

APPROXIMATE SEQUENCE OF DEVELOPMENT

PHASE 2A	2012
PHASE 2B	2013
PHASE 3	2015
PHASE 4A	2017
PHASE 4B	2019
PHASE 5	2022

OPEN SPACE SUMMARY

	ACRES	% of OPEN SPACE	% of GROSS AREA
OPEN SPACE (TOTAL)	121.62	100%	41.20%
PARK (PUBLIC)	4.14	3.40%	1.40%
COMMON AREAS (U)	12.34	10.15%	4.18%
COMMON AREAS (I)	9.01	87.41%	3.05%
COMMON AREAS (PI)	26.79	22.03%	9.08%
FLOODPLAIN AREA	69.34	57.01%	23.49%

Development Summary

Symbol	Min Lots Size (Ft ²)	Number of Lots	Area (Ac)	Area (%)	Applicable Zoning Classification
A	6,000	38	6.10	2.07%	T.H.
B	12,000	100	35.30	11.96%	SF 15
C	15,000	65	27.26	9.24%	SF 15
D	22,000	81	47.55	16.11%	SF 22
E	40,000	17	21.48	7.28%	SF 43
Residential Total		301	137.69	46.65%	
PUBLIC PARK		1	4.14	1.40%	PARK
FLOODPLAIN AREA		2	69.34	23.49%	FP
COMMON AREA		18	48.14	16.31%	CA
Open Space Total			121.62	41.20%	
ROW		3	35.87	12.15%	ROW
Gross Total			295.18	100.00%	

Single Family Residential Regulations - Variances

Characteristic	Single Family Residential Classification				
	E	D	C	B	A
Minimum Lot Area	40,000 sf			12,000 sf	
Minimum Side Setback - Interior				10	
Minimum Side Setback - Corner				25	
Maximum Lot Coverage				45%	
Minimum Dwelling Area	3,000 sf	3,000 sf	2,500 sf	2,000 sf	1,750 sf

(* ALL LOTS WILL ADHERE TO CITY OF HEATH STANDARDS UNLESS SHOWN OTHERWISE)

COMMON AREA SUMMARY

CA-1	171,353	3.93
CA-2	232,687	5.34
CA-3	109,611	2.52
CA-4	80,689	1.85
CA-5	33,584	0.77
CA-6	33,633	0.77
CA-7	226,829	5.21
CA-8	112,591	2.58
CA-9	108,083	2.48
CA-10	12,618	0.29
CA-11	64,871	1.49
CA-12	212,566	4.88
CA-13	213,995	4.91
CA-14	118,375	2.72
CA-15	84,483	1.94
CA-16	230,638	5.29
CA-17	25,447	0.58
CA-18	25,656	0.59
Park	180,500	4.14
ALL	121.62	

PLANNED DEVELOPMENT OPEN SPACE DESIGNATIONS

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

LAND USE SUMMARY

GROSS ACREAGE	295.18 ACRES	100%
RESIDENTIAL	137.69 ACRES	46.65%
OPEN SPACE	121.62 ACRES	41.20%*

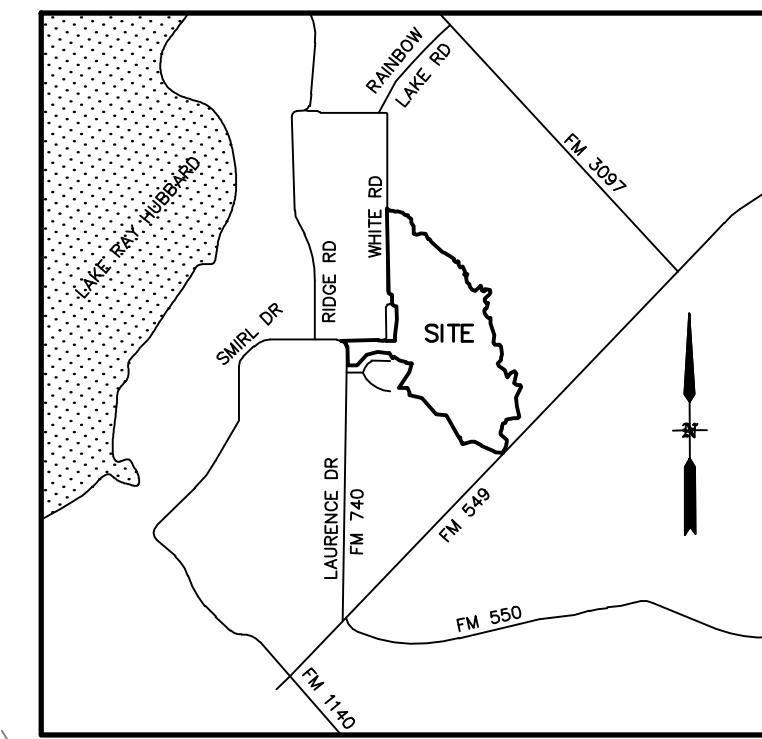
(* 10% OPEN SPACE REQUIRED PER CITY ORDINANCE)

PHASE SUMMARY

DESIGNATION	ACREAGE	A	B	C	D	E	TOTAL
PHASE 1	23.43			17	11		28
PHASE 1C&D	55.22			24	28		52
PHASE 2A	22.33					11	11
PHASE 2B	16.76		5	13			18
PHASE 3	75.13			19	19	6	44
PHASE 4A	32.84		52				52
PHASE 4B	43.55		48				48
PHASE 5	18.53	38					38
WC2A	3.06				5		5
WC2B	4.33				5		5
TOTAL	295.18	38	1000	65	81	17	301

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	29	* Proposed Collector Road from Phase 1C-1D to intersection of Shadowwood. Adjacent segment (Trail "D") of proposed Hike/Bike trail.
3	44	* Southern segment (Trail "D") of proposed Hike/Bike trail. Proposed Collector Road from Phase 2A to eastern boundary of property.
4A & 4B	100	* Existing north-south segment of White Road Section (B & C) to northern property boundary shall be completed before Phase 4 is opened. Trail "B" will be completed with this phase.
5	38	* Trail "A" will be completed with this phase.



PLANNED DEVELOPMENT DISTRICT
GROSS RESIDENTIAL DENSITY

TOTAL AREA (acres)	TOTAL DWELLINGS	GROSS DENSITY (dwellings/acre)
295.18	301	0.981

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

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CRESTRIDGE MEADOWS
PHASE TWO
(CAB. C. SL. 95)
P.R.R.C.T.

CONCEPTUAL PLAN
HEATH CROSSING
301 LOT SUBDIVISION
295.18 ACRES SITUATED IN THE
CITY OF HEATH, ROCKWALL COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
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DATE: NOVEMBER 2, 2011
SHEET 1 OF 1