

[illegible][illegible][illegible]

27,263 S.F., 0.625 AC
MIN. F.F. = 20.00
DETENTION AREA DOCUMENT
INST. NO. 20130094442, 01.01.01
INST. NO. 20130094442, 01.01.01
INST. NO. 20130094442, 01.01.01
OWNER NAME
CARRINGTON FINANCIAL, INC. LLC

263 D.F., 0.626 AC
 VAN. F.F. = \$20.00
 TION AREA EASEMENT
 11300244420, O.P.R.D.C.T.
 TENANCE AGREEMENT
 11300244421, O.P.R.D.C.T.

[illegible]

RESTAURANT OF DRIVE THRU 3,396 SF.	
PAVING & WAITING AREA	1,400 SF.
PAVING REQ.	1.4
ON SITE	
PA. SHED	31
Handicap	2
TOTAL PAVING REQUIRED	33

LOT SIZE	31,061 S.F.
BUILDING AREA	3,502 S.F.
PERCENT LOT COVERED	11.2%

SITE PLAN	Scale: 1" = 20'-0"	Sheet No: A1
	Date: October 2016	

SIGNS ARE FOR INSTANTANEOUS PURPOSES ONLY.

EL POLLO REGIO
373 S. CARRIER PKWY.
LOT 4, BLOCK H
GRAND PRAIRIE, TX 75052

DISTRICT ZONING:
GENERAL RETAIL ONE (GR-1)

USE OF BUILDING:
FULL SERVICE RESTAURANT
WITH DRIVE-THRU.

BUILDING AREA:
TOTAL 3,356 SQ
DINING 1,166 SQ.
WAITING 234 SF.

FINISHED FLOOR ELEVATION:
\$22.5

SITE AREA:
31,061 SF.
0.706 ACRES

ENTRIES/TOTALS



with

Planning Department

5. CARRIER PKWY.
(Variable width R.O.W.)

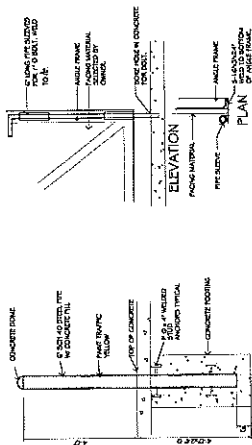
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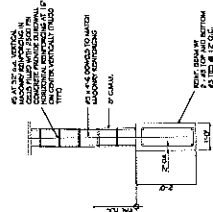
1. THE PHYSICAL BUILDING INFORMATION PROVIDED ON THESE DRAWINGS WAS PROVIDED BY THE OWNER AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION OR INSTALLATION.

2. THE DESIGNER, ARCHITECT, AND/OR ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING, INCLUDING THE FOUNDATION, THE STRUCTURE, THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS, THE INTERIORS, THE EXTERIORS, THE LANDSCAPE, AND THE SITEWORK. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING, INCLUDING THE FOUNDATION, THE STRUCTURE, THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS, THE INTERIORS, THE EXTERIORS, THE LANDSCAPE, AND THE SITEWORK.

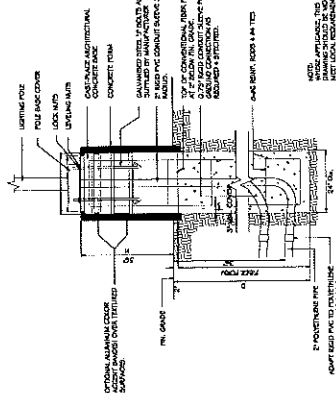
TYPICAL FOOTBOLT
N.T.S.



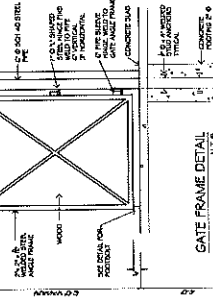
TYPICAL FOOTBOLT
N.T.S.



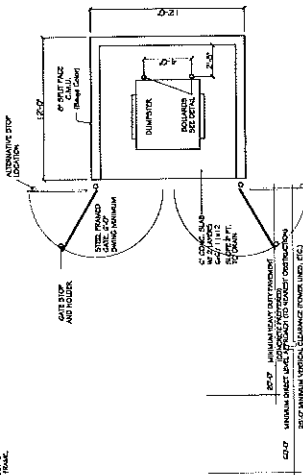
TION
N.T.S.



LIGHTING POLE, SIGN AND COLUMN BASE



GATE FRAME DETAIL
N.T.S.



ENCLOSURE PLAN

SITE DATA SUMMARY				
ITEM	STANDARD	RECORDED	PROVIDED	MADE
BUILDING AREA	OK-1		2,501	YES
ROADING P.C.	OK-1	25 MAR.		YES
ZONING	OK-1	OK-1		YES
PROPOSED ROAD	OK-1	OK-1	OK-1	YES
PLUCK AREA (ACRES)	OK-1	25-1	0.111	YES
LOT AREA	OK-1	5,000	31,051	YES
LOT WIDTH	OK-2	50'	121.759'	YES
LOT DEPTH	OK-1	100'	237.76'	YES
FRONT SETBACK	OK-1	25'	71.5'	YES
REAR SETBACK	OK-1	0	0	YES
LEFT SIDEWALK	OK-1	0	0	YES
RIGHT SIDEWALK	OK-1	0	0	YES
MIN. VERTICAL CURVE	OK-1	10%	12.4%	YES
INTERVALS COVER	LOC	100% MAX.	100%	YES
PAVING	LOC	14" (11" ON 30')	32	YES
1% PAVING	LOC	2	2	YES
ADVISORS				

BUILDING CODE ANALYSIS

PROJECT NAME:	3713 S. CARROLL PKWY. GRAND PRAIRIE, IL 75032
PROJECT ADDRESS:	GENERAL RETAIL ONE (GSA-1)
DISTRICT ZONING:	FULL SERVICE RESTAURANT WITH DRIVE-THRU
USE OF BUILDING:	TOTAL 3,386 SQ. DINING 1,146 SQ. WAITING 2,240 SQ.
BUILDING AREA:	3,386
FINISHED FLOOR ELEVATION:	322.5
NOTE AREA:	31,061 SQ. 0.7061 ACRES

LIGHTING FIXTURE SCHEDULE

15	400	200	100
INPUT WATTS	VOLTAGE	100	200

FINISHED FLOOR ELEVATION: 522.5

DATE ACQUIS: 5/1/05 15:57
0.7061 ACQ#29

GENERAL NOTES

- C.** CONSTRUCTION TO MEET VARIOUS REQUIREMENTS ARE REQUIRED AND NOT LIMITED.

PARKING ANALYSIS

4 WAITING AREA	1,400 SF
6-REQ	24
NO. OF STANDS	31
PARADE PROVIDED	2
	33

DATE	31.06.2022
------	------------

ING AREA	3,502
ENT LOT COVERED	111



Sheet Title:
SITE PLAN

Scale: 1" = 20'-0"

Date: October 2016

Sheet No. A

Revisions:

Project Name & Address:

EL POLLO REG
3713 S. CARRIER PKWY
LOT 4, BLOCK H
GRAND PRAIRIE, TX
DISTRICT ZONING:
GENERAL RETAIL ONE (GR1)

**USE OF BUILDING:
FULL SERVICE RESTAURANT
WITH DRIVE-THRU.**

BUILDING AREA:
TOTAL 3,396 SF
DINING 1,166 SF
WAITING 224 SF

S. CARRIER PKWY.
(Variable width R.O.W.)

SITE PLAN Planning Department

Case Number: SM61101/5161104

LANDSCAPE GENERAL SPECIFICATION

GENERAL NOTES:

- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS LANDSCAPE ARCHITECTS ASSOCIATION (TLAA) PRACTICE MANUAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS LANDSCAPE ARCHITECTS ASSOCIATION (TLAA) PRACTICE MANUAL.
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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

IRRIGATION:

THE SITE WILL BE IRRIGATED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PLANTING AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PLANT MATERIAL:

ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS LANDSCAPE ARCHITECTS ASSOCIATION (TLAA) PRACTICE MANUAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

RED PREPARATION:

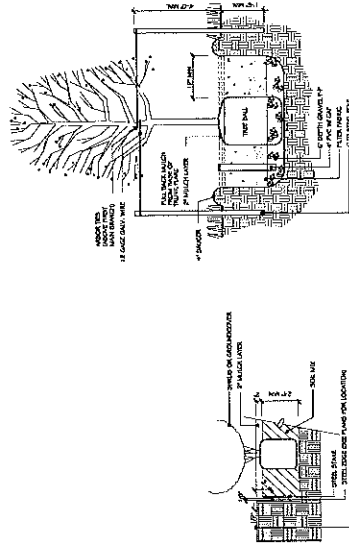
ALL PLANTING AREAS SHALL BE PREPARED BY FIRST GRIPPING AND EXISTING VEGETATION AND THEN TILLING THE EXISTING SOIL TO A DEPTH OF 6 INCHES. THE RED AREA SHALL THEN BE SPREAD WITH A 4 INCH DEPTH OF COMPOSTED ORGANIC MATTER AND THOROUGHLY TILLED AGAIN.

PLANTING:

CONTRACTOR SHALL STAKE OUT CONTOUR LINES PRIOR TO INSTALLATION FOR APPROVAL BY THE LANDSCAPE ARCHITECT. ALL PLANTS, EXCEPT TREES, SHALL BE GROWN AND ROOTED IN A HEALTHY GROWING CONDITION AT ALL TIMES.

REPLACEMENT:

THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, PRUNING, AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES.



TREE STACKING AND PLANTING N.T.S.

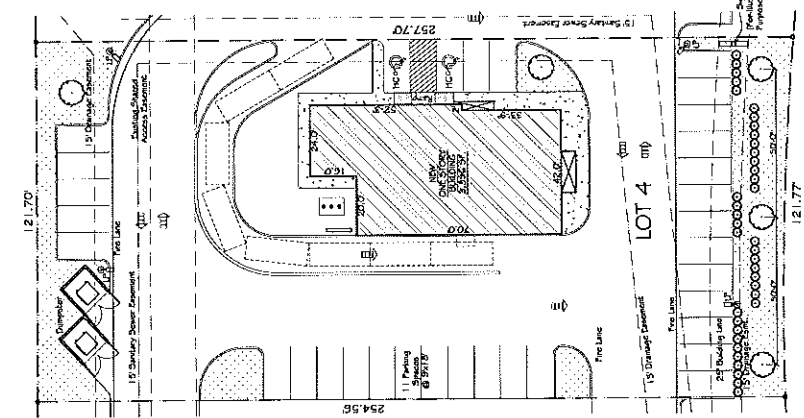
UP TO 3' DIAMETER, 30' MAXIMUM HEIGHT

BED-PRP W/STEEL EDGE N.T.S.

LANDSCAPE LEGEND				
SYM	TYPE	COMMON NAME	QUANTITY	REMARKS
1	TREES	ELM	5	3' O.C. 10' - 12' Ht.
2	LARGE EVERGREEN SHRUBS	BURFORD HOLLY	30	7' S O.C. 3' Ht.
3	GRASSES	BERMUDA GRASS		

GENERAL NOTES:

- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS LANDSCAPE ARCHITECTS ASSOCIATION (TLAA) PRACTICE MANUAL.
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S. CARRIER PKWY.
(Variable width R.O.W.)

LANDSCAPE PLANNING Department

NOV 22 2016

Received

Sheet Title:
LANDSCAPE PLAN
Scale:
1" = 20'-0"
Date:
October 2016

Sheet No:
A3

Revisions:
SIGNATURES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

Project Name & Address:
**EL POLLO RECIO
3713 CANTERBURY
BLVD
GRAND PRairie, TX 75032**

DISTRICT ZONING:
GENERAL RETAIL ONE (ER-1)
USE OF BUILDING:
FULL SERVICE RESTAURANT
WITH DRIVE-THRU.

BUILDING AREA:
TOTAL 3,396 SF
DINING 1,146 SF
WAITING 2,250 SF

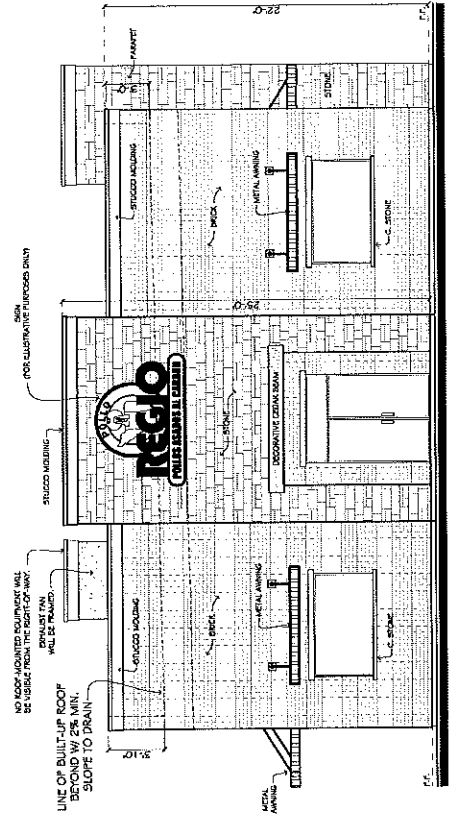
FINISHED FLOOR ELEVATION:
522.5

SITE AREA:
31,061 SF
0.7061 ACRES

Case Number:
SUG1001/56104

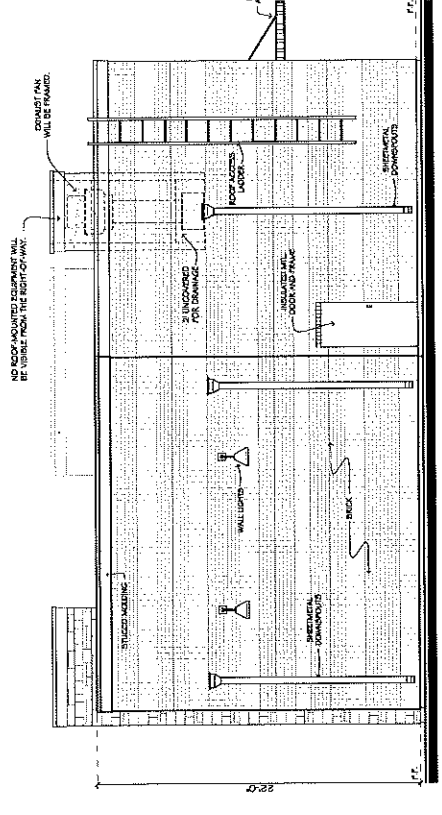
FACADE	TOTAL AREA (sq. ft.)	AREA OF OPENINGS (sq. ft.)	RESULTANT AREA (sq. ft.)	PRIMARY MASONRY		SECONDARY MASONRY	
				sq. ft.	%	sq. ft.	%
NORTH	1,068	20	1,259	597	55	52	5
SOUTH	1,076	99	977	925	85	52	5
EAST	2,064	143	1,921	1,823	95	50	5
WEST	2,060	54	2,004	1,800	90	56	5

- GENERAL NOTES**
1. WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).
 2. ALL WORK MUST BE DONE ACCORDING TO ALL APPLICABLE CODES & REGULATIONS.
 3. A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL STRUCTURAL WORK.
 4. CONTRACTOR TO REINFORCE BUILDING ELEVATIONS AND EXISTING UTILITIES.
 5. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
 6. BEFORE PROCEEDING WITH ANY WORK OR BEFORE ANY EQUIPMENT IS INSTALLED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND PRAIRIE, ILLINOIS.
 7. CONTRACTOR AND/OR SUBCONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND PRAIRIE, ILLINOIS.
 8. ALL PORTIONS OF THE WORK, INCLUDING MATERIALS AND LABOR, SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND PRAIRIE, ILLINOIS.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND PRAIRIE, ILLINOIS.
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SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

Sheet Title
ELEVATIONS PLAN

Scale
1/4" = 1'-0"

Sheet No.
A5

Date
October 2016

Revisions
SICNS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

Project Name & Address
EL POLLO REGIO
3713 S. CANTERBURY
GRAND PRAIRIE, IL 60137

District Zoning
GENERAL RETAIL ONE (GR-1)

Use of Building
FULL SERVICE RESTAURANT WITH DRIVE-THRU.

Building Area
TOTAL 9,896 SF
DINING 1,166 SF
WAITING 234 SF
FINISHED FLOOR ELEVATION: 522.5

Site Area
31,061 SF
0.7061 ACRES

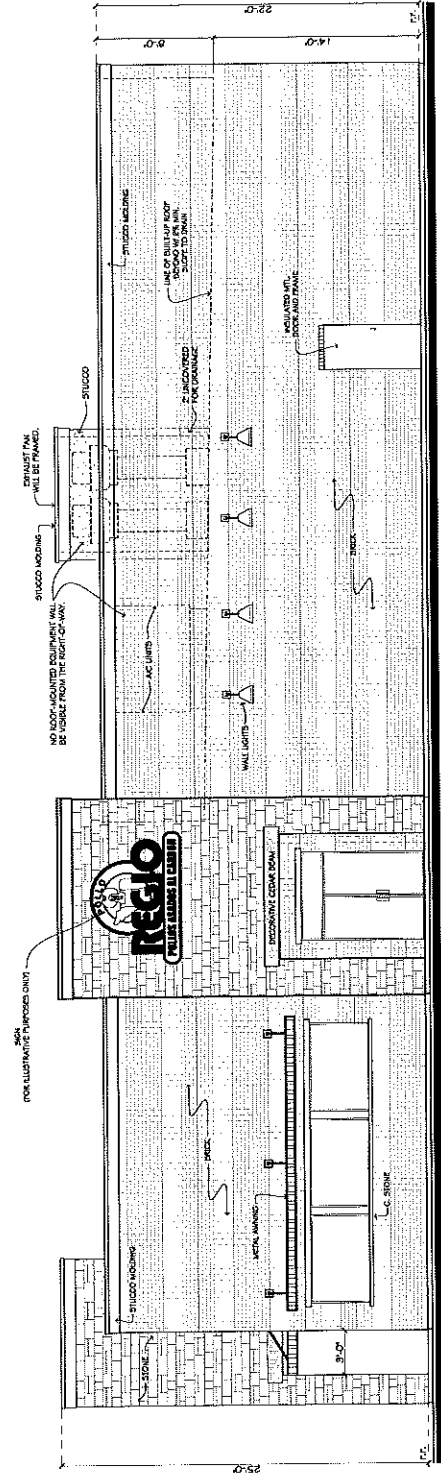
Case Number
S1616101/561104

NOV 22 2016

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PACKAGE	TOTAL AREA (A)	AREA OF BUILDINGS (B)	RESULTANT AREA (C)	PRIMARY MASONRY (D)	SECONDARY MASONRY (E)	YES OR NO
NORTH	1,059	20	1,039	397	54	YES
SOUTH	1,076	39	977	923	52	YES
EAST	2,064	143	1,921	1,023	90	YES
WEST	2,064	54	2,004	1,300	95	YES

- GENERAL NOTES**
1. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURED SPECIFICATIONS & INDUSTRY STANDARDS.
 2. ALL WORK MUST BE DONE ACCORDING TO ALL APPLICABLE CODES & REGULATIONS.
 3. ALL MATERIALS MUST BE CONSULTED FOR ALL LOCAL ORDINANCES.
 4. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
 5. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
 6. BEFORE PROCEEDING WITH ANY WORK, CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING ELEVATIONS AND EXISTING UTILITIES.
 7. CONTRACTOR AND/OR SUBCONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.
 8. ALL PORTIONS OF THE WORK, INCLUDING MATERIALS AND LABOR, SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE CODES, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.
 9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORK ON OR NEAR THE CONSTRUCTION SITE DURING THE CONSTRUCTION PERIOD. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORK ON OR NEAR THE CONSTRUCTION SITE DURING THE CONSTRUCTION PERIOD.
 10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORK ON OR NEAR THE CONSTRUCTION SITE DURING THE CONSTRUCTION PERIOD.



EAST ELEVATION

SCALE: 1/4" = 1'-0"

Sheet Title
ELEVATIONS PLAN

Scale:
1/4" = 1'-0"

Sheet No.
A6

Date:
October 2016

Revisions:

Signs are for illustrative purposes only.

Project Name & Address:
EL POLO REGIO
3713 S. CAROLINA ST.
GRAND PRairie, TX 75052

DISTRICT ZONING:
GENERAL RETAIL ONE (GR-1)

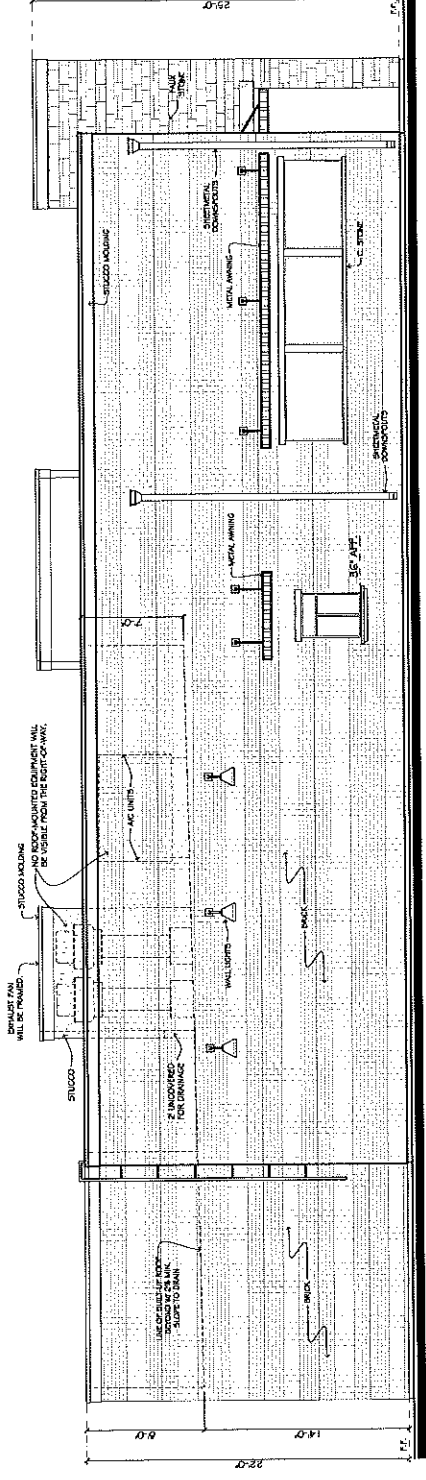
USE OF BUILDING:
FULL SERVICE RESTAURANT WITH DRIVE-THRU.

BUILDING AREA:
TOTAL 3,396 SF
DINING 1,166 SF
KITCHEN 2,230 SF

FINISHED FLOOR ELEVATION:
322.5

SITE AREA:
31.061 SF
0.7061 ACRES

Case Number:
5016103/516104



WEST ELEVATION

SCALE: 1/4" = 1'-0"

Planning Department

NOV 22 2016

Received