



U. S. HIGHWAY NO. 75 (CENTRAL EXPRESSWAY)
 (VARIABLE WIDTH RIGHT OF WAY)

LOCATION MAP
 NOT TO SCALE

ATMOS ENERGY 50' CORPORATION EASEMENT, INST. NO. 20061002001410920, O.P.R.C.C.T.

PORTION OF A CALLED 16.942 NET ACRES MCKINNEY ECONOMIC DEVELOPMENT CORPORATION INST. NO. 20060703000908810 O.P.R.C.C.T.

LOT 1, BLOCK A GATEWAY ADDITION
 12.160 ACRES (529,698 SQ. FT.)

EMERSON REGULATOR

DETENTION POND

PORTION OF A CALLED 9.8523 ACRES CITY OF MCKINNEY INST. NO. 200604001110950 O.P.R.C.C.T.

SITE DATA SUMMARY TABLE

ZONING	PD-2007-12-135
PROPOSED USE	OFFICE, LABORATORY, WAREHOUSE, AND INDUSTRIAL
LOT AREA	529,698 SQ. FT. 12.160 AC
BUILDING AREA	128,270 SQ. FT.
BUILDING HEIGHT	46 FT. (3 STORY)
LOT COVERAGE	15.81%
FLOOR AREA RATIO (for non-residential zoning)	0.158:1
PARKING REQUIRED	233 SPACES
10% CONCESSION REQUIRED AFTER CONCESSION	23 SPACES 210 SPACES
TOTAL PARKING REQUIRED	210 SPACES
TOTAL PARKING PROVIDED	210 SPACES
TOTAL HANDICAP REQUIRED	7 SPACES
TOTAL HANDICAP PROVIDED	8 SPACES
SQ. FT. IMPERVIOUS SURFACE	288,856.94 SQ. FT.

* HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

NOTES

1. ALL FIRELANE RADII ARE AT 30.0' MINIMUM UNLESS OTHERWISE NOTED.

Office and Laboratories 1/400			Parking Required:		
first floor:	47802 SF				
Auditorium:	1765 SF		exempted		
Fitness:	2614 SF		exempted		
Break:	1516 SF		exempted		
Business (adj.):	41907 SF			104.8	spaces
Second Floor:	24010 SF			60.0	spaces
Third Floor:	22829 SF			57.1	spaces
Total:				221.9	spaces

Warehouse 1/4000			Parking Required:		
first floor:	30019 SF				7.5 spaces

Industrial 1/1000			Parking Required:		
first floor:	3610 SF				3.6 spaces

TOTAL				233.0	spaces
10% ADJUSTMENT				23.0	spaces
ADJUSTED TOTAL				210.0	spaces

PLANT LEGEND

SYMBOLS	TYPE
(+)	Quercus virginiana - LIVE OAK 4" CALIPER, 12" HT. x 6" SPREAD MIN. 65 GAL. MIN.
(/)	Ulmus parvifolia - LACEBARK ELM 4" CALIPER, 12" HT. x 6" SPREAD MIN. 65 GAL. MIN.
(*)	Juniperus virginiana - EASTERN RED CEDAR 8" HT. x 6" SPREAD MIN. AT PLANTING 30 GAL. MIN. (TYP. 12" SPACING)
(#)	Lagerstroemia indica - CREPE MYRTLE 3" CALIPER, 8" HT. x 4" SPREAD MIN. 65 GAL. MIN.
(o)	Chilopsis linearis - DESERT WILLOW 3" CALIPER, 8" HT. x 4" SPREAD MIN. 65 GAL. MIN.

APPLICANT / ENGINEER / SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
 5750 GENESIS COURT SUITE 200
 FRISCO, TX 75034
 PHONE: (972) 335-3580
 FAX: (972) 335-3779
 CONTACT: TREY BRASWELL, P.E.

ZONING EXHIBIT
 CITY OF MCKINNEY
 PROJECT NO. 12-035Z
EMERSON REGULATOR TECHNOLOGIES
 COLLIN COUNTY, TEXAS
 PREPARED MARCH 9, 2012

	Kimley-Horn and Associates, Inc. 5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034 PHONE: 972-335-3580 FAX: 972-335-3779 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM # 928
	<p align="center">FOR EXHIBIT PURPOSES ONLY</p>
	KHA PROJECT 06818704 DATE 03/09/2012 SCALE AS SHOWN DESIGNED BY: JCM DRAWN BY: JCM CHECKED BY: RB
<p align="center">EMERSON REGULATOR TECHNOLOGIES</p> <p align="center">CITY OF MCKINNEY COLLIN COUNTY, TEXAS</p>	<p align="center">ZONING EXHIBIT</p>
SHEET NUMBER EXH-01	