

- Note:  
Revisions from initial concept plan include:
1. Reduction of lot count from 50 to 40 - Could be 54 lots per city's 1 acre rule.
  2. Changed all lots on East and South boundaries to 1 acre. Average lot size is over .95 acre and average with greenbelts to protect neighbors is well over 1 acre.
  3. Increased minimum lot size from 0.46 Ac. to 0.60 Ac.
  4. Provided view corridor protection for Thompson and Fields homes.
  5. Reduced development density from 1.2 Acres/dwelling unit to 1.50 Acres/dwelling unit.
  6. Provided lot setbacks from F.M. 549 approximately ±200' from roadway which will be a landscaped area screening subdivision from F.M. 549.
  7. Added requirement of wrought iron perimeter fences on East and South boundaries.

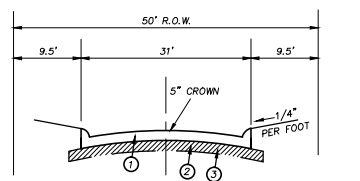
LAND USE	
CATEGORY	COVERAGE (AC)
RESIDENTIAL	42.588
OPEN SPACE	17.491
TOTAL	60.077

LOT SIZE TABLE	
MINIMUM	AREA (AC)
AVERAGE	0.96
MAXIMUM	1.28

DWELLING UNIT TYPES AND DENSITY	
TOTAL NUMBER OF SINGLE FAMILY UNITS	60 @ 0.77 = 46
TOTAL ACREAGE	40 @ 1.50 = 60.077
POPULATION DENSITY	0.866 DWELLING UNITS PER ACRE 1.50 ACRES PER DWELLING UNIT

Ordinance	PD SF	Heath SF 22
1. Min Lot area	26,136 sf	22,000 sf
2. Max Number single family Dwellings	1	1
3. Min Square footage	2,500 sf	1,500 sf
4. Min Lot width	90' @ bldg line	90' @ bldg line
4A. Min Lot width @ Cul-de-Sac	60' @ bldg line	N/A
5. Min Lot Depth	155'	175'
6. Min Depth of front setback (up to 3 lots can be 20')	30'	30'
7. Min depth Rear setback	25' main bldg	25' main bldg
	10' aux bldg	10' aux bldg
8A. Min width side setback internal lot	10'	15'
8B. Min width side setback abutting street	20'	30'
8C. Wing walls can extend to within 5' of property line.		
9. Min distance between bldg	15'	15'
10. Min length driveway pvt	the greater dist from r.o.w. to bldg line or 30'	the greater dist from r.o.w. to bldg line or 30'
11. Max Bldg Coverage	35%	35%
12. Max Height	35'	35'
13. Min Number of paved parking spaces	2	2

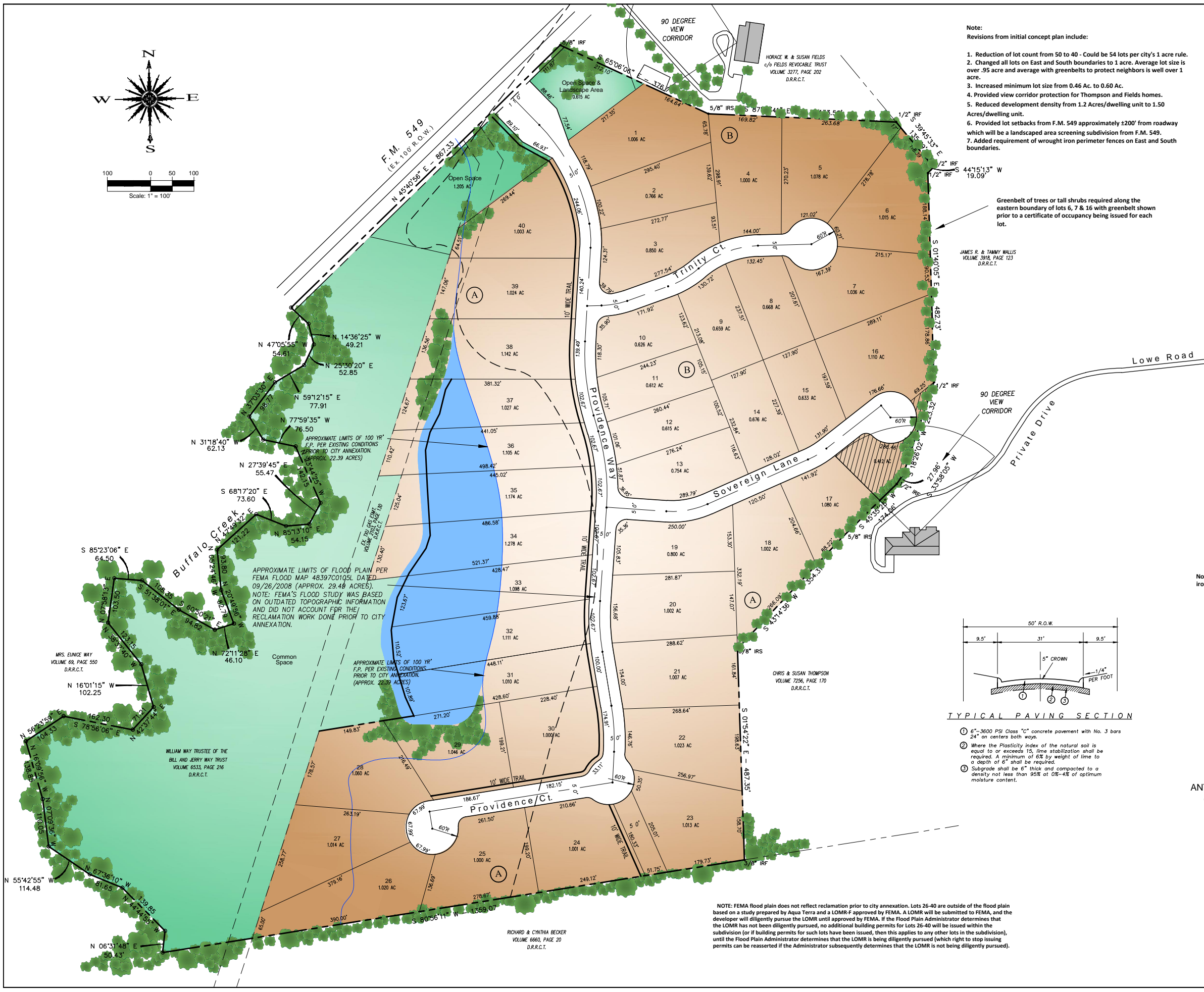
Note: Any fences on the East or South perimeter boundaries must be wrought iron fences.



TYPICAL PAVING SECTION

1. 6"-3600 PSI Class "C" concrete pavement with No. 3 bars 24" on centers both ways.
2. Where the Plasticity index of the natural soil is equal to or exceeds 15, lime stabilization shall be required. A minimum of 6% by weight of lime to a depth of 6" shall be required.
3. Subgrade shall be 6" thick and compacted to a density not less than 95% of 0% - 4% of optimum moisture content.

NOTE: FEMA flood plain does not reflect reclamation prior to city annexation. Lots 26-40 are outside of the flood plain based on a study prepared by Aqua Terra and a LOMR-F approved by FEMA. A LOMR will be submitted to FEMA, and the developer will diligently pursue the LOMR until approved by FEMA. If the Flood Plain Administrator determines that the LOMR has not been diligently pursued, no additional building permits for Lots 26-40 will be issued within the subdivision (or if building permits for such lots have been issued, then this applies to any other lots in the subdivision), until the Flood Plain Administrator determines that the LOMR is being diligently pursued (which right to stop issuing permits can be reasserted if the Administrator subsequently determines that the LOMR is not being diligently pursued).



40 Residential Lots  
3-Common Space Lots  
**CONCEPT PLAN**

# Providence

A 60.077 ACRE TRACT OUT OF THE ANTONIO RODRIGUEZ SURVEY, ABSTRACT NO. 231 CITY OF HEATH, ROCKWALL COUNTY, TEXAS

WILLIAM WAY TRUSTEE of the BILL and JERRY WAY FAMILY TRUST  
8441 S. FM 549  
Heath, Texas 75032

ROCKWALL VENTURES, LLC  
#2 Horizon Court  
Heath, Texas 75032



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Scale: 1"=100'

May 19, 2014