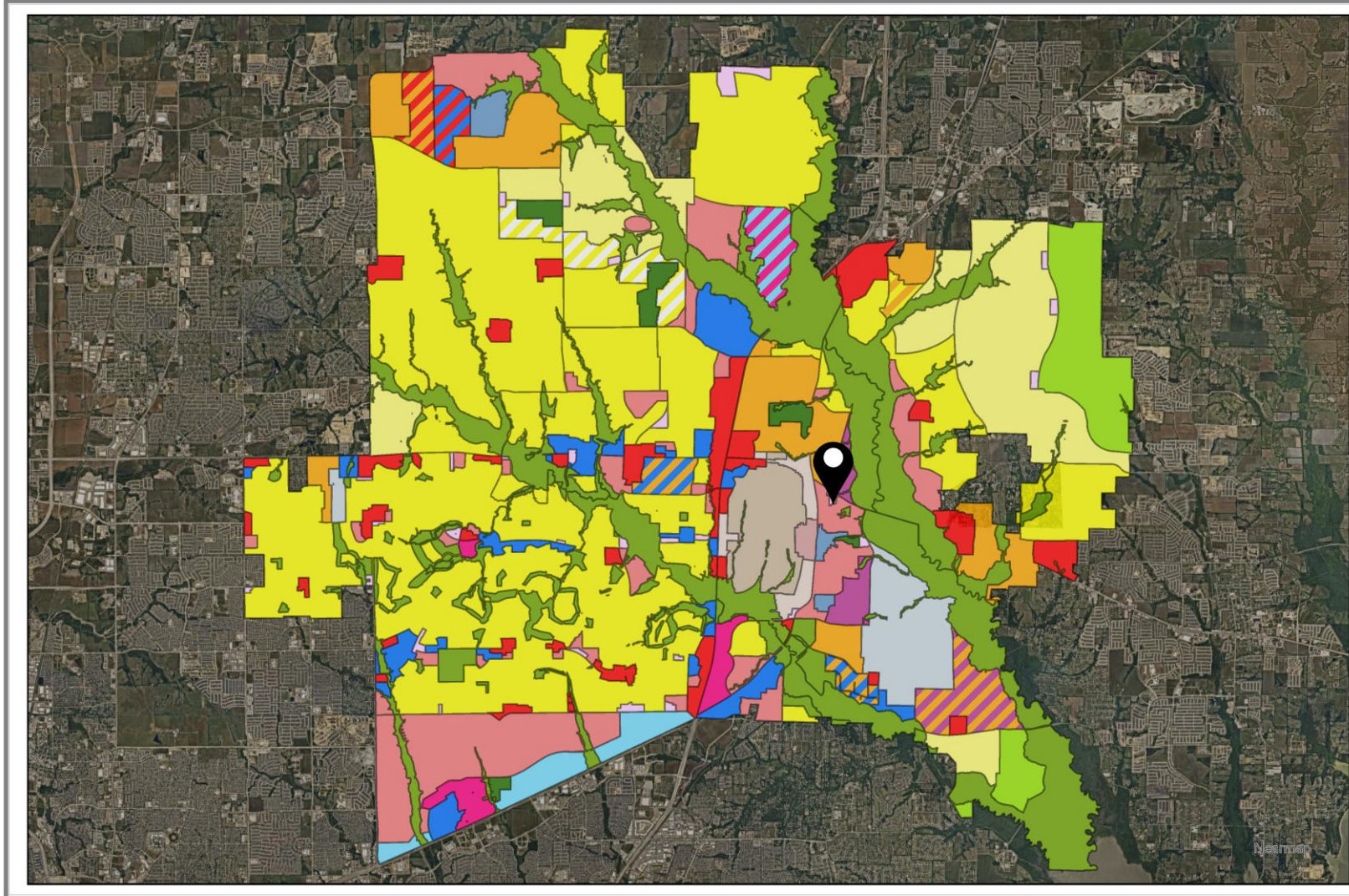


Remnant at Greenwood II (Design Exception to Site Plan)

23-0067SP

SITE2023-0067

Comprehensive Plan Map



- Placetype
- Aviation
 - Commercial Center
 - Employment Mix
 - Entertainment Center
 - Estate Residential
 - Historic Town Center - Downtown
 - Historic Town Center - Mix
 - Historic Town Center - Residential
 - Manufacturing & Warehousing
 - Mixed Use Center
 - Neighborhood Commercial
 - Professional Center
 - Professional Center
 - Rural Residential
 - Suburban Living
 - Transit-Ready Development
 - Urban Living
 - Floodplain / Amenity Zone
 - Floodplain / Amenity Zone
 - Park
 - Employment Mix / Commercial Center
 - Entertainment Center / Mixed Use Center
 - Manufacturing & Warehousing / Employment Mix
 - Suburban Living / Employment Mix
 - Suburban Living / Estate Residential
 - Professional Center / Commercial Center
 - Professional Center / Employment Mix
 - Professional Center / Commercial Center
 - Professional Center / Employment Mix
 - Manufacturing & Warehousing

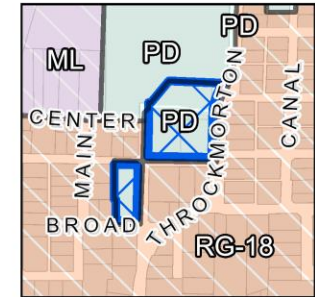
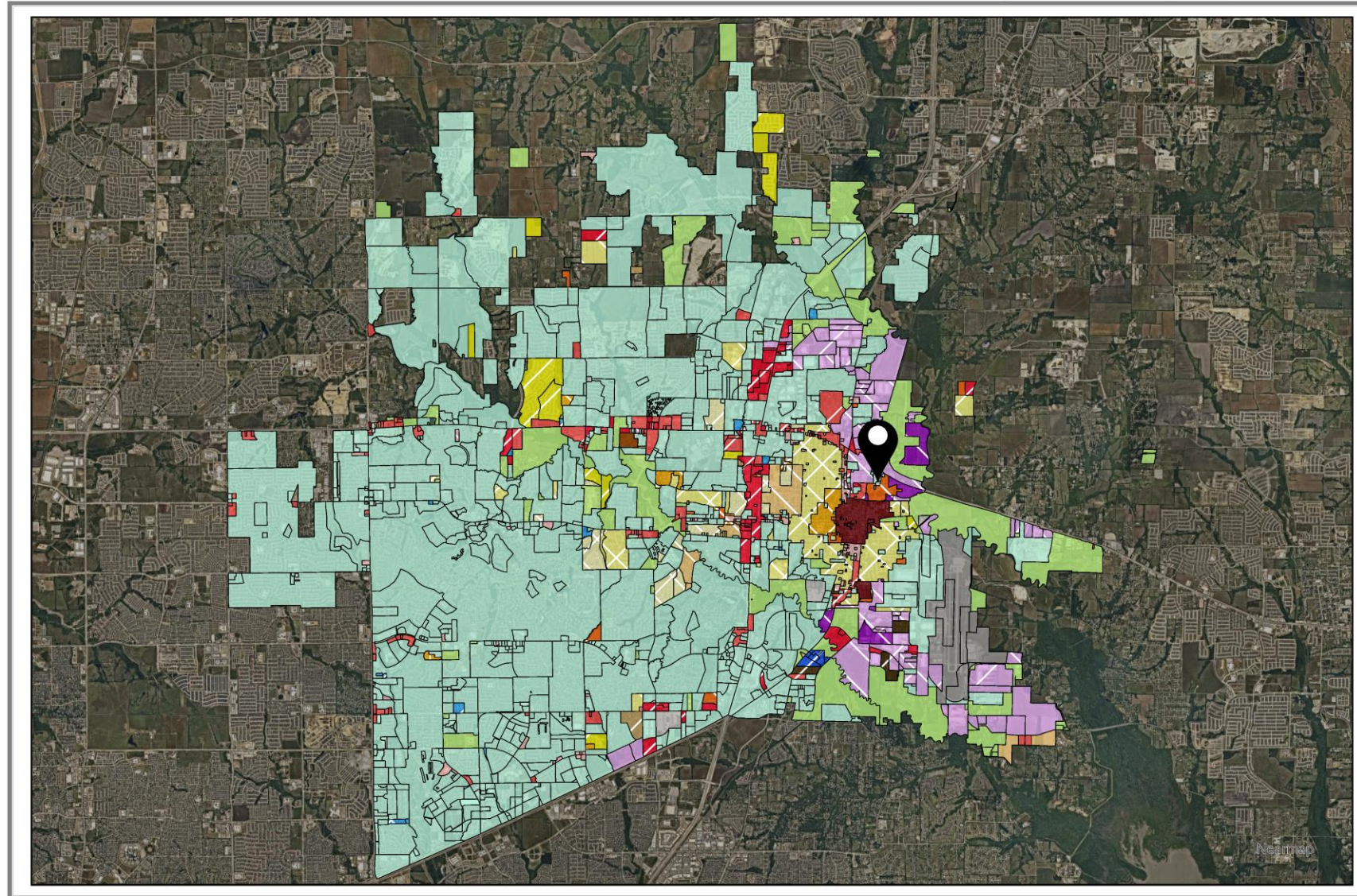


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SITE2023-0067

City View Zoning Map

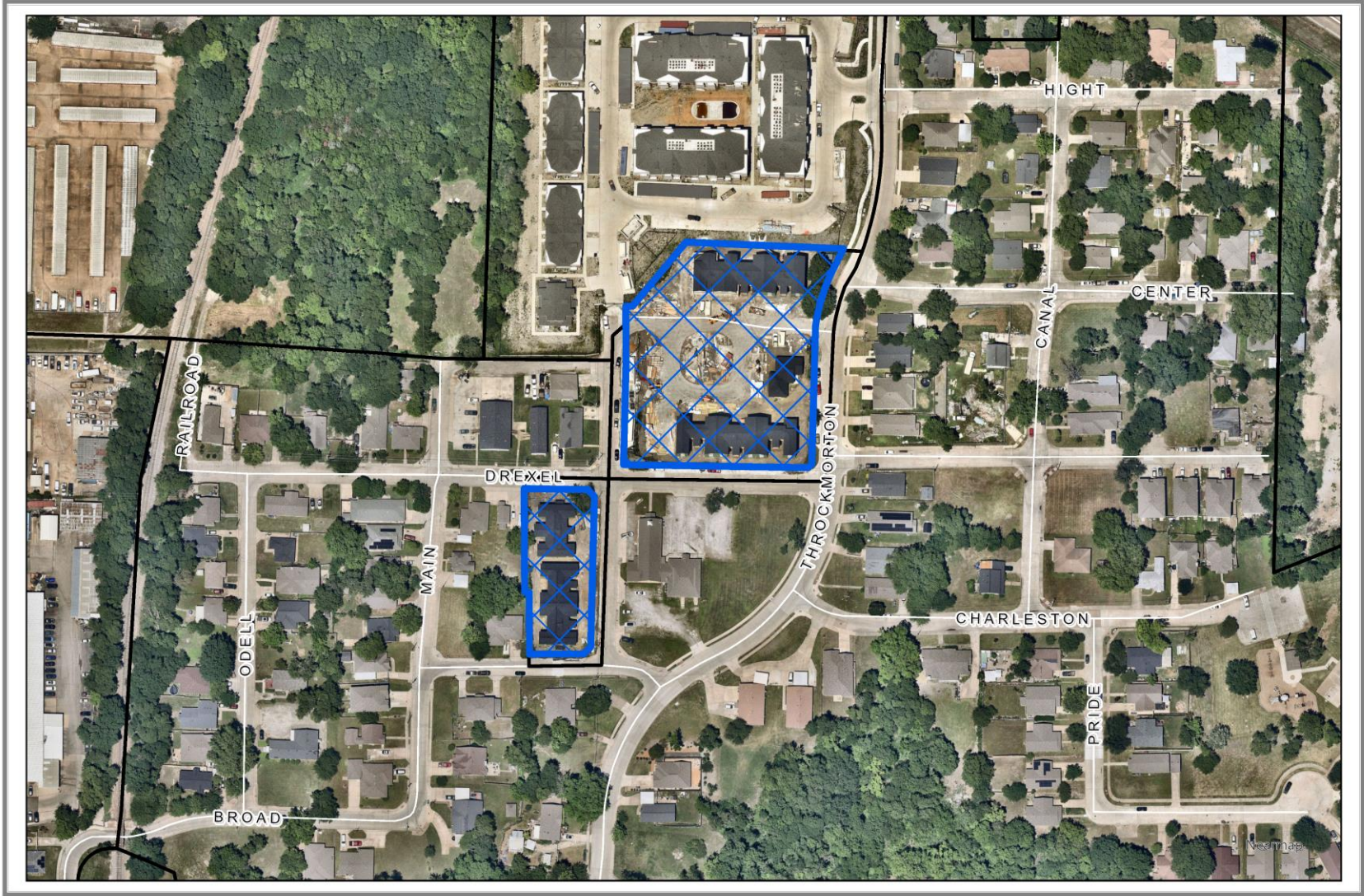


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SITE2023-0067

Aerial Map



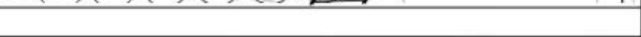
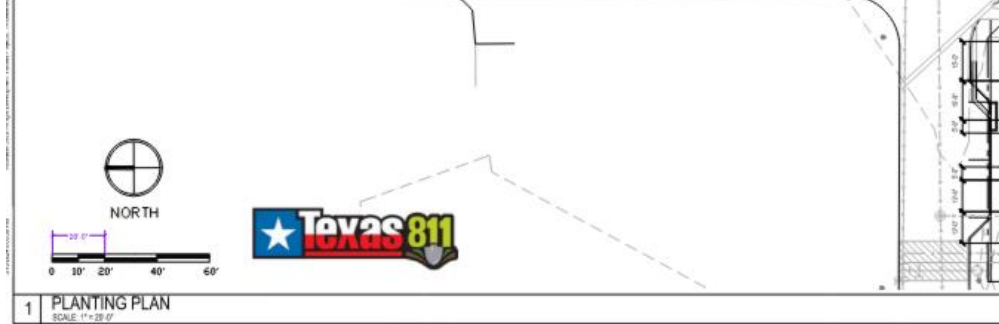
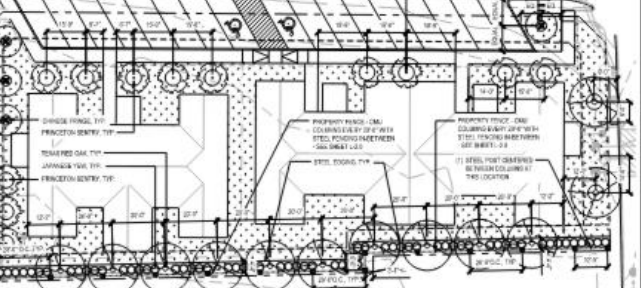
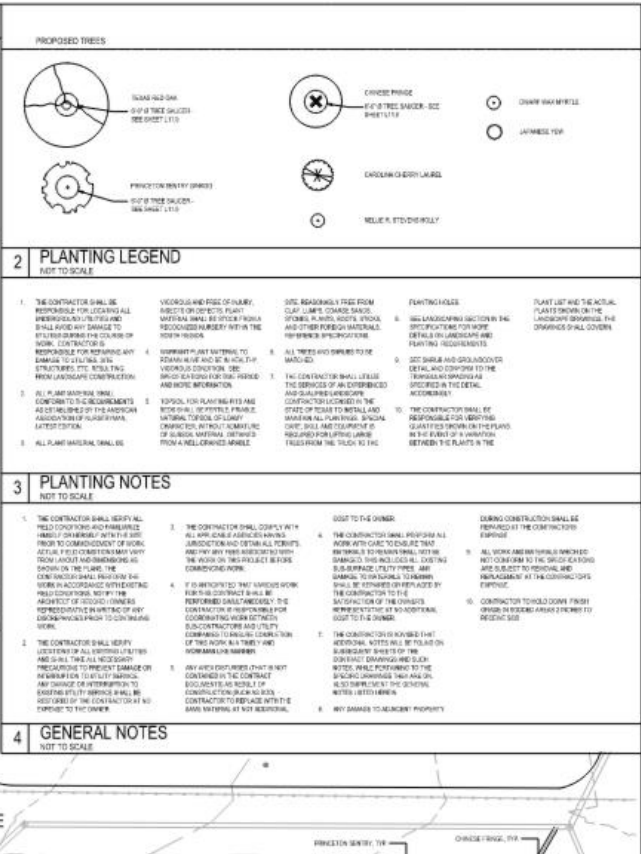
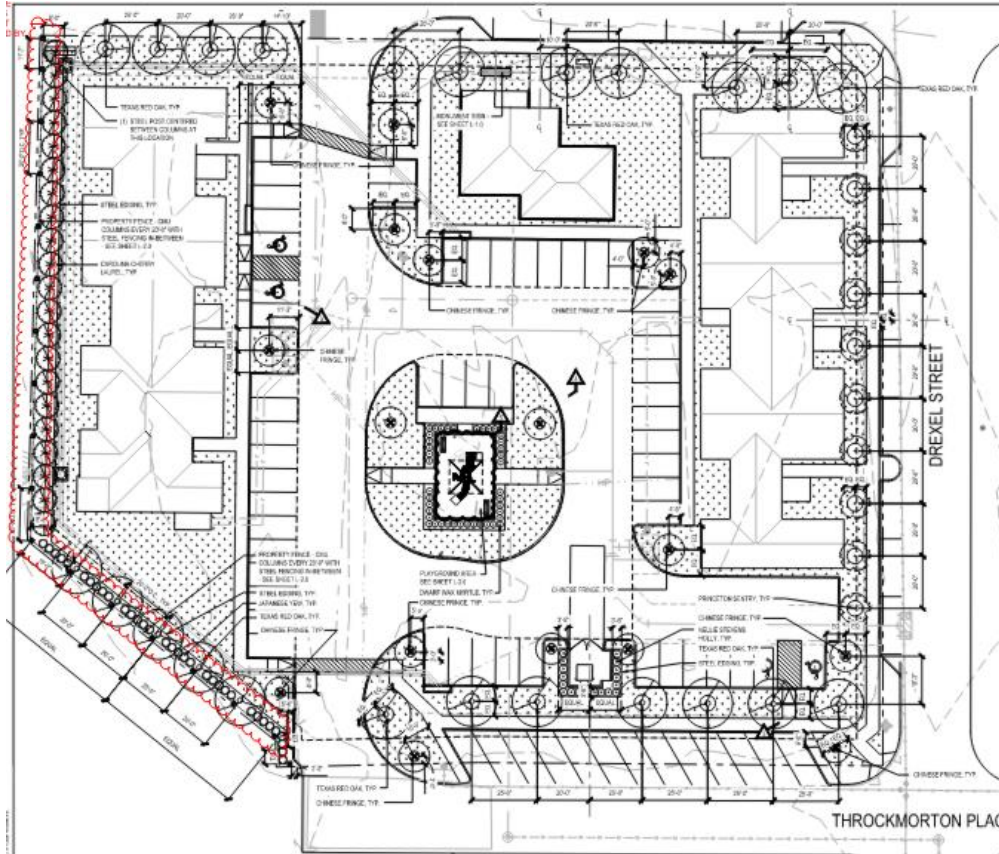
Vicinity Map

 SITE2023-0067



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Perez.
ARCHITECTS
PLANNERS
ENGINEERS
LANDSCAPE ARCHITECTS

1000 W. GREENWOOD ST. SUITE 1000
 AUSTIN, TEXAS 78704
 TEL: 512.476.1000
 FAX: 512.476.1001
 WWW.PEREZARCHITECTS.COM



2/17/2024

**THE REMNANT AT GREENWOOD II RAD
MCKINNEY HOUSING AUTHORITY**

1001 A THROCKMORTON ST
 MCKINNEY, TX 75069
 PERMIT PACKAGE

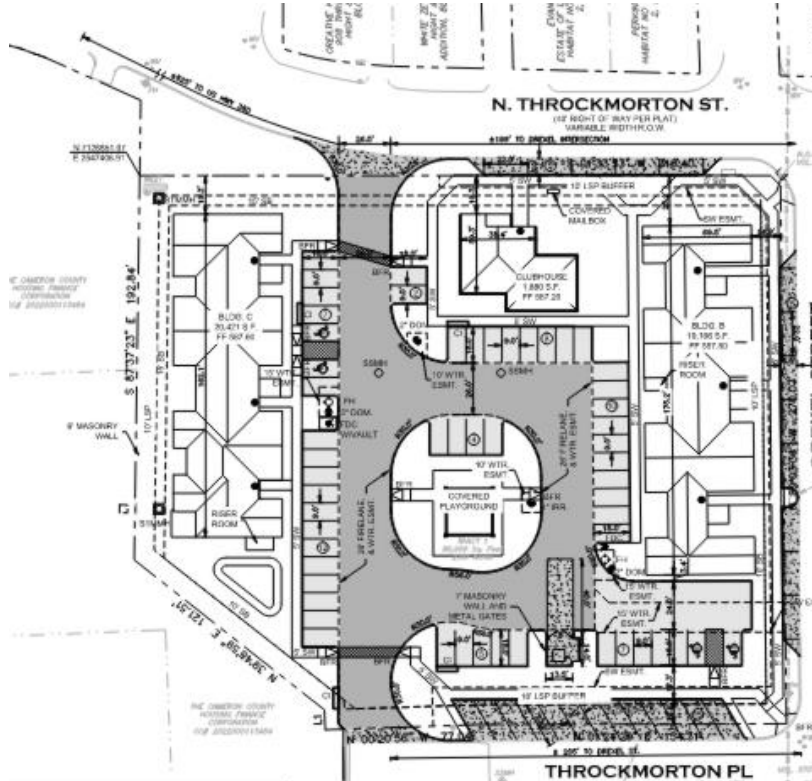
DATE: 02/02/24
 PROJECT NO: 24-00108A

NO.	DATE	DESCRIPTION
1	02/02/24	ISSUED FOR PERMIT
2	02/02/24	ISSUED FOR PERMIT
3	02/02/24	ISSUED FOR PERMIT
4	02/02/24	ISSUED FOR PERMIT
5	02/02/24	ISSUED FOR PERMIT
6	02/02/24	ISSUED FOR PERMIT
7	02/02/24	ISSUED FOR PERMIT
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50	02/02/24	ISSUED FOR PERMIT

DRAWN BY: CHEN/CHEN
CHECKED BY: CHEN/CHEN
DATE: 02/02/24

SHEET TITLE: **PLANTING PLAN**

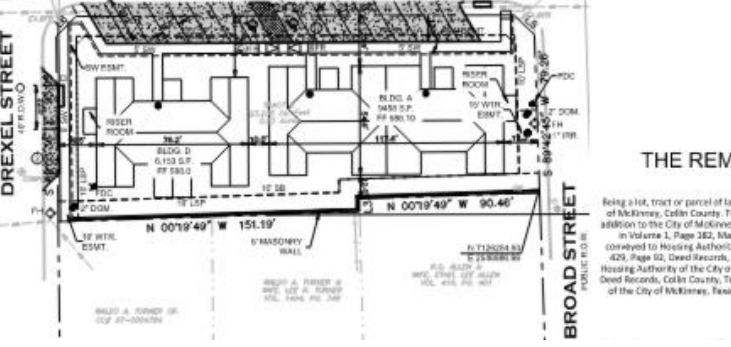
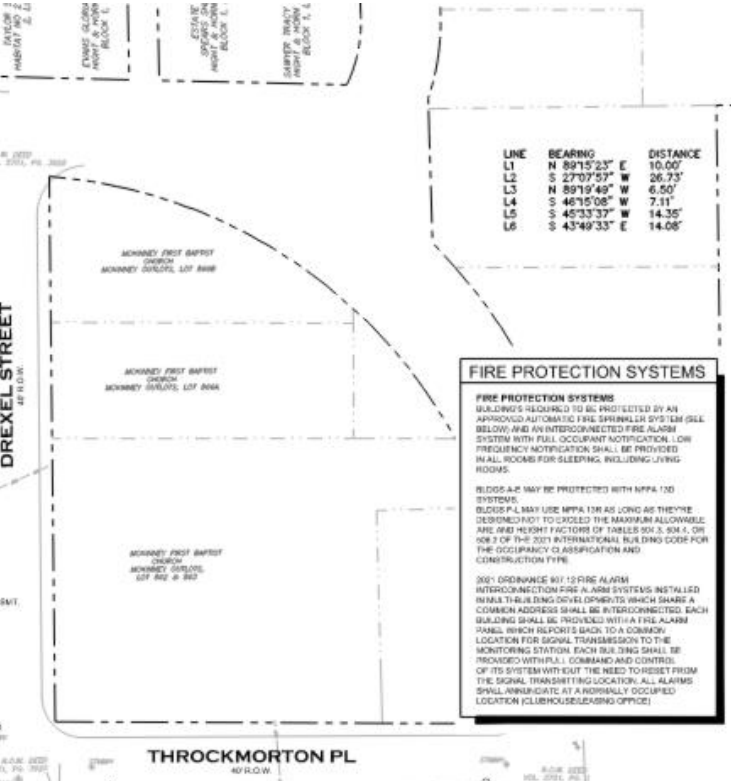
SHEET NO: **L-4.0**



SITE DATA SUMMARY TABLE	
PROJECT NO.	PD 2023-08-048
USE:	MULTIFAMILY DEVELOPMENT
ED USE:	MULTIFAMILY DEVELOPMENT
ACRES:	2.83 ACRES / 120,144 SQ. FT.
FT.:	2 STORY - 27'-10"
HT.:	3 STORY 27'-6 1/2"
HT.:	3 STORY 28'-3 1/2"
HT.:	2 STORY 27'-10"
HT.:	1 STORY 27'-4 1/2"
UNITS:	4
SR DWELLING UNITS:	4
SR DWELLING UNITS:	11
SR DWELLING UNITS:	3
SR DWELLING UNITS:	50
MELTING SQ. FOOTAGE:	87,819 SQ. FT.
CAPE DATA:	
INTERIOR LANDSCAPING:	36,859 SQ. FT. (33.2%)
IMPERVIOUS AREA:	73,444 SQ. FT. (66.7%)
VG REQUIRED:	189
MARKING REQUIRED:	
PARKING SPACES FOR:	
SRV UNIT:	

- NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 2. ALL HAZI ARE 2.0' UNLESS NOTED OTHERWISE.
 3. AMENITIES INCLUDE:
 - 1. PLAYGROUND (4,370 S.F. MIN.)
 - 2. BUSINESS CENTER (581 S.F. MIN.)

CITY OF MCKINNEY SITE PLAN NOTES



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
 BUILDINGS REQUIRED TO BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM ARE LISTED 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.
 BLOCKS A-E MAY BE PROTECTED WITH NFPA 120 SYSTEMS.
 BLOCKS F-H MAY USE NFPA 136 AS LONG AS THEY'RE DESIGNED NOT TO EXCEED THE MAXIMUM ALLOWABLE ARE AND HEIGHT FACTORS OF TABLES 903.2.2.1.4. OR 903.2 OF THE 2021 INTERNATIONAL BUILDING CODE FOR THE OCCUPANCY CLASSIFICATION AND CONSTRUCTION TYPE.
 2001 DOWNGRADE BY FIRE ALARM INTERCONNECTION FIRE ALARM SYSTEMS INSTALLED IN THIS BUILDING DEVELOPMENTS WHICH SHARE A COMMON ADDRESS SHALL BE INTERCONNECTED. EACH BUILDING SHALL BE PROVIDED WITH A FIRE ALARM PANEL WHICH BELONGS 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 INDICATE AT A NORMALLY OCCUPIED LOCATION (CLUBHOUSE/CLUBSING OFFICE).



LOCATION MAP
SCALE: 1" = 50'

LEGEND

- 4" 4,000 PSI CONCRETE PAVEMENT WITH 6" LIME TREATED SUBGRADE AND 40 SABS @ 18" O.C.E.W.
- 4" 4,000 PSI CONCRETE PAVEMENT WITH 6" LIME TREATED SUBGRADE AND 40 SABS @ 24" O.C.E.W. (PARKING)
- 3" 3,000 PSI CONCRETE PAVEMENT WITH 6" LIME TREATED SUBGRADE AND 40 SABS @ 24" O.C.E.W. (PARKING)
- 4" 3,000 PSI REINFORCED CONCRETE PAVEMENT (INTERNAL SIDEWALK)
- NUMBER OF PARKING SPACES
- POCKETS
- CURB FILET
- SSAB SANITARY SEWER MAN HOLE
- BSR SCANNER FREE SWAMP
- EW ELEVATION
- FH FIRE HYDRANT
- BUILDING ENTRANCE

SITE PLAN
THE REMNANT AT GREENWOOD II

TRACT 1:
 Being a lot, tract or parcel of land situated in the Wilkum Davis Survey, Abstract No. 148, City of McKinney, Collin County, Texas, and being a portion of Block 3 of "Lowville Addition, an addition to the City of McKinney, Collin County, Texas, according to the map thereof recorded in Volume 1, Page 382, 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 425, Page 52, 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 425, 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 435, Page 965, Deed Records, Collin County, Texas.

TRACT 2:



THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

THE REMNANT AT GREENWOOD II

SITE PLAN

E. GRAPHIC SCALE

By: BLS
 Date: 02/08/24
 Drawn by: MCH
 Scale: 1/8" = 1'-0"
 Title: GREENWOOD II