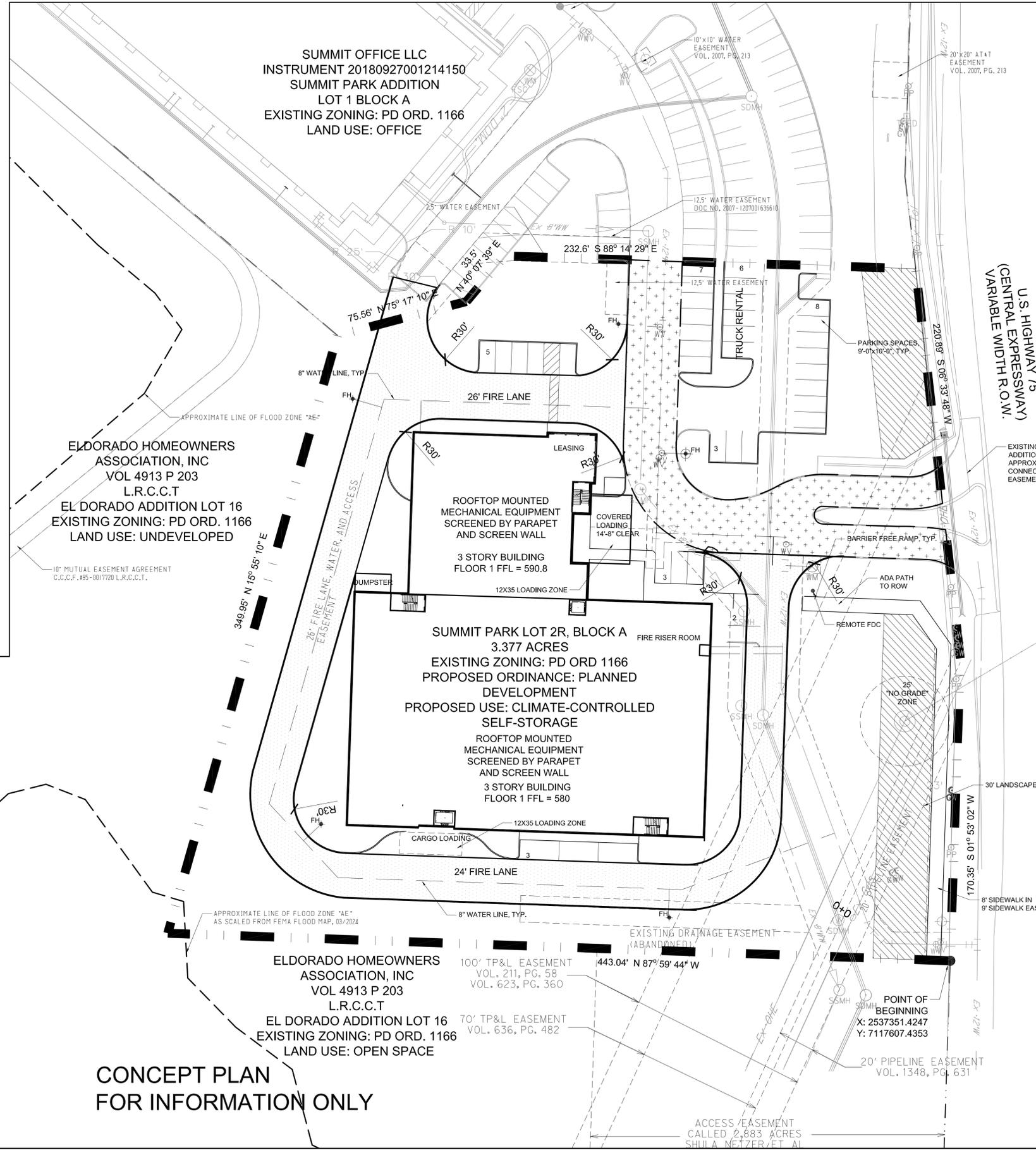


**VICINITY MAP**  
Scale: 1:30

- Buildings 6,000 square feet or greater shall be 100% fire sprinkled.
- Fire lanes shall be designed and constructed per city standards.
- Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
- Sidewalks shall be provided per the City design Manual in the public Right of Way, unless a sidewalk easement is provided for a meandering sidewalk or an alternative design is approved by the city.
- Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
- Mechanical units, dumpsters, and trash compactors shall be screened in accordance with the Zoning Ordinance.
- All signage contingent upon approval by Building Inspections Department.
- Approval of the site plan is not final until all engineering plans are approved.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Outdoor lighting shall comply with illumination standards within city ordinance. Please contact the Building Inspections Department to determine the type of construction and occupancy group.
- All private electrical transmission, distribution, and service lines must be underground.
- Uses shall conform in operation, location, and construction to the following performance standards in the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive hazard material, toxic and noxious matter, vibration, and/or other performance standards.

**Self-Storage:** A building containing separate, individual, compartmentalized storage units that can only be rented or leased for the storage of customers' household goods. Conducting sales, business, or any other activity shall be prohibited within any individual self-storage unit. This use is also commonly referred to as mini-warehouse.

- Tree Preservation Requirements:**
- All trees removed less than 6" are exempt from mitigation
  - Non-quality trees removed between 6"-41" are exempt from mitigation
  - Quality trees removed between 6"-41" require mitigation unless meeting a mitigation exception. Refer to Unified Development Code for exception list
  - All trees removed 42" or greater require mitigation regardless of exception. Mitigation may be waived based on tree type & health.



**SITE PLAN LEGEND**

[Symbol]	DUMPSTER ENCLOSURE (50' APPROACH SHOWN)
[Symbol]	NEW FIRE LANE
[Symbol]	EXISTING FIRE LANE
[Symbol]	ELECTRIC VEHICLE CHARGING
[Symbol]	ACCESSIBLE PARKING SPACE
[Symbol]	LANDSCAPE BUFFER

**Site Data Summary Table**

General Site Data	
Zoning	El Dorado PCD/CC Overlay
Proposed Land Use	Self-Storage
Lot Area	146,928
Lot Area Combined (Acreage)	3.37
Building Footprint Area (Approximate)	38,000
Area Covered by Canopy	1,000
Maximum Building Height (# Stories AGP)	3
Maximum Building Height (Feet AGP)	50' to T.O. Parapet
Lot Coverage	26%
Floor Area Ratio	7/9
Parking	
Parking Required 4 Spaces + Loading Zones	4
Standard Parking Provided	31
Accessible Parking Required	2
Accessible Parking Provided	2
Customer Parking Provided	17
Truck Rental Parking	16
Total Parking Provided	33
Landscaping Area	
Landscape Area Requirement (10% of entire site)	14692.8
Total Landscape Area Provided	9024
Internal LS area required	248
Internal LS Provided	2,052
Other impervious Area	66,444
Permeable Areas	
Permeable Pavement	0
Other Permeable Area	0
Total permeable Area	0
Impervious Area	
Building Area	38,000
Sidewalks, Pavement, and other Impervious Flatwork	33,460
Other Impervious Area	
Total Impervious Area	71,460
Total Landscape Area, Impervious Area, Permeable Area	146,928
Total Area for Outdoor Storage	None

**GREENLIGHT**  
STUDIO, LLC  
100 N. Cottonwood Drive Suite 104  
Richardson, Texas 75080  
214.810.4535  
Drawn by/Checked By:  
Tyler Adams, Registered Architect 21898  
Owner:  
Ridgrock LLC  
6310 Lemmon Ave Suite 250  
Dallas, Texas 75209  
Contact: Charlie Spradley

CITY PROJECT \_\_\_\_\_  
**CONCEPTUAL PLAN**  
**SUMMIT PARK ADDITION**  
Lot 2R, Block A  
3.37 Acres  
City of McKinney, Collin County, Texas  
William Ryan Survey Abstract 746  
Prepared: February 20, 2025