

Parking Code Ratios*	
Residential	1 to 1.5/ Unit
Office	1/366 SF
Retail	1/220 SF
Restaurant	1/100 SF

*Use of PD 193 Mixed Use Parking Reduction Chart may be used.

Site Data	
Site Area	49,747 SF
Site Acreage	1.14
Lot Coverage	73%
Maximum Building Area	397,500 SF

NOTES

1. ALL VISIBILITY TRIANGLES TO BE CLEAR FROM 2' - 6" ABOVE GRADE TO 8' ABOVE GRADE.
2. ALL VISIBILITY TRIANGLES 20' - 0" UNLESS OTHERWISE NOTED ABOVE ADJACENT GRADE. LIGHT POLES SHALL BE PLACED AT APPROXIMATELY 100' O.C.
3. SIDEWALK AREA LIGHTING SHALL BE APPROXIMATELY 15' - 6" TALL. SETBACKS ARE MEASURED FROM EXISTING ROW LINE AND ANY ROW DEDICATION WILL NOT AFFECT THE BUILDING SETBACK.
4. 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.

DEVELOPMENT PLAN LEGEND

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

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

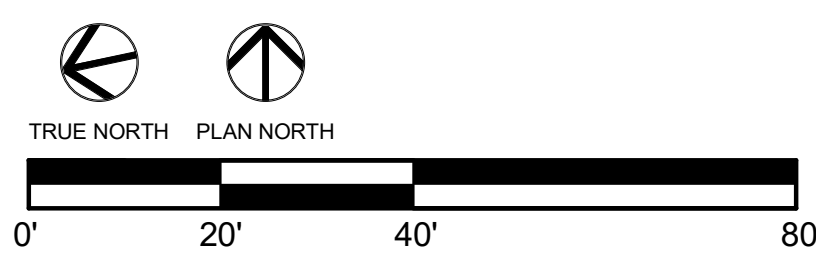
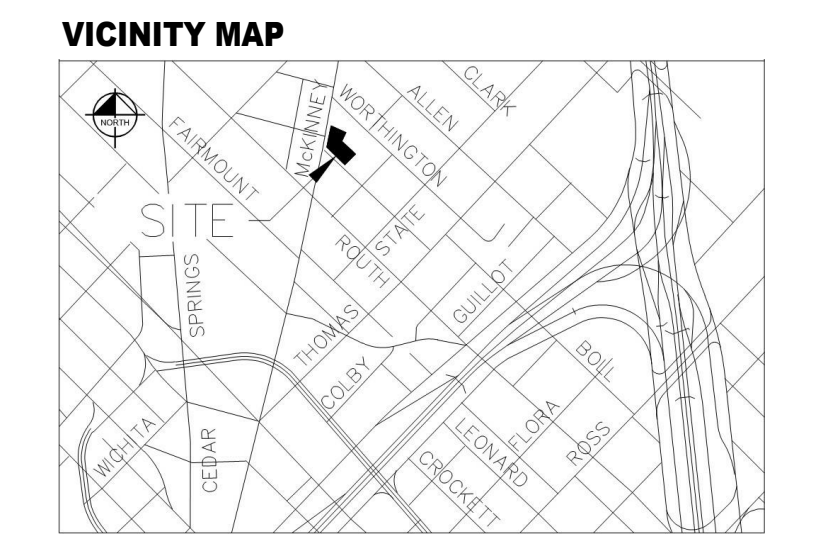
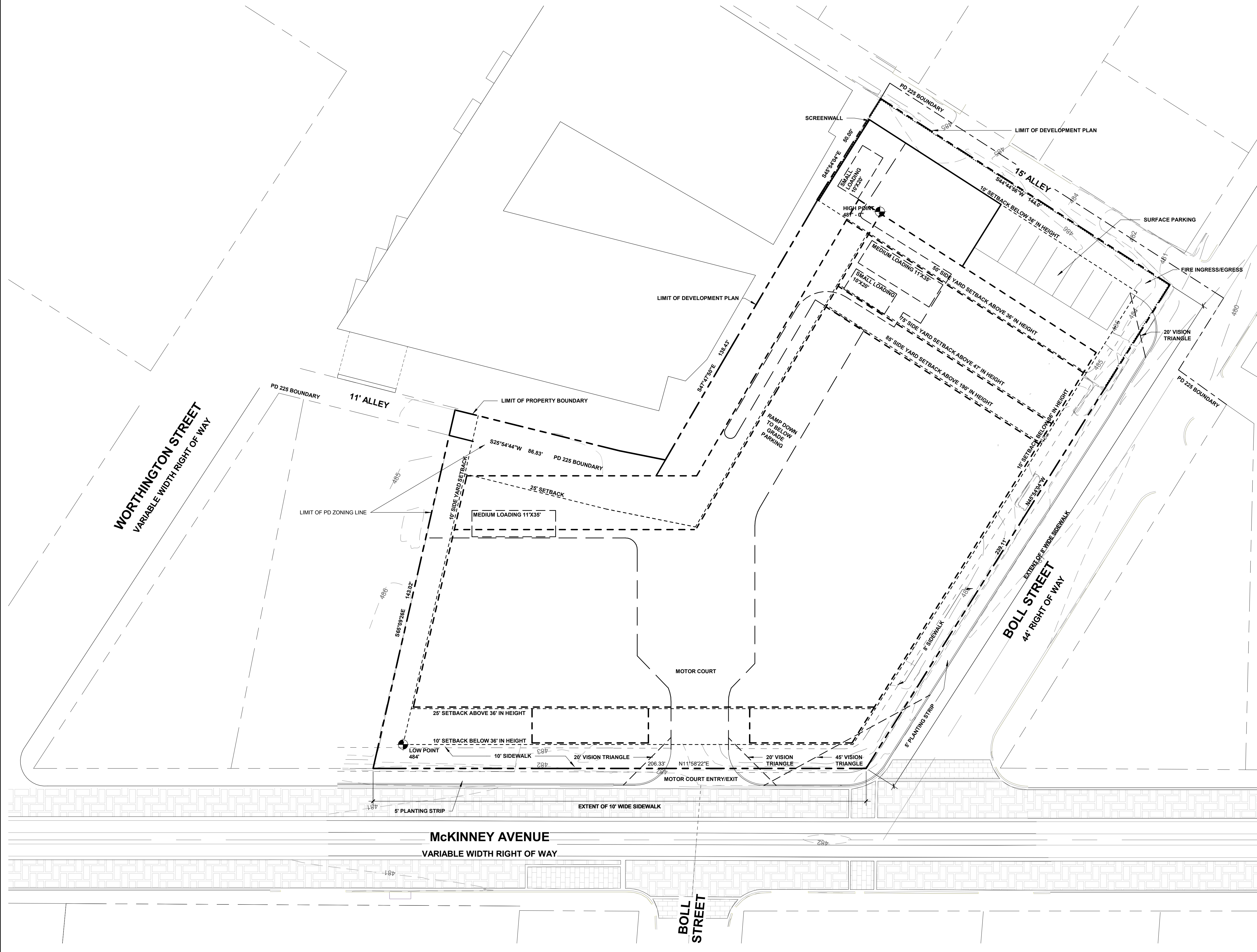
02/22/2021

ISSUE

PLANNED DEVELOPMENT APPLICATION DEVELOPMENT PLAN

SHEET NO.

DP1



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