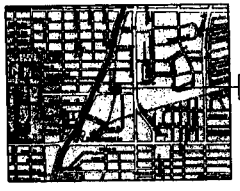
Exhibit 769A

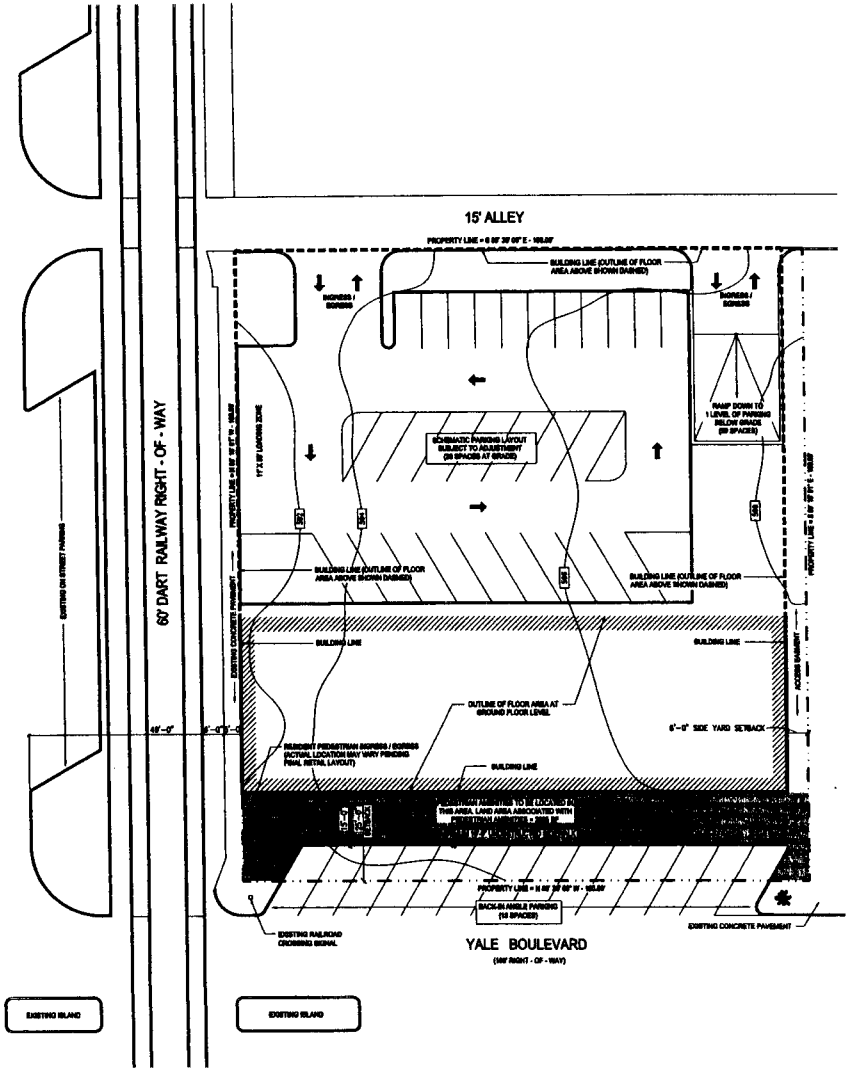


02 VICINITY MAP
SCALE: N/A

SITE SUMMARY

ZONING:	PLANNED DEVELOPMENT DISTRICT	
LOT SIZE:	169'-0" x 169'-0" = 28,561 SF (.65 ACRES)	
MAX. LOT COVERAGE:	24,480 SF (.56 ACRES) = 85%	
MAX. FAR:	3.5 (100,000 SF)	
MAXIMUM BUILDING HT:	55'-0"	
MAX. STORIES:	5 STORIES	
MAXIMUM DENSITY:	65 UNITS	
LOT USE:	RETAIL: (APPROX. 7000 SF) RESIDENTIAL: (APPROX. 93,000 SF)	
PARKING REQUIRED:	RETAIL: 2.5 / 1000 SF = 18 SPACES RESIDENTIAL: 1 / UNIT = 65 SPACES	
MINIMUM PARKING PROVIDED:	76 SPACES	
MINIMUM BUILDING SETBACKS:	FRONT:	25'-0"
	WEST SIDE:	0'-0"
	EAST SIDE:	0'-0"
	REAR:	0'-0"
PEDESTRIAN AMENITIES:	SELECT THREE OF THE FOLLOWING: DECORATIVE LIGHT POLES PARK BENCHES BICYCLE RACKS SHADE TREES CHAIRS / TABLES UMBRELLAS	

* Approximate location of back-in angle parking stall. Location and context to be approved by the Director.



01 DEVELOPMENT PLAN
SCALE: 1/16" = 1'-0"

CASE FILE NO. Z067-169 (RB)

Approved
City Plan Commission
August 2, 2007

Planned Development
District No. 769

OWN
PRESCOTT REALTY GROUP
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MIXED USE DEVELOPMENT
5909 YALE BOULEVARD
DALLAS, TEXAS 75206

PROJECT No. 1067

ISSUED / REVISED	DATE
ISSUED	5.14.07

TYPE OF DRAWING SET
DEVELOPMENT PLAN

PDP DEVELOPMENT PLAN

A1.0

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