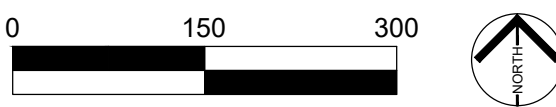




GREEN AREA AND SIDEWALK	AREA (SQFT)
1- 10' SIDEWALK AND LANDSCAPE AND HOA TRAIL	95010
2- HALF OF THE FLOOD PLAIN AND GREEN AREA	346085
3- GREEN AREA AND LANDSCAPE BUFFER	441825
4- DETENTION POND	45130
TOTAL	928,050
20% OF THE TOTAL LAND AREA (928,050 SQFT/ 21.3 ACRES) IS DEDICATED AS OPEN SPACE.	

LEGEND:	
	SIDE WALK AND TRAIL
	30' STREET
	60' MINOR COLLECTOR ROADWAY
	OPEN SPACE AREA (PARK) - 20 AC.
	DETENTION POND
	TYPE "A" - MIN 1.0 AC. - 44 LOTS
	TYPE "B" - MIN 1.5 AC. - 10 LOTS
	AMENITY - PICKLEBALL COURTS



OPTIMA
DESIGN & ENGINEERING PLLC
2808 WILDCREEK CT, KELLER TEXAS
TEL. (817) 466-6503
TEXAS FIRM REGISTRATION NO. F-23565
EMAIL: P.ALIKHANI@OPTIMAENGINEER.COM

REVISION NO.	REVISION	REV. DATE
1	EDITED PLAN BASED ON THE CITY COMMENTS	08.05.2025
2	INCREASE THE GREEN AREA TO 20%	08.12.2025
3	CHANGED THE DESIGN BASED ON COMMENTS	09.02.2025
4	ADD AMENITIES PICKLEBALL COURTS	09.19.2025

PLAN DEVELOPMENT

PROJECT:
ROCKWALL PROPERTY
105 ACRES
NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

SHEET TITLE		
CONCEPT PLAN		
DRAWN BY HASTI	ISSUE	ISSUE DATE 07.31.2025
PROJECT DATE JULY 2025	PROJECT NO. 001	REV. NO. 4
SCALE: 1" = 150'	SHEET NO. 1	