

HEATH TOWNE VILLAGE

Planned Development
Heath, Texas

Design Guidelines

Developer:

Double Eagle Properties LLC
7218 Lakewood Blvd
Dallas 75214
469-426-7402

Planner/Engineer:

CARNEY ENGINEERING, PLLC
TBPE Firm F-5033

Plano, Texas
469-443-0861



HEATH TOWNE VILLAGE

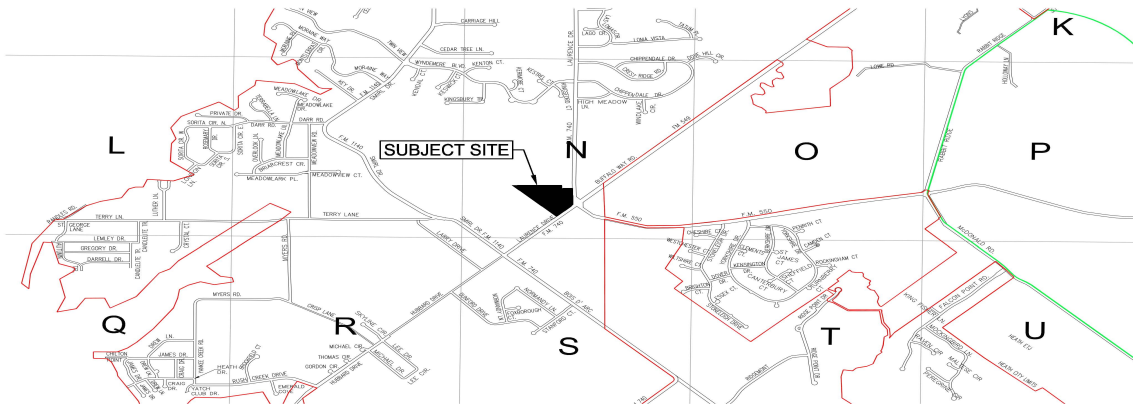
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Introduction:

The 14.8 - acre site is located at the northwest intersection of FM 740 and FM 549/740. FM 740 is also known as Laurence Drive. The site is immediately south of Heath High School and just northeast of Amy Parks Elementary School. The property is bordered to the north by vacant farm land and a row of trees separating a single family residence to the southwest.



VICINITY MAP

Concept:

The intent of this Planned Development is to create a neighborhood-accessible retail village. The commercial retail will be pedestrian accessible with walking trails around the water feature. The commercial development will be anchored by a regional grocer and their unique market concept with outdoor patio seating, outdoor dining and neighborhood friendly outdoor events. The balance of the commercial will be mixed use consisting of casual dining, retail and office/neighborhood services. The proximity to schools and City Hall will make this project a complimentary development for Heath's residents to work, shop, and play.

HEATH TOWNE VILLAGE

Zoning Districts:

Proposed Zoning: Planned Development for Mixed Use
 District 1: Neighborhood Commercial 14.8 ± acres

*Refer to concept plan for locations

DEVELOPMENT REGULATION	Zoning District	
	1 (Local Retail)	
MINIMUM		
Lot Area	NA	
Lot Width	100'	
Lot Depth	100'	
Front Yard Setback	25'	
Rear Yard Setback	25'	
Side Yard Setback	0' or 10'*	
Corner Lot Side Yard	NA	
Dwelling Unit Size	NA	
Open Space / Dwelling	10%	
Building Material	80% Masonry	
MAXIMUM		
LOT COVERAGE (%)	50%	
% IMPERVIOUS SURFACE	90%	
BUILDING HEIGHT (ft)	28' or 35'*	
BUILDING HEIGHT (Stories)	2	

* Refer to District Regulations for additional detail

Zoning District 1 Development Regulations:

DEVELOPMENT REGULATION	Zoning District
	1 (Local Retail)
MINIMUM	
Lot Area	NA
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BUILDING HEIGHT (Stories)	2

Maximum Height:

The anchor building or attached retail building shall be limited to 35' in height with an architectural feature that can protrude to 45' such as a tower or a pitched roof feature.

The pad buildings will be limited to 28 feet in height with architectural features limited to 32 feet. The masonry requirement applies to all pad buildings.

The defined term of height will be to the highest consistent point of a structure such as a parapet wall so as to exclude an architectural feature.

Maximum Building Area:

The maximum building area under roof for the anchor is 55,000 square feet (SF). District 1 is limited to only one building of this size. This building will serve as the commercial anchor. This will be a variance to Section 159.27 (E) (10) of the City's Ordinance.

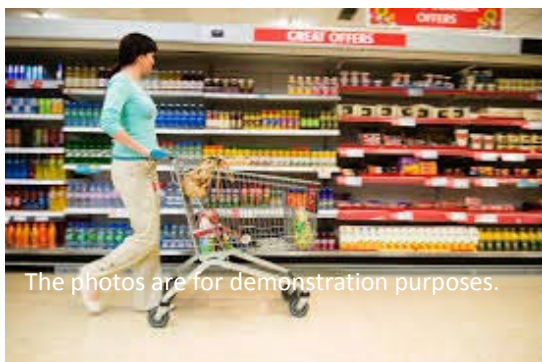
The maximum building size (excluding the anchor) shall be 30,000 SF.

Buildings exceeding 30,000 SF will have multiple entrances and may have multiple tenants.

Building Materials:

Each elevation should consist of 80% masonry materials excluding doors, windows or other openings. This will include custom masonry units, brick, stone, glass block or tile materials and stucco.

EIFS may be used primarily for architectural elements; however, if used as the exterior elevation finish, it shall be located 8 feet and higher.



The photos are for demonstration purposes.



THE COMMERCIAL

HEATH TOWNE VILLAGE

Zoning District 1 Development Regulations:



Architectural Theme:

It is intended for the commercial district to maintain a complimentary design theme throughout the project by using similar building materials, architectural styles, and compatible signage.

Building Front Face Articulation:

Buildings extending more than 150' in length horizontally shall provide a minimum of 10' plane projection. There shall be no more than 75' of uninterrupted length of building.

Interruptions may include vertical or horizontal elements such as columns, pilasters, awnings, and/or display windows.

Facades shall include repeating patterns that include no less than three of the following elements:

- Color change,
- Texture change,
- Material change,
- Reveal or projecting rib,
- Building inset (min. of 1'),
- Soldier Course, and/or
- Molding treatments.

Colors: All buildings shall comply with City standards:

- (1) Exterior colors shall be low reflectance, subtle, neutral or earth tone colors.
- (2) The use of high intensity, primary, black, or fluorescent colors is prohibited, except as trim or accent areas. Where used as trim or accents, those colors shall not exceed ten percent (10%) of any single facade, excluding all windows, doors and glass construction materials. Nationally branded colors and logos are allowed as long as they comply with these standards.

Entrances: shall have distinguishable monument sign with architectural prominence.

Parking Requirement:

Parking shall be based on the square footage (SF) of buildings.

- Food service less than 2,000 SF - 1:100
- Food service larger than 2,000 SF shall have
20 spaces plus 1:150 for the balance
(ex: 3,400 sf = 30 spaces)
- Retail – 1:250 SF
- Medical – 1:250 SF
- Office – 1:300 SF

Storage and Outdoor Display

Seasonal sales items (such as Christmas Trees, pumpkins, flowers, and the like) shall be located adjacent to the building under canopy of building and shall not impede pedestrian and/or vehicular traffic. No outdoor storage allowed without city approved screening.

Shared parking is allowed. Each property shall provide at least 60% of the required parking. 80% of required parking shall be located within 300' of building entrance.

Zoning District 1 Development Regulations:

Lighting:

Height: Poles limited to 25 feet including the base

Intensity:

Maximum of 400 watt lamps with LED or metal-halide lamps. Flood lights are allowed but limited to 400 watt lamps.

Maximum light levels at the property line are zero when adjacent to residential zoning (measured at residential lot line). Otherwise, commercial lots can have a 3.0 foot-candle at property line.

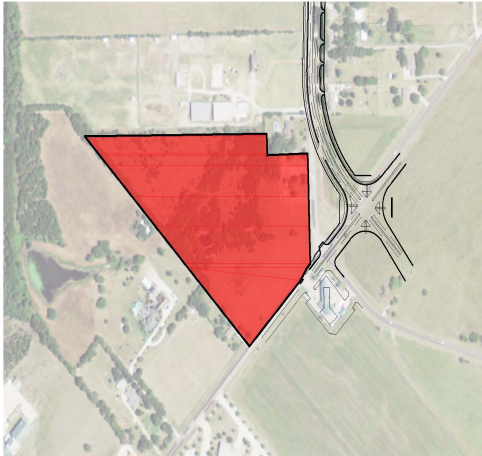
Utility Screening:

All rooftop or ground mounted mechanical equipment shall be screened (parapet wall/landscaping) from public view.

District 1 Allowed Uses:

- Assisted Living/Memory Care Facility
- Bakery
- Clinic
- Dance or Martial Arts Studio
- Day Care
- Drug Store or Pharmacy (Drive-Through Pickup by CUP)
- Dry Cleaning - Pick-up Only (CUP)
- Financial Institutions (Bank w/ Drive-thru by CUP)
- Fitness or Health Center
- Grocery Store
- Hardware Store
- Medical and Dental Offices

- Restaurant (Drive-Through by CUP)
- Retail Store or Boutique
- Fueling Station (by CUP) *Only 1 station within District 1
- Office
- Rehabilitation Facility (excluding substance abuse)
- Retirement or Senior Living Facility
- Veterinary Clinic or Pet Grooming Facility - No Outdoor Kennels
- Any Retail uses allowed under general commercial zoning



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Landscaping:



Landscaping:

(1) Landscape requirements of section 159.44 of the Heath, TX Code of Ordinances will apply to the subject property along with the following supplemental requirements.

(2) Parking Lot Location and Screening Requirements

(a) All parking or drive areas shall be located a minimum of ten (10) feet from right of way lines along public streets. The area inside the ten (10) foot parking setback shall be credited towards the landscaping requirement prescribed by Section 159.44 of the Zoning Code.

(b) All parking shall be screened from public rights-of-way areas in accordance with Section 159.44 of the Zoning Code, using a solid screen in the landscape strip. The screen shall be at least thirty six (36) inches in height, and be achieved

through one of the following methods:

- (1) A planting screen (hedge);
- (2) A wall, using masonry materials similar to those used in the main building facade; or
- (3) A combination of the above.

District 1 shall provide drought tolerant landscaping when possible.

There shall be a healthy vegetative mix of deciduous and non-deciduous trees all with a minimum of 4" caliper.

The use of crushed granite shall be allowed at the end of parking islands.

Parking islands shall be a minimum of 6' in width and no parking space shall be more than 70' from a shade tree.

Landscape Buffer:

A 15-foot landscape buffer shall be positioned between the commercial and residential districts. Fencing may be located within the landscape buffer.

Parking shall not be located within the landscape buffer.

Cross Walks:

Cross walks will be provided throughout the retail development. The cross walks will be scored concrete, stained concrete, or pavers and will create pedestrian connectivity.

HEATH TOWNE VILLAGE

Trails:

Connectivity within the commercial development will be achieved by trails and walks. A portion of the trail is located along a tree line at the southwest portion of the site and will wrap around the water feature

The pedestrian trails shall be a minimum of 10 feet in width and within a public easement. The trails can be concrete or a natural surface, such as decomposed granite, and shall be maintained by the terms off the REA Agreement (Restrictions, Easement, Access). The public will have access to the pedestrian areas.



Commercial sidewalks located in front of buildings shall be a minimum of 5' wide.

Benches shall be provided every 300' along 10' trail.



CONNECTING DIFFERENT SPACES

Definitions:

Building Setback: The distance for which a building is set back from the street right of way or adjacent property.

Concept Plan: The conceptual land plan that shows how the site will be developed. It identifies where streets, open space, and trails are to be generally located. It also identifies the conceptual layout for commercial buildings. This plan is conceptual and is entitled to be modified during the engineering design to accommodate drainage, topography, and roadway compliance; all modifications shall generally comply with the approved Concept plan.

CUP: Conditional Use Permit.

EIFS: Exterior Insulating Finishing Material

Facade: The exterior wall of a building that is set along a frontage line (also called building plane).

Height: The heights shall be measured at the plate height. Architectural features can exceed the maximum height if provided for in the district regulations of this Ordinance.

Mixed Use: multiple functions or uses (only within Districts 1) within the same building or within the same zoning district.

For example: Retail store, Grocery Store, Dental Office, Florist, Real Estate or Title office, and Attorney Office all being located within Districts 1. **N.T.S.:** Not to Scale

HEATH TOWNE VILLAGE

Legal Descriptions:

FLEMING TRACT

All that certain lot, tract or parcel of land situated in the EDWARD TEAL SURVEY, ABSTRACT NO. 207, City of Heath, Rockwall County, Texas, and being all of a 13.779 acres tract of land as described in a Warranty deed to Vernon Clark Beaird and Guy O. Keeter, dated July 13, 1981 and being recorded in Volume 159, Page 301 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the Northwest right-of-way line of F.M. Highway 740 Laurence Drive, at the South corner of said 13.779 acres tract and the East corner of a 0.75 acres tract of land as described in a Special Warranty deed from Anthony W. Kelly to Edith A. Kelly, dated August 12, 2002 and being recorded in Volume 3305, Page 195 of the Real Property Records of Rockwall County, Texas;

THENCE N. 49 deg. 42 min. 34 sec. W. a distance of 1285.41 feet to a 1/2" iron rod found for corner at the West corner of said 13.779 acres tract and being in the South line of a 4.19 acres tract as described in a Deed to Riverstone Development Corporation, as recorded in Volume 3617, Page 44 of the Real Property Records of Rockwall County, Texas;

THENCE N. 85 deg. 25 min. 37 sec. E. a distance of 1017.15 feet to a 1/2" iron rod found for corner;

THENCE S. 06 deg. 03 min. 26 sec. E. a distance of 182.91 feet to a 3/8" iron rod found for corner at the Southwest corner of a 0.61 acres tract as described in a Warranty deed to Jack R. Williams and Verna L. Brooks Williams, as recorded in Volume 170, Page 414 of the Real Estate Records of Rockwall County, Texas;

THENCE N. 84 deg. 29 min. 44 sec. E. a distance of 75.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the Northwest corner of a 0.50 acres tract as described in a Warranty deed to Avis Lorene Lindop, as recorded in Volume 196, Page 890 of the Real Property Records of Rockwall County, Texas;

THENCE S. 05 deg. 45 min. 56 sec. E. along the West line of said 0.50 acres tract, a distance of 150.16 feet to a 1/2" iron rod found for corner at the Southwest corner of same;

THENCE N. 84 deg. 25 min. 58 sec. E. along the South line of said 0.50 acres tract, a distance of 150.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the West right-of-way line of F.M. Highway 740 Laurence Drive;

THENCE along said right-of-way line as follows:

S. 05 deg. 45 min. 55 sec. E. a distance of 171.75 feet to a concrete monument found for corner;

S. 00 deg. 57 min. 05 sec. W. a distance of 56.29 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

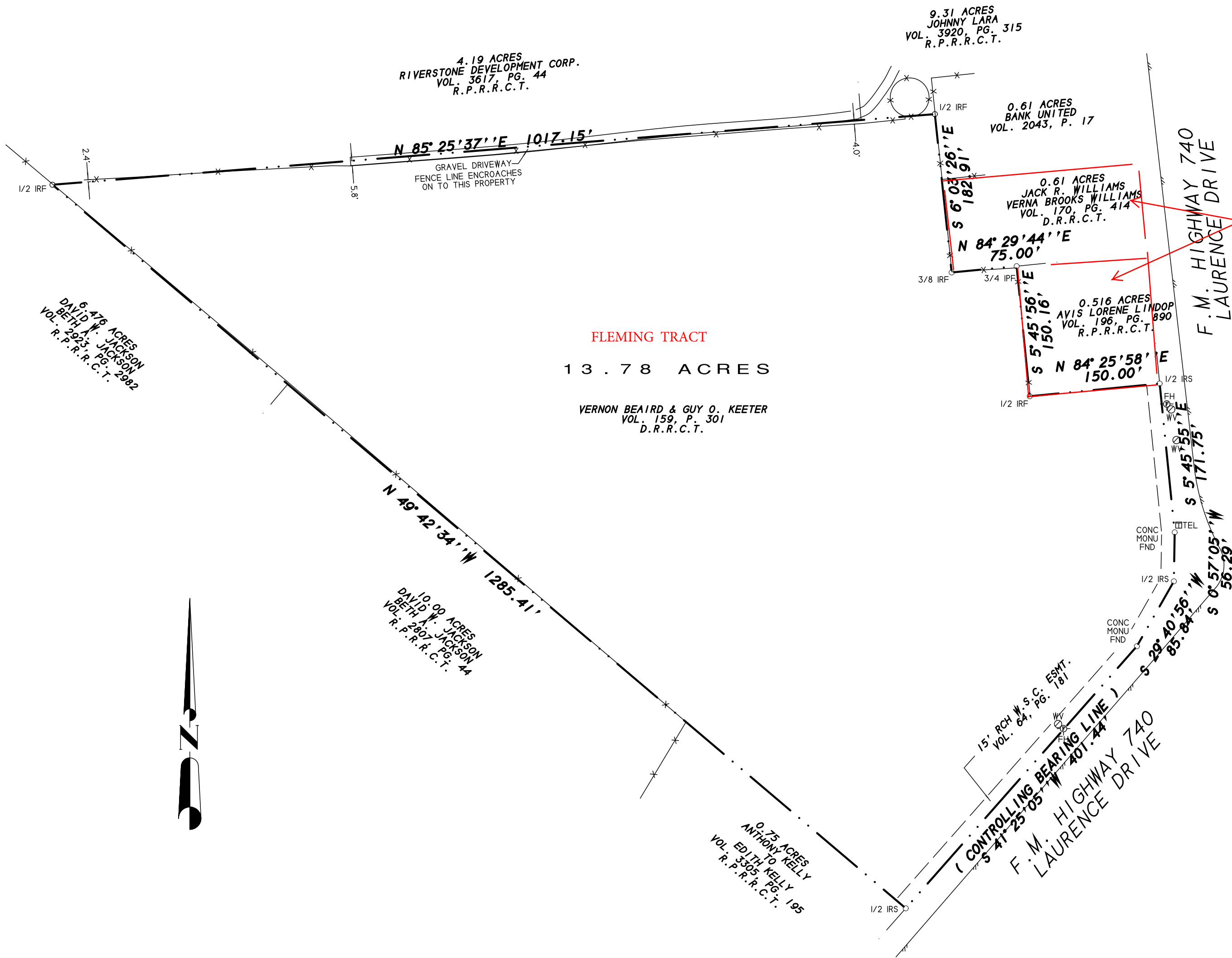
S. 29 deg. 40 min. 56 sec. W. a distance of 85.84 feet to a concrete monument found for corner;

THENCE S. 41 deg. 25 min. 05 sec. W. (Controlling bearing line) continuing along said right-of-way line, a distance of 401.44 feet to the POINT OF BEGINNING and containing 13.78 acres of land.

LINDOP TRACT

0.500-acres (parcel No. 12730 RCAD) and 0.552-acres (parcel 12817 RCAD) belonging to Avis Lorene Lindop; Volume 196, Page 890 of the Real Property Records of Rockwall County, Texas;

FLEMING AND LINDOP TRACTS



DESCRIPTION
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NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480545 0005 A dated Feb. 1, 1980, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 159, PG. 301, D.R.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."
- 4) THE FOLLOWING LISTED EASEMENTS DO NOT LIE ON THIS TRACT: (i) V. 32, PG. 621

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for LANDAMERICA COMMONWEALTH TITLE COMPANY and ELK RIVER INVESTMENTS, INC. at F.M. HIGHWAY 740 LAURENCE DRIVE, HEATH, ROCKWALL COUNTY, TEXAS, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 23rd day of FEBRUARY, 2007.

Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND	
TV	TELEVISION CABLE RISER
GAS	GAS METER
TEL	PHONE RISER
FH	FIRE HYDRANT
PP	POWER POLE
ELEC	ELECTRIC METER
TV ELEC	TV ELECTRIC METER
BOX	ELECTRIC SUBSURFACE JUNCTION BOX
WM	WATER METER
1/2" IRF	1/2" IRON ROD FOUND
LP	LIGHT POLE
CONC MONU	CONCRETE MONUMENT
UNIT	AIR COND. UNIT
PROFANE TANK	PROFANE TANK
---	PROPERTY LINES

SURVEY ACCEPTED BY: _____ DATE _____

_____ DATE _____

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING

SURVEY DATE: FEBRUARY 23, 2007
SCALE: 1" = 100' FILE # 20051707-1
CLIENT: ELK RIVER GF # 2252000024