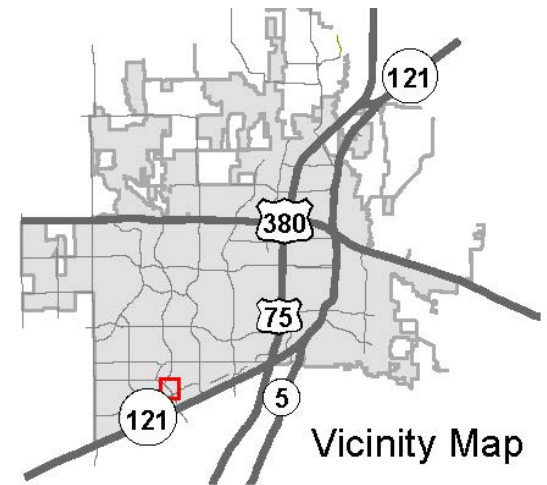


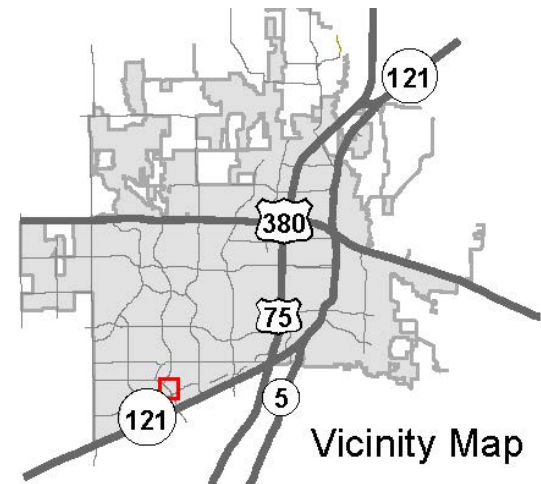
# Recioto Montessori School Site Plan Variance

19-0090SP

# Location Map



# Aerial Exhibit



## Surrounding Area



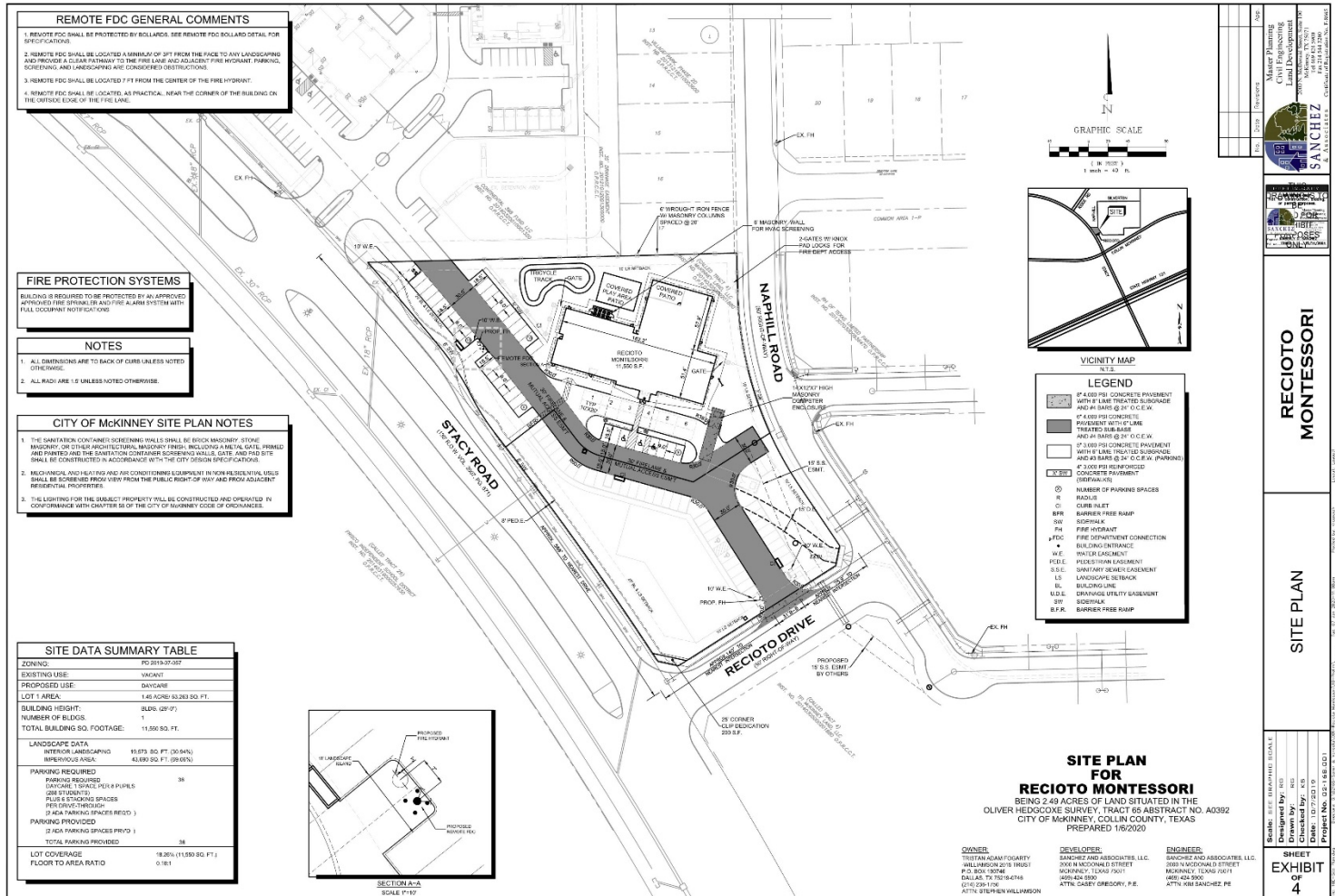
Looking Northwest



Looking Southeast



# Proposed Site Plan



**REMOTE FDC GENERAL COMMENTS**

1. REMOTE FDC SHALL BE PROTECTED BY BOLLARDS. SEE REMOTE FDC BOLLARD DETAIL FOR SPECIFICATIONS.
2. REMOTE FDC SHALL BE LOCATED A MINIMUM OF 3 FT FROM THE FACE TO ANY LANDSCAPING AND PROVIDE A CLEAR PATHWAY TO THE FIRE ALARM AND ADJACENT FIRE TYPING, FIREWORK, SCOURING, AND LANDSCAPING ARE CONSIDERED OBSTRUCTIONS.
3. REMOTE FDC SHALL BE LOCATED 19' FROM THE CENTER OF THE FIRE HYDRANT.
4. REMOTE FDC SHALL BE LOCATED, AS PRACTICAL, NEAR THE CORNER OF THE BUILDING ON THE OUTSIDE EDGE OF THE FIRE LANE.

**FIRE PROTECTION SYSTEMS**

BUILDING IS REQUIRED TO BE PROTECTED BY AN APPROVED APPROVED FIRE SPRINKLER AND FIRE ALARM SYSTEM WITH FULL OCCUPANT NOTIFICATION.

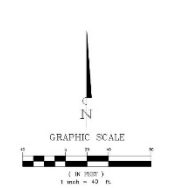
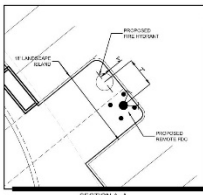
**NOTES**

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
2. ALL RADI ARE 1' UNLESS NOTED OTHERWISE.

**CITY OF MCKINNEY SITE PLAN NOTES**

1. THE SANITATION CONTAINER SCREENING WALLS SHALL 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 THIS SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
2. RECYCLING AND BULKY WASTE AND CONSTRUCTION EQUIPMENT FROM ALL RESIDENTIAL UNITS SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
3. ILLUMINATING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 56 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

SITE DATA SUMMARY TABLE	
ZONING:	PD 2019-37-002
EXISTING USE:	VACANT
PROPOSED USE:	DAYCARE
LOT 1 AREA:	1.45 ACRES 63,283 SQ. FT.
BUILDING HEIGHT:	50.00' (27' 0")
NUMBER OF BUILDS:	1
TOTAL BUILDING SQ. FOOTAGE:	11,550 SQ. FT.
<b>LANDSCAPE DATA</b>	
INTERIOR LANDSCAPING:	15,873 SQ. FT. (28.94%)
INTERVIOUS AREA:	43,180 SQ. FT. (68.12%)
<b>PARKING REQUIRED</b>	
PARKING REQUIRED:	36
DAYCARE SPECIAL PERMITS:	0
PLUS STAGING SPACES:	0
PER DRIVE THROUGH:	0
(IF ADA PARKING SPACES REQ'D):	0
PARKING PROVIDED:	36
(IF ADA PARKING SPACES PROVIDED):	0
TOTAL PARKING PROVIDED:	36
LOT COVERAGE:	18.20% (11,550 SQ. FT.)
FLOOR TO AREA RATIO:	0.181



**LEGEND**

- 4" 6000 PSI CONCRETE PAVEMENT WITH 1/4" LIME TREATED SUBGRADE AND 3/4" SAND @ 2" O.C.E.W.
- 4" 4000 PSI CONCRETE PAVEMENT WITH 1/4" LIME TREATED SUBGRADE AND 3/4" SAND @ 2" O.C.E.W.
- TREATED ASPHALT AND 3/4" SAND @ 2" O.C.E.W.
- 4" 4000 PSI CONCRETE PAVEMENT WITH 1/4" LIME TREATED SUBGRADE AND 3/4" SAND @ 2" O.C.E.W. (PARKING)
- 4" 4000 PSI SBR FIBERFLEX CONCRETE PAVEMENT (DEVELOPERS)
- NUMBER OF PARKING SPACES
- RADIUS
- CURB INLET
- BARRIER FREE RAMP
- SW SPRINKLE
- FW FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- BUILDING ENTRANCE
- W.E. WATER CASSET
- P.C.E.L. PEDESTRIAN CASSETMENT
- S.E.C. SENSORY SIGNAL CASSETMENT
- LS LANDSCAPE SETBACK
- BL BUILDING LINE
- U.D.E. DRAINAGE UTILITY CASSETMENT
- SDF SIDEWALK
- B.F.R. BARRIER FREE RAMP

**SITE PLAN FOR RECITO MONTESSORI**  
 BEING 2.49 ACRES OF LAND SITUATED IN THE OLIVER HEDGECOXE SURVEY, TRACT 65 ABSTRACT NO. A0392 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS PREPARED 1/6/2020

**OWNER:** TRITTI ADAM G QUARTY, WILLIAMSON 218 WOODS P.O. BOX 19048 DALLAS TX 75214-0148 (214) 224-1750 ATTN: ERIKSEN WILLIAMSON

**DEVELOPER:** SANCHEZ AND ASSOCIATES, LLC 300 W. McDONALD STREET MCKINNEY, TEXAS 75071 972-448-0300 ATTN: CARY GREGORY, P.E.

**ENGINEER:** SANCHEZ AND ASSOCIATES, LLC 300 W. McDONALD STREET MCKINNEY, TEXAS 75071 972-448-0300 ATTN: XIM SANCHEZ, PE

Scale: SEE EXHIBIT 1 SCALE  
 Designed by: REC  
 Drawn by: REC  
 Date: 10/27/2019  
 Project No. 2019-148-001

MANER PLANNING  
 Civil Engineering  
 1115 W. WOODLAND AVENUE  
 SUITE 100  
 MCKINNEY, TEXAS 75069  
 972-381-3333  
 WWW.MANERPLANNING.COM

**SANCHEZ**  
 ENGINEERING  
 300 W. McDONALD STREET  
 MCKINNEY, TEXAS 75071  
 972-448-0300  
 WWW.SANCHEZPE.COM

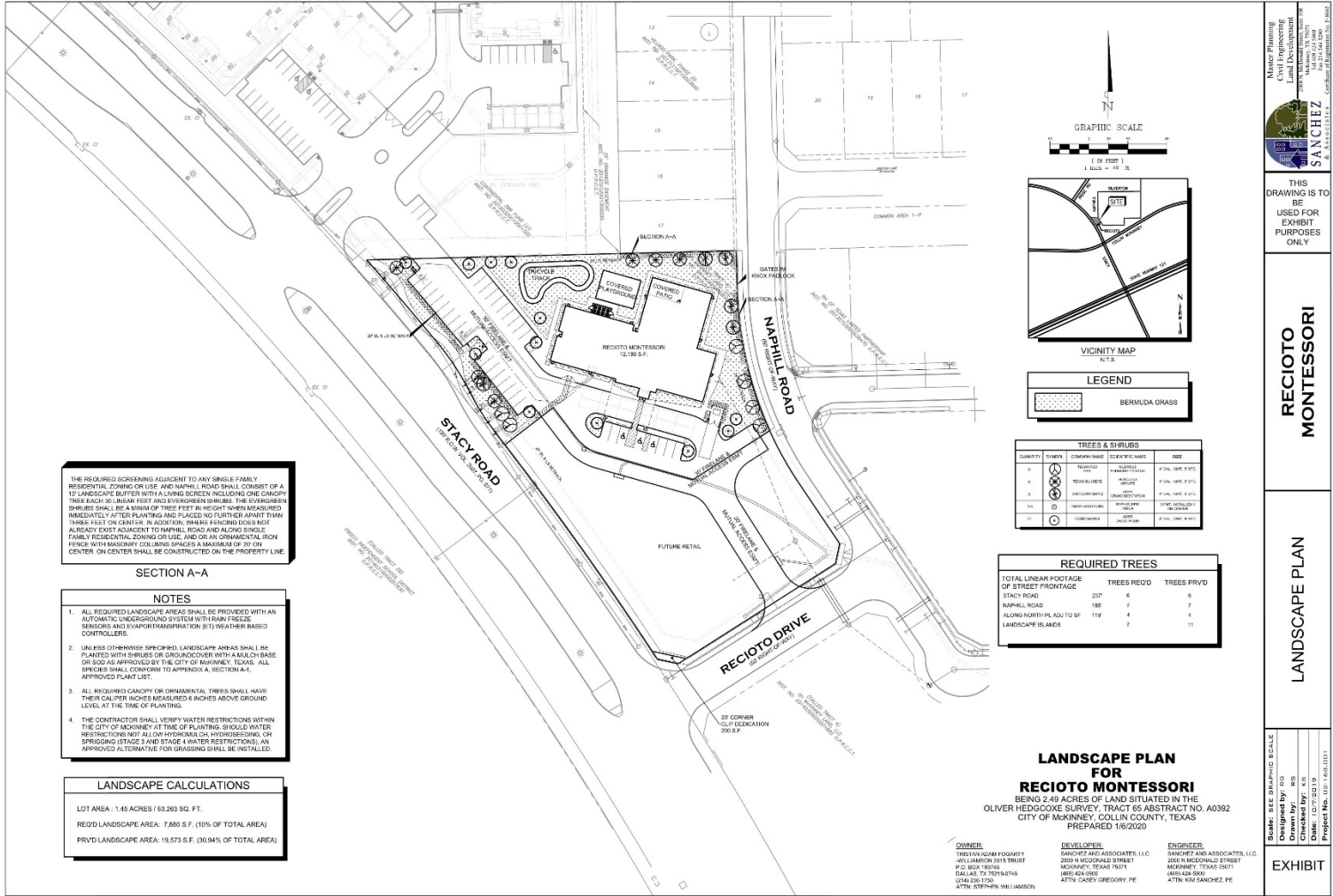
**RECITO MONTESSORI**

**SITE PLAN**

Scale: SEE EXHIBIT 1 SCALE  
 Designed by: REC  
 Drawn by: REC  
 Date: 10/27/2019  
 Project No. 2019-148-001

**EXHIBIT OF 4**

# Proposed Landscape Plan



Master Planning  
 Civil Engineering  
 Land Development  
 Sanchez & Associates, P.C.  
 2008 W. McCOMBS STREET  
 MOCKINNEY, TEXAS 75061  
 TEL: 972-262-1100  
 FAX: 972-262-1200  
 WWW.SANCHEZANDASSOCIATES.COM

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

RECIENTO MONTESSORI

LANDSCAPE PLAN

Scale: 1/8" = 1'-0" GRAPHIC SCALE  
 Designed by: RJS  
 Drawn by: KJS  
 Checked by: KJS  
 Project No.: 19-001.001.001

EXHIBIT

**LANDSCAPE PLAN FOR RECIENTO MONTESSORI**  
 BEING 2.49 ACRES OF LAND SITUATED IN THE OLIVER HEDGECOCK SURVEY, TRACT 65 ABSTRACT NO. A0392 CITY OF MOCKINNEY, COLLIN COUNTY, TEXAS  
 PREPARED 1/6/2020

**OWNER:**  
 TRISTAN ADAM FOSMATH  
 411 MILLERBURN DR S WEST  
 P.O. BOX 191745  
 DAL LAS, TX 75219-1745  
 (214) 226-1729  
 ATTN: STEPHEN MILLERSON

**DEVELOPER:**  
 SANCHEZ AND ASSOCIATES, L.L.C.  
 2008 W. McCOMBS STREET  
 MOCKINNEY, TEXAS 75061  
 WEB: 424-0190  
 ATTN: CASEY GREGORY PE

**ENGINEER:**  
 SANCHEZ AND ASSOCIATES, L.L.C.  
 2008 W. McCOMBS STREET  
 MOCKINNEY, TEXAS 75061  
 889-624-5893  
 ATTN: KAS SANCHEZ PE

