



SITE DATA for Subarea H

A	Ground Level Elevation	441 Ft. AMSL
B	Total Land Area	32,299 S.F.
C	Maximum Allowed Floor Area	225,000 S.F.
D	Maximum Allowed Structure Ht.	240 Feet
E	Maximum Allowed Lot Coverage	No Maximum
F	Developed Ground Floor Area	8,677 S.F.
G	Covered Deck Floor Area	6,615 S.F.
H	Developed Structure Height	134 Feet
I	Minimum Required Open Space	4,800 S.F.
J	Actual Open Space	17,007 S.F.
K	Required Parking Spaces	152
L	Parking Provided Surface+Garage	160
M	Parking Provided Off Site	0

SITE DATA for Subdistrict

M	Cumulative Floor Area	55,478 S.F.
N	Developed Cumulative Floor Area	833,756 S.F.
O	Remaining Cumulative Floor Area	4,587,624 S.F.

Minor Amendment to Planned Development District No. 193 PDS No. 79 Sub Area H DEVELOPMENT PLAN

M167-029

SITE INFORMATION

Owner: Phase VII Development at International Center, L.P.
 Property Location: Lot 2A, Block 3/363
 Allowable Uses: All Uses Allowable by LC (Light Commercial)
 Minimum Front Yard Setback: None Per S-79
 Minimum Side Yard Setback: None Per S-79*
 Minimum Rear Yard Setback: None Per S-79
 Maximum FAR: None Per S-79
 Note: Landscape Screening and Lighting to Comply with the Oak Lawn Plan Landscape Requirements.
 * 10'-0" at Corner of Payne Street & Harry Hines Blvd.

1 DEVELOPMENT PLAN
 SCALE: 1/16"=1'-0"
Harwood BTS Phase VII
 Lot 2A, Block 3/363
 PD-193 - PDS-79 - Subarea H

SIDEWALK LEGEND:

CONCRETE SIDEWALK

PAVERS ON CONCRETE SIDEWALKS

Harwood Design Factory
 2501 N. Harwood Street
 Dallas, TX 75201
 214-871-0871

DEVELOPMENT PLAN FOR
HARWOOD BTS PHASE VII
 2610 N. HARWOOD STREET
 DALLAS, TEXAS 75201

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REVISIONS:
 (D) 05-26-17 Minor
 Amendment No. 1

PRELIMINARY ISSUES:

PROJECT ARCHITECT:
 BEN CORTEZ

ISSUE DATE:
 05-26-17

APPROVED BY:
 B.C.

DRAWN BY:
 B.C.

JOB AND SHEET NO.:
 H1520dp1-0.DWG

DRAWING TITLE:
 DEVELOPMENT SITE PLAN

SHEET NO:
DP1.0