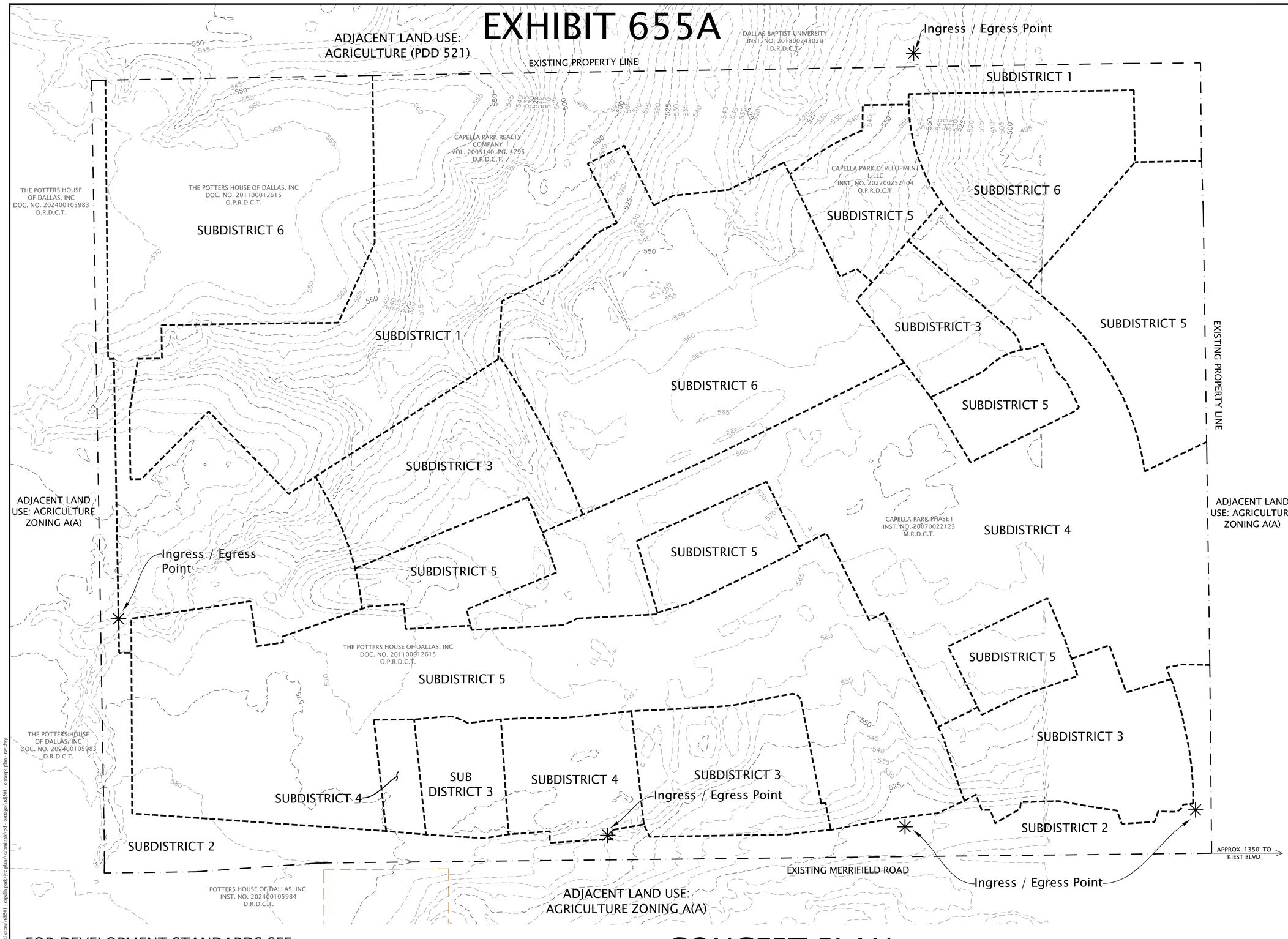
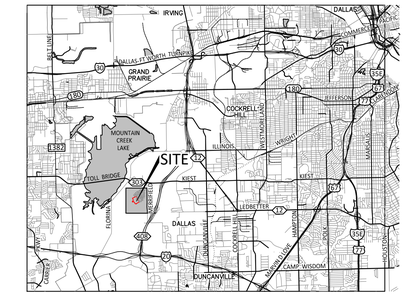
EXHIBIT 655A





VICINITY MAP
NOT TO SCALE

DEVELOPMENT STANDARDS
FOR PD-655
(Refer also to Exhibit "A" Page 8 and 15)

SUBDISTRICT:	SUBDISTRICT 1	SUBDISTRICT 2	SUBDISTRICT 3
LOT:			
Lot Size	-	-	5,500 s.f. min
Lot Coverage	5%	5%	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 papapet	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%	70%	100%
FRA	2.0:1	No Max	No Max
SETBACK:			
Building Front	10' min * - 20' max	0' min * - 20' max	0' min * - 10' max
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 papapet	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' from**

Rev	Date	Issue
	08.28.02	Conceptual Plan Submittal
1	10.25.02	Conceptual Plan Submittal
2	02.14.03	Conceptual Plan Submittal
3	03.12.03	Conceptual Plan Submittal
4	03.20.03	Conceptual Plan Submittal
5	03.28.03	Conceptual Plan Submittal
6	04.16.03	Conceptual Plan Submittal
7	04.22.03	Conceptual Plan Submittal
8	04.30.03	Conceptual Plan Submittal
9	05.06.03	Conceptual Plan Submittal
10	01.29.25	Conceptual Plan Submittal

FOR DEVELOPMENT STANDARDS SEE ATTACHED EXHIBIT (A): DEVELOPMENT REGULATIONS

CONCEPT PLAN

COTTAGES AT CAPELLA PARK
ZONING CASE # .....

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
Plano, Texas 75074
Claudio Segovia, P.E.
972-201-3102

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

J:\civil 3d projects\tdj - td lakes real estate\td501 - capella park\pvc plans\submittals\pd - cottages\td501 - concept plan - rev.dwg