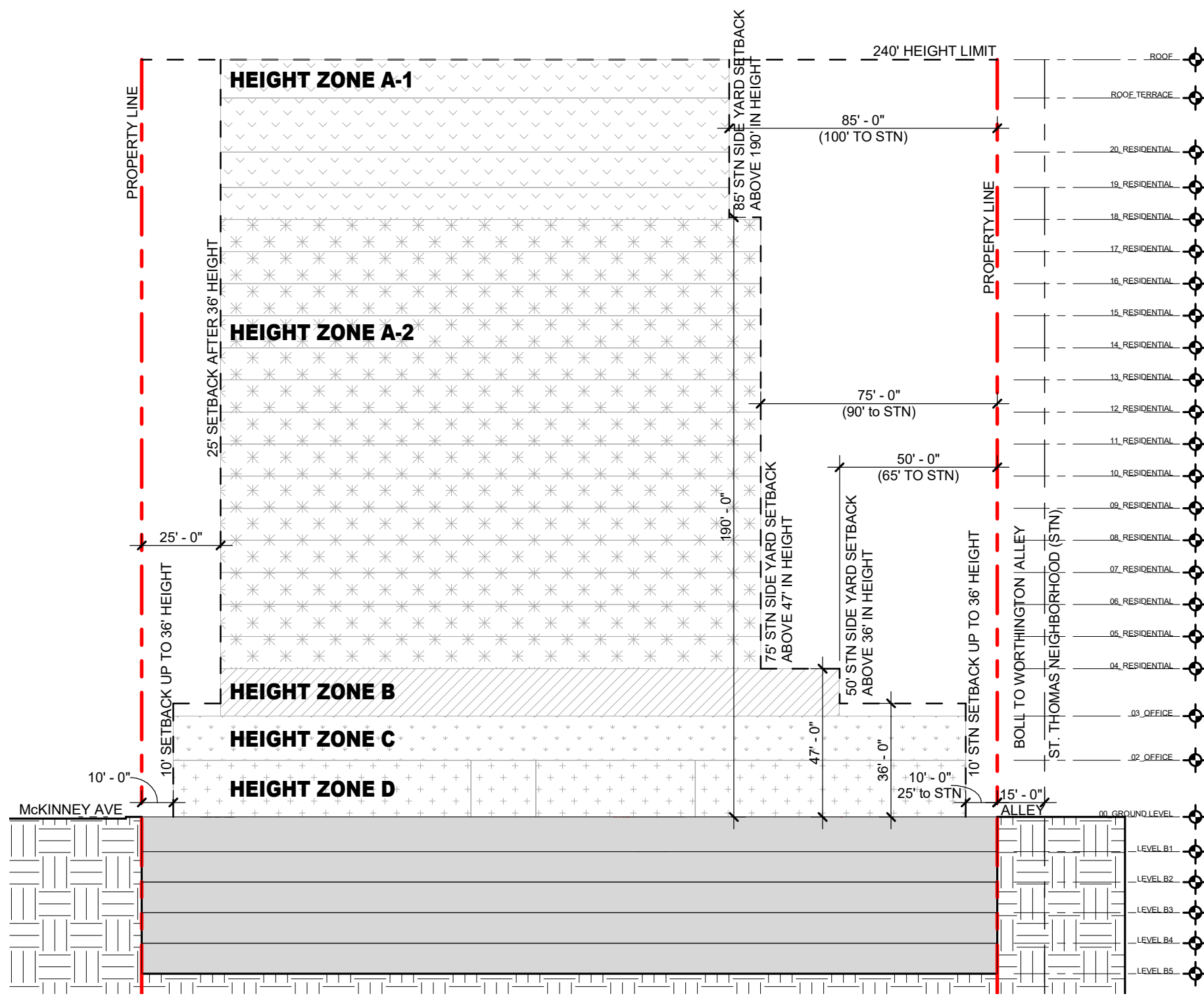
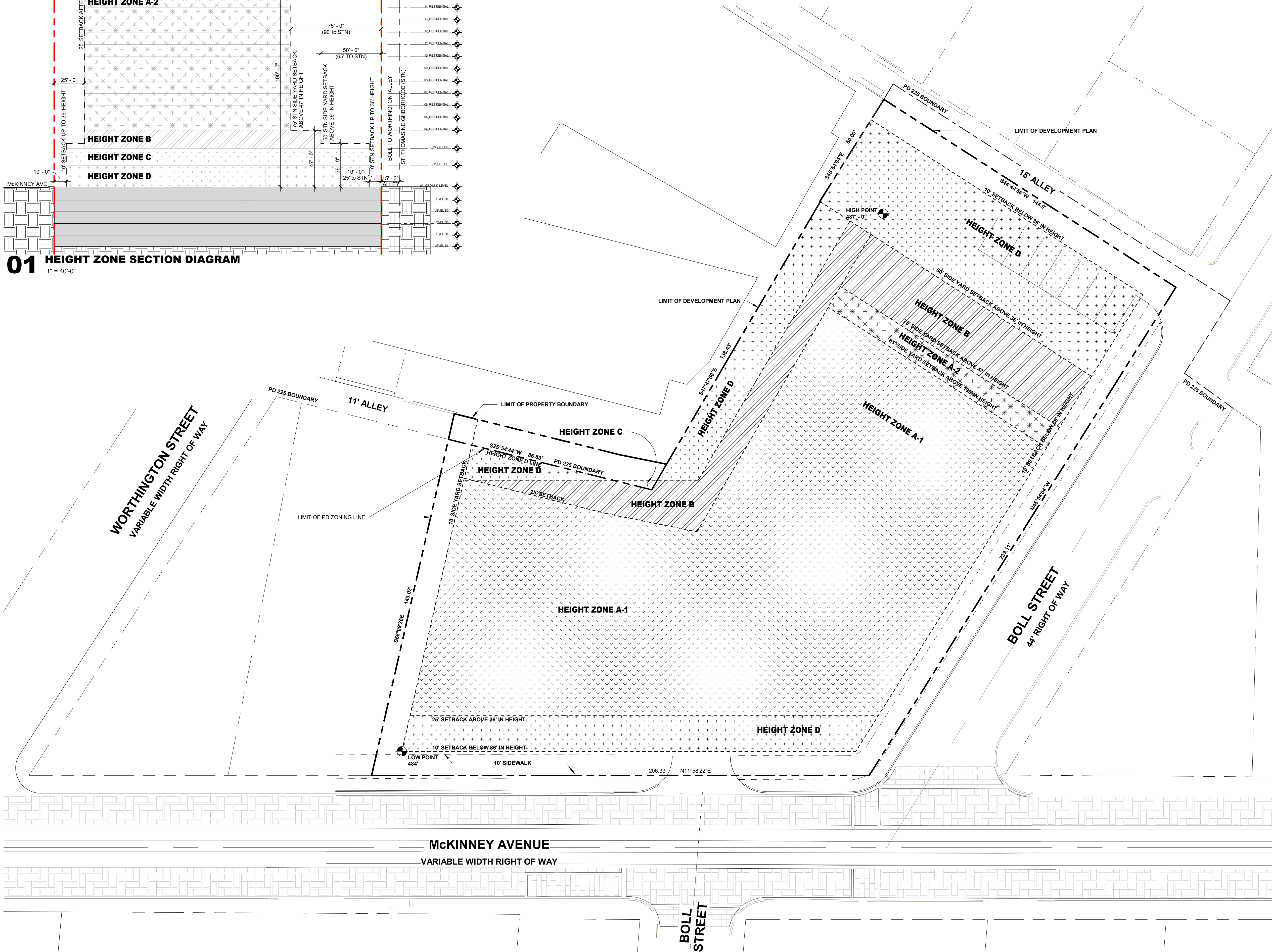


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TEMPLATE VERSION: 2.8.8 20141012



01 HEIGHT ZONE SECTION DIAGRAM
1" = 40'-0"



NOTES

- ALL VISIBILITY TRIANGLES TO BE CLEAR FROM 2' - 6" ABOVE GRADE TO 8' ABOVE GRADE.
- ALL VISIBILITY TRIANGLES 20' - 0" UNLESS OTHERWISE NOTED.
- SIDEWALK AREA LIGHTING SHALL BE APPROXIMATELY 15' - 6" TALL ABOVE ADJACENT GRADE. LIGHT POLES SHALL BE PLACED AT APPROXIMATELY 100' O.C.
- SETBACKS ARE MEASURED FROM EXISTING ROW LINE AND ANY ROW DEDICATION WILL NOT AFFECT THE BUILDING SETBACK.
- SIDEWALKS SHOULD BE CONTINUOUS AND LEVEL ACROSS ALL DRIVEWAYS AND CURB CUTS AND SHOULD BE DESIGNED TO BE AT THE SAME GRADE AS THE EXISTING SIDEWALK.

HEIGHT PLAN LEGEND

- HEIGHT ZONE A-1 - MAXIMUM 240'
- HEIGHT ZONE A-2 - UP TO 190' HIGH
- HEIGHT ZONE B - UP TO 47" HIGH
- HEIGHT ZONE C - UP TO SECOND FLOOR INTERIOR CEILING UP TO 30' (PD 225)
- HEIGHT ZONE D - GROUND FLOOR STORY

- BUILDING OUTLINE
- SETBACK LINE
- VISIBILITY TRIANGLE
- LINE OF 7,200 SF TRACT ADJACENT TO STATE THOMAS DIST.
- HIGH POINT / LOW POINT AT BUILDING CORNERS

VICINITY MAP

TRUE NORTH PLAN NORTH

0' 20' 40' 80'

PLANNED DEVELOPMENT DISTRICT PD No. 193-
FOR 2702 MCKINNEY AVE, DALLAS, TEXAS

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HKS
ARCHITECT
HKS, INC.
350 N SAINT PAUL ST
SUITE 100
DALLAS, TX 75201

APPLICANT
ENDEAVOR REAL ESTATE GROUP
500 W 5TH STREET
SUITE 700
AUSTIN, TX 78701

ZONING ATTORNEY
TOMMY MANN AT WINSTEAD PC
2728 N HARWOOD STREET
SUITE 500
DALLAS, TX 75201

LANDSCAPE
SWA GROUP
2001 IRVING BLVD.
SUITE 157
DALLAS, TX 75207

CIVIL
KIMLEY HORN
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TX 75240

**MCKINNEY
& BOLL**
DALLAS, TEXAS

KEY PLAN

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
18778.000

DATE
02/22/21

ISSUE
**PLANNED
DEVELOPMENT
APPLICATION
SHEET TITLE
HEIGHT PLAN**

SHEET NO.

HP1