

DEVELOPMENT PLAN FOR  
**HARWOOD FORUM  
PHASE XII**

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REVISIONS:  
1. November 1, 2019

PRELIMINARY ISSUES:

PROJECT ARCHITECT:  
JEFF SMITH

ISSUE DATE:  
06/06/2019

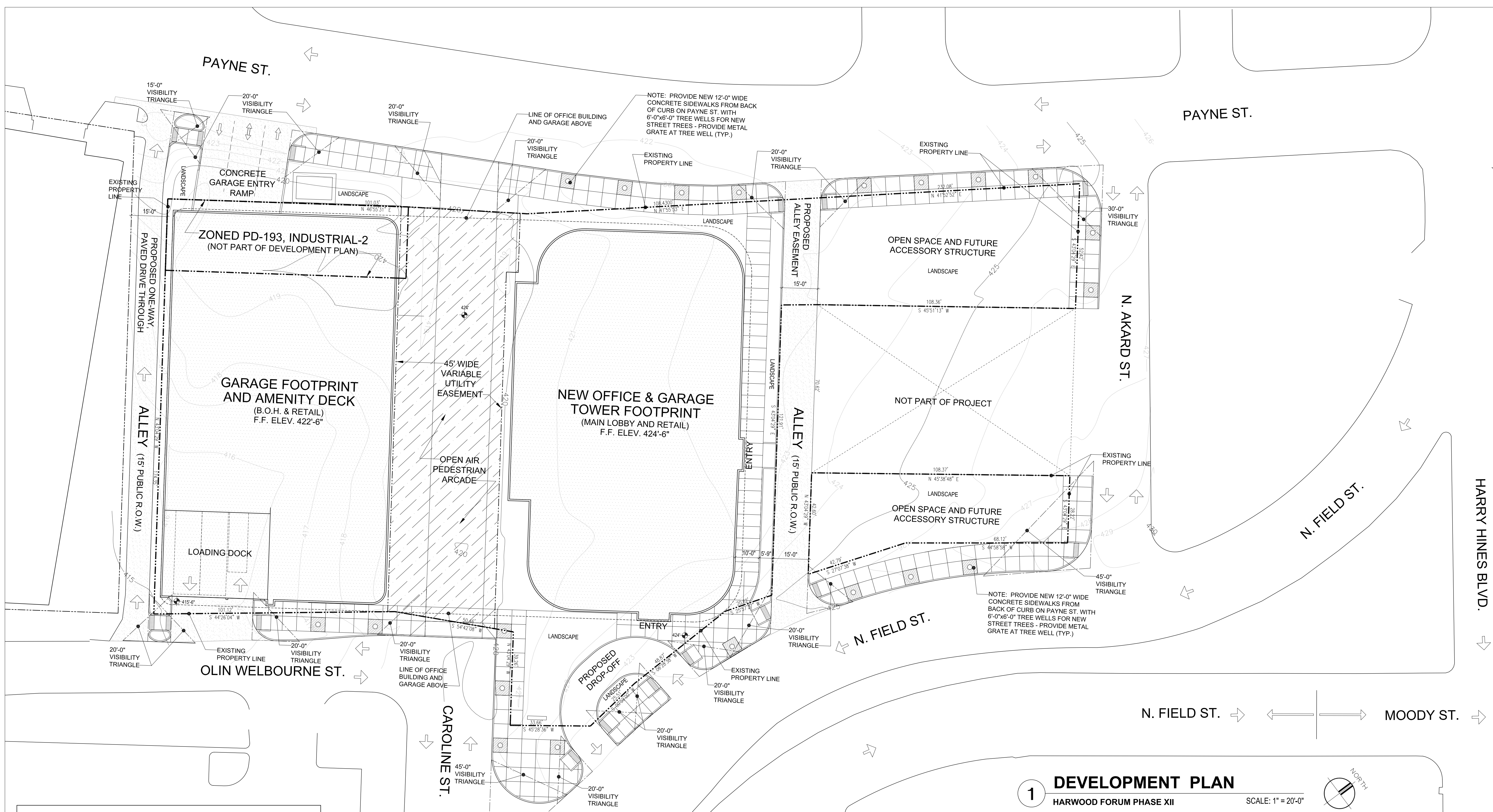
APPROVED BY:  
TH

DRAWN BY:  
LP / TH

DATE:  
FEBRUARY 24, 2020

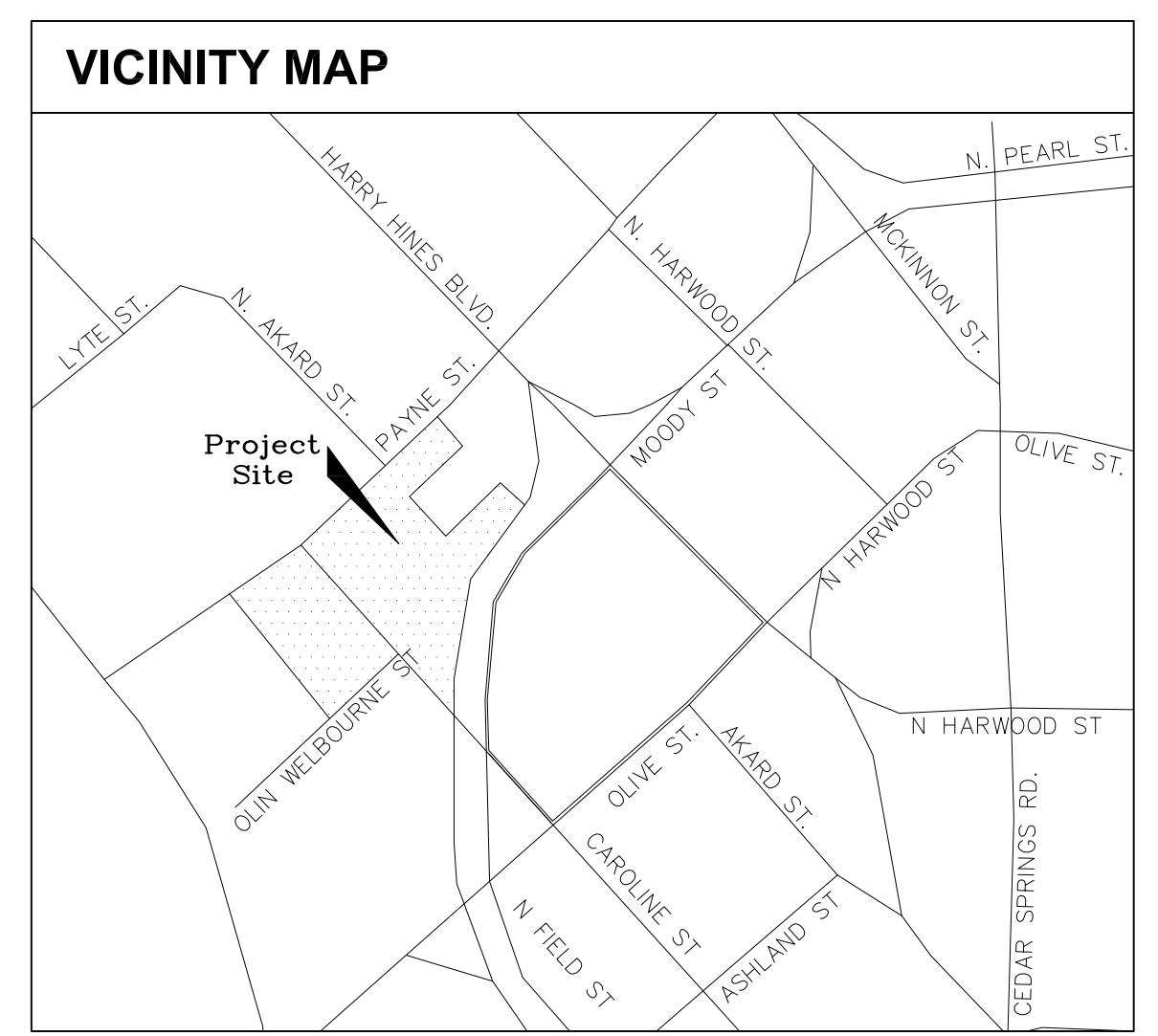
SHEET TITLE:  
DEVELOPMENT PLAN

SHEET NO:  
D 189-012



SITE DATA for Subarea I		
A	GROUND LEVEL ELEVATION	422 FEET A.M.S.L.
B	TOTAL LAND AREA	52,403 S.F.
C	MAXIMUM ALLOWED FLOOR AREA	500,000 S.F.
D	MAXIMUM ALLOWED STRUCTURE HEIGHT (PER FAA)	620 FEET
E	MAXIMUM ALLOWED LOT COVERAGE	NO MAXIMUM
F	DEVELOPED FLOOR AREA	489,979 S.F.
G	DEVELOPED STRUCTURE HEIGHT OF TOWER	610.0 FEET
	DEVELOPED STRUCTURE HEIGHT OF GARAGE	206.5 FEET
H	MINIMUM REQUIRED OPEN SPACE	7,900 S.F.
I	OPEN SPACE PROVIDED	12,076 S.F.
J	REQUIRED PARKING SPACES PER M.U.D. (ENTIRE SITE)	1,359 SPACES
K	PARKING PROVIDED ON SITE	1,360 SPACES
L	PARKING PROVIDED OFF SITE	0 SPACES
M	CUMMULATIVE FLOOR AREA	5,421,380 S.F.
N	TOTAL SUBDISTRICT DEVELOPED FLOOR AREA	1,697,035 S.F.
O	TOTAL SUBDISTRICT REMAINING TOTAL AREA	3,724,345 S.F.

SITE DATA for PD-193, I-2 (NOT PART OF DEVELOPMENT PLAN)		
B	TOTAL LAND AREA	3,007 S.F.
C	MAXIMUM ALLOWED FLOOR AREA	30,070 S.F.
D	MAXIMUM ALLOWED STRUCTURE HEIGHT (PER FAA)	620 FEET
E	MAXIMUM ALLOWED LOT COVERAGE	NO MAXIMUM
F	DEVELOPED FLOOR AREA	5,404 S.F.
G	DEVELOPED STRUCTURE HEIGHT OF TOWER	610.0 FEET
	DEVELOPED STRUCTURE HEIGHT OF GARAGE	206.5 FEET



**1 DEVELOPMENT PLAN**  
HARWOOD FORUM PHASE XII  
SCALE: 1" = 20'-0"

**PAVING LEGEND**

	ENHANCED PAVING TO COMPLY WITH CODE AND ARTICLE X		TREE IN ON-GRADE TREE WELL
	CONCRETE SIDEWALK		

**PROJECT INFORMATION**

OWNER:  
IC Development XII, Ltd.  
2501 N. Harwood St., #1400  
Dallas, Texas 75201

ALLOWABLE USES:  
All Uses Allowable by LC (Light Commercial)  
Minimum Front Yard Setback: None  
Minimum Side Yard Setback: None  
Minimum Rear Yard Setback: None  
Maximum FAR: None

Planned Development District No. 193  
PDS No. 79 Sub Area I  
**DEVELOPMENT PLAN**