



**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.

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

**D145-020**

**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

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:  
 06-26-15

PRELIMINARY ISSUES:

PROJECT ARCHITECT:  
 BEN CORTEZ

ISSUE DATE:  
 06-09-15

APPROVED BY:  
 B.C.

DRAWN BY:  
 B.C.

JOB AND SHEET NO.:  
 H1520dp1-0.DWG

DRAWING TITLE:  
 DEVELOPMENT SITE PLAN

SHEET NO:  
**DP1.0**