

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 3FT FROM THE FACE TO ANY LANDSCAPING AND PROVIDE A CLEAR PATHWAY TO THE FIRE LANE AND ADJACENT FIRE HYDRANT. PARKING, SCREENING, AND LANDSCAPING ARE CONSIDERED OBSTRUCTIONS.
3. REMOTE FDC SHALL BE LOCATED 7 FT 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 NOTIFICATIONS

NOTES

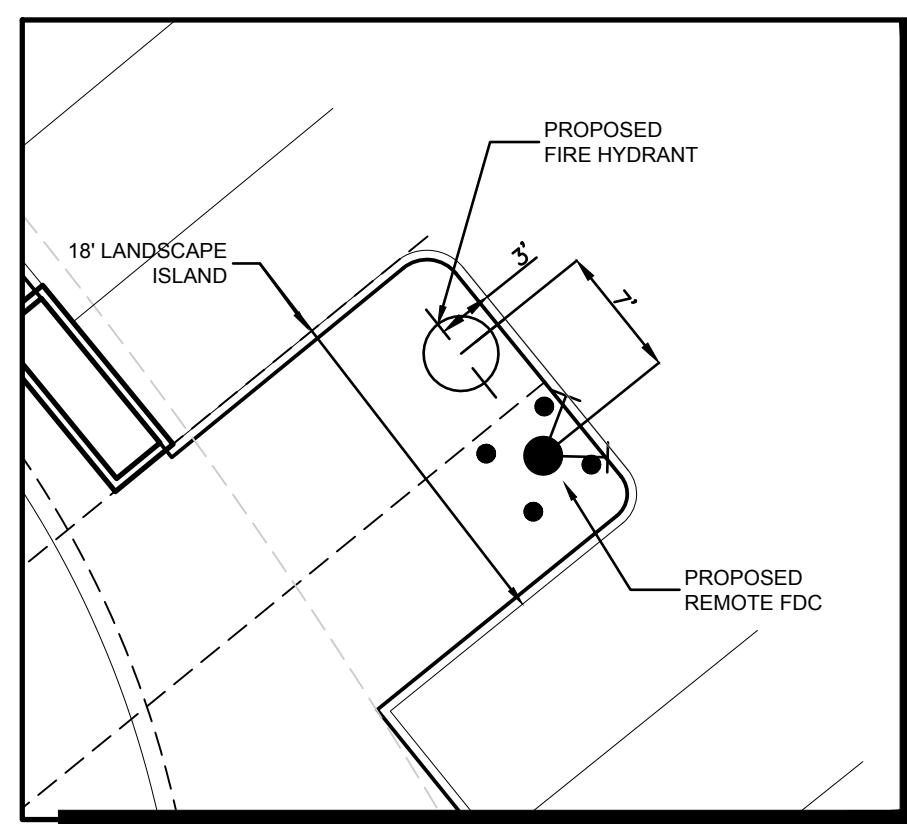
1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
2. ALL RADII ARE 1.5' UNLESS NOTED OTHERWISE.

CITY OF MCKINNEY SITE PLAN NOTES

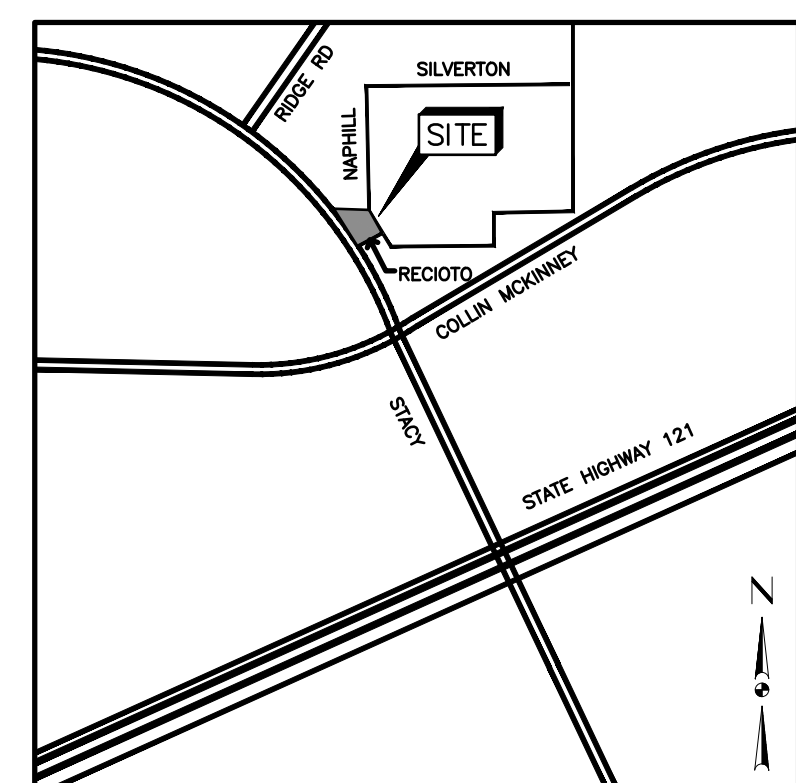
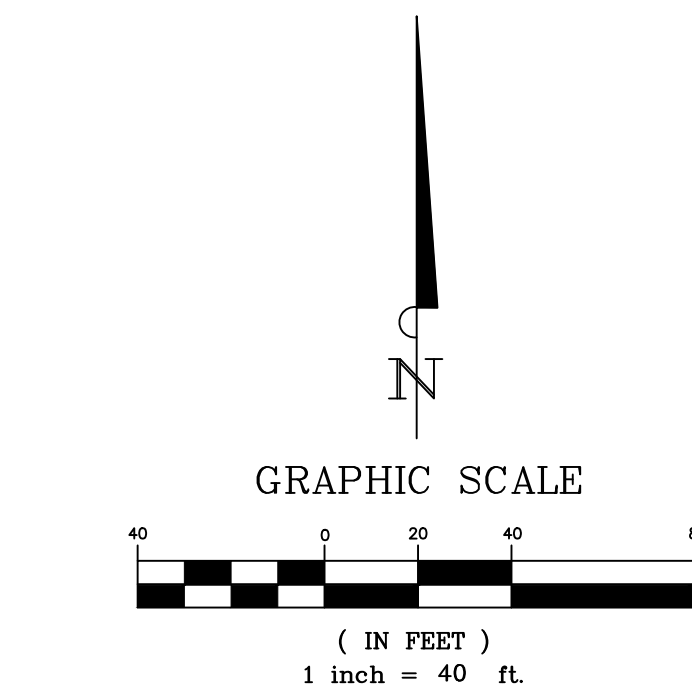
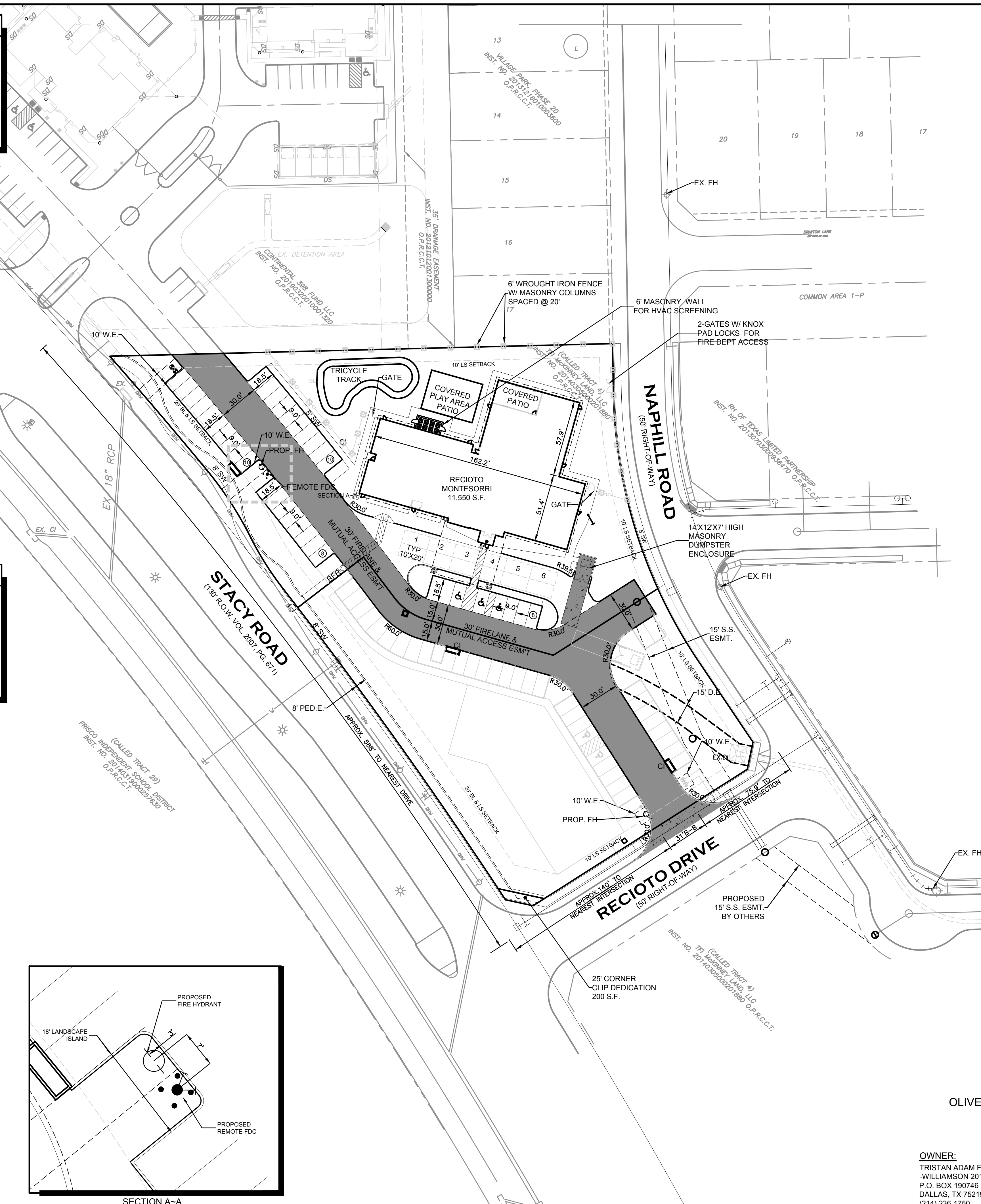
1. THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
2. 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.
3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

SITE DATA SUMMARY TABLE

ZONING:	PD 2019-07-057
EXISTING USE:	VACANT
PROPOSED USE:	DAYCARE
LOT 1 AREA:	1.45 ACRE/ 63,263 SQ. FT.
BUILDING HEIGHT:	BLDG. (29'-0")
NUMBER OF BLDGS.	1
TOTAL BUILDING SQ. FOOTAGE:	11,550 SQ. FT.
LANDSCAPE DATA	
INTERIOR LANDSCAPING	19,573 SQ. FT. (30.94%)
IMPERVIOUS AREA:	43,690 SQ. FT. (69.06%)
PARKING REQUIRED	
PARKING REQUIRED DAYCARE 1 SPACE PER 8 PUPILS (288 STUDENTS)	36
PLUS 6 STACKING SPACES PER DRIVE-THROUGH (2 ADA PARKING SPACES REQ'D)	
PARKING PROVIDED	
(2 ADA PARKING SPACES PRV'D)	
TOTAL PARKING PROVIDED	36
LOT COVERAGE	18.26% (11,550 SQ. FT.)
FLOOR TO AREA RATIO	0.18:1



SECTION A-A
SCALE 1"=10'



LEGEND

	8" 4,000 PSI CONCRETE PAVEMENT WITH 8" LIME TREATED SUBGRADE AND #4 BARS @ 24" O.C.E.W.
	6" 4,000 PSI CONCRETE PAVEMENT WITH 6" LIME TREATED SUB-BASE AND #4 BARS @ 24" O.C.E.W.
	5" 3,000 PSI CONCRETE PAVEMENT WITH 6" LIME TREATED SUBGRADE AND #3 BARS @ 24" O.C.E.W. (PARKING)
	4" 3,000 PSI REINFORCED CONCRETE PAVEMENT (SIDEWALKS)
	⊙ NUMBER OF PARKING SPACES
	R RADIUS
	CI CURB INLET
	BFR BARRIER FREE RAMP
	SW SIDEWALK
	FH FIRE HYDRANT
	FDC FIRE DEPARTMENT CONNECTION
	• BUILDING ENTRANCE
	W.E. WATER EASEMENT
	PED.E. PEDESTRIAN EASEMENT
	S.S.E. SANITARY SEWER EASEMENT
	LS LANDSCAPE SETBACK
	BL BUILDING LINE
	U.D.E. DRAINAGE UTILITY EASEMENT
	SW SIDEWALK
	B.F.R. BARRIER FREE RAMP

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

OWNER:
TRISTAN ADAM FOGARTY
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DEVELOPER:
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ATTN: CASEY GREGORY, P.E.

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(469) 424-5900
ATTN: KIM SANCHEZ, PE

App.	
Revisions	
Date	
No.	

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Certificate of Registration No. F-8665

SANCHEZ & ASSOCIATES

RECIOTO MONTESSORI
SITE PLAN

Scale: SEE GRAPHIC SCALE
Designed by: RG
Drawn by: RG
Checked by: KS
Date: 10/7/2019
Project No. 02-16B.D01

SHEET EXHIBIT OF 4

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