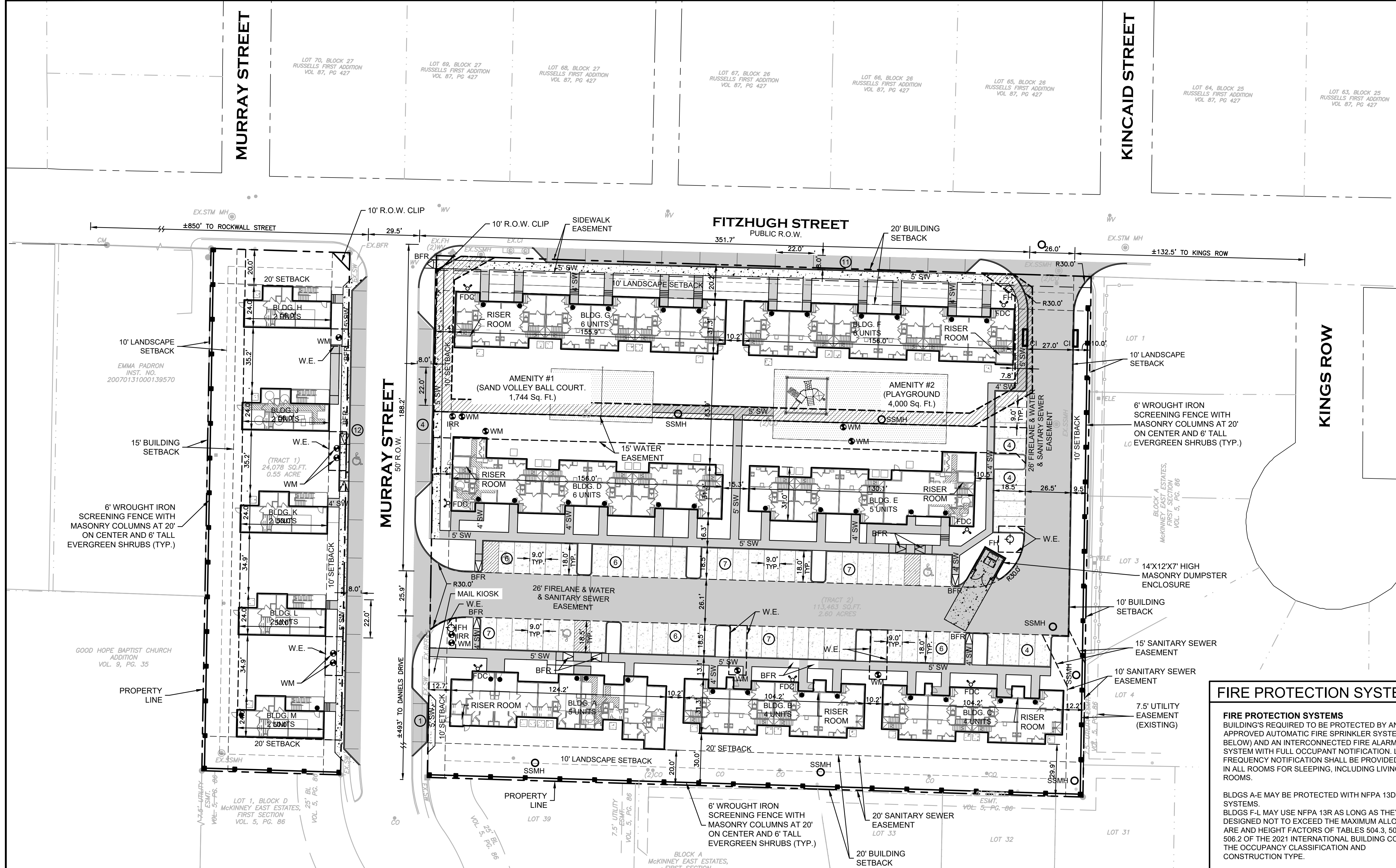


LOCATION MAP
SCALE: NTS



KINGS ROW

KINCAID STREET

MURRAY STREET

FITZHUGH STREET
PUBLIC R.O.W.

DANIELS DRIVE

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" 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
	RADIUS
	CURB INLET
	SANITARY SEWER MAN HOLE
	BARRIER FREE RAMP
	SIDEWALK
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION WRISER ROOM
	WATER METER
	BUILDING ENTRANCE

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-M MAY USE NFPA 13R AS LONG AS THEY'RE DESIGNED NOT TO EXCEED THE MAXIMUM ALLOWABLE AREA 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)

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:	68,966 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	
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.

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SURVEYOR:
CBG SURVEYING
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GARLAND, TX 75069
CONTACT: BRYAN CONNALLY
PHONE: (214) 349-9485

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MCKINNEY, TEXAS 75072
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EMAIL: RMILLER@MCKINNEYHA.ORG

ENGINEER:
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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: 4/15/2026