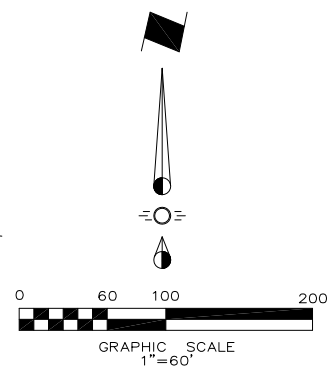


VICINITY MAP
N.T.S.



SYNOPSIS

Zoning	PD 2011-03-012 PD 1563
Proposed Use	Office/Warehouse
Lot Area	10.255 AC. (446,708 s.f.)
Total Building Area	134,000 s.f.
Parking Required :	
12,500 SF Indoor Amusement (1 Space/100 s.f.)	125 Spaces
7,612 SF Office (1 Space/400 s.f.)	20 Spaces
113,888 SF Warehouse (1 Space/4000 s.f.)	29 Spaces
Total Parking Required :	174 Spaces
Total Parking Required : (after 10% reduction)	157 Spaces
Total Parking Provided :	157 Spaces
HC Parking Required	4 Spaces
HC Parking Provided	9 Spaces
Legal Description	Lot 5R, Block E, Bray Central II

Legend

- Proposed Zoning Boundary
- Existing Fire Lane
- Area of Temporary Open Storage. Open Storage to be Enclosed Containers and Stacked no higher than 2 high (No higher than 16 feet).
- Area of Fire Department Connection to remain striped with no obstructions between it and the fire lane.

SITE DATA TABLE

Zoning:	Existing: PD 2011-03-012 & PD 1563 Proposed: PD to Allow Additional Open Storage and Double Stacking
Area Information:	Lot 5R, Block E Bray Central II

This exhibit was received by the Planning Department on July 5, 2011.

Owner
McKinney North Central Business Park, LP
2600 Eldorado Parkway, #210
McKinney, Texas 75070
Telephone 972-526-2782
Contact: Kirby Jones

Engineer:
Cross Engineering Consultants, Inc.
106 W. Louisiana
McKinney, Texas 75069
Telephone 972-562-4409
Fax 972-562-4471
Contact: Dwayne Zinn

EXHIBIT B

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY.

CROSS ENGINEERING CONSULTANTS
116 N. Tennessee St., Suite 202 • McKinney, Texas 75069
972.562.4409 Fax 972.562.4471

**McKinney N. Central Business Park
LOT 5R, BLOCK E, BRAY CENTRAL II
Case #01-038SP: Building D
CITY OF MCKINNEY, TEXAS
ZONING EXHIBIT**

Revisions	Date
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Issue Dates:	
Scale:	1" = 60'
Drawn By:	DKZ
Checked by:	DKZ
Sheet	ZE
of	
Project No.	11032

City of McKinney Case No. *****