



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	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

Heath Crossing Improvements Associated with Phases		
Sub-Phase	Approximate Number of Residential Lots	Schedule of Improvements to be completed by completion of subphase.
1A, 1B, 1C & 1D	90	* Existing east-west segment of White Road Section D from F.M. 740 to North-South White Rd. Section E to roundabout in Proposed Collector Road.
2A & 2B	30	* Proposed Collector Road from Phase 1C-1D to intersection of Shadowwood. Adjacent segment of proposed Hike/Bike trail (See Trail Exhibit).
3	44	* Southern segment of proposed Hike/Bike trail (See Trail Exhibit). Proposed Collector Road from Phase 2A to eastern boundary of property.
4A & 4B	121	* Existing north-south segment of White Road Section (B & C) to northern property boundary shall be completed before Phase 4 is opened. See Trail Exhibit for Trail to be constructed with these Phases.
5	33	* See Trail Exhibit for Trail to be constructed with this Phase.

COMMON AREA SUMMARY			
NO.	AREA	ACREAGE	CLASSIFICATION
CA-1	173,455	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	

Single Family Residential Regulations - Variances										
Characteristic	Single Family Residential Classification									
	E	D	C	B	A-1	A-2				
Minimum Lot Area	43,000 sf	40,000 sf	22,000 sf	15,000 sf	15,000 sf	12,000 sf	6,000 sf	6,000 sf	7,200 sf	7,200 sf
Minimum Lot Width	100	90	80	80	80	50	50	50	60	60
Minimum Lot Depth	175	175	125	125	125	120	120	120	120	120
Minimum Front Setback	30	30	30	30	30	20	20	20	20	20
Minimum Side Setback - Internal Lot	15	15	10	10	10	0/10	5	0/10	5	5
Minimum Side Setback - Abutting Street	30	30	30	30	30	25	20	15	20	15
Minimum Rear Setback	25	25	25	25	25	15	15	15	15	15
Maximum Lot Coverage	35%	35%	35%	35%	35%	45%	50%	50%	50%	50%
Maximum Dwelling Area	1,500 sf	3,000 sf	1,500 sf	3,000 sf	2,500 sf	1,500 sf	2,000 sf	1,500 sf	1,750 sf	1,750 sf

*Variances are shown in Bold text *Existing Regulations are shown in italic text (All Lots will adhere to City of Heath Standards unless shown otherwise)

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%		

PLANNED DEVELOPMENT DISTRICT GROSS RESIDENTIAL DENSITY		
COMPLETED AREA (acres)	DWELLINGS	DENSITY (dwellings/acre)
86.84	90	1.036
PLANNED AREA (acres)	DWELLINGS	DENSITY (dwellings/acre)
208.35	228	1.094
TOTAL AREA (acres)	TOTAL DWELLINGS	GROSS DENSITY (dwellings/acre)
295.19	318	1.077

LAND USE SUMMARY			
	ACRES	% OF OPEN SPACE	% OF GROSS AREA
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%	

(* 10% OPEN SPACE REQUIRED PER CITY ORDINANCE)

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	YEAR
PHASE 2A	2014
PHASE 2B	2015
PHASE 3	2015
PHASE 4A	2014
PHASE 4B	2016
PHASE 5	2014

- NOTES:
- ALL NEIGHBORHOOD STREETS WILL CONFORM TO THE CURRENT CITY SUBDIVISION ORDINANCE AND THOROUGHFARE PLANS.
 - ON STREET PARKING WILL BE PROHIBITED IN PHASE 4A ALONG ANY STREET THAT IS DIRECTLY ADJACENT TO THE SCHOOL SITE.
 - THE LOCATION OF THE HEATHLAND CROSSING AND FM 549 CONNECTION IS CONCEPTUAL AND MAY BE RECONFIGURED AS NECESSARY BY THE CITY OF HEATH.
 - IN A-1 AND A-2 CLASSIFICATION LOTS FENCES IN SIDE OR REAR YARDS ABUTTING A STREET WILL BE DECORATIVE METAL. WOODEN OR PRIVACY FENCES ARE PROHIBITED.

APPLICANT
 TR HEATH PARTNERS, LTD
 1600 N. COLLINS BLVD., SUITE 1500
 RICHARDSON, TEXAS 75080
 PHONE: (972) 644-2400
 FAX: (972) 644-2411

This Conceptual Plan was prepared under my supervision.
Jodi Winters
 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.
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
 201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
 (972) 941-8400 (972) 941-8401 FAX
 DATE: 04-30-2014 SHEET 1 OF 1