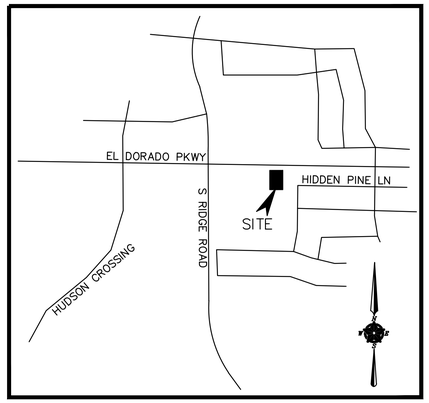


LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

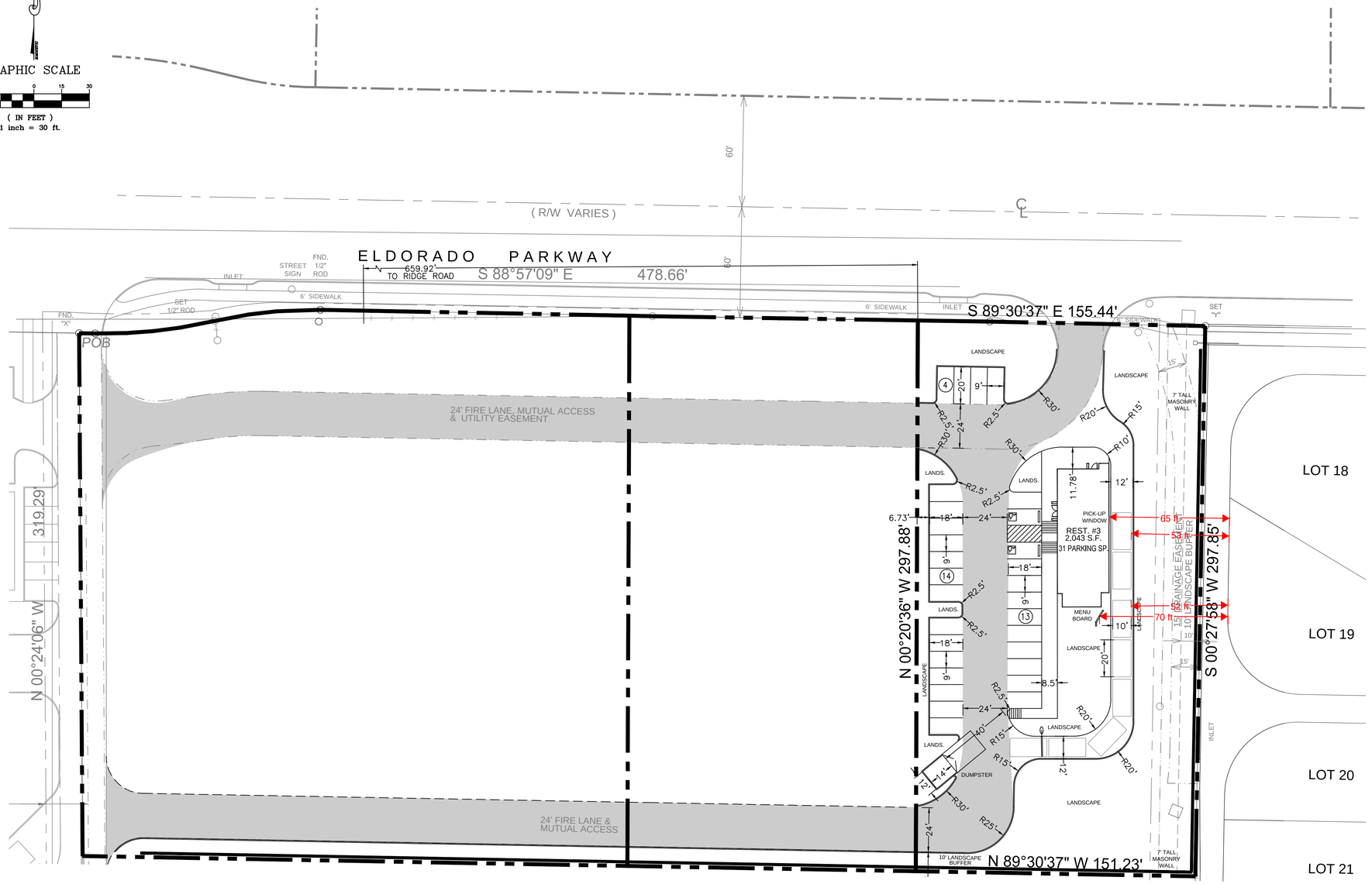
APPLICANT:
GUGGENHEIM RETAIL REAL ESTATE PARTNERS, INC.
3000 INTERNET BLVD., SUITE 570
FRISCO, TX 75034
CONTACT: ANGEL ROBINSON
(214) 872-4000

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

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:	1.049 AC. (45,687 S.F.)	
ZONING:	PD–PLANNED DEVELOPMENT	
CURRENT USE:	VACANT	
PROPOSED USE:	RESTAURANT W/DRIVE–THRU	
BUILDING DATA:		
BUILDING HEIGHT	23'–2–5/8" (1 STORY)	
BUILDING FOOTPRINT AREA	2,043 S.F.	
LOT COVERAGE	5%	
FLOOR AREA RATIO	0.05	
OCCUPANCY LOAD	70	
PARKING REQUIREMENTS:	REQUIRED	PROVIDED
*1 SPACE PER 150 SQ.FT.		
PARKING SPACES	14	29
ADA ACCESSIBLE PARKING SPACES	1	2
TOTAL PARKING	15	31
6 CAR MIN. STACKING FOR DRIVE THRU		
LANDSCAPE REQUIREMENTS:		
PERVIOUS	21,185 S.F. (46.4%)	
IMPERVIOUS	24,502 S.F. (53.6%)	



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

JohnThomas ENGINEERING
800 N. WATTERS, SUITE 170 ALLEN, TX 75013 PH:214-491-1830
FIRM NO. F-12225

STATE OF TEXAS
JOHN THOMAS MEASELS
93278
LICENSED PROFESSIONAL ENGINEER
3-9-15

SUP EXHIBIT
DRIVE THRU REST. #3
EL DORADO PKWY & RIDGE ROAD
MCKINNEY, TX 75070

REVISION RECORD

12-25-14	INITIAL SUBMITTAL
1-12-15	CITY COMMENTS
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