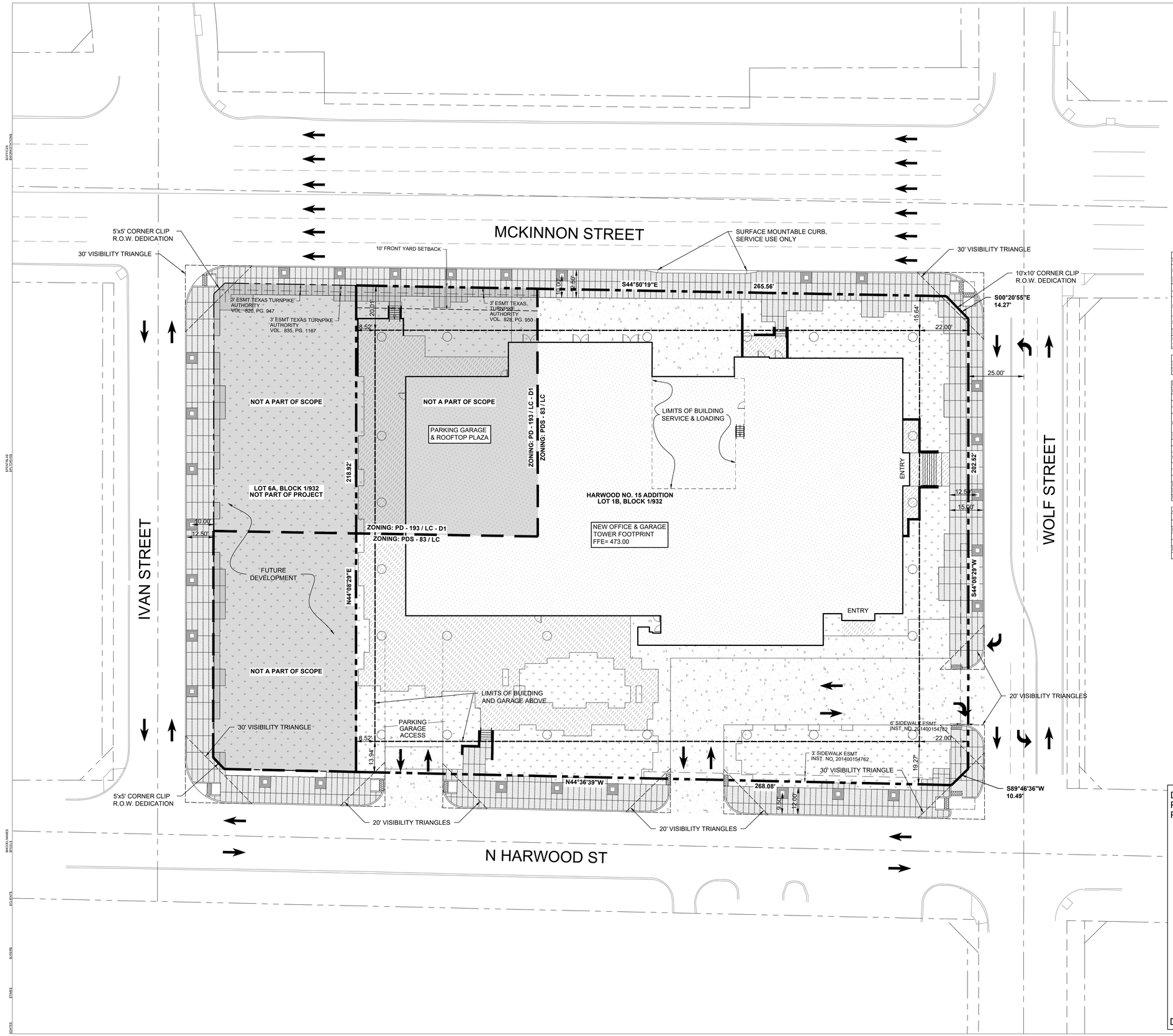

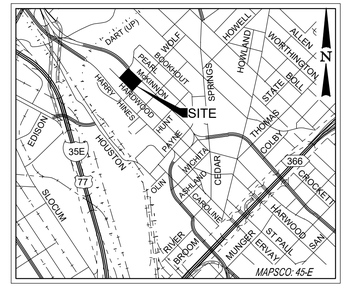

LOCATION MAP
NOT TO SCALE

SCALE IN FEET 0 20 40

PROJECT SITE INFORMATION	
OWNER	ONE HARWOOD BOULEVARD, LTD.
PROPERTY LOCATION	CITY BLOCK 1/932 - BOUND BY MCKINNON ST., WOLF ST., N. HARWOOD ST., & IVAN ST.
PROJECT SITE	BLOCK 1/932; LOT 1B
ALLOWABLE USES	ALL ALLOWED USES UNDER PD-193; PDS-83 / LC and PD-193 / LC
PROPOSED LAND USE	OFFICE W/ ABOVE GRADE PARKING STRUCTURE AND ACCESSORY RESTAURANT/RETAIL SPACES
REQUIRED PARKING SPACES	PER MIXED USE DEVELOPMENT (MUD) PARKING CHART
PARKING PROVIDED ON-SITE	824 SPACES
NOTES: (1) LANDSCAPE SCREENING AND LIGHTING TO COMPLY WITH PD-193, PDS-83, and ARTICLE X REQUIREMENTS. (2) SIDEWALKS AND STREET TREES TO BE PROVIDED FOR THE ENTIRE BLOCK.	

PROJECT SITE DATA FOR PDS-83 / LC	
LAND AREA PDS-83 (TOTAL)	62,910 SF
LAND AREA PDS-83 (DEV. PLAN LIMITS, D.P.L.)	51,280 SF
MAXIMUM FAR	6.0
MAXIMUM ALLOWED FLOOR AREA PDS-83 (TOTAL)	377,460 SF
MAX ALLOWED FLOOR AREA / (D.P.L.)	307,680 SF
DEVELOPED FLOOR AREA / (D.P.L.)	288,406 SF
MAXIMUM ALLOWED STRUCTURE HEIGHT PDS-83	50% SUBAREA MAX 350' 50% SUBAREA MAX 100' (+25 PER S-83.110-e-2)
50% SUBAREA MAX ALLOWED 350 FT (TOTAL)	31,455 SF
SUBAREA DEVELOPED 350 FT / (D.P.L.)	25,640 SF
DEVELOPED STRUCTURE HEIGHT 350 FT / (D.P.L.)	337 FT. 4 IN
50% SUBAREA MAX ALLOWED 100 FT (TOTAL)	31,455 SF
SUBAREA DEVELOPED 100 FT / (D.P.L.)	13,022 SF
DEVELOPED STRUCTURE HEIGHT 100 FT / (D.P.L.)	100 FT
MINIMUM FRONT YARD SETBACK	NONE
MINIMUM SIDE YARD SETBACK	NONE
MINIMUM REAR YARD SETBACK	NONE
AVERAGE EXISTING GROUND LEVEL ELEVATION	473.91 FT
DEVELOPED FINISHED FLOOR ELEVATION	473.0 FT
MAXIMUM ALLOWED LOT COVERAGE 95%	48,716 SF
DEVELOPED LOT COVERAGE 81% / (D.P.L.)	41,306 SF
MINIMUM REQUIRED OPEN SPACE	2,564 SF
PROVIDED OPEN SPACE / (D.P.L.)	9,974 SF

LEGEND:
- TRAFFIC CIRCULATION
- VISIBILITY TRIANGLE
- LANDSCAPE
- CONCRETE PAVEMENT
- TREE GRATE
- BUILDING LINE ABOVE
- PUBLIC SIDEWALK
- PRIVATE FLATWORK/ SIDEWALK

DEVELOPMENT PLAN
PLANNED DEVELOPMENT DISTRICT NO. 193
PDS NO. 83

D234-011(TB)

HARWOOD INTERNATIONAL
2501 N. HARWOOD ST, SUITE 1400
DALLAS, TX 75201

ARCHITECTURE INTERIORS PLANNING DEVELOPMENT HDF
2501 N. HARWOOD STREET, SUITE 1400
DALLAS, TEXAS 75201
214.871.0871

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

DEVELOPMENT PLAN FOR
HARWOOD NO. 15 OFFICE BUILDING
N. HARWOOD STREET
DALLAS, TEXAS 75201

Issue	Issue Name	Date

STATE OF TEXAS
BRIAN M. SATAGAJ
107708
LICENSED
PROFESSIONAL ENGINEER
9/20/2024

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRIAN M. SATAGAJ, P.E. 107708 ON 9/20/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER AUTHORIZATION BY THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT. THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF HALFF ASSOCIATES, INC.
3803 PARKWOOD BLVD., SUITE 800
FRISCO, TEXAS 75034
TBPELS ENGINEERING FIRM #312

Sheet Name
DEVELOPMENT PLAN

Original Issue	9/20/2024

Sheet Number
DP1.0

Project #	**Drawing Date**
46358	9/20/2024