD-351 @	YES	
FLOOR AREA RATIO	UDC	0.08	YES	
LOT AREA	UDC	5,000 MIN	YES	
LOT WIDTH	UDC	50'	YES	
LOT DEPTH	UDC	230'	YES	
REAR SETBACK	UDC	0	YES	
REAR SETBACK	UDC	0	YES	
MIN. LANDSCAPING	UDC	0	YES	
MIN. LANDSCAPING	UDC	10%	YES	
MIN. LANDSCAPING	UDC	23'x5'	YES	
PARKING	UDC	18.11.59/100.59	38	
HC PARKING	ADAFAS	2	2	



STATE HIGHWAY 161
(VARIABLE WIDTH PUBLIC R.O.W.)
(PRESIDENT GEORGE BUSH TURNPIKE)
161.12 PG. 250
VCL 01.02.01

30' TEXAS MIDSTREAM
GAS SERVICE EASEMENT
INST. NO. 2008088430
25' CITY OF GRAND PRAIRIE
GAS SERVICE EASEMENT
INST. NO. 20100118923
20' CITY OF GRAND PRAIRIE
GAS SERVICE EASEMENT
INST. NO. 20100118923
30' LANDSCAPE EASEMENT
INST. NO. 20100118923
30' LANDSCAPE EASEMENT
INST. NO. 20100118923