



LOCATION MAP  
NOT TO SCALE

- LEGEND:**
- PROPERTY LINE
  - PROPOSED CURB & GUTTER
  - PARKING SPACES
  - FIRELANE
  - HANDICAP SPACES
  - ADA RAMP

SITE DATA TABLE	
LOCATION:	SEC EL DORADO PKWY. & RIDGE ROAD MCKINNEY, TX 75070
SITE AREA:	8.12 AC. (353,725 S.F.)
ZONING:	PD-PLANNED DEVELOPMENT
CURRENT USE:	VACANT
PROPOSED USE:	TOWN HOMES
<b>BUILDING DATA:</b>	
BUILDING HEIGHT	35'-0" (2 STORY)
BUILDING FOOTPRINT AREA	1,625 S.F.
LOT COVERAGE	MAX. 80% MIN. 47%
FLOOR AREA RATIO	MAX. 0.89 MIN. 1.5
<b>PARKING REQUIREMENTS:</b>	
*2 SPACES PER UNIT (82 UNITS)	
PARKING SPACES	128
ADA ACCESSIBLE PARKING SPACES	6
TOTAL PARKING	134
<b>LANDSCAPE REQUIREMENTS:</b>	
PERVIOUS	96,218 SQ.FT. (27.2%)
IMPERVIOUS	257,507 SQ.FT. (72.8%)



FIRM NO. F-12225

3-9-15

**TOWNHOMES  
REZONING CASE  
EL DORADO PKWY & RIDGE ROAD  
MCKINNEY, TX 75070**

APPLICANT:  
GUGGENHEIM RETAIL REAL ESTATE PARTNERS, INC.  
3000 INTERNET BLVD., SUITE 570  
FRISCO, TX 75034  
CONTACT: ANGEL ROBINSON  
(214) 872-4000

OWNER:  
ASG EL DORADO PAVILLION LTD  
2220 COIT RD., STE. 360  
PLANO, TX 75075  
CONTACT: WALID KEILAM  
(214) 390-1900

CIVIL ENGINEER:  
JOHN THOMAS ENGINEERING  
800 N. WATTERS, STE. 170  
ALLEN, TX 75013  
CONTACT: JOHN MEASELS  
(214) 491-1830

**PD AMENDMENT**  
**EL DORADO PKWY & RIDGE ROAD**  
**A PORTION OF LOT 2, BLOCK A**  
**OF THE VIGOR-ELDORADO ADDITION**  
**MCKINNEY, TX 75070**  
**COLLIN COUNTY**

REVISION RECORD

NO.	DATE	DESCRIPTION
1-23-15		INITIAL SUBMITTAL
1-27-15		CITY COMMENTS
1-30-15		CITY COMMENTS
2-23-15		UPDATE SITE PLANS
3-9-15		UPDATE SITE PLANS

SHEET NO.

1 of 1

**RECEIVED**  
By Planning Department at 4:14 pm, Mar 11, 2015