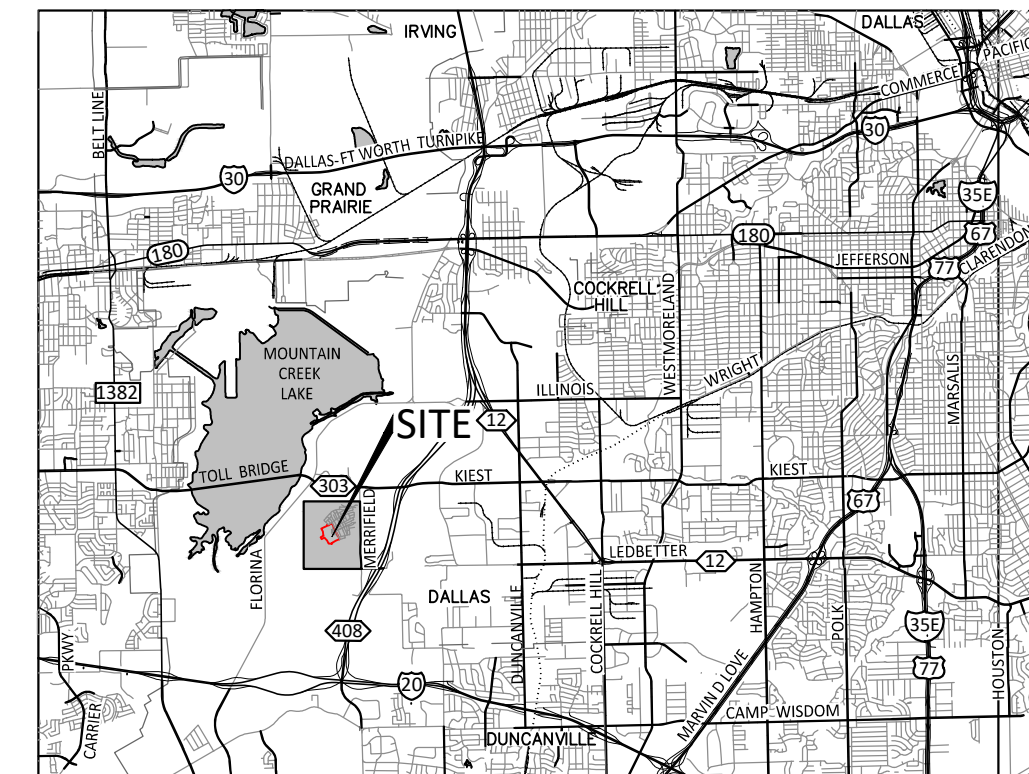
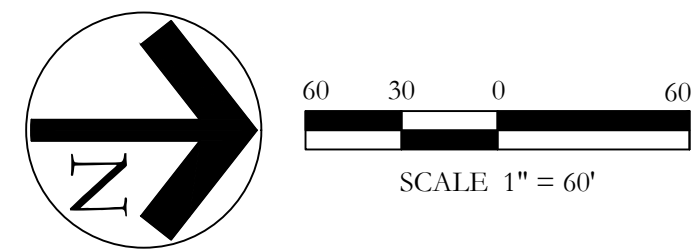
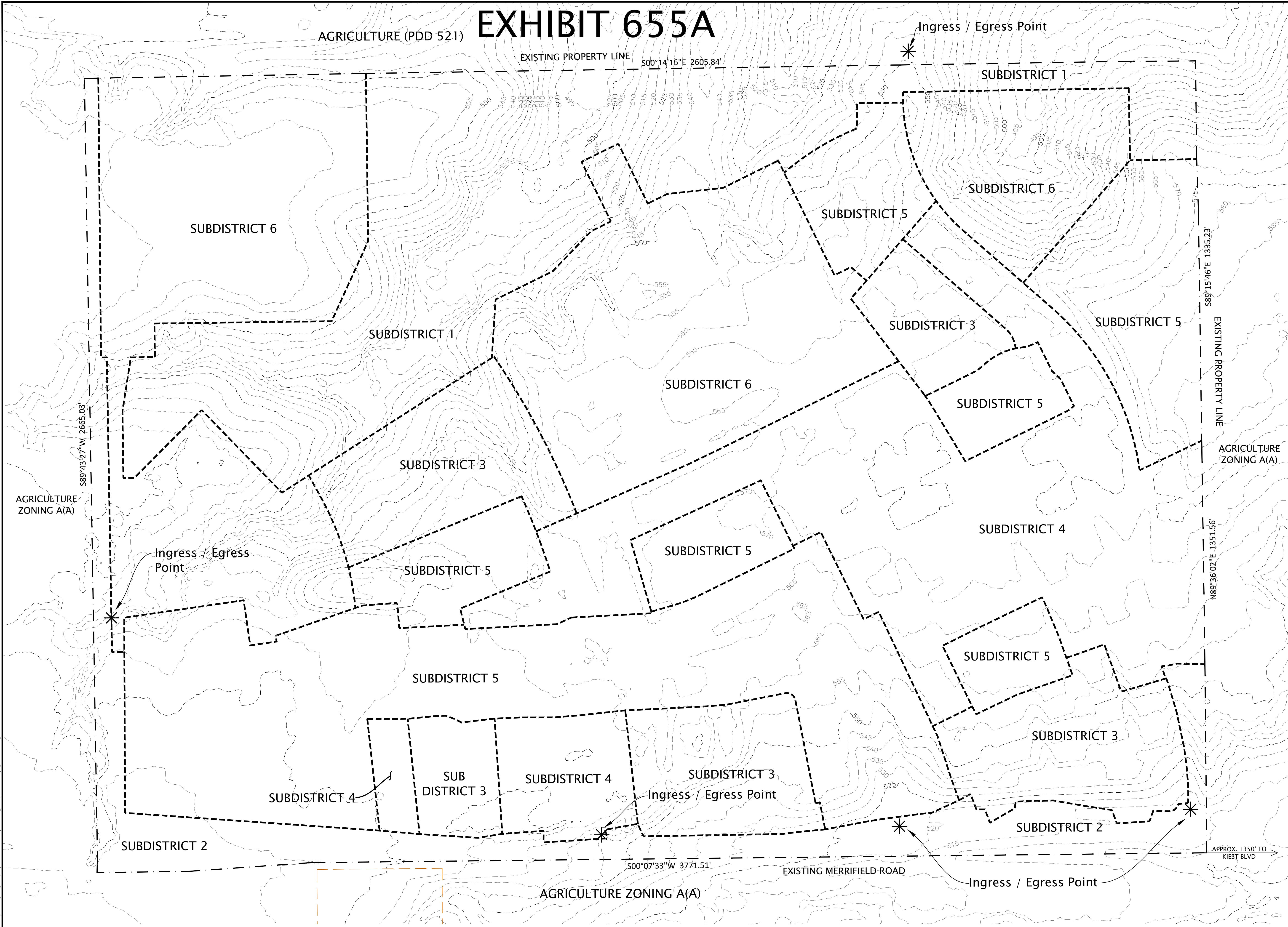


EXHIBIT 655A



VICINITY MAP
NOT TO SCALE

DEVELOPMENT STANDARDS FOR PD-655			
SUBDISTRICT:	SUBDISTRICT 1	SUBDISTRICT 2	SUBDISTRICT 3
LOT:			
Lot Size	-	-	5,500 s.f. min
Lot Coverage	5%	20%	70%
FRA / Floor Area	40,000 s.f.	80,000 s.f.	No Max
SETBACK:			
Building Front	25' *	25' *	25' min *
Building Side	5'	5'	5' min
Building Rear	0'	0' **	3' min
Outbuilding Rear	-	-	0' min +
HEIGHT:			
Number of stories	2.5 max	2.5 max	2.5 max
At eave or parapet	35' max	35' max	35' max
SUBDISTRICT:	SUBDISTRICT 4	SUBDISTRICT 5	SUBDISTRICT 6
LOT:			
Lot Size	3,200 s.f. min	2,000 s.f. min	2,500 s.f. min
Lot Coverage	70%	100%	100%
FRA	2.0:1	No Max	No Max
SETBACK:			
Building Front	10' min *-20' max	0' min *	0' min *
Building Side	0' min (10' total)	0' min	0' min
Building Rear	3' min **	3' min	3' min
Outbuilding Rear	0' min +	0' min +	0' min +
HEIGHT:			
Number of stories	3 max	4 max	6 max
At eave or parapet	35' max	55' max	75' max
MAXIMUM NUMBER OF DWELLING UNITS IS 1,300 DWELLING UNITS, OF WHICH A MAXIMUM OF 400 MAY BE MULTIFAMILY. THIS DENSITY IS EXCLUSIVE OF OTHER PERMITTED RESIDENTIAL USES.			
* (Front Loaded Garages:Minimum 18' behind front parking line) Arcades, unscreened porches, stoops, bay windows and balconies may encroach up to 10' into front setbacks.			
** + Garage doors facing lanes (LA15-12) must be setback at least 3'			



CONCEPT PLAN

COTTAGES AT CAPELLA PARK

ZONING CASE #Z245-148(JA/SAS)

Owner:
Clay Academy, INC.
6777 W. Kiest Blvd.
Dallas, Texas 75236
Frank M Dyer, II
972-322-5953

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
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Claudio Segovia, P.E.
972-201-3102

