

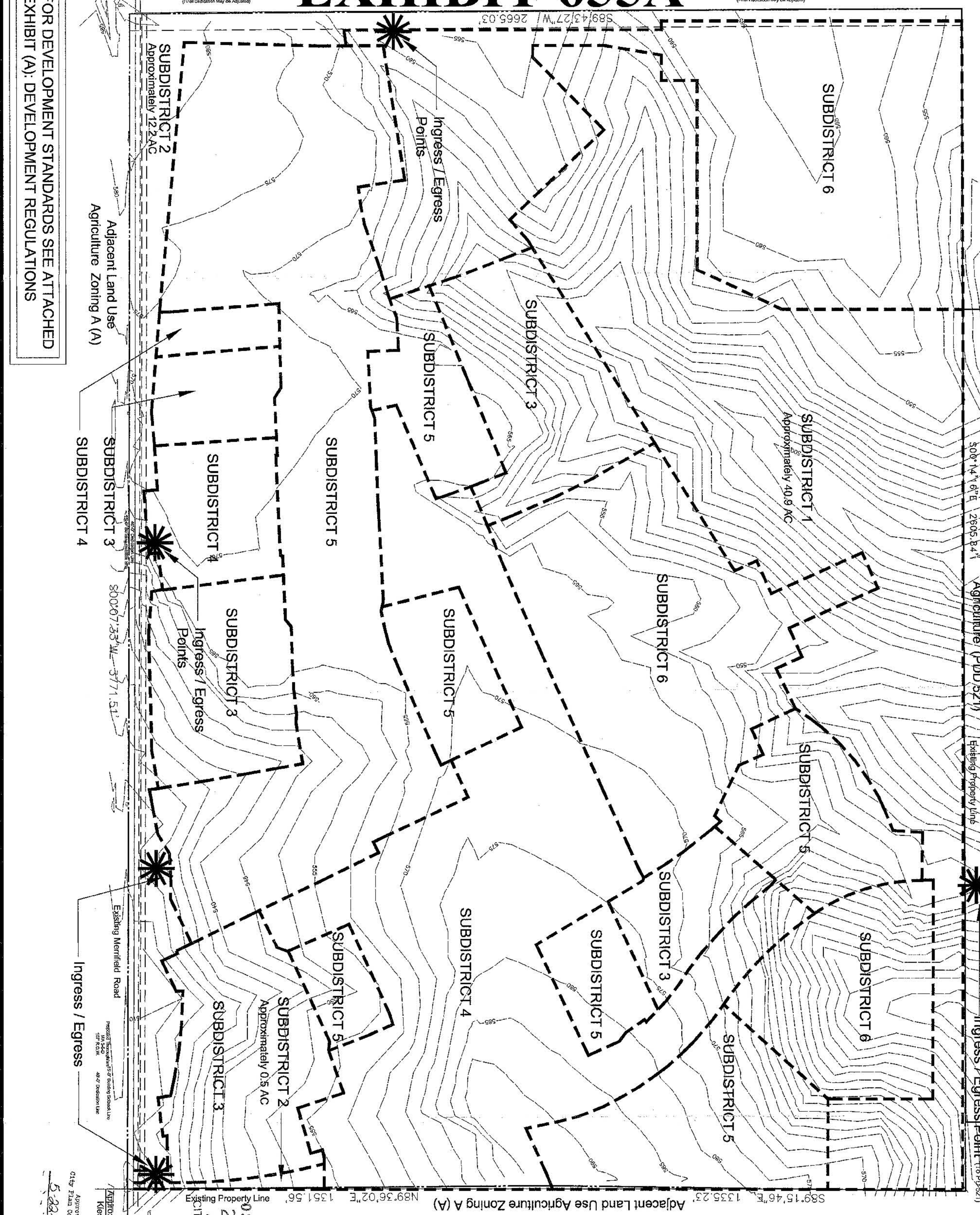
# EXHIBIT 655A

53'-0" R.O.W. Elevation for Future Grady-Nibble Road  
Final Dedication  
(Final Dedication May Be Adjusted)

Proposed Grady-Nibble Road  
53'-0" R.O.W. Elevation for Future Grady-Nibble Road  
Final Dedication  
(Final Dedication May Be Adjusted)

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

MEDC, Owner



DEVELOPMENT STANDARDS  
FOR P.D. (Refer also to Exhibit 'A', Pages 8 and 19)

LOT:	SUBDISTRICT 1	SUBDISTRICT 2	SUBDISTRICT 3
Lot Size	5%	20%	5,500 s.f. min
Lot Coverage	5%	20%	70%
FAR / Floor Area	40,000 s.f.	80,000 s.f.	No Max.

SETBACK	SUBDISTRICT 1	SUBDISTRICT 2	SUBDISTRICT 3
Building Front	25'	25'	25' min *
Building Side	5'	5'	5' min
Building Rear	0'	0'	3' min
Outbuilding Rear	-	-	0' min +

HEIGHT	SUBDISTRICT 1	SUBDISTRICT 2	SUBDISTRICT 3
Number of stories	2.5 max	2.5 max	2.5 max
At eave or parapet	35 max	35 max	35 max

LOT:	SUBDISTRICT 4	SUBDISTRICT 5	SUBDISTRICT 6
Lot Size	3,200 s.f. min	2,000 s.f. min	2,500 s.f. min
Lot Coverage	70%	100%	100%
FAR	2.0-1	No Max	No Max

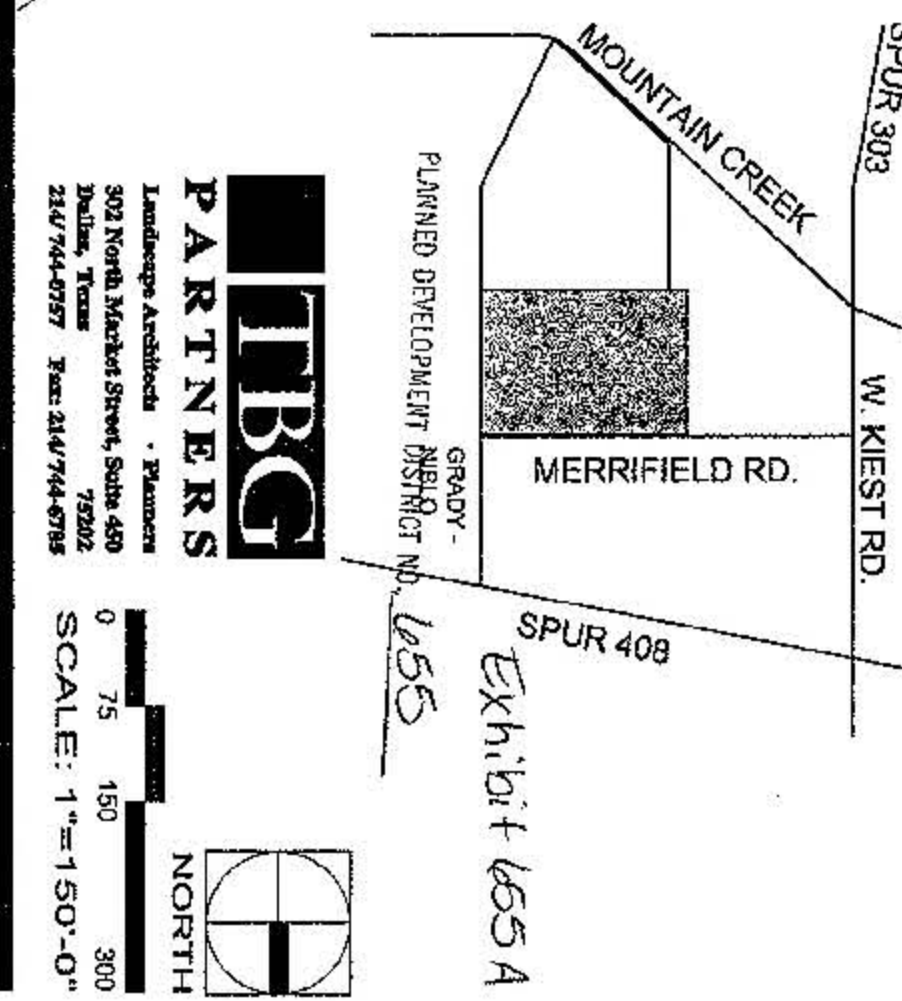
SETBACK	SUBDISTRICT 4	SUBDISTRICT 5	SUBDISTRICT 6
Building Front	10' min * - 20' max	0' min * - 20' max	0' min * - 10' max
Building Side	0' min (10' total)	0' min	0' min
Building Rear	3' min **	3' min	3' min
Outbuilding Rear	0' min +	0' min +	0' min +

HEIGHT	SUBDISTRICT 4	SUBDISTRICT 5	SUBDISTRICT 6
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 (L.V.15 - 12) must be setback at least 3' from ROW

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

APPROVED BY  
CITY COUNCIL  
JUN 25 2003  
25301  
2031866



Approved  
5-28-03  
City Zoning Commission

**TBC PARTNERS**  
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SCALE: 1" = 150'-0"

## Conceptual Plan

CAPELLA PARK  
Z012-291 (RB)

## The Potter's House Tract

Zoning File Z012-291 (RB)