



**Legend**

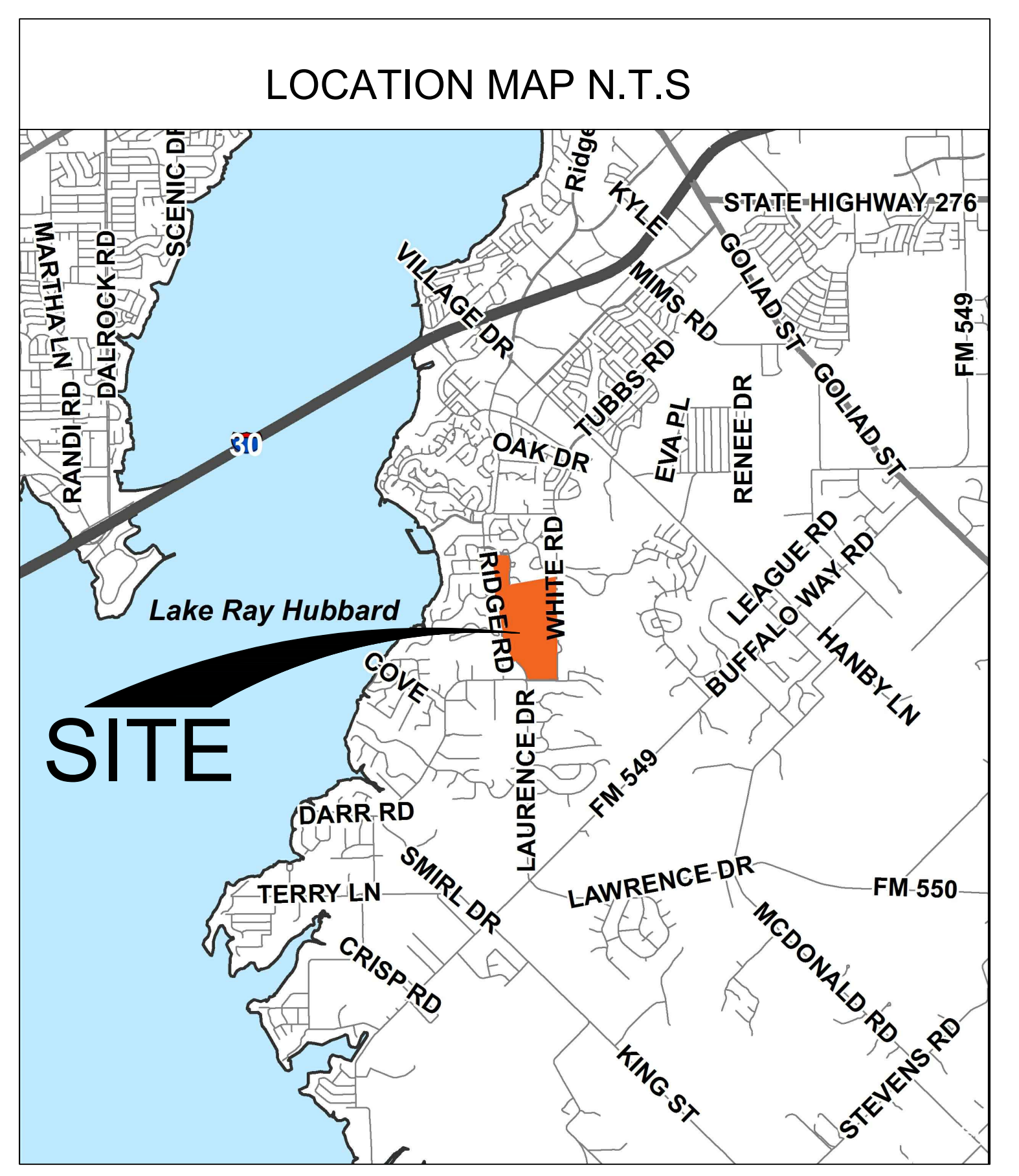
- ① TYPE 1 RESIDENTIAL
- ② TYPE 2 RESIDENTIAL
- ③ TYPE 3 RESIDENTIAL
- ④ COMMERCIAL
- ⑤ PARKING
- ⑥ OPEN SPACE
- ⑦ TRAIL
- ⑧ LANDSCAPE BUFFER

**LEGEND**

IRF	IRON ROD FOUND
IRFC	CAPPED IRON ROD FOUND
IRS	5/8" IRON ROD WITH "KHA" CAP SET
CM	CONTROL MONUMENT
○	LIGHT POLE
⊕	POWER POLE
—	GUY WIRE
▲	BURIED CABLE MARKER
⊕	COMMUNICATIONS MANHOLE
⊕	ELECTRIC MANHOLE
⊕	GAS MANHOLE
⊕	SANITARY SEWER MANHOLE
⊕	STORM SEWER MANHOLE
⊕	WATER MANHOLE
CO	CLEAN OUT
⊕	WATER VALVE
AR	AIR RELEASE VALVE
GV	GAS VALVE
⊕	GAS METER
⊕	WATER METER
⊕	FIRE HYDRANT
△	TELEPHONE PEDESTAL
CP	CATV HANDHOLE OR PEDESTAL
TCB	TRAFFIC CONTROL BOX
E	ELECTRIC BOX
⊕	TRAFFIC SIGNAL
⊕	SIGN
△	TELEPHONE MARKER
⊕	GAS MARKER
⊕	ELECTRIC MARKER
⊕	HANDICAPPED
→	DIRECTIONAL FLOW ARROW

**LINETYPE LEGEND**

—	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
---	STORM SEWER
---	GAS
---	OVERHEAD POWER
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TELEPHONE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT



Development Summary					
Category	Min Lot Size (SQ FT)	Number of Lots	Area (AC)	Area (%)	Applicable Zoning Classification
Type 1 Residential	43,560	4	5.99	3.79%	SF 43
Type 2 Residential	28,000	71	68.36	43.20%	SF 22
Type 3 Residential	15,000	68	35.07	22.16%	SF 15
<b>Residential Total</b>		<b>143</b>	<b>109.43</b>	<b>69.14%</b>	
<b>Open Space Total</b>			<b>33.58</b>	<b>21.22%</b>	

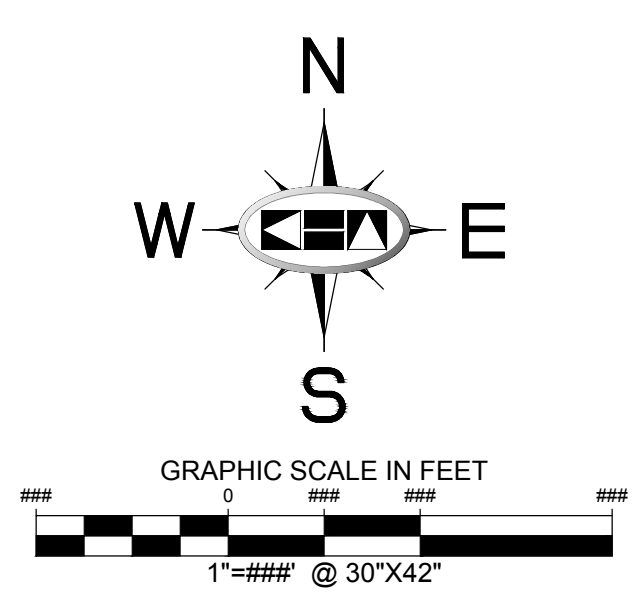
Category	Floor Area (SQ FT)	Area (AC)	Area (%)	Applicable Zoning Classification
Retail	100,000	15.25	9.64%	LR
Office	95,000	15.25	9.64%	
<b>Commercial Total</b>	<b>195,000</b>	<b>15.25</b>	<b>9.64%</b>	
<b>Gross Total</b>		<b>158.265</b>	<b>100%</b>	

Single Family Residential Regulations - Variances				
Characteristic	Type 1	Type 2	Type 3	
Minimum Lot Area		28,000 sf		
Minimum Dwelling Area	3,000 sf	2,500 sf	2,500 sf	

Note: The owner/developer reserves the right to revise the layout, size, and location of the residential lots provided that no lot will be smaller than 15,000 square feet, and that there will be no more than 143 total residential lots.

**APPLICANT / OWNER:**  
**B.C. GOLF II LIMITED**  
 C / O  
**Brock Bailey**  
**Bracewell LLP**  
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**VILLAGE OF HEATH PLANNED DEVELOPMENT DISTRICT**  
 PREPARED FOR  
 CITY OF HEATH, TEXAS

**CONCEPT PLAN**

ISSUE DATE: 05/12/2017  
 KHA PROJECT: 085030202  
 DATE: 05/12/2017  
 SCALE: AS SHOWN  
 DESIGNED BY: TLE  
 DRAWN BY: JM  
 CHECKED BY: FA

SHEET NUMBER  
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