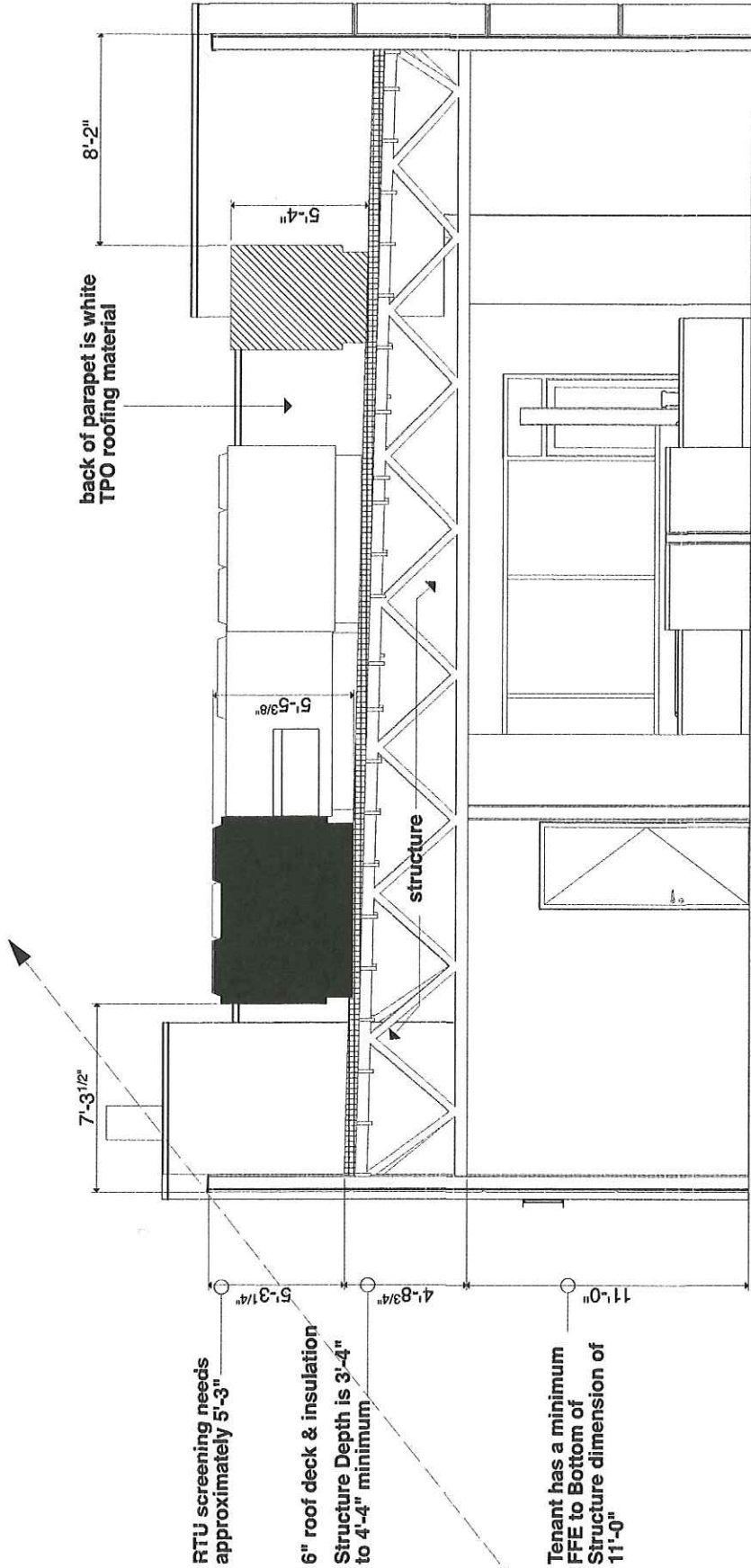




Pollo Loco
Grand
Prairie
Texas
75%
DD Set



01 GP Bldg Section
SCALE: 1/2" = 1'-0"

CITY CASE # SJ1603015160303

SPECIFIC USE PERMIT/SITE PLAN

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

CITY OF GRAND PRAIRIE
CONNEE
GREEN OAKS DOLL
250 W. OAKS DRIVE
SOUTH PLAINFIELD, NJ 07080
CLAYMORE ENGINEERING, INC.
10000 W. 10TH STREET, SUITE 840
IRVING, TEXAS 76039
APPROVED BY
APR 27, 2016
RECEIVED
APR 27, 2016

A3.03
28 Feb 2016

Case S1603015160303 El Pollo Loco

Facade	Total Area (sq ft)	Area of Openings (sq ft)	Residual Area A - B = C		Primary Material Sheet No. 1		Secondary Material Sheet No. 2		Additional Masonry Thin Brick		Access Ceramic Tile		Notes
			SF	%	SF	%	SF	%	SF	%	SF	%	
North	1,782	164	1,568	462	29.74%	594	37.88%	334	21.20%	158	10.89%	variance request	Yes
South	1,248	273	1,475	0	0.00%	598	40.54%	686	46.51%	191	12.95%	variance request	Yes
East	805	50	205	32	3.46%	882	95.40%	11	1.18%	0	0.00%	variance request	Yes
West	836	209	727	291	53.79%	146	20.08%	65	8.84%	125	17.19%	variance request	Yes
Total	5,401	696	4,705	895	19.29%	2,230	47.40%	1,096	22.39%	474	10.07%		100.00%

ITEM	STANDARD	SITE DATA SUMMARY		MEETS	NOTES
		REQUIRED	PROVIDED		
BUILDING AREA	UDC	25' MAX	3,000 Sq. Ft.	YES	
ZONING	UDC	GR-1	25'	YES	
PROPOSED USE	UDC	GR-1	DRIVE THROUGH RESTAURANT	YES	
COVERAGE RATIO	UDC	0.35 MAX	0.35	YES	
LOT AREA	UDC	3,000 SQ. FT.	4,705	YES	
LOT WIDTH	UDC	50'	134'	YES	
LOT DEPTH	UDC	100'	288'	YES	
FRONT SETBACK	SH-360 OVERLAY	30'	30'	YES	
REAR SETBACK	UDC	0'	0'	YES	
SIDE SETBACK	UDC	10%	25%	YES	
MIN. LANDSCAPING	UDC	75%	75%	YES	
IMPERVIOUS COVER	UDC	30 (1.57100 SF)	47	YES	
PARKING	UDC	2	2	YES	
HC PARKING	ADDITIONAL				

Planning Department

MAR 02 2016

Received

