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**CEDAR SPRINGS ROAD**  
(80' WIDE PUBLIC RIGHT-OF-WAY)

LOT 1A, BLOCK A/358  
OLY J HKS I  
VOL. 98020, PG. 64  
D.R.D.C.T.

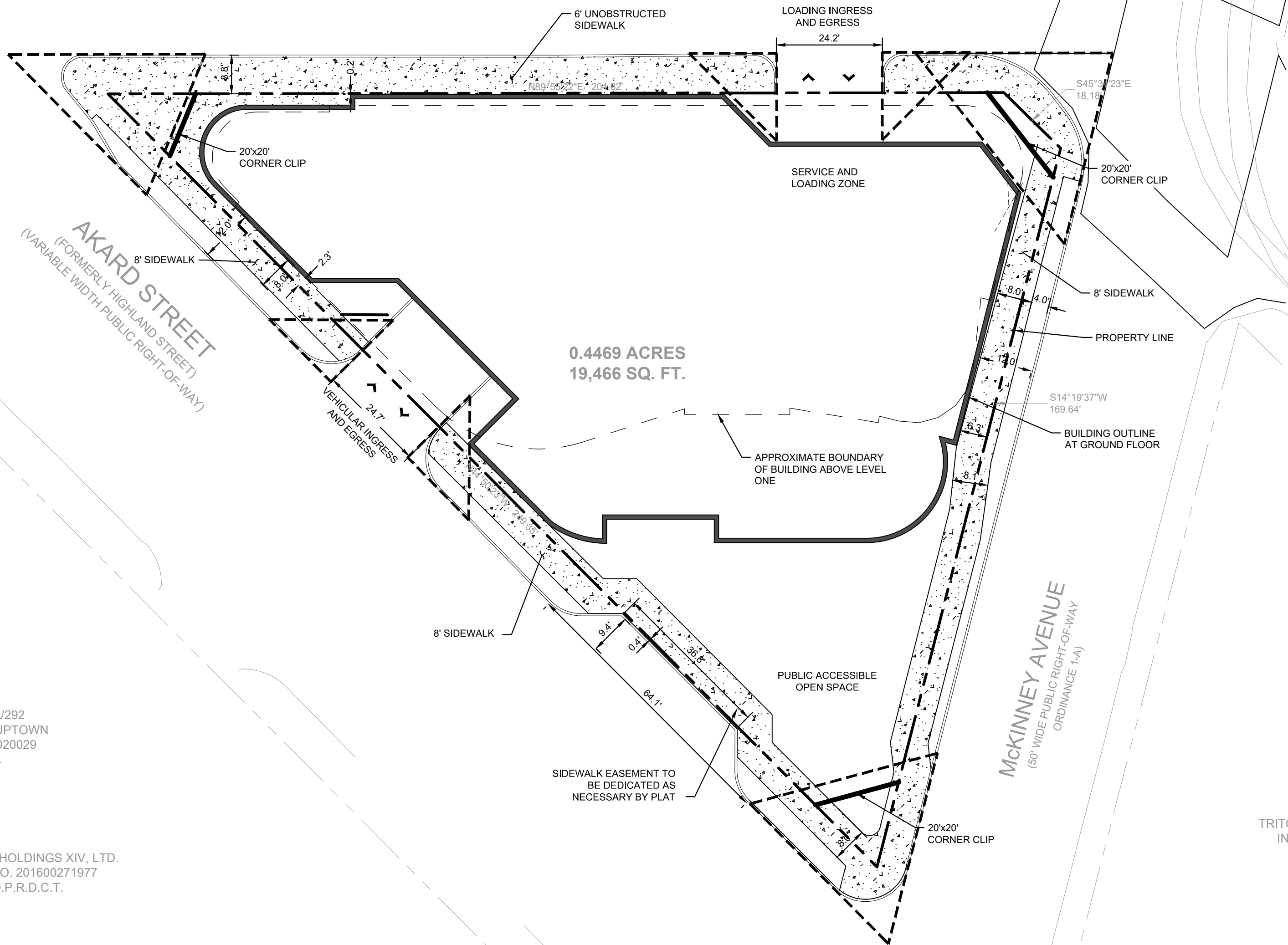
HKS BUILDING, L.P.  
VOL. 99121, PG. 358  
D.R.D.C.T.

**SAINT PAUL STREET**  
(50' WIDE PUBLIC RIGHT-OF-WAY)  
(FORMERLY MASTEN)

LOT 3A  
BLOCK 524  
NINETEEN HUNDRED MCKINNEY  
INST. NO. 200600266492  
O.P.R.D.C.T.

MCP 1900 MCKINNEY, LLC  
INST. NO. 201300340586  
O.P.R.D.C.T.

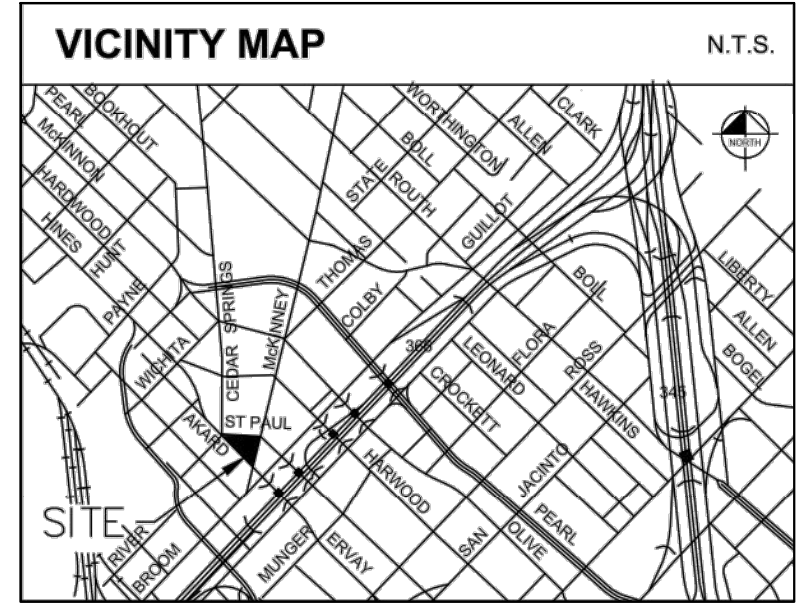
**SAINT PAUL STREET**  
(80' WIDE PUBLIC RIGHT-OF-WAY)  
(FORMERLY MASTEN)



LOT 1, BLOCK A/292  
GRANITE GABLES UPTOWN  
INST. NO. 201100020029  
O.P.R.D.C.T.

GAEDEKE HOLDINGS XIV, LTD.  
INST. NO. 201600271977  
O.P.R.D.C.T.

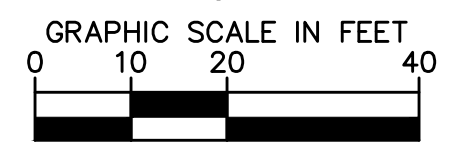
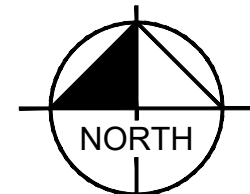
CITY BLOCK 294  
TRITON 1845 WR REALCO, LLC  
INST. NO. 201600298049  
O.P.R.D.C.T.



Overall Site Data	
SITE AREA:	19,466 SF
FLOOR AREA RATIO:	16.5
LOT COVERAGE:	75%
EXISTING ZONING:	PD-193 (HC)
PROPOSED ZONING:	PD-193 (PDS)
MAX HEIGHT:	316'
IMPERVIOUS COVER:	15,000 SF
BUILDING AREA:	304,000 SF

MINIMUM SET BACKS	
FRONT:	0
SIDE:	0
REAR:	0

PARKING	
270 UNITS	MULTIFAMILY: 1 SPACE/UNIT SPECIALTY HOTEL: 0.5 SPACE/UNIT



NTMWD UTILITIES LOCATED BY NTMWD NOT 811

**CAUTION!**  
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

**Kimley-Horn**  
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WWW.KIMLEY-HORN.COM TX F-928

**Kimley-Horn**  
Engineer: CATLIN M. FLAHERTY  
P.E. No. 127516 Date: 12/20/2019

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
1899 MCKINNEY AVENUE	12/17/2019	AS SHOWN	LML	LML	CMF

**CASE #**  
**1899 MCKINNEY AVENUE**  
DALLAS, TEXAS

**DEVELOPMENT PLAN**  
SHEET NUMBER  
**DEV-1**