

Overall Land Use Acreage Summary

Perimeter Thoroughfare Rights of Way	1.37
Open Space and FEMA Floodplain	21.73
Easement	0.66
Residential Lots / Residential Rights of Way	134.49
Total	158.26

Phase 1 Summary

1 Acre Lots	55
Min. Dwelling Unit Size (SF)	4,000
Acreage	85.09

Phase 1 Major Capital Improvements Installed By (Tentative) December 2025

Phase 2 Summary

1 Acre Lots	55
Min. Dwelling Unit Size (SF)	4,000
Acreage	73.18

Phase 2 Major Capital Improvements Installed by (Tentative) December 2028

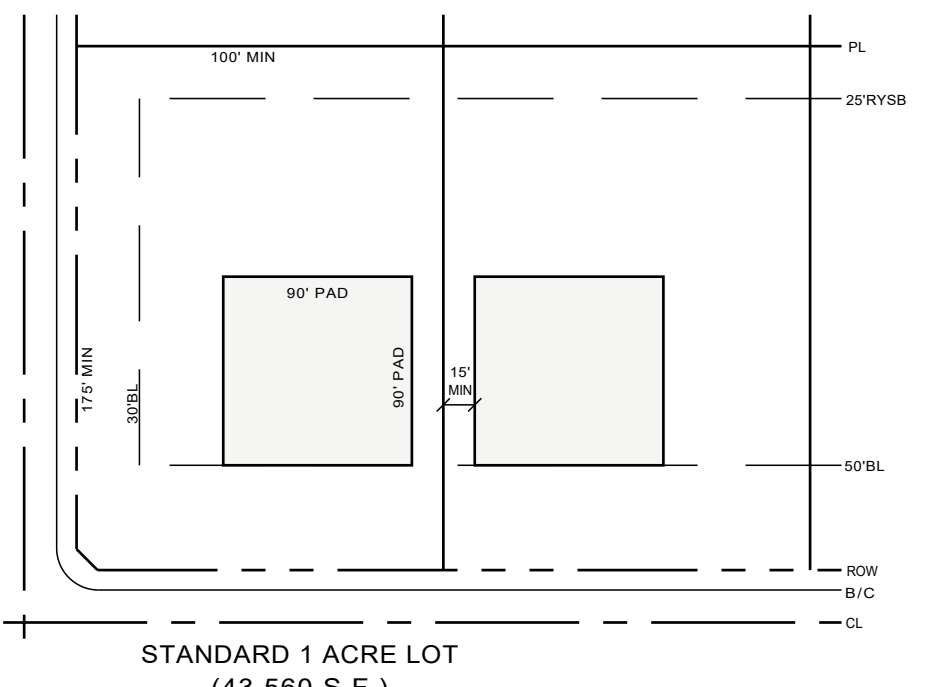
*A MINIMUM OF FIVE HOMES IN EACH PHASE SHALL BE A MINIMUM OF 6,000 SF

Projected Density Summary (Units per Acre)

Gross Single Family Residential	0.7
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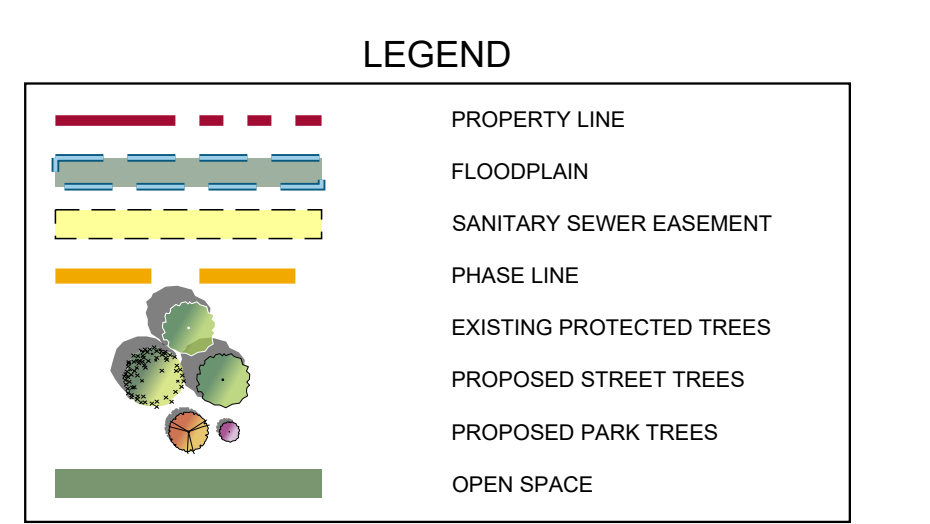
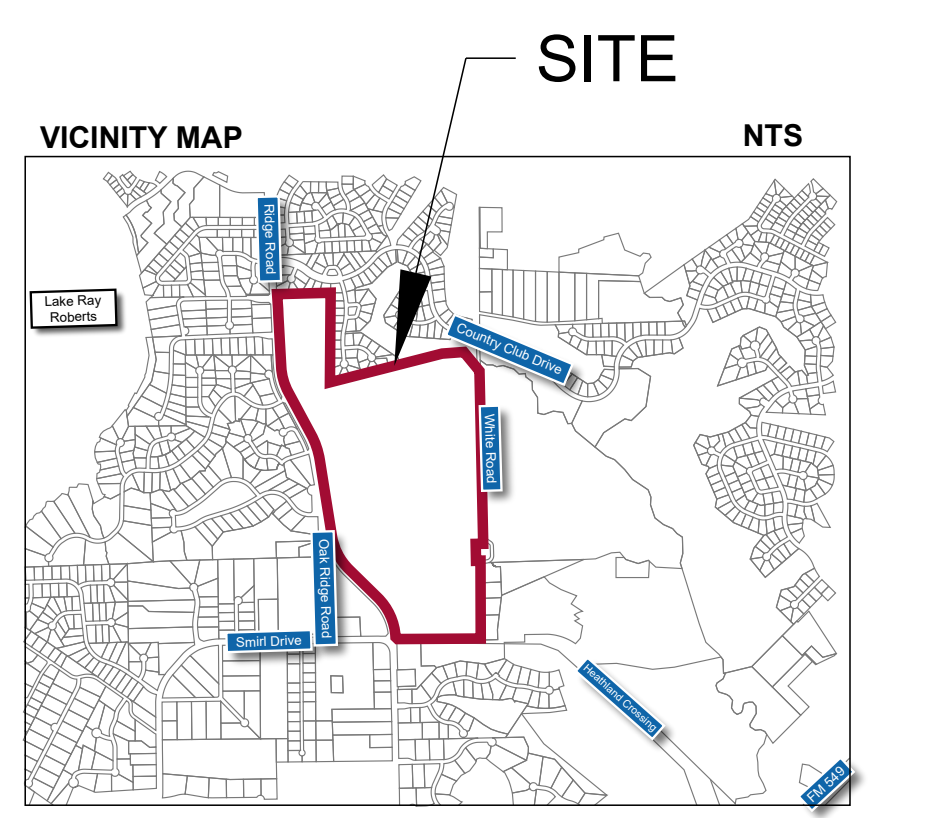
HOA Lot Table Summary

Lot Number	Use	Area
HOA Lot 1	30' Buffer	14,060 SF
HOA Lot 2	30' Buffer	56,178 SF
HOA Lot 3	30' Buffer	93,122 SF
HOA Lot 4	Open Space	90,737 SF
HOA Lot 5	Trailhead	7,390 SF
HOA Lot 6	Open Space	122,481 SF
HOA Lot 7	Pond & Pocket Park	622,746 SF



ZONING REQUIREMENTS

Existing Zoning: Agriculture (AG)	Min. Front Yard Setback: 50'
Proposed Zoning: SF-43	Min. Side Yard Setback: 15'
Max Lot Coverage: 35%	Min. Side Yard Setback (Corner): 30'
Max Height: 35'	Min. Rear Yard Setback: 25'



PLANNER / ENGINEER
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- NOTES:**
- THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
 - FLOOD PLAIN SHOWN IS SUBJECT TO CHANGE BASED ON A MORE DETAILED FULLY DEVELOPED FLOOD STUDY ANALYSIS.
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CONCEPT PLAN

Perry Tract

City of Heath, Rockwall County, Texas

Kimley»Horn

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October 2024

