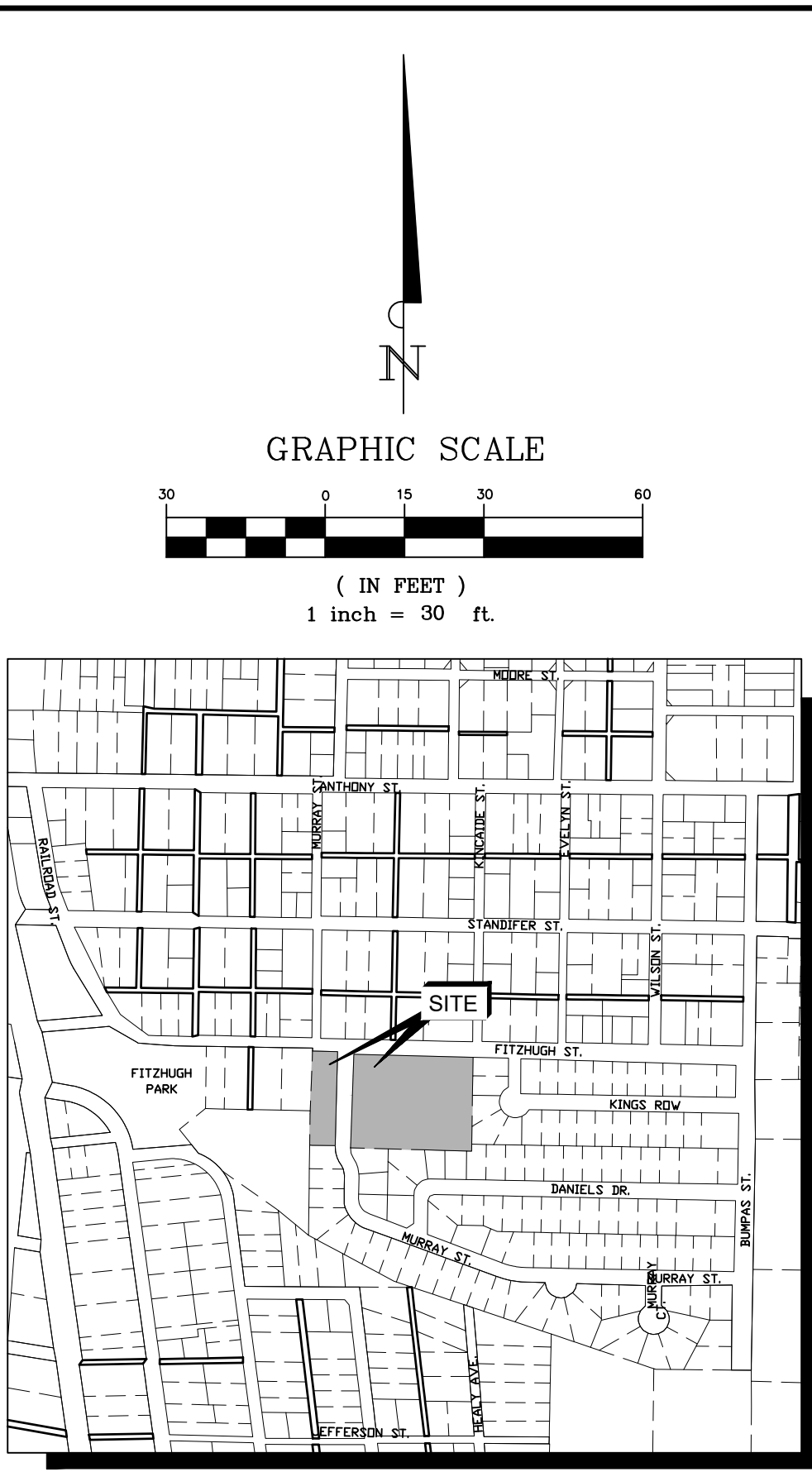
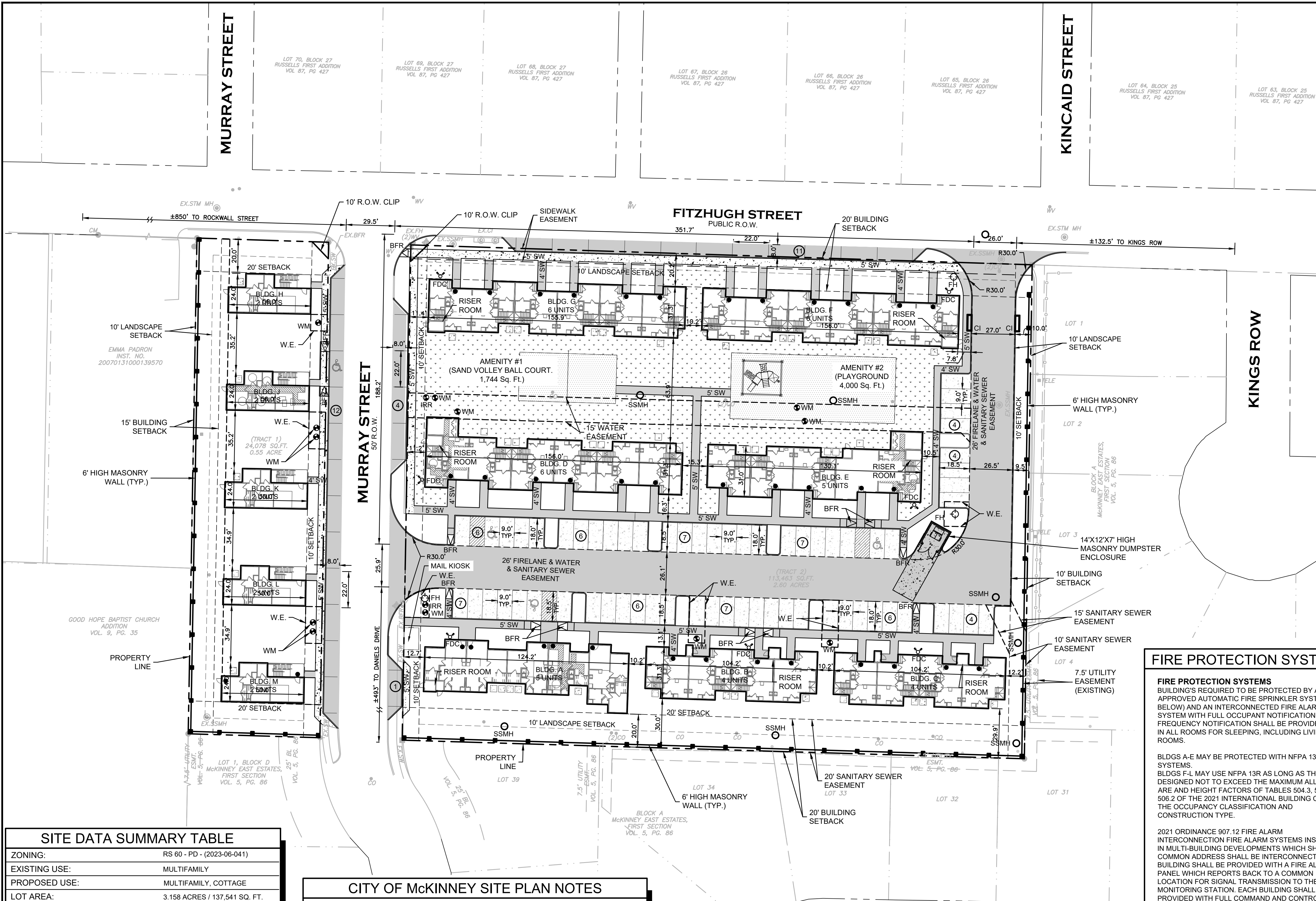




SITE DATA SUMMARY TABLE	
ZONING:	RS 60 - PD - (2023-06-041)
EXISTING USE:	MULTIFAMILY
PROPOSED USE:	MULTIFAMILY, COTTAGE
LOT AREA:	3.158 ACRES / 137,541 SQ. FT.
BUILDING HEIGHTS:	2 STORY UNITS (30'-0")
NUMBER OF BLDGS.	12
TOTAL UNITS:	46
TOTAL SQ. FOOTAGE:	52,607 SQ. FT.
LANDSCAPE DATA	
INTERIOR LANDSCAPING	68,574 SQ. FT. (50.14%)
IMPERVIOUS AREA:	68,906 SQ. FT. (49.86%)
PARKING REQUIRED	
REQUIRED PARKING SPACES	
46 UNITS * 2 SPACES PER UNIT	92 SPACES
PARKING PROVIDED	
PARKING PROVIDED SPACES	88
HANDICAP SPACES	4
TOTAL SPACES	92
LOT COVERAGE	
25.14% (34,581 SQ. FT.)	
FLOOR TO AREA RATIO	
0.40:1 (39.97%)	

- 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.
 - AMENITIES WILL CONSIST OF 2 AREAS CONFORMING WITH SECTION206G.
AMENITY #1 - OPEN SPACE W/PARK BENCHES (2000 Sq. Ft.)
AMENITY #2 - PLAY GROUND AREA (4000 Sq. Ft.)

- NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - ALL RADII ARE 2.0' UNLESS NOTED OTHERWISE.

FIRE PROTECTION SYSTEMS

FIRE PROTECTION SYSTEMS
BUILDINGS 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.

BLDG'S A-E MAY BE PROTECTED WITH NFPA 13D SYSTEMS.
BLDG'S F-I 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.
	3" 3,000 PSI CONCRETE PAVEMENT WITH 6" LIME TREATED SUBGRADE AND #3 BARS @ 24" O.C.E.W. (PARKING)
	4" 4,000 PSI REINFORCED WITH #3 BARS @ 18" O.C.E.W. CONCRETE PAVEMENT (PUBLIC SIDEWALKS)
	4" 3,000 PSI REINFORCED CONCRETE PAVEMENT (INTERNAL SIDEWALKS)
	⊗ NUMBER OF PARKING SPACES
	R RADIUS
	CI CURB INLET
	SSMH SANITARY SEWER MAN HOLE
	BFR BARRIER FREE RAMP
	SW SIDEWALK
	FH FIRE HYDRANT
	FDC FIRE DEPARTMENT CONNECTION WRISER ROOM
	WM WATER METER
	● BUILDING ENTRANCE

SITE PLAN
THE REMNANT AT GREENWOOD I
BEING 3.158 ACRES OUT OF
MARY STANDIFER SURVEY, ABS 106
CITY OF MCKINNEY, COLLIN COUNTY TEXAS
DATED: 9/11/2024

ARCHITECT:
PEREZ
2525 BURGUNDY STREET
NEW ORLEANS, LA 70117
CONTACT: KARRI MAGGIO
PHONE: (504) 584-5100
FAX: (504) 584-5140
E-MAIL: KMAGGIO@E-PEREZ.COM

SURVEYOR:
CBG SURVEYING
1413 E. IH-30, SUITE 7
GARLAND, TX 75043
PHONE: (504) 584-5100
FAX: (504) 584-5140
E-MAIL: KMAGGIO@E-PEREZ.COM

OWNER:
MCKINNEY HOUSING AUTHORITY
1200 N TENNESSEE ST.
MCKINNEY, TX 75069
ATTN: ROSLYN MILLER
EMAIL: RMILLER@MCKINNEYHA.ORG

ENGINEER:
SANCHEZ AND ASSOCIATES, LLC.
200 ADRIATIC PARKWAY, SUITE 201
MCKINNEY, TEXAS 75072
(469) 424-5900
ATTN: CASEY GREGORY, PE

APPLICANT:
SANCHEZ AND ASSOCIATES, LLC.
200 ADRIATIC PARKWAY, SUITE 201
MCKINNEY, TEXAS 75072
(469) 424-5900
ATTN: CASEY GREGORY, PE

Master Planning
Civil Engineering
Land Development

210 Adriatic Parkway, Suite 201
McKinney, TX 75072
Tel 469 424 5900
Fax 214 544 3200
Certificate of Registration No. F-8665

SANCHEZ
& Associates

THE REMNANT AT GREENWOOD I

SITE PLAN

Scale: SEE GRAPHIC SCALE
Designed by: RCG
Drawn by: DC
Checked by: RCG
Date: 9/11/2024
Project No.: 02202.003

EXHIBIT