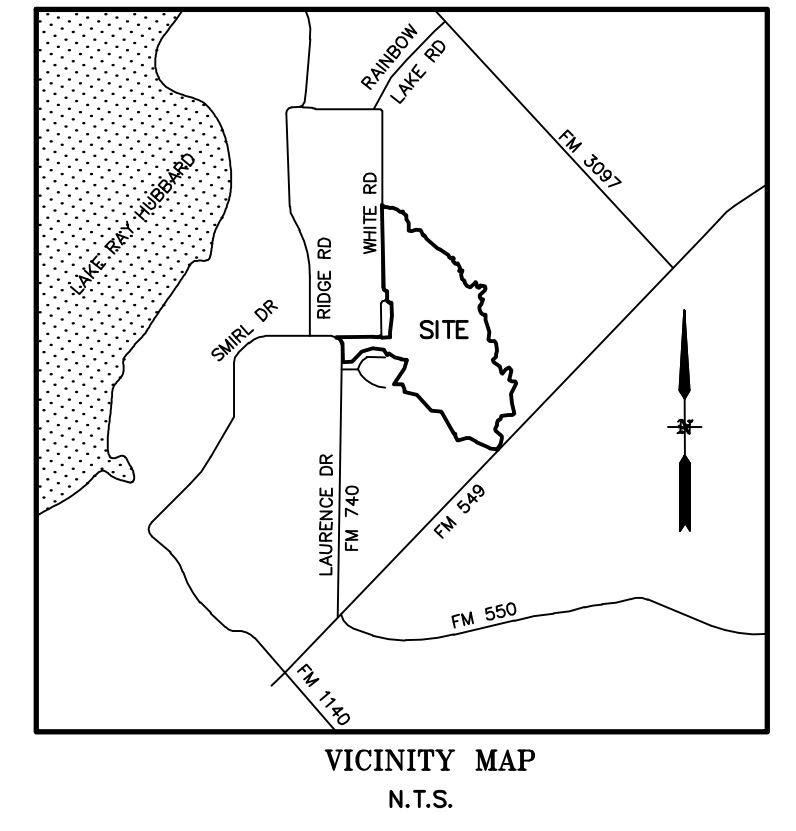


PLANNED DEVELOPMENT OPEN SPACE DESIGNATIONS	
SYMBOL	CLASSIFICATION
(I)	IMPROVED OPEN SPACE
(PI)	PARTIALLY IMPROVED OPEN SPACE
(U)	UNIMPROVED OPEN SPACE
(B)	BUFFER AREA

PHASE SUMMARY - PROPOSED								
COMPLETED								
DESIGNATION	ACREAGE	A-1	A-2	B	C	D	E	TOTAL
PHASE 1	24.12				17	11		28
PHASE 1C-1D	55.33				24	28		52
WS 2A	3.06					5		5
WS2B	4.33					5		5
	86.84				41	49		90
PLANNED								
DESIGNATION	ACREAGE	A-1	A-2	B	C	D	E	TOTAL
PHASE 2A	22.68						11	11
PHASE 2B	16.75					19		19
PHASE 3	74.79				10	27	7	44
PHASE 4A	40.33		81					81
PHASE 4B	34.62			40				40
PHASE 5	19.18	33						33
	208.35	33	81	40	10	46	18	228
TOTAL	295.19	33	81	40	51	95	18	318



COMMON AREA SUMMARY			
NO.	AREA	ACREAGE	CLASSIFICATION
CA-1	173,435	2.78	PI
CA-2	120,953	2.80	PI
CA-3	138,607	3.18	I
CA-4	86,381	1.98	I
CA-5	25,526	0.59	PI
CA-6	1,685	0.04	PI
CA-7	3,175	0.07	U
CA-8	53,898	1.24	I
CA-9	25,656	0.59	U
CA-10	25,732	0.59	PI
CA-11	290,503	6.67	PI
CA-12	13,010	0.30	PI
CA-13	23,573	0.54	PI
CA-14	5,094	0.12	PI
CA-15	32,811	0.75	PI
CA-16	42,887	0.98	PI
CA-17	148,349	3.41	PI
CA-18	30,273	0.69	PI
CA-19	21,984	0.50	PI
CA-20	18,943	0.43	PI
CA-21	12,618	0.29	I
CA-22	112,591	2.58	PI
CA-23	108,083	2.48	U
CA-24	48,207	1.11	PI
CA-25	212,566	4.88	PI
CA-26	34,856	0.80	PI
PARK	174,240	4.00	I
		44.39	
FP-1A	173,863	3.99	
FP-1B	92,210	2.12	
FP-2A	122,512	2.81	
FP-2B	80,056	1.84	
FP-3E	1,141,651	26.21	
FP-3W	343,617	7.89	
FP-4A	109,462	2.51	
FP-4B	788,783	18.11	
FP-5	183,984	4.22	
		69.70	
ALL		114.09	

Characteristic	Single Family Residential Regulations - Variances					
	E	D	C	B	A-1	A-2
Minimum Lot Area	40,000 sf	22,000 sf	15,000 sf	12,000 sf	6,000 sf	7,200 sf
Minimum Lot Width	100	90	80	80	50	60
Minimum Lot Depth	175	175	125	125	120	120
Minimum Front Setback	30	30	30	30	15	15
Minimum Side Setback - Interior	15	15	10	10	5	5
Minimum Side Setback - Corner	30	30	30	25	15	15
Minimum Rear Setback	25	25	25	25	15	15
Maximum Lot Coverage	35%	35%	35%	45%	50%	50%
Minimum Dwelling Area	3,000 sf	3,000 sf	2,500 sf	2,000 sf	1,750 sf	1,750 sf

Development Summary					
Symbol	Min Lots Size (Ft ²)	Number of Lots	Area (Ac)	Area (%)	Applicable Zoning Classification
A-1	6,000	33	5.57	1.89%	T.H.
A-2	7,200	81	14.25	4.83%	T.H.
B	12,000	40	13.09	4.43%	SF 15
C	15,000	51	21.59	7.31%	SF 15
D	22,000	95	56.29	19.07%	SF 22
E	40,000	18	23.81	8.07%	SF 43
Residential Total		318	134.60	45.60%	
SCHOOL		1	11.00	3.73%	LR
Non-Residential Total		1	11.00	3.73%	
FLOOD PLAIN		9	69.70	23.61%	FP
PARK		1	4.00	1.36%	PARK
COMMON AREA		26	40.39	13.68%	CA
Open Space Total			114.09	38.65%	
ROW		4	35.50	12.03%	ROW
Gross Total			295.19	100.00%	

LAND USE SUMMARY		
GROSS ACREAGE	295.19 ACRES	100%
RESIDENTIAL	134.60 ACRES	45.60%
NON-RESIDENTIAL (SCHOOL)	11.00 ACRES	3.73%
OPEN SPACE	114.09 ACRES	38.65%

OPEN SPACE SUMMARY			
	ACRES	% of OPEN SPACE	% of GROSS AREA
OPEN SPACE (TOTAL)	114.09	100%	38.65%
COMMON AREAS (U)	3.14	2.75%	1.06%
COMMON AREAS (I)	10.69	9.37%	3.62%
COMMON AREAS (PI)	30.56	26.79%	10.35%
FLOODPLAIN AREA	69.70	61.09%	23.61%

APPROXIMATE SEQUENCE OF DEVELOPMENT	
PHASE 2A	2014
PHASE 2B	2015
PHASE 3	2015
PHASE 4A	2014
PHASE 4B	2016
PHASE 5	2014

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This Conceptual Plan was prepared under my supervision.
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Todd D. Winters, PE
State of Texas, Registration No. 87085

CONCEPTUAL PLAN
HEATH CROSSING
318 LOT SUBDIVISION
295.19 ACRES SITUATED IN THE
CITY OF HEATH, ROCKWALL COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN L.P.
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