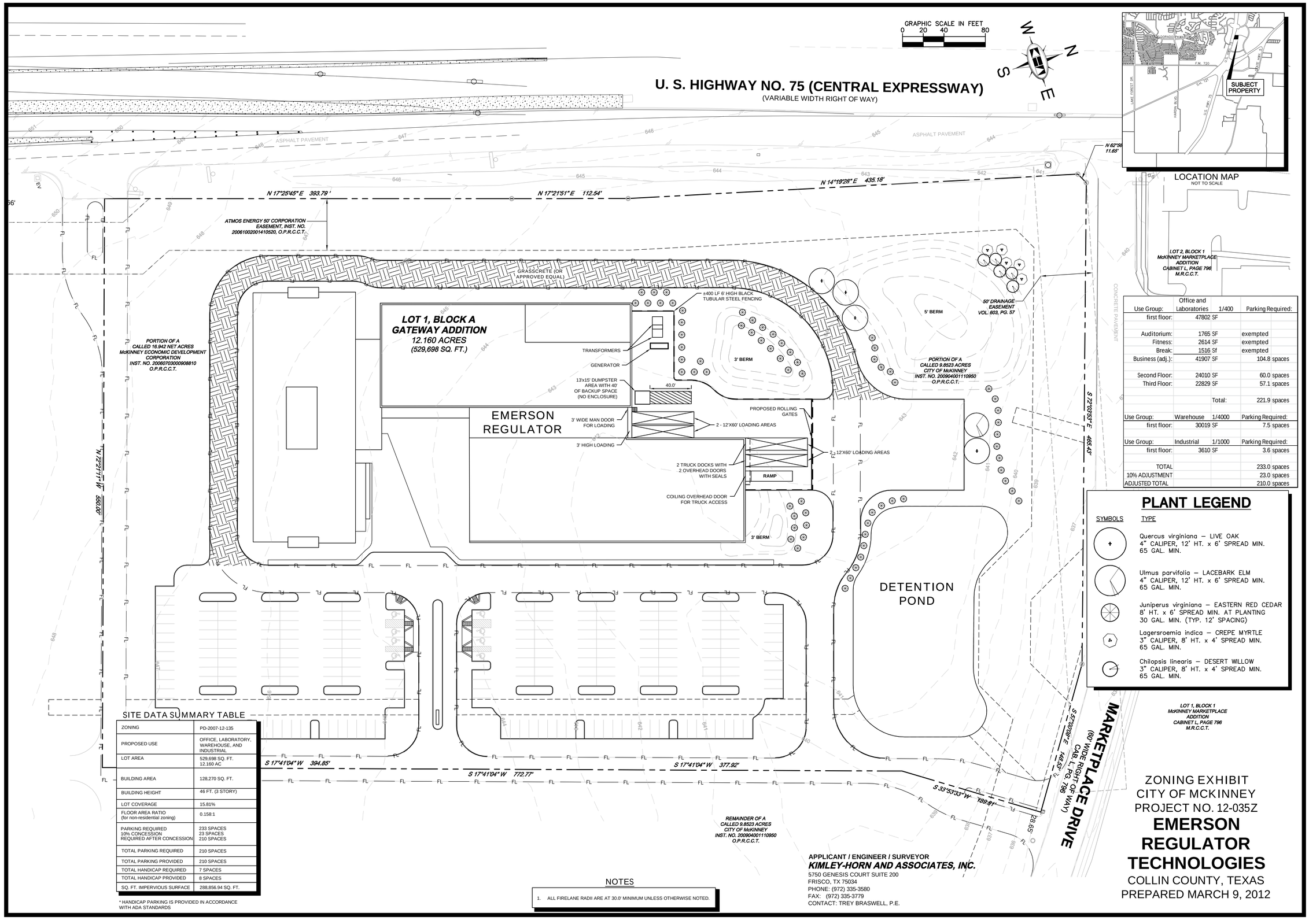

Use Group:	Office and Laboratories	1/400	Parking Required:
first floor:	47802 SF		
Auditorium:	1765 SF	exempted	
Fitness:	2614 SF	exempted	
Break:	1516 Sf	exempted	
Business (adj.):	41907 SF		104.8 spaces
Second Floor:	24010 SF		60.0 spaces
Third Floor:	22829 SF		57.1 spaces
		Total:	221.9 spaces
Use Group:	Warehouse	1/4000	Parking Required:
first floor:	30019 SF		7.5 spaces
Use Group:	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)
	Lagersroemia indica – CREPE MYRTLE 3" CALIPER, 8' HT. x 4' SPREAD MIN. 65 GAL. MIN.
	Chilopsis linearis – DESERT WILLOW 3" CALIPER, 8' HT. x 4' SPREAD MIN. 65 GAL. MIN.

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 10% CONCESSION REQUIRED AFTER CONCESSION	233 SPACES 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.

APPLICANT / ENGINEER / SURVEYOR
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FRISCO, TX 75034
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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

No.	REVISIONS	DATE	BY

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 F-928

FOR EXHIBIT PURPOSES ONLY

KHA PROJECT 068157004
DATE 03/09/2012
SCALE AS SHOWN
DESIGNED BY: JCM
DRAWN BY: JCM
CHECKED BY: RBB

EMERSON REGULATOR TECHNOLOGIES
CITY OF McKINNEY
COLLIN COUNTY, TEXAS

ZONING EXHIBIT

SHEET NUMBER
EXH-01

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
XREFS XREF-IJ4N, XREF-dbnly, XREF-Tropo, XREF-121 & 75 Interchange Exhibit DGN, XREF-ekrp.dwx screening, XREF-ehch, XREF-iGite
PLOTTED BY MULLINIX, JUDD
DATE/TIME 3/9/2012 11:11 AM
DRAWING K:\FRS_CIVIL\068157004 - EMERSON REGULATOR\DWG\EXHIBIT\SITE ZONING-EXH_B.DWG
LAST SAVED 3/9/2012 11:08 AM