

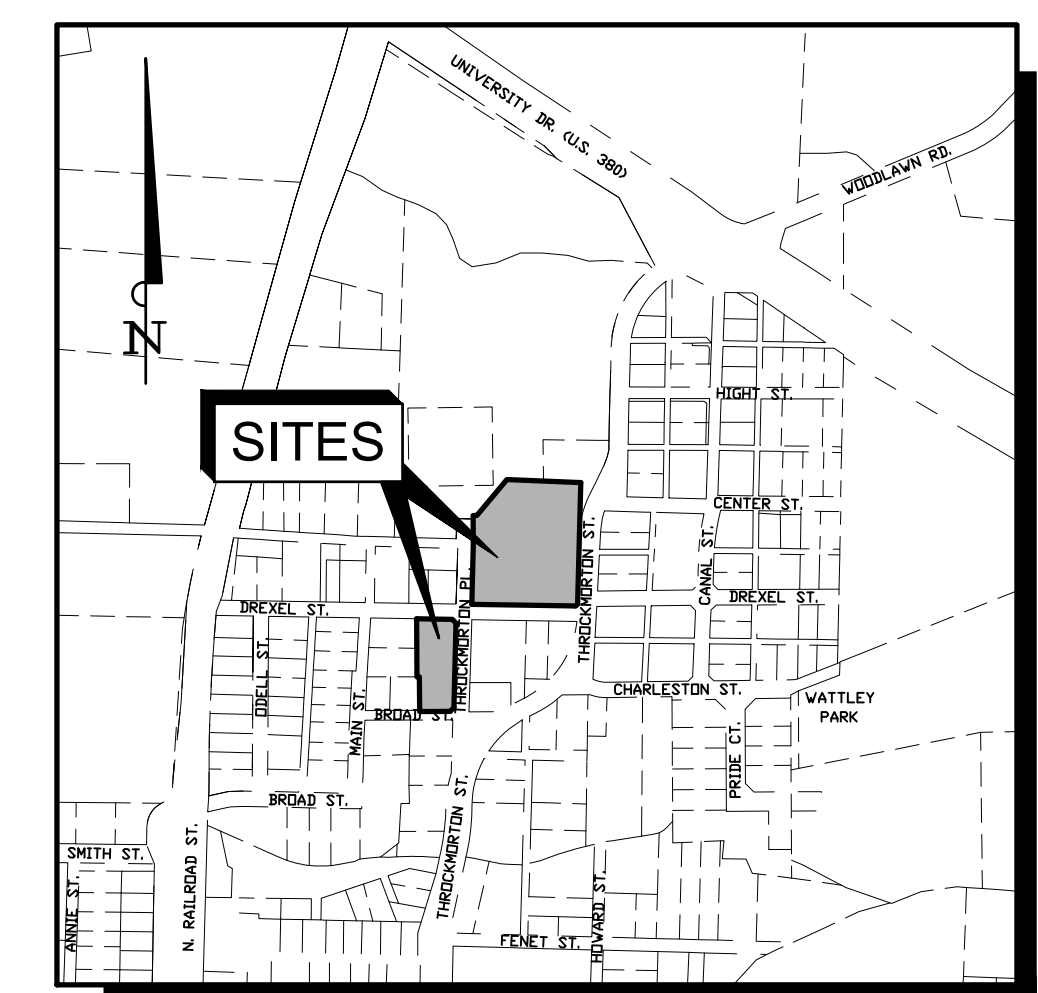
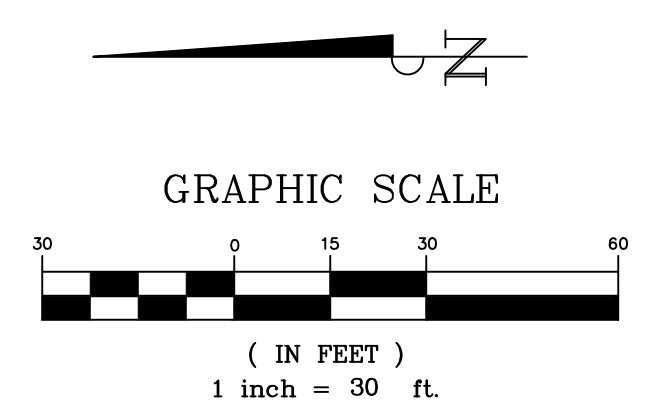
THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

THE REMNANT AT GREENWOOD II

SITE PLAN

Scale: SEE GRAPHIC SCALE
Designed by: RCG
Drawn by: CDR
Checked by: RCG
Date: 7/15/2024
Project No: 02022.003

EXHIBIT



LOCATION MAP
SCALE: N.T.S

LINE	BEARING	DISTANCE
L1	N 89°15'23" E	10.00'
L2	S 27°07'57" W	26.73'
L3	N 89°19'49" W	6.50'
L4	S 46°15'08" W	7.11'
L5	S 45°33'37" W	14.35'
L6	S 43°49'33" E	14.08'

FIRE PROTECTION SYSTEMS

FIRE PROTECTION SYSTEMS
BUILDING'S REQUIRED TO BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM (SEE BELOW) AND AN INTERCONNECTED FIRE ALARM SYSTEM WITH FULL OCCUPANT NOTIFICATION. LOW FREQUENCY NOTIFICATION SHALL BE PROVIDED IN ALL ROOMS FOR SLEEPING, INCLUDING LIVING ROOMS.

BLDGS A-E MAY BE PROTECTED WITH NFPA 13D SYSTEMS.
BLDGS F-L MAY USE NFPA 13R AS LONG AS THEY'RE DESIGNED NOT TO EXCEED THE MAXIMUM ALLOWABLE ARE AND HEIGHT FACTORS OF TABLES 504.3, 504.4, OR 506.2 OF THE 2021 INTERNATIONAL BUILDING CODE FOR THE OCCUPANCY CLASSIFICATION AND CONSTRUCTION TYPE.

2021 ORDINANCE 907.12 FIRE ALARM INTERCONNECTION FIRE ALARM SYSTEMS INSTALLED IN MULTI-BUILDING DEVELOPMENTS WHICH SHARE A COMMON ADDRESS SHALL BE INTERCONNECTED. EACH BUILDING SHALL BE PROVIDED WITH A FIRE ALARM PANEL WHICH REPORTS BACK TO A COMMON LOCATION FOR SIGNAL TRANSMISSION TO THE MONITORING STATION. EACH BUILDING SHALL BE PROVIDED WITH FULL COMMAND AND CONTROL OF ITS SYSTEM WITHOUT THE NEED TO RESET FROM THE SIGNAL TRANSMITTING LOCATION. ALL ALARMS SHALL ANNUNCIATE AT A NORMALLY OCCUPIED LOCATION (CLUBHOUSE/LEASING OFFICE)

LEGEND

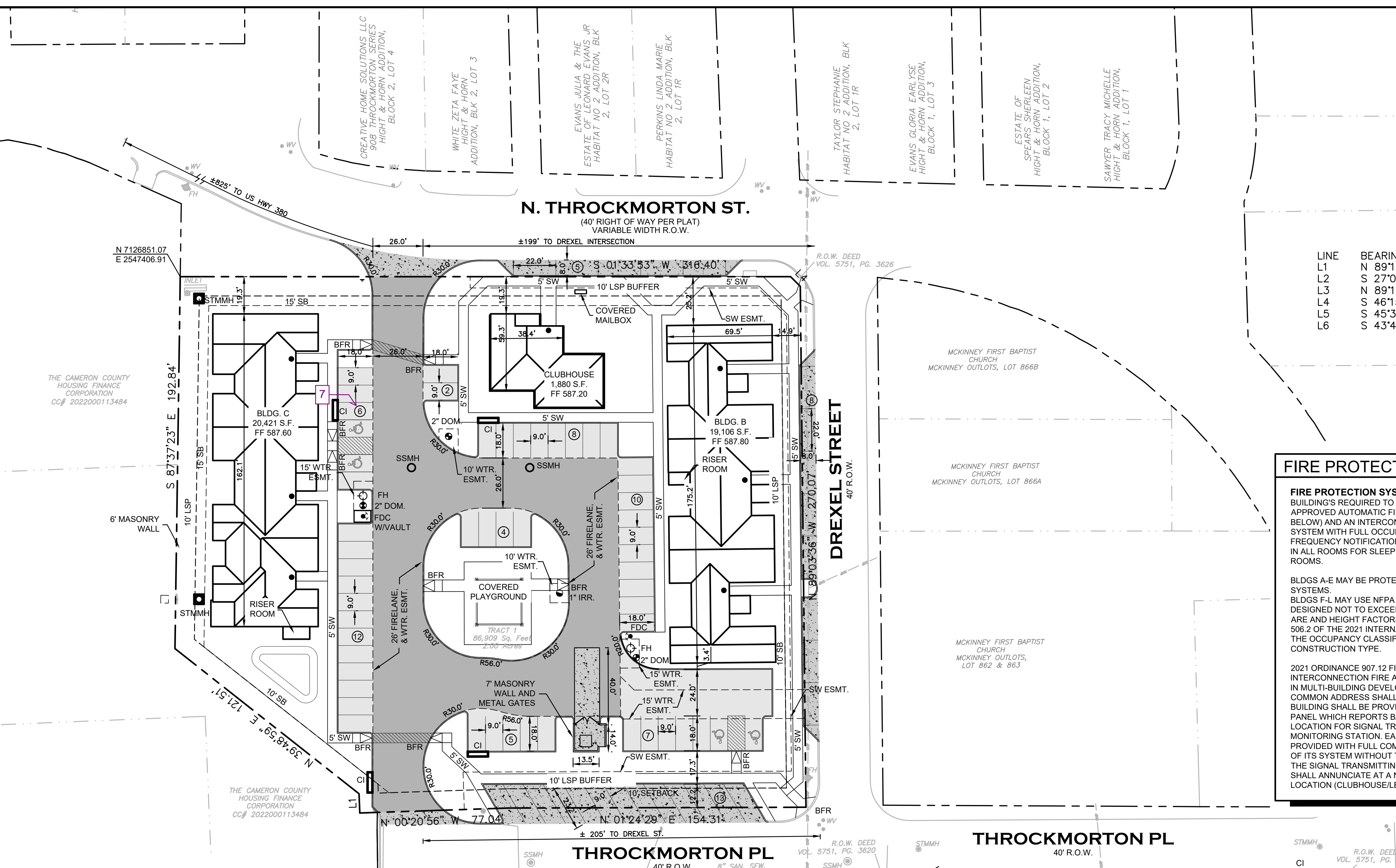
- 8" 4,000 PSI CONCRETE PAVEMENT WITH 8" LIME TREATED SUBGRADE AND #4 BARS @ 18" O.C.E.W.
- 6" 4,000 PSI CONCRETE PAVEMENT WITH 6" LIME TREATED SUB-BASE AND #4 BARS @ 18" O.C.E.W.
- 5" 3,000 PSI CONCRETE PAVEMENT WITH 6" LIME TREATED SUBGRADE AND #3 BARS @ 24" O.C.E.W. (PARKING)
- 4" 3,000 PSI REINFORCED CONCRETE PAVEMENT (INTERNAL SIDEWALKS)
- NUMBER OF PARKING SPACES
- RADIUS
- CURB INLET
- SANITARY SEWER MAN HOLE
- BARRIER FREE RAMP
- SIDEWALK
- FIRE HYDRANT
- BUILDING ENTRANCE

SITE PLAN
THE REMNANT AT GREENWOOD II

TRACT 1:
Being a lot, tract or parcel of land situated in the William Davis Survey, Abstract No. 248, City of McKinney, Collin County, Texas, and being a portion of Block 3 of Lewisville Addition, an addition to the City of McKinney, Collin County, Texas, according to the map thereof recorded in Volume 1, Page 182, Map Records, Collin County, Texas, same being a tract of land conveyed to Housing Authority of the City of McKinney, Texas, by deed recorded in Volume 429, Page 92, Deed Records, Collin County, Texas, same being a tract of land conveyed to Housing Authority of the City of McKinney, Texas, by deed recorded in Volume 429, Page 158, Deed Records, Collin County, Texas, same being a tract of land conveyed to Housing Authority of the City of McKinney, Texas, by deed recorded in Volume 439, Page 466, Deed Records, Collin County, Texas.

TRACT 2:
Being a lot, tract or parcel of land situated in the William Davis Survey, Abstract No. 248, City of McKinney, Collin County, Texas, and being a portion of Block 1 of Lewisville Addition, an addition to the City of McKinney, Collin County, Texas, according to the map thereof recorded in Volume 1, Page 182, Map Records, Collin County, Texas, same being a tract of land conveyed to the Housing Authority of the City of McKinney, Texas, by deed recorded in Volume 527, Page 599, Deed Records, Collin County, Texas

OWNER: McKinney HOUSING AUTHORITY 603 N. TENNESSEE ST. McKinney, TEXAS 75069 972-542-5641 ATTN: ROSLYN MILLER	ENGINEER: SANCHEZ AND ASSOCIATES, LLC. 210 ADRIATIC PARKWAY, STE 200 McKINNEY, TEXAS 75072 (469) 424-5900 ATTN: CASEY GREGORY, PE	APPLICANT: SANCHEZ AND ASSOCIATES, LLC. 210 ADRIATIC PARKWAY, STE 200 McKINNEY, TEXAS 75072 (469) 424-5900 ATTN: CASEY GREGORY, PE
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SITE DATA SUMMARY TABLE	
ZONING:	PD 2023-06-040
EXISTING USE:	MULTI-FAMILY DEVELOPMENT
PROPOSED USE:	MULTI-FAMILY DEVELOPMENT
LOT AREA:	2.53 ACRES / 110,144 SQ. FT.
BLDG. "A" HT.	2 STORY - 27'-10"
BLDG. "B" HT.	3 STORY 37'-5 1/2"
BLDG. "C" HT.	3 STORY 38'-5 1/2"
BLDG. "D" HT.	2 STORY 27'-10"
BLDG. CLUBHOUSE	1 STORY 22'-8 1/2"
NUMBER OF BLDGS.	4
No. OF 1 BR DWELLING UNITS	6
No. OF 2 BR DWELLING UNITS	11
No. OF 3 BR DWELLING UNITS	28
No. OF 4 BR DWELLING UNITS	5
TOTAL No. OF DWELLING UNITS	50
TOTAL DWELLING SQ. FOOTAGE:	57,018 SQ. FT.
LANDSCAPE DATA	
INTERIOR LANDSCAPING	36,650 SQ. FT. (33.2%)
IMPERVIOUS AREA:	73,494 SQ. FT. (66.7%)
PARKING REQUIRED	
PARKING REQUIRED	100
2 PARKING SPACES FOR EVERY UNIT (HANDICAP REQUIRED = 2% OF TOTAL)	2
PARKING PROVIDED	
HEAD IN UNCOVERED PARKING SPACES	94
HEAD IN HANDICAP PARKING	6
TOTAL PARKING PROVIDED	100
LOT COVERAGE	21.0% (23,169 SQ. FT.)
FLOOR TO AREA RATIO	0.52:1
DWELLING UNITS PER ACRE	19 units per acre

- NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - ALL RADII ARE 2.0' UNLESS NOTED OTHERWISE.
 - AMENITIES INCLUDE:
 - PLAYGROUND (4,000 S.F. MIN.)
 - BUSINESS CENTER (500 S.F. MIN.)

- CITY OF MCKINNEY SITE PLAN NOTES**
- 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.
 - 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.
 - THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

THE CAMERON COUNTY HOUSING FINANCE CORPORATION
CC# 2022000113484

THE CAMERON COUNTY HOUSING FINANCE CORPORATION
CC# 2022000113484

Turner Waldo A
Parcel Number: 1138691
Deed Reference: 97-0004784

Turner Waldo A
MCKINNEY OUTLOTS,
LOT 844B

WALDO A. TURNER SR.
Cc# 97-0004784

WALDO A. TURNER & WIFE, LEE R. TURNER
VOL. 1494, PG. 348

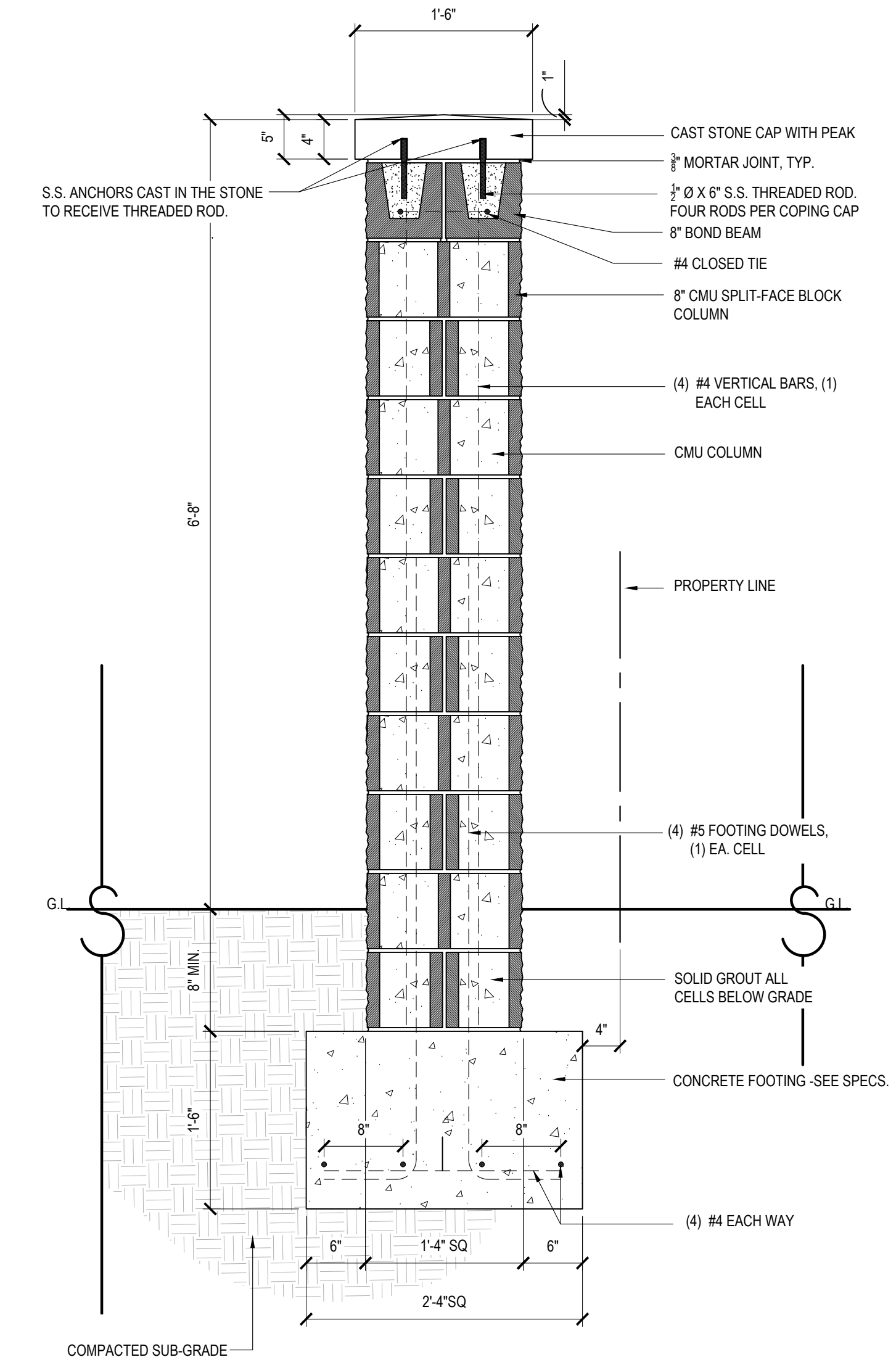
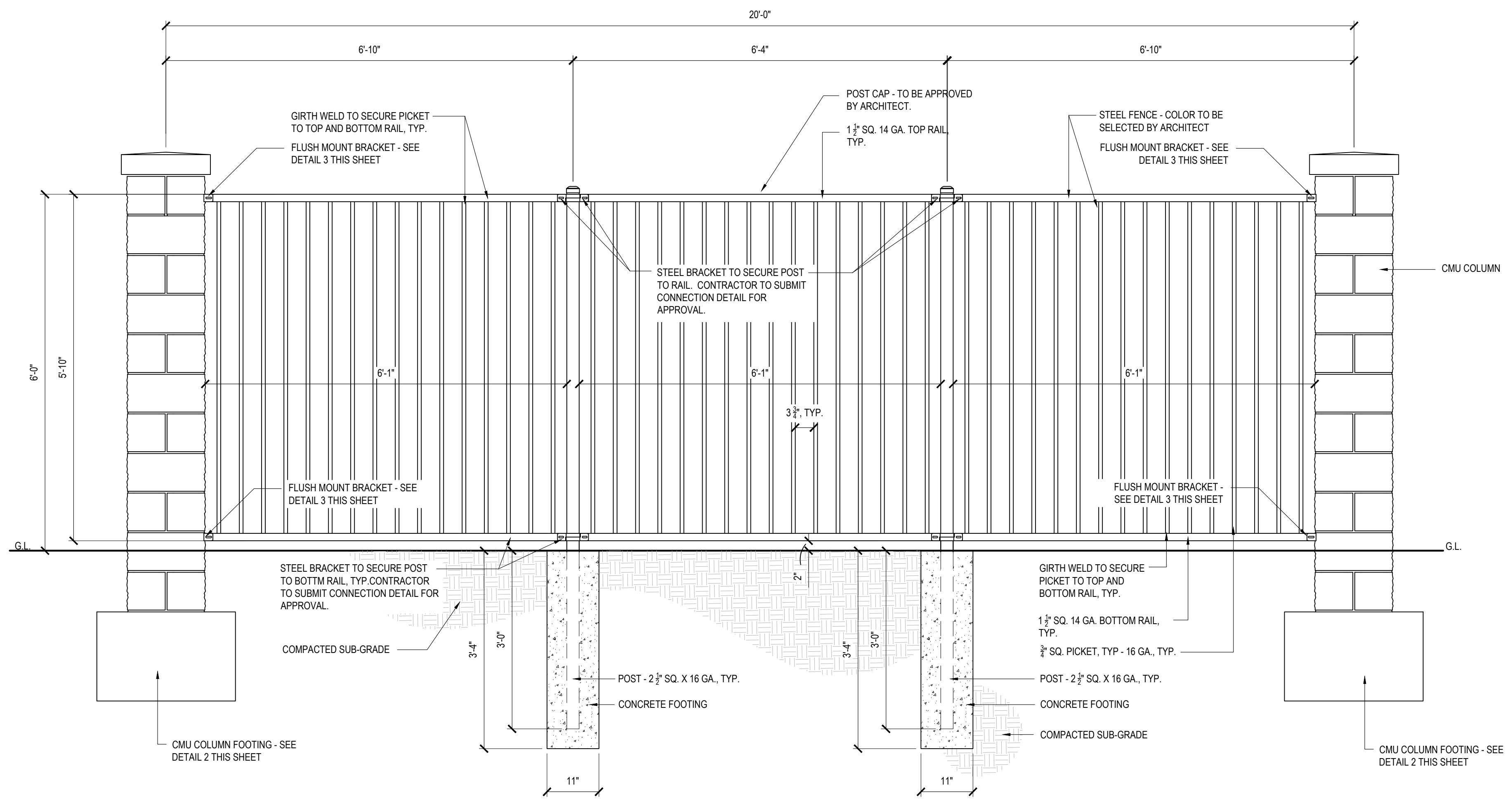
R.O. ALLEN & WIFE, ETHEL LEE ALLEN
VOL. 419, PG. 461

ADJ B
20070423000542420
6,480.0 Sq. Feet
0.1 Acres

R.O.W. DEED
VOL. 5751, PG. 3626

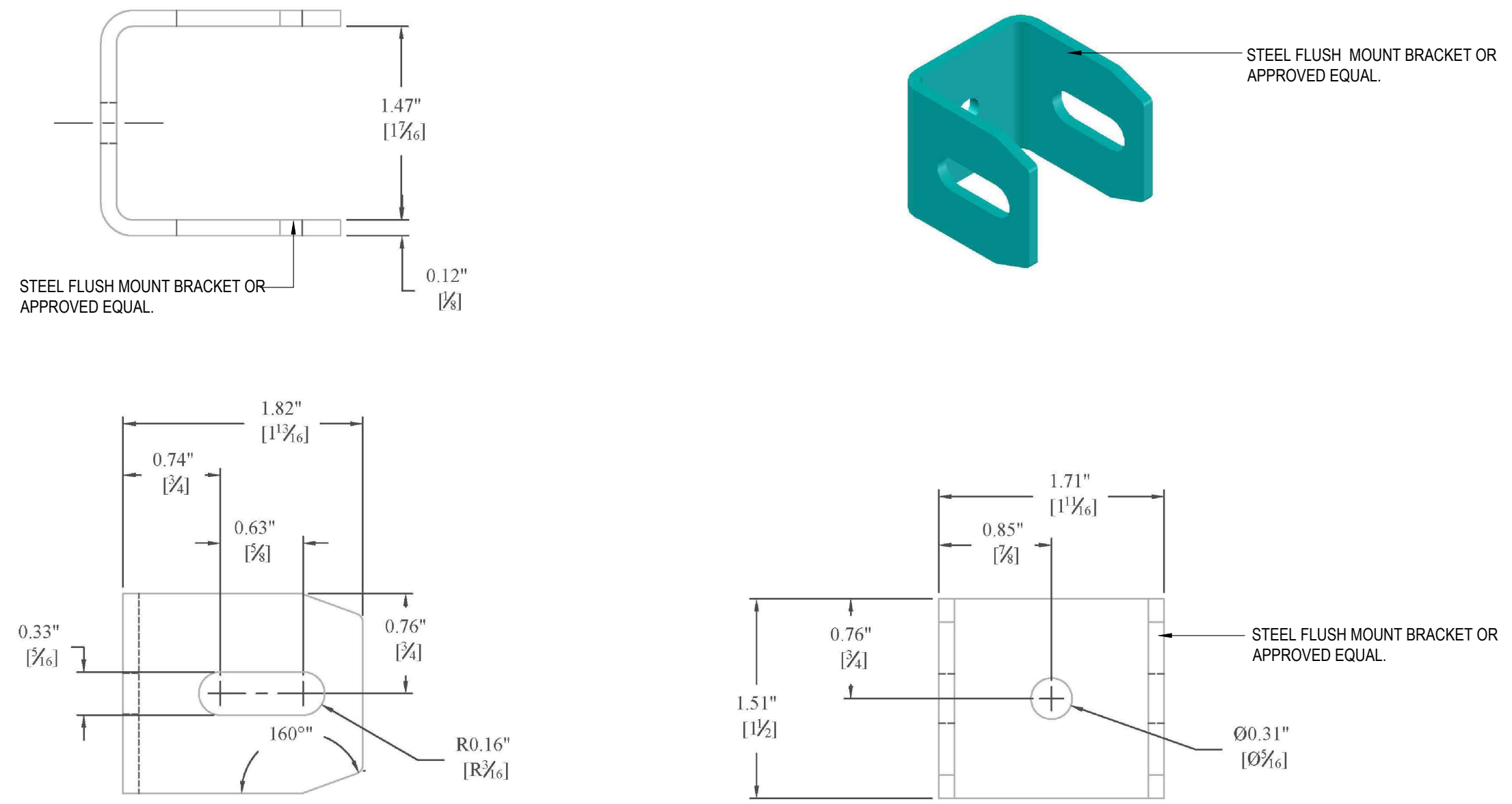
R.O.W. DEED
VOL. 5751, PG. 3620

R.O.W. DEED
VOL. 5751, PG. 13



1 CMU COLUMN AND STEEL FENCE ELEVATION
SCALE: 1" = 1'-0"

2 CMU COLUMN DETAIL
SCALE: 1" = 1'-0"



3 FLUSH MOUNT BRACKET DETAIL
NOT TO SCALE

THE REMNANT AT GREENWOOD II RAD
MCKINNEY HOUSING AUTHORITY
1001 A THROCKMORTON ST
MCKINNEY, TX 75069
PERMIT PACKAGE

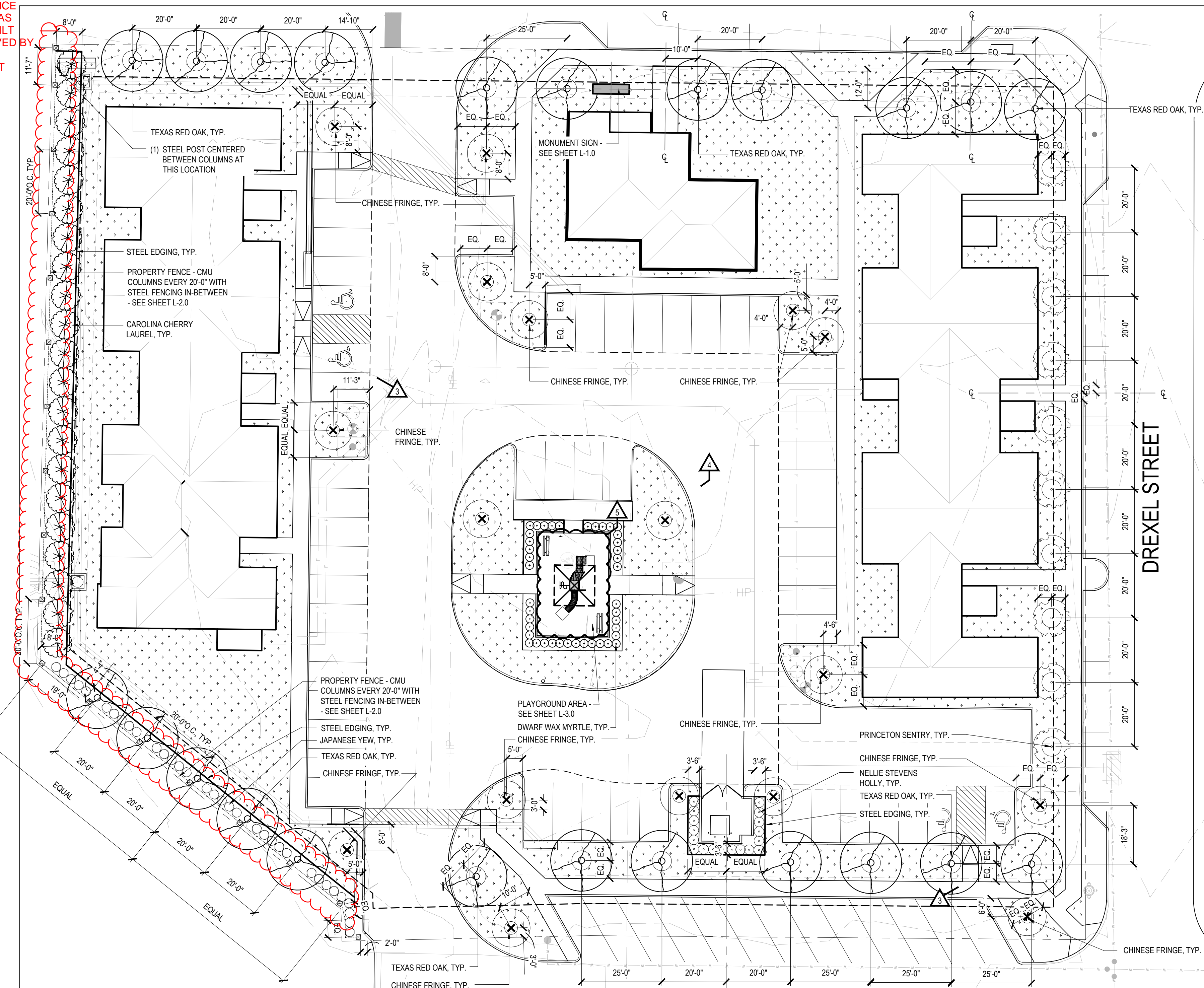
DATE: 06/05/2023
PROJECT NO.: 01-22-1028-04

REVISIONS:

No.	Date	Description
1	08/15/23	Amendment No.2
2	03/05/24	Addendum No.2

DRAWN BY:
CHECKED BY:
SHEET TITLE
FENCE DETAILS
SHEET NO

FENCE REMOVED FROM THE PROJECT SINCE NEIGHBOR HAS ALREADY BUILT ONE, APPROVED BY PLANNING DEPARTMENT ALREADY.



PROPOSED TREES

- TEXAS RED OAK
6'-0" Ø TREE SAUCER - SEE SHEET L11.0
- CHINESE FRINGE
6'-0" Ø TREE SAUCER - SEE SHEET L11.0
- PRINCETON SENTRY GINKGO
6'-0" Ø TREE SAUCER - SEE SHEET L11.0
- DWARF WAX MYRTLE
- JAPANESE YEW
- CAROLINA CHERRY LAUREL
- NELLIE R. STEVENS HOLLY

2 PLANTING LEGEND

NOT TO SCALE

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID ANY DAMAGE TO UTILITIES DURING THE COURSE OF WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC. RESULTING FROM LANDSCAPE CONSTRUCTION.
- ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, LATEST EDITION.
- ALL PLANT MATERIAL SHALL BE VIGOROUS AND FREE OF INJURY, INSECTS OR DEFECTS. PLANT MATERIAL SHALL BE STOCK FROM A RECOGNIZED NURSERY WITHIN THE SOUTH REGION.
- WARRANT PLANT MATERIAL TO REMAIN ALIVE AND BE IN HEALTHY, VIGOROUS CONDITION. SEE SPECIFICATIONS FOR TIME PERIOD AND MORE INFORMATION.
- TOPSOIL FOR PLANTING PITS AND BEDS SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS. REFERENCE SPECIFICATIONS.
- ALL TREES AND SHRUBS TO BE MATCHED.
- THE CONTRACTOR SHALL UTILIZE THE SERVICES OF AN EXPERIENCED AND QUALIFIED LANDSCAPE CONTRACTOR LICENSED IN THE STATE OF TEXAS TO INSTALL AND MAINTAIN ALL PLANTINGS. SPECIAL CARE, SKILL AND EQUIPMENT IS REQUIRED FOR LIFTING LARGE TREES FROM THE TRUCK TO THE
- SEE LANDSCAPE SECTION IN THE SPECIFICATIONS FOR MORE DETAILS ON LANDSCAPE AND PLANTING REQUIREMENTS.
- SEE SHRUB AND GROUND COVER DETAIL AND CONFORM TO THE TRIANGULAR SPACING AS SPECIFIED IN THE DETAIL ACCORDINGLY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING QUANTITIES SHOWN ON THE PLANS. IN THE EVENT OF A VARIATION BETWEEN THE PLANTS IN THE

3 PLANTING NOTES

NOT TO SCALE

- THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND FAMILIARIZE HIMSELF OR HERSELF WITH THE SITE PRIOR TO COMMENCEMENT OF WORK. ACTUAL FIELD CONDITIONS MAY VARY FROM LAYOUT AND DIMENSIONS AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH EXISTING FIELD CONDITIONS. NOTIFY THE ARCHITECT OF RECORD / OWNERS REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES PRIOR TO CONTINUING WORK.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE OR INTERRUPTION TO UTILITY SERVICE. ANY DAMAGE OR INTERRUPTION TO EXISTING UTILITY SERVICE SHALL BE RESTORED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE AGENCIES HAVING JURISDICTION AND OBTAIN ALL PERMITS, AND PAY ANY FEES ASSOCIATED WITH THE WORK ON THIS PROJECT BEFORE COMMENCING WORK.
- IT IS ANTICIPATED THAT VARIOUS WORK FOR THIS CONTRACT SHALL BE PERFORMED SIMULTANEOUSLY. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK BETWEEN SUB-CONTRACTORS AND UTILITY COMPANIES TO ENSURE COMPLETION OF THIS WORK IN A TIMELY AND WORKMAN LIKE MANNER.
- ANY AREA DISTURBED (THAT IS NOT CONTAINED IN THE CONTRACT DOCUMENTS) AS RESULT OF CONSTRUCTION (SUCH AS SOD) - CONTRACTOR TO REPLACE WITH THE SAME MATERIAL AT NO ADDITIONAL
- COST TO THE OWNER.
- THE CONTRACTOR SHALL PERFORM ALL WORK WITH CARE TO ENSURE THAT MATERIALS TO REMAIN SHALL NOT BE DAMAGED. THIS INCLUDES ALL EXISTING SUB-SURFACE UTILITY PIPES. ANY DAMAGE TO MATERIALS TO REMAIN SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS ADVISED THAT ADDITIONAL NOTES WILL BE FOUND ON SUBSEQUENT SHEETS OF THE CONTRACT DRAWINGS AND SUCH NOTES, WHILE PERTAINING TO THE SPECIFIC DRAWINGS THEY ARE ON, ALSO SUPPLEMENT THE GENERAL NOTES LISTED HEREIN.
- ANY DAMAGE TO ADJACENT PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL WORK AND MATERIALS WHICH DO NOT CONFORM TO THE SPECIFICATIONS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR TO HOLD DOWN FINISH GRADE IN SODDED AREAS 2 INCHES TO RECEIVE SOD

4 GENERAL NOTES

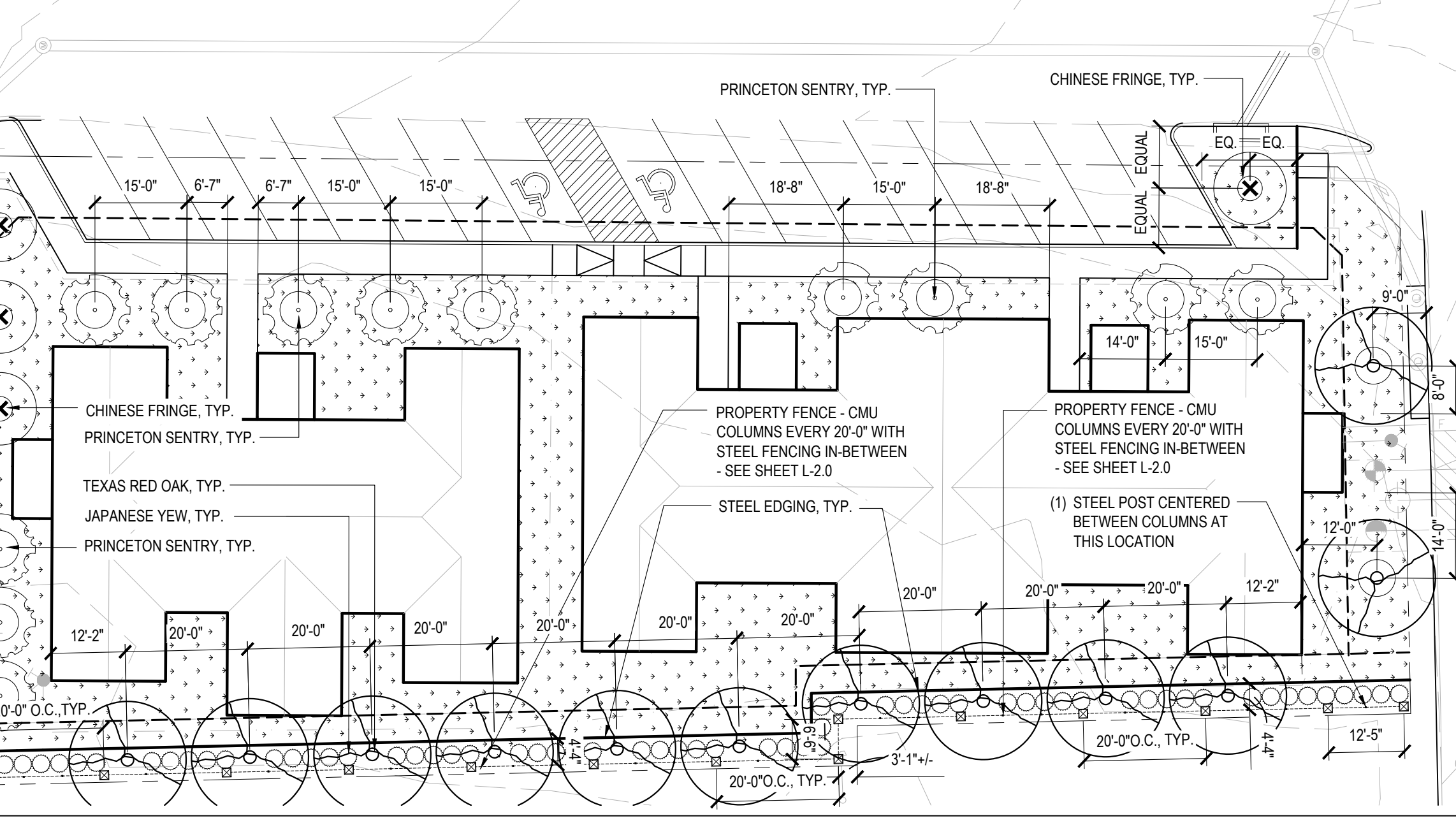
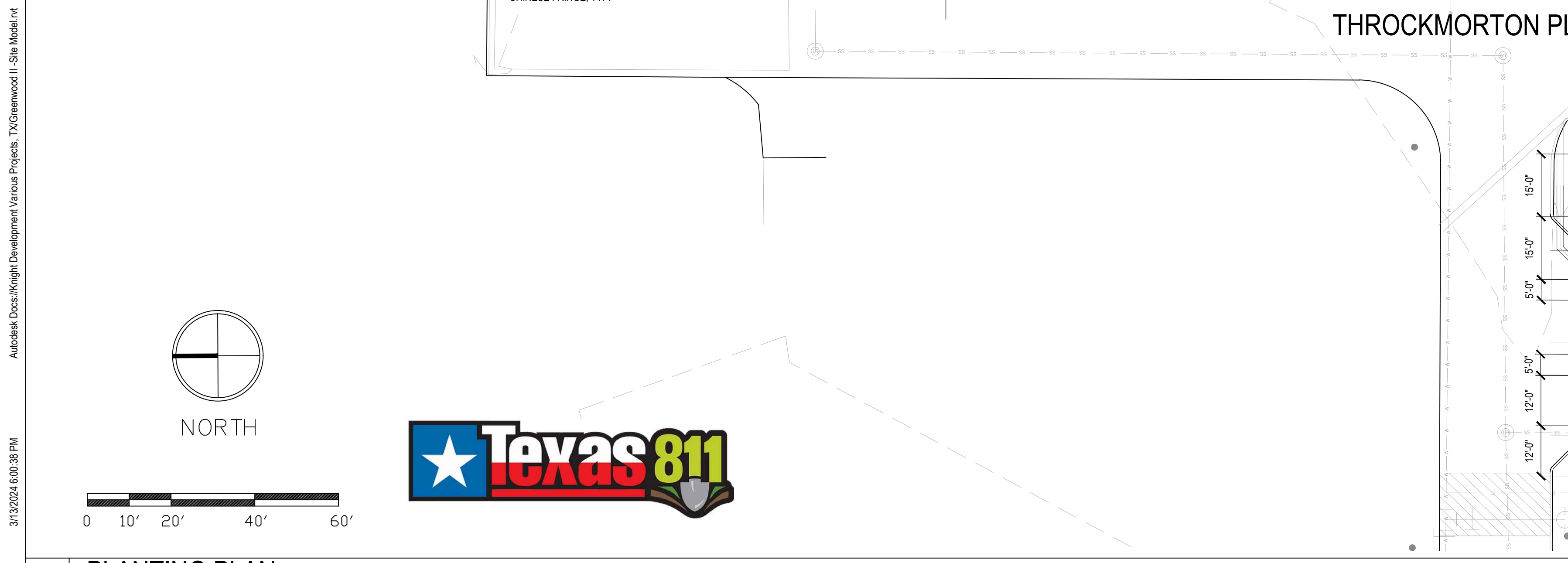
NOT TO SCALE

Perez.

ARCHITECTURE
PLANNING
INTERIORS
LANDSCAPE
CONSTRUCTION
DEVELOPMENT

Perez
A PROFESSIONAL CORPORATION
2525 BURGUNDY STREET
NEW ORLEANS, LA 70117
WWW.PEREZ.COM

2/1/2024



1 PLANTING PLAN
SCALE: 1" = 20'-0"

THE REMNANT AT GREENWOOD II RAD
MCKINNEY HOUSING AUTHORITY
1001 A THROCKMORTON ST
MCKINNEY, TX 75069
PERMIT PACKAGE

DATE: 06/05/2023
PROJECT NO.: 01-22-1028-04

No.	Date	Description
1	08/15/23	Amendment No.2
2	03/05/24	Addendum No.2
3	07/26/24	ASI 001
4	10-9-24	LANDSCAPE REVISIONS
5	11-11-24	PLAYGROUND REVISIONS

DRAWN BY:
CHECKED BY:

SHEET TITLE
PLANTING PLAN

SHEET NO
L-4.0

3/13/2024 6:00:38 PM Autodesk Docs\Kright Development Various Projects_TX\Greenwood II - Site Model.rvt

