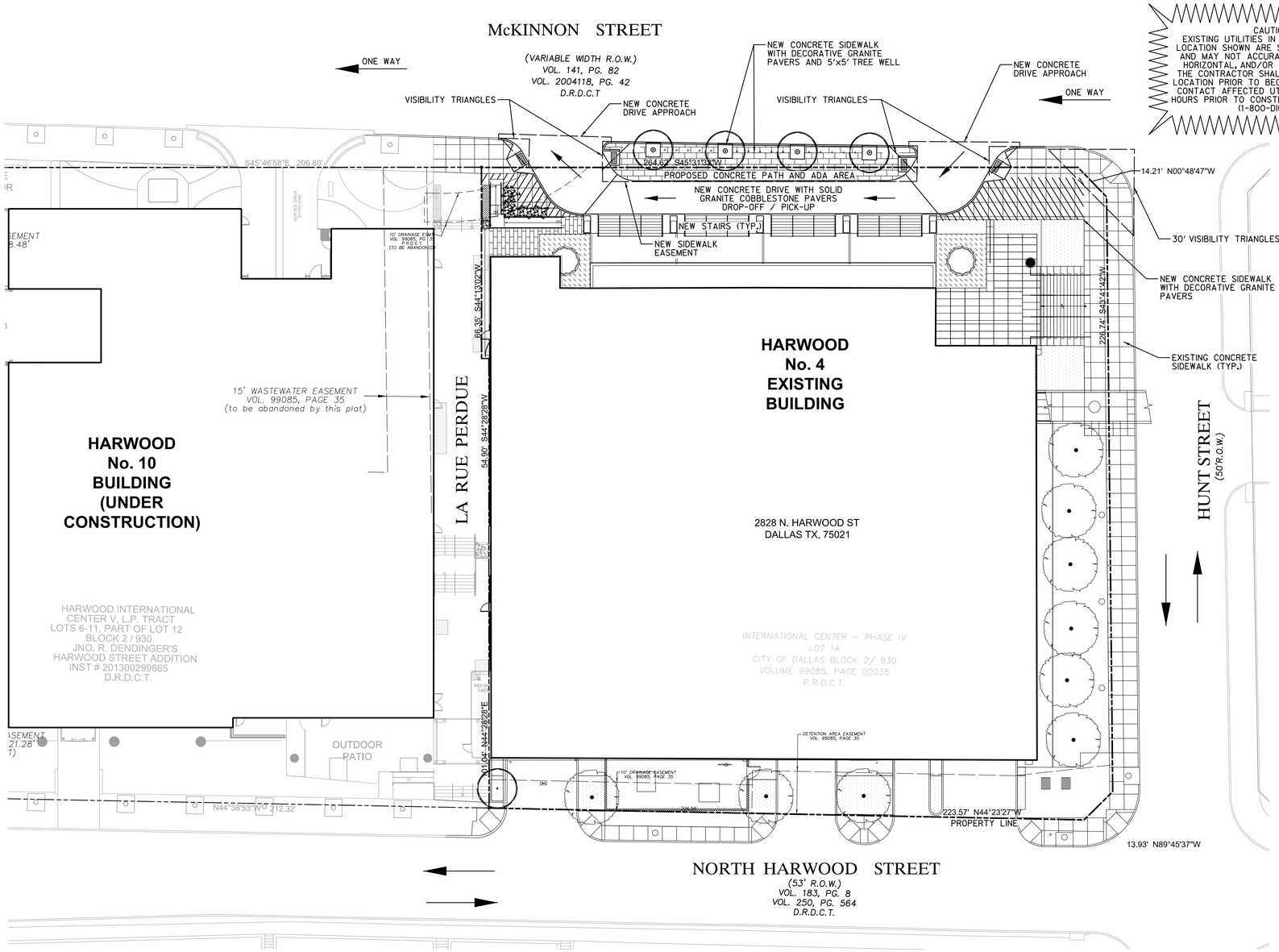
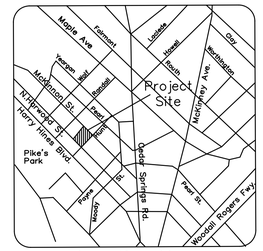
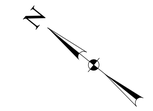


CAUTION!!!
EXISTING UTILITIES IN THE AREA. UTILITIES LOCATION SHOWN ARE SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT SIZE, HORIZONTAL, AND/OR VERTICAL LOCATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO BEGINNING CONSTRUCTION. CONTACT AFFECTED UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IN THIS AREA. (1-800-DIG-TESS)



Location Map



SITE DATA FOR SUBAREA B	
GROUND LEVEL ELEVATION	452 FT. AMSL
TOTAL LAND AREA	55,636 S.F.
MAXIMUM ALLOWED FLOOR AREA	350,000 S.F.
MAXIMUM ALLOWED SURFACE HEIGHT	280 FEET
MAXIMUM ALLOWED LOT COVERAGE	NO MAXIMUM
DEVELOPED FLOOR AREA	EXISTING: 240,444 S.F. GARAGE TO RESTAURANT: 3,628 S.F. OFFICE TO RESTAURANT: 1,430 S.F. PROPOSED: OFFICE USE: 239,014 S.F. RESTAURANT USE: 5,058 S.F. TOTAL: 244,072 S.F.
DEVELOPED STRUCTURE HEIGHT	280 FEET
MINIMUM REQUIRED OPEN SPACE	8,300 S.F.
PROVIDED OPEN SPACE (LANDSCAPE & HARDSCAPE AREA)	11,925 S.F.
REQUIRED PARKING SPACES	668
PARKING PROVIDED ON-SITE	763
PARKING PROVIDED OFFSITE	0

SITE DATA FOR SUBDISTRICT	
CUMULATIVE FLOOR AREA	5,421,380 S.F.
DEVELOPED CUMULATIVE FLOOR AREA	1,230,062 S.F.
REMIANING CUMULATIVE FLOOR AREA	4,191,318 S.F.

HARWOOD SPECIAL PURPOSE DISTRICT DEVELOPMENT RIGHTS COMPLIANCE CHART

A	B	C	D	E	F	G	H	I	J	K	L	M
Subarea	Ground Level Elevation (AMSL)	Land Area (sf)	Maximum Subarea Floor Area (sf)	Maximum Subarea Structure Height (ft)	Maximum Lot Coverage (sf)	Developed Floor Area (sf)	Developed Structure Height (ft)	Minimum Required Open Space (sf)	Actual Open Space (sf)	Required Parking (spaces)	Parking Provided On Site (spaces)	Parking Provided Off Site (spaces)
A	465	41,915	350,000	365	41,915	246,126	312	6,300	11,238	605	615	
B	452	55,636	350,000	280	55,636	244,072	280	8,300	11,925	668	763	
C	450	115,764	750,000	240	115,764	176,000	200	17,400	93,757	559	623	
D	445	46,522	300,000	240	46,522	106,000	100	7,000	16,306	287	308	
E	458	19,872	135,000	325	19,872	131,904	277	3,000	12,360	135	105	30
F	455	48,932	750,000	Any Legal	48,932			7,300				
G	447	83,609	500,000	225	83,609	247,195	200	12,500	64,543	542	645	
H	441	32,299	225,000	350	32,299	55,478	153	4,800	15,577	152	168	
I	422	52,403	500,000	Any Legal	52,403			7,900				
J	430	101,214	1,214,568	Any Legal	101,214	23,287	45	15,200	59,558	234	10	224
K	423	123,272	1,479,264	Any Legal	123,272			18,500				
Harwood District Development Totals						1,230,062	square feet	108,200	285,264	3,182	3,237	254
Harwood District Requirements						5,421,380	square feet	108,200	square feet	3,182	spaces	
Harwood District Developments Actual						1,230,062	square feet	285,264	square feet	3,491	spaces	
						Development Rights Remaining		Open Space above required		Spaces over Required		
Remaining Harwood District Balance						4,191,318		177,064		309		

SITE INFORMATION	
OWNER	INTERNATIONAL CENTER DEVELIPMENT IV, LTD.
PROPERTY LOCATION	INTERNATIONAL CENTER PH 4 Lot 1A, Block 2/930
ALLOWABLE USES	ALL USES AS ALLOWED 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 LIGHT TO COMPLY WITH THE OAK LAWN PLAN LANDSCAPE REQUIREMENTS	

PLANNED DEVELOPMENT DISTRICT NO. 193 PDS NO. 79 SUBAREA B

M178-053

BENCHMARKS				
#	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM#101	6976265.41	2488501.52	451.39	SXTP
BM#301	6976133.46	2488459.69	449.20	SXTP

HARWOOD INTERNATIONAL
PHASE V DEVELOPMENT AT INTERNATIONAL CENTER, L.P.
2850 N. HARWOOD ST,
HARWOOD DISTRICT,
DALLAS, TX 75201

Harwood Design Factory
2501 N. HARWOOD STREET, SUITE 1400
HARWOOD, DALLAS, TEXAS 75201
214.871.0871

ARCHITECT
HDF, LLC.
2501 N. HARWOOD STREET, SUITE 1400
HARWOOD DISTRICT
DALLAS, TEXAS 75201
214.871.1000

CIVIL ENGINEERS & LANDSCAPE ARCHITECT
HALFF ASSOCIATES, INC.
3803 PARKWOOD BLVD, SUITE 800
FRISCO, TEXAS 75034
214.618.4570
WWW.HALFF.COM

STRUCTURAL
L.A. FUESS PARTNERS, INC.
3333 LEE PARKWAY, SUITE 300
DALLAS, TEXAS 75219
214.871.7010
WWW.LAFP.COM

CONSTRUCTION MANAGEMENT
HARWOOD CONSTRUCTION MANAGEMENT SERVICES
2501 N. HARWOOD STREET, SUITE 1400
DALLAS, TEXAS 75201
214.871.1022

Issue	Issue Name	Date

PLAN NORTH TRUE NORTH

2828 Harwood No. 4 Building Drop-Off
2828 McKINNON STREET, HARWOOD DISTRICT, DALLAS, TX 75201

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

BRIAN M. SATAGAJ 107708
NAME P.E. NO.
DATE 12/19/2018
TBPE FIRM #F-312

Sheet Name
DEVELOPMENT PLAN M178-053

Original Issue

Sheet Number
DP.01

Project # Harwood No. 4
Drawing Date 11/12/2018