



SITE DATA SUMMARY TABLE	
ITEM	LOT #2 (SUBJECT)
ZONING	PD #621 - 0-1
PROPOSED USE	DAYCARE / PRESCHOOL
LOT AREA SF / ACRES	63546 / 1.45888
BUILDING SIZE (SF.)	11,300
BUILDING HEIGHT (FT / STORIES)	30 FT. / 1
LOT COVERAGE (%)	18%
FLOOR AREA RATIO	0.18 / 1
PARKING REQUIRED	1 SPACE PER 8 STUDENTS + 26 SPACES REQ'D
HANDICAPPED PARKING REQUIRED	2 SPACES
PARKING PROVIDED	29 SPACES, 2 HANDICAPPED
IMPERVIOUS AREA	37,153 SF.
PERMANENT LANDSCAPING	26,393 SF. 42% OF SITE

PARKING TABULATION

REQUIRED PARKING = 1 SPACE PER 8 STUDENTS
 208 STUDENTS = 26 SPACES REQUIRED

CITY NOTES:

- Sanitation container screening walls will be brick masonry, stone masonry, or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site will be constructed in accordance with the city's design specifications.
- Mechanical and heating and air conditioning equipment in non-residential uses shall be screened from view from the public right-of-way and from adjacent residential properties.
- Lighting for the subject property will be constructed in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

SUP SITE PLAN

MONTESSORI DAYCARE FACILITY
 1790 N. STONEBRIDGE DRIVE
 469-714-5160

LOT 2, BLOCK A
 BARROWS ADDITION

ARCHITECT RED DESIGN 469-426-6926 600 LENTWORTH DRIVE RICHARDSON, TX 75081 brd@redassoc.net	ENGINEER JUK ENGINEERING 817-328-6243 4128 BEACON STREET FLOUEN MOUND, TX 75008 rjm@jukengineering.com
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REVISIONS: STAFF COMMENTS 2-15-17
 STAFF COMMENTS 2-20-17
 STAFF COMMENTS 2-26-17
 PDC LOCATION 3-1-17

SITE PLAN
 SCALE 1" = 20'

NO.	DATE	DESCRIPTION



PROPOSED DAYCARE FACILITY
 FOR
UMWELT DEVELOPMENT LLC
 1790 N. STONEBRIDGE DRIVE, MCKINNEY, TX 75071

DATE	3/2017
SCALE	1"=20'
DRAWN	STAFF
JOB#	16-4465 C
SHEET#	A-1
OF SHEETS	