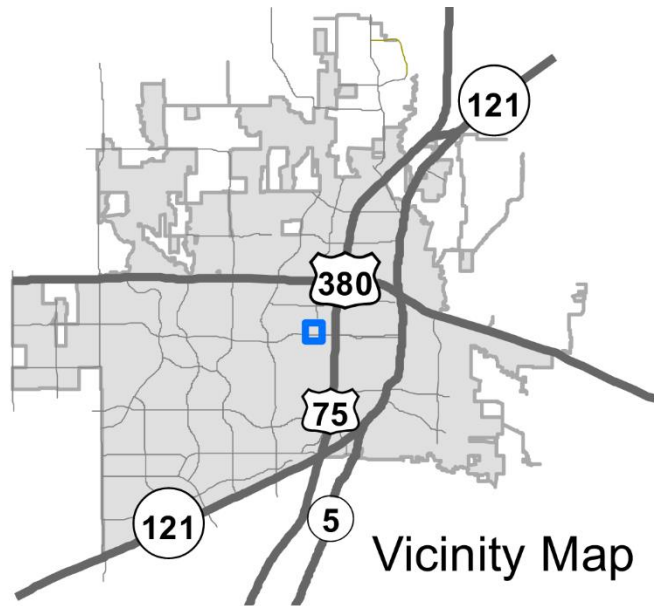
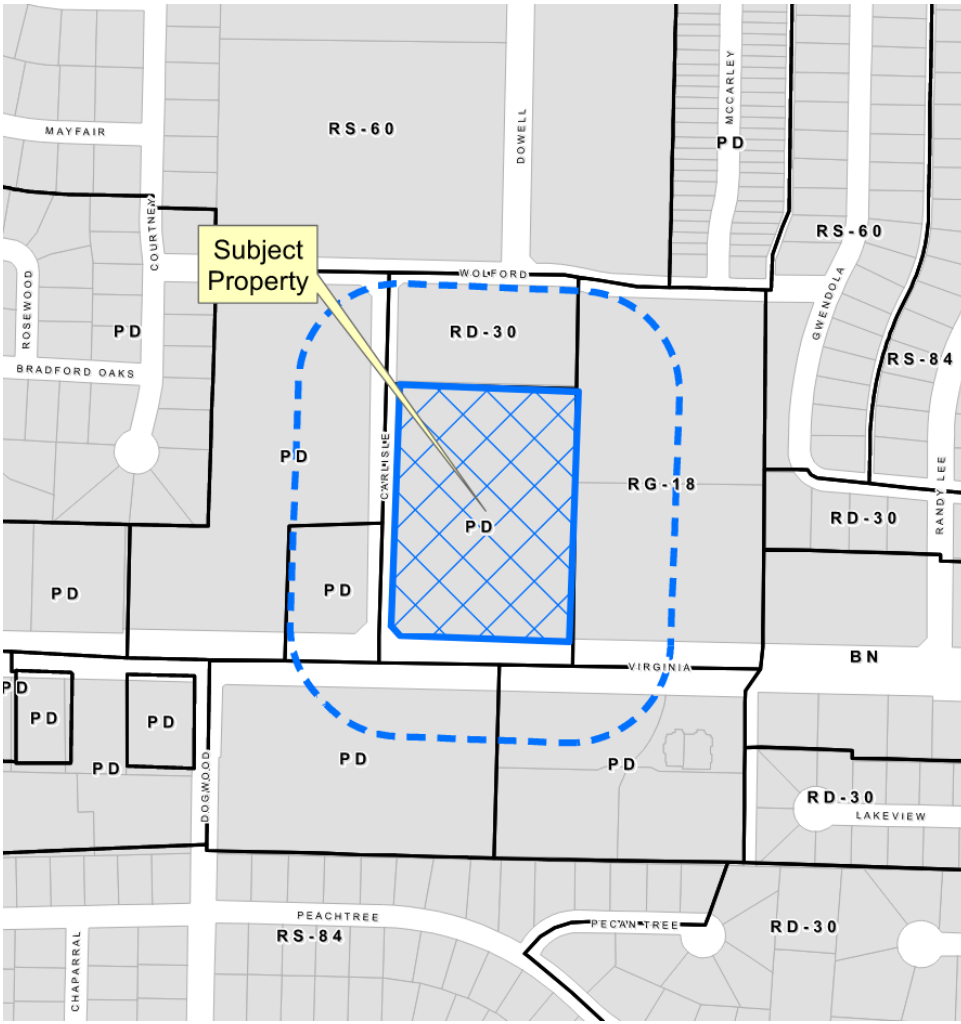


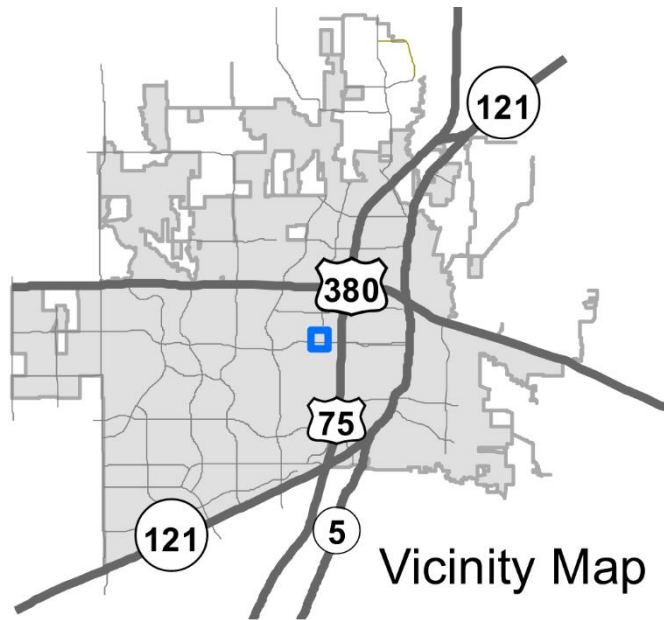
# Carlisle-Virginia Rezone

23-0030Z

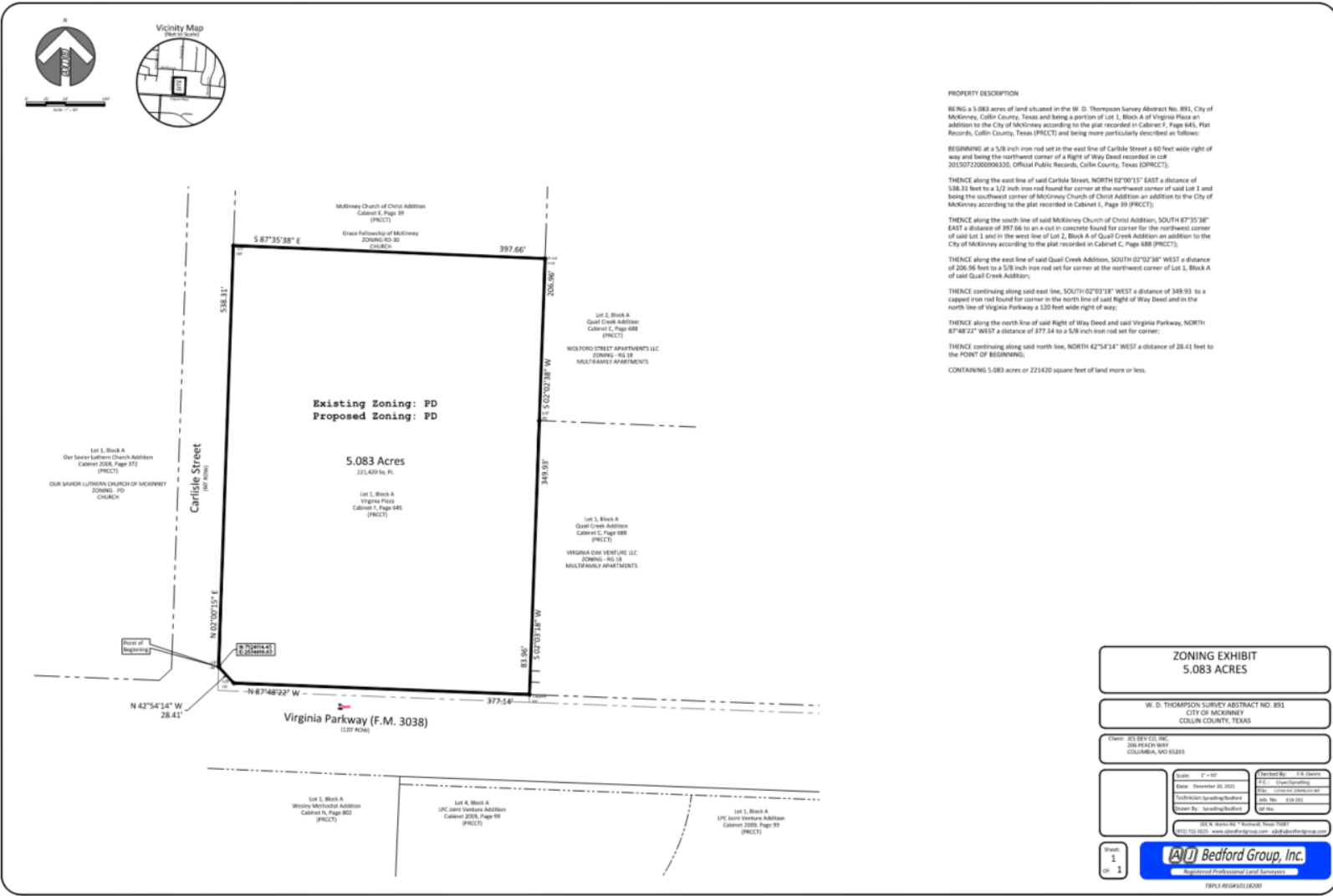
# Location Map



# Aerial Exhibit



# Proposed Zoning Exhibit



<b>ZONING EXHIBIT</b> 5.083 ACRES	
W. D. THOMPSON SURVEY ABSTRACT NO. 891 CITY OF MCKINNEY COLLIN COUNTY, TEXAS	
Drawn: E3 DESIGN, INC. 306 PEACOCK WAY COLUMBIA, MD 21033	
Scale: 1" = 50'	Checked By: E.S. Deane
Date: November 20, 2020	T.C.: Copy/Printing
Author: Sarahing/Bedford	TITLE: zoning exhibit
Drawn By: Sarahing/Bedford	Plot No.: 100-001
300 W. Meadows, #2000, Lewisville, Texas 75057 (972) 752-1025 www.e3design.com e3@e3design.com	
Sheet: 1	<b>Bedford Group, Inc.</b> Registered Professional Land Surveyors
Of: 1	

FBPL3 REG0111030

# Proposed Site Plan (Informational)

**REVIEWER GENERAL COMMENTS:**

Shall be protected by setbacks.

Shall be located a minimum 3 ft. clear from the base to any landscaping and provided a clear pathway to the fire lane and adjacent fire hydrant. Parking screening and landscaping are considered obstructions.

Shall be located no more than 100' from the center of the fire hydrant, on the near side. Shall be located 2'-6" from back of curb.

Shall be located near the corner of a building on the outside edge of the fire lane.

**USE NOTES:**

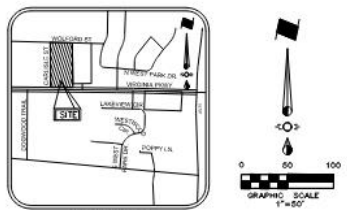
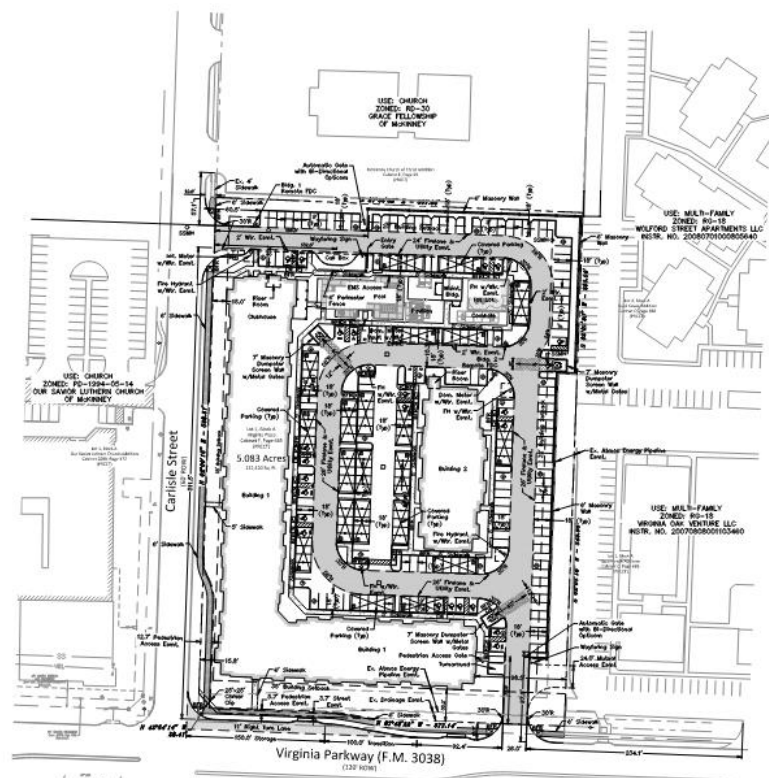
- Any gate across a fire access road shall be automatic with bi-directional operation. Separate permit required from the Fire Marshal's Office.
- In buildings four or more stories above grade plane, one chimney, vented roof stack, or equipment header, shall extend to the roof surface, unless the roof has a slope steeper than 4 units vertical in 12 units horizontal (33-percent slope).
- Gates and Traps - 880 gpm shall not be located within 10' of construction. As noted, the structures above the 880 gpm shall be 100% watertight noncombustible construction. Fire pits, if provided, shall not be located within 10' of combustible construction. Reference section 42-85 of the Open Burning Ordinance for additional requirements.

**CITY OF MCKINNEY STANDARD NOTES:**

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 accordance with Chapter 55 of the City of McKinney Code of Ordinances.

The Sanitation Container Screening Walls Will Be Brick Masonry, Stone Masonry, Or Other Architectural Masonry Finish, Including A Metal Gate, Fences And Gates And The Sanitation Container Screening Walls, Gate, And Fire Pit Will Be Constructed In Accordance With The City of McKinney Design Specifications. The Sanitation Screening Walls Will Be A Minimum Of 7' In Height.



**LEGEND**

▭ Firelane

⊕ Proposed Fire Hydrant

▬ Barrier Free Ramp

**SITE DATA TABLE**

Lot 1, Block A Virginia Place	PD000-02-024
Zoning	Multi-Family
Proposed Use	Multi-Family
Lot Area	5,883 Acres (22,423 SF)
Building Height Information	Building 1: 49' 4" (14 Store)
	Building 2: 87' 11" (24 Store)
	36,332 SF
Building Area Information	
Lot Coverage	15.00% (105,388 SF Footprint)
Floor to Area Ratio (FAR)	0.73
Block Level Units	
# of 3 Bedrooms/Minimum Unit Size	167/123 SF
# of 2 Bedrooms/Minimum Unit Size	84/87 SF
# of 1 Bedrooms/Minimum Unit Size	167/123 SF
Total Unit Count	172 Units
Parking	
Parking Ratio	1.5 per dwelling unit
Covered Parking Ratio	100% of Total Units
Required Parking	258
Covered Parking Required	86
Covered Parking Provided	258
Total Parking Provided	258
ADA Spaces Required	5
ADA Spaces Provided	23

**IMPERVIOUS AREA:**  
158,563 SF

**SITE ENHANCEMENT:**  
1. 50 SF PATH MINIMUM FOR EACH UNIT

**SITE AMENITIES:**  
1. 50' WIDE - 5' HEIGHTS REQUIRED  
1. 4 880 gpm WITH SEATING FOR 16  
2. FITNESS CENTER - 100,000 SF  
3. ELECTRIC VEHICLE CHARGING STATIONS - 3

**CAUTION!**  
Existing UTILITIES in Area. Contractor shall determine location and elevation of all utilities prior to construction. Contractor shall inform Engineer of any conflicts prior to construction.



NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.  
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE2023-0045 (02) Issue 12 hours prior to filing

**SEWER/DRAIN:**  
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Contact: Terri Bealder

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Cross Architects, PLLC  
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Plano, Texas 75074  
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Fax (972) 312-8666  
Contact: Wade Roper

**ENGINEER:**  
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McKinney, Texas 75069  
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Contact: Jonathan Hale, P.E.

Issue Date: 1-13-23  
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Reviewed By Date:  
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**CROSS ENGINEERING CONSULTANTS**  
1725 W. VIRGINIA STREET  
MCKINNEY, TEXAS 75069  
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Drawn By: Charled By: Checkd By: Date: 1/13/23  
C.A.C. C.H.B. C.H.B. 1/13/23

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF: EQUUMUS D. HARRIS, P.E. NO. 34728 ON 2/2/23 IF IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**SITE PLAN**

**MCKINNEY VIRGINIA PARKWAY**

McKinney Virginia Parkway, Ltd.  
CITY OF MCKINNEY, TEXAS

Sheet No.  
**SP**

Project No.  
23004

MCKINNEY VIRGINIA PARKWAY

