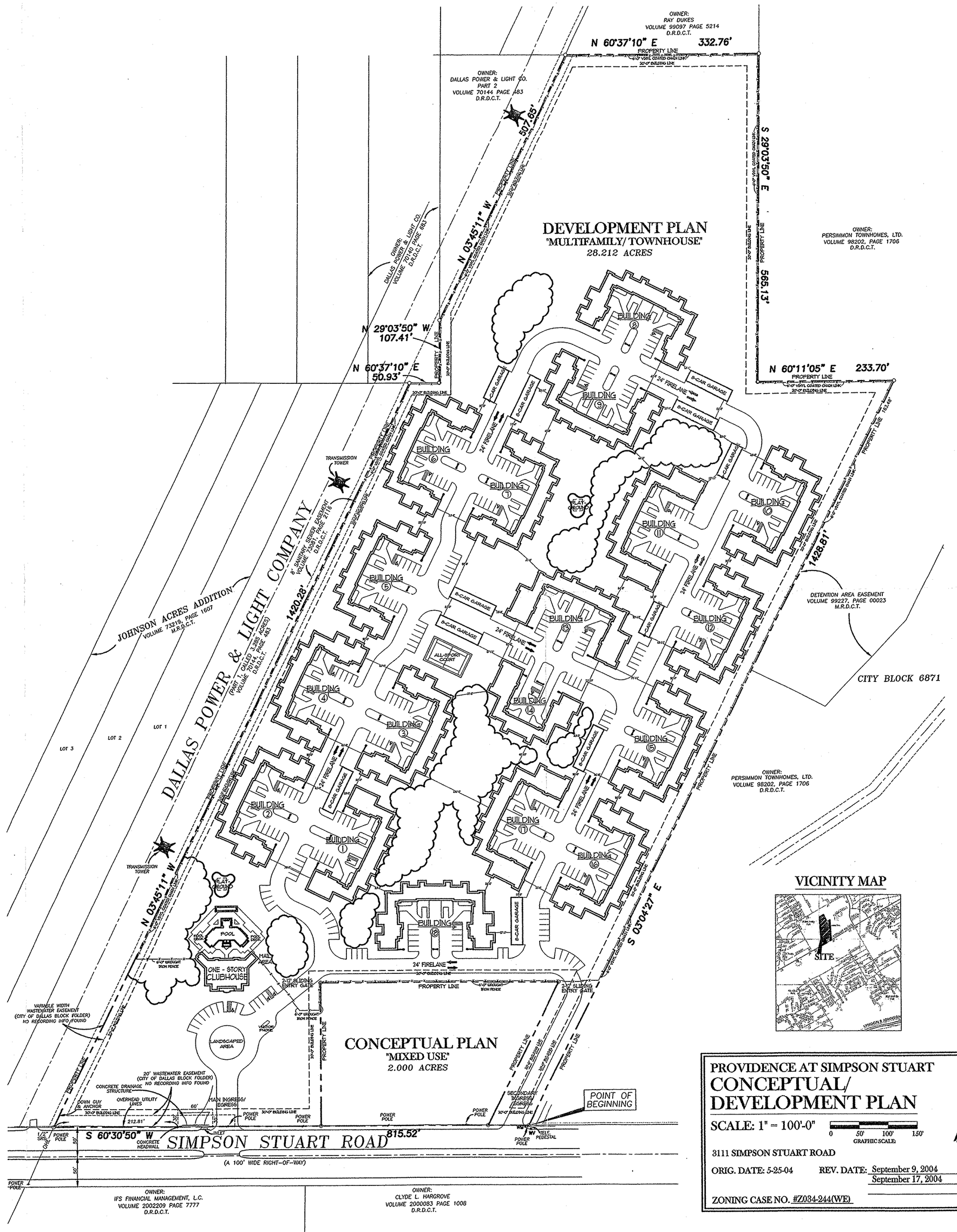
EXHIBIT 700A



VICINITY MAP

PROVIDENCE AT SIMPSON STUART
CONCEPTUAL/
DEVELOPMENT PLAN

SCALE: 1" = 100'-0"

0 50' 100' 150'
GRAPHIC SCALE

3111 SIMPSON STUART ROAD

ORIG. DATE: 5-25-04 REV. DATE: September 9, 2004
September 17, 2004

ZONING CASE NO. #Z034-244(WE)

MULTI-FAMILY/TOWNHOUSE DEVELOPMENT

~~SAMPLE~~ PLAN AREA INFORMATION

DESCRIPTION	PROVIDED
LOT AREA	28.212 Acres or 1,228,915 S.F.
DWELLING UNITS MAXIMUM	Total 250 Units
FLOOR AREA	Residential buildings 293,354 S.F.
	Non-residential buildings
	Clubhouse 3,500 S.F.
	Remote Garages 16,400 S.F.
	Total 313,254 S.F.
LOT COVERAGE	402,343 S.F. or 33%
PERIMETER FRONT SET BACK	30'-0"
PERIMETER SIDE SET BACK	20'-0"
PERIMETER REAR SET BACK	20'-0"
BUILDING HEIGHT	36'-0" max. @ Clubhouse
MAXIMUM # OF STORIES	2 STORIES
PARKING REQUIREMENTS	Standard Open Parking: 250 spaces
	Handicap Parking 20 spaces
	Direct Access Garages: 106 spaces
	Remote Garages: 82 spaces
	Total 458 spaces

NOTE:

1. FENCING PERMITTED IN REQUIRED FRONT YARD AT A MAXIMUM OF 6'-0".
2. LANDSCAPING PER ARTICLE X, AS AMENDED.
3. LIGHT STANDARDS 30' MAXIMUM HEIGHT W/ BOX-TYPE FIXTURES.

042828
25742

APPROVED BY
CITY COUNCIL

SEP 22 2004

City Secretary

Approved
Site Plan Committee
9-15-04

EXHIBIT 700A

PLANNED DEVELOPMENT DISTRICT NO. 700

Providence at Simpson Stuart

Dallas, Texas

Galier.Tolson.French
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ARCHITECTURE PROJECT MANAGEMENT INTERIORS
J. Marc Tolson William C. French Daniel H. Burbine

SEAL

REVISION

DRAWN BY: WCF	CHECKED BY: DHB/JMT
ORIG. DATE: 5-25-04	REV. DATE:
ISSUED FOR	SHEET NO.
SCALE:	

X:\Provident Realty Advisors\Future Sites\Simpson Stuart\SSA-site.dwg Fri Sep 17 08:05:20 2004