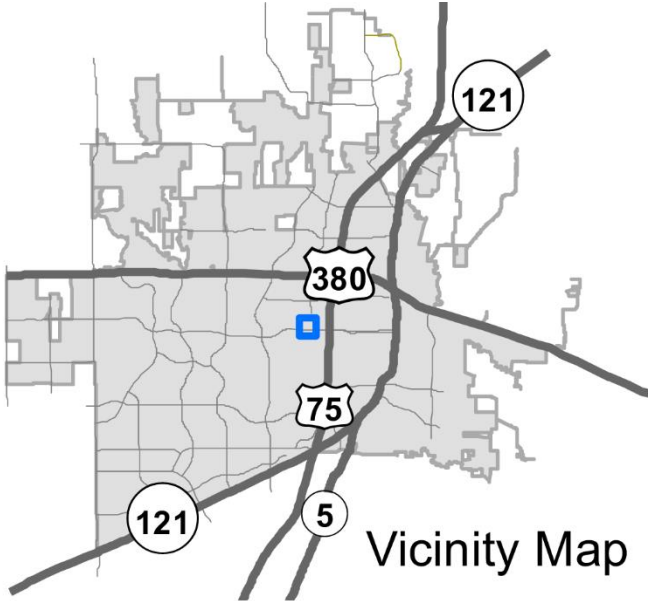
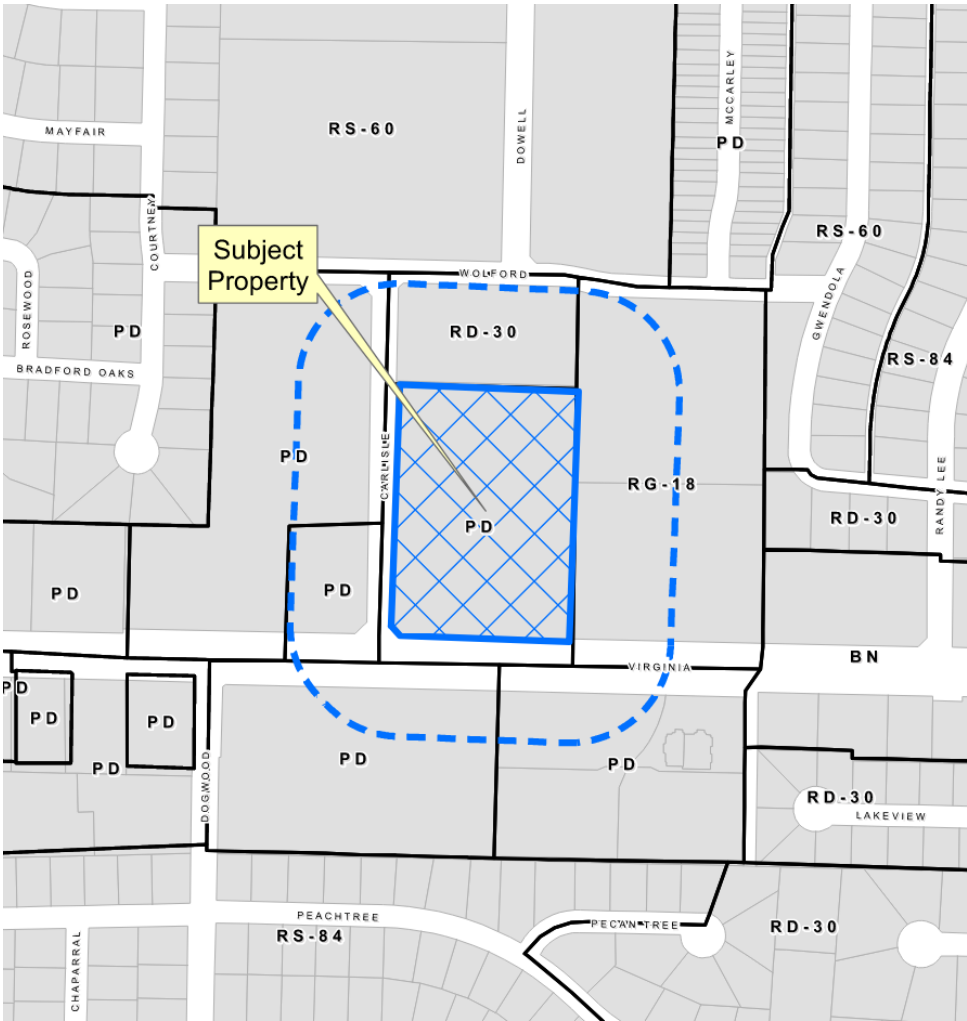


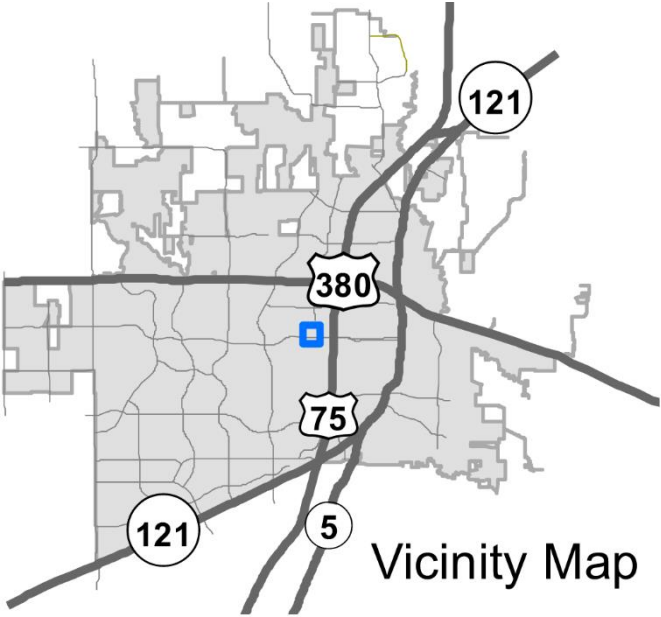
# Carlisle-Virginia Rezone

23-0030Z

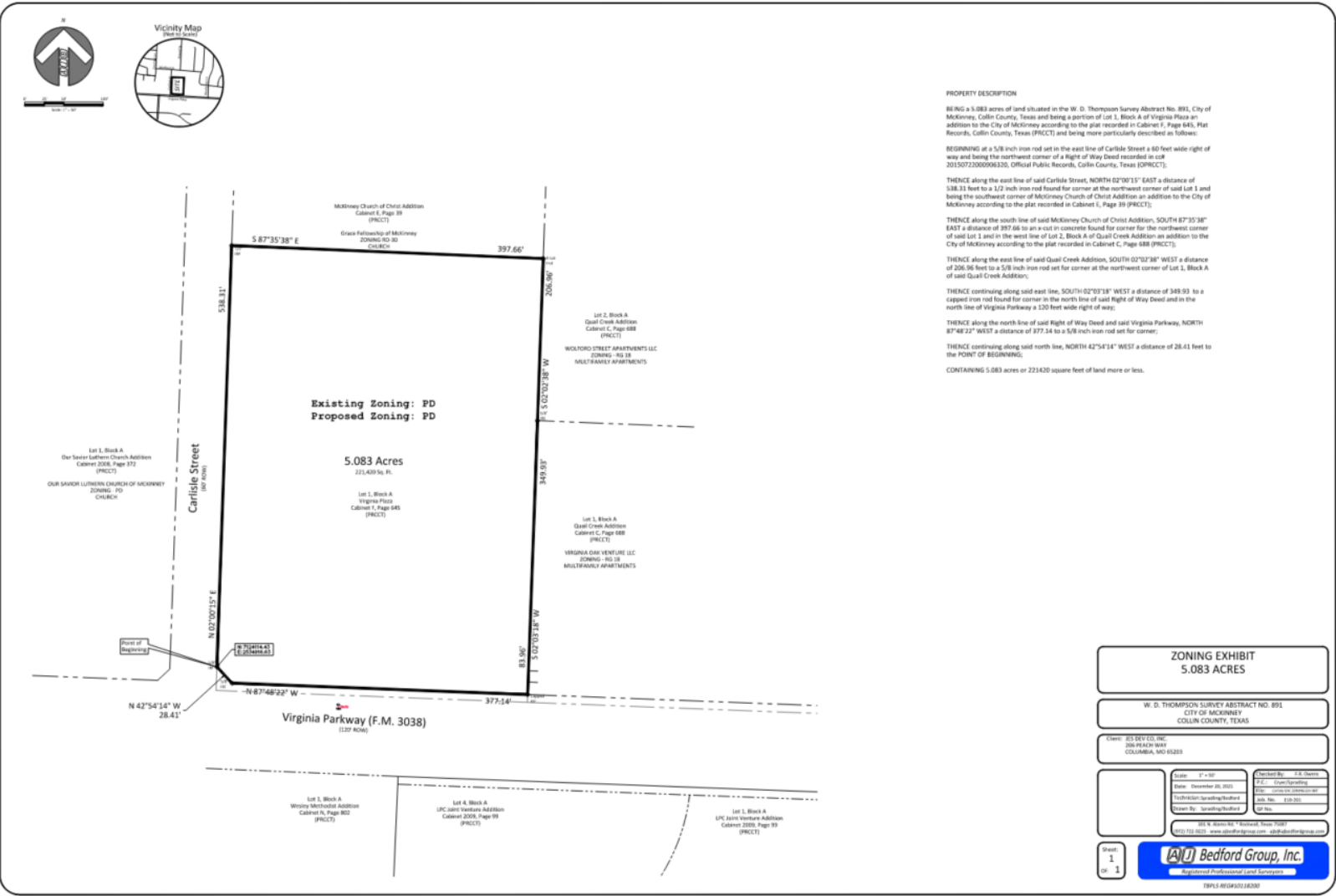
# Location Map



# Aerial Exhibit



# Proposed Zoning Exhibit



# Proposed Site Plan (Informational)

**REVIEW FOR 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 distributions.

Shall be located no more than 100' from the center of the fire hydrant, on the base sign. 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:**

1. Any gate across a fire access road shall be automatic with bi-directional operation. Separate permit required from the Fire Marshal's Office.

2. In buildings four or more stories above grade plane, one stairway, enclosed stairwells, or permanent ladder, shall extend to the roof surface, unless the roof has a slope steeper than 4 units vertical in 12, units horizontal (33-percent slope).

3. Goffs and Penstocks - 880 gpm shall not be located within 10' of construction. As noted, the structures above the 880 gpm shall be 100% watertight construction. Fire pits, if provided, shall not be located within 10' of construction. Reference section 42-45 of the Open Burning Ordinance for additional requirements.

**CITY OF MCKINNEY STANDARD NOTES:**

Mechanical and Heating and air conditioning equipment in non-residential use 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 Construction Controlling Screening Walls Will Be Built, McKinney, Stone Masonry, or Other Architectural Masonry (Chimney, including a Solid Core, Formed And Painted, And The Construction Controlling Screening Walls, Solid, And First Site Will Be Constructed In Accordance With The City of McKinney, Design Specifications. The Construction Screening Walls Will Be A Minimum Of 7' In Height.

**SURVEYOR:**

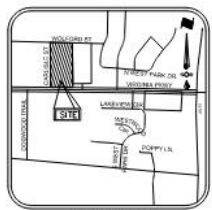
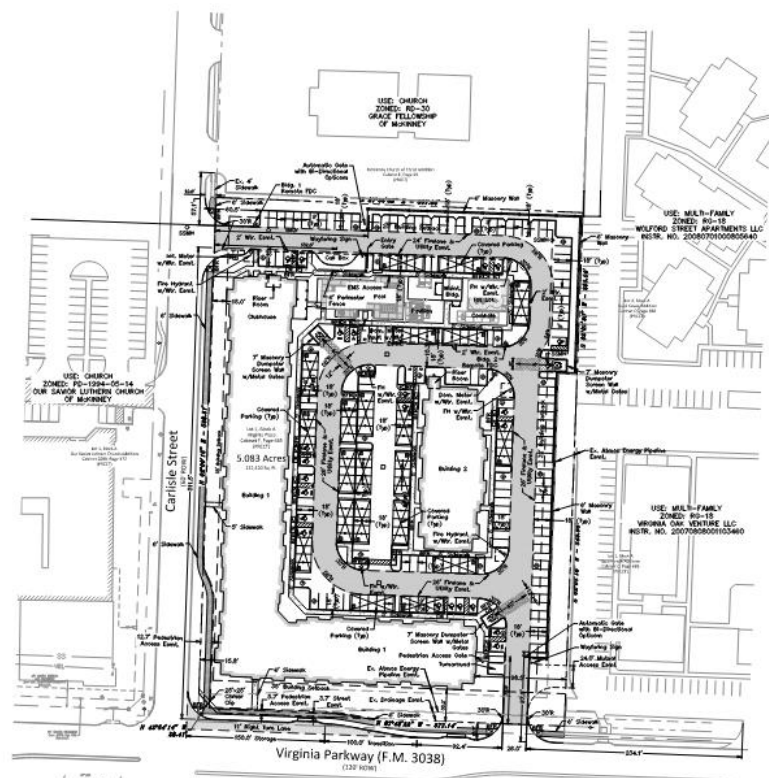
All Bedford Group, Inc.  
301 N. Arrow Rd.  
Bedford, Texas 76007  
Phone (817) 722-0235  
Contact: Terri Bedford

**ARCHITECT:**

Cross Architects, PLLC  
1225 W. 15th Street, Suite 125  
Plano, Texas 75074  
Phone (972) 388-6844  
Fax (972) 312-8666  
Contact: Wade Roper

**ENGINEER:**

Cross Engineering Consultants, Inc.  
7225 W. Virginia Street  
McKinney, Texas 75069  
Phone (972) 362-4409  
Fax (972) 362-4471  
Contact: Jonathan Hale, P.E.



VICINITY MAP  
NTS

**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 (252,453 SF)
Building Height Information	Building A: 40' 4" (4 Storey) Building B: 40' 11" (4 Storey)
Building Area Information	361,332 SF
Lot Coverage	25.00% (63,108 SF Footprint)
Floor to Area Ratio (FAR)	0.73
Multi-Unit Units	1
# of 1 Bedrooms/Minimum Unit Size	56/123 SF
# of 2 Bedrooms/Minimum Unit Size	84/123 SF
# of 3 Bedrooms/Minimum Unit Size	121/124 SF
Total Unit Count	172 Units
Parking Ratio	1.5 per dwelling unit
Controlled Parking Ratio	50% of Total Units
Required Parking	258
Controlled Parking Required	86
Uncontrolled Parking Provided	104
Controlled Parking Provided	105
Total Parking Provided	209
ADA Spaces Required	5
ADA Spaces Provided	20

**IMPERVIOUS AREA:**  
158,563 SF

**USE ENFORCEMENT:**  
1. 50 SF PAVEMENT MINIMUM FOR EACH UNIT

**USE MONITORING:**  
1. 4 BBO Units with Seating for 16  
2. FITNESS CENTER - MAX 500 SF  
3. ELECTRIC VEHICLE CHARGING STATIONS - 3



NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.  
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY. **SITE 2023-0045** (92' Area 72' Area per lot or 100')

Issue Number	Revised By	Revised Date
1	1/15/23	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6

**CROSS ENGINEERING CONSULTANTS**

17300 34th Street  
Suite 100  
Dallas, Texas 75244  
Phone (972) 362-4409  
Fax (972) 362-4471  
Email: info@crosseng.com

Drawn By: [Blank] Checked By: [Blank] Scale: [Blank]  
C.A.C.A. C.E.C.A. C.P.E.C.A.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF THE BOARD OF ENGINEERING EXAMINERS, STATE OF TEXAS, LICENSE NO. 34778 ON 5/2/23. 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.  
220046

MCKINNEY VIRGINIA PARKWAY



