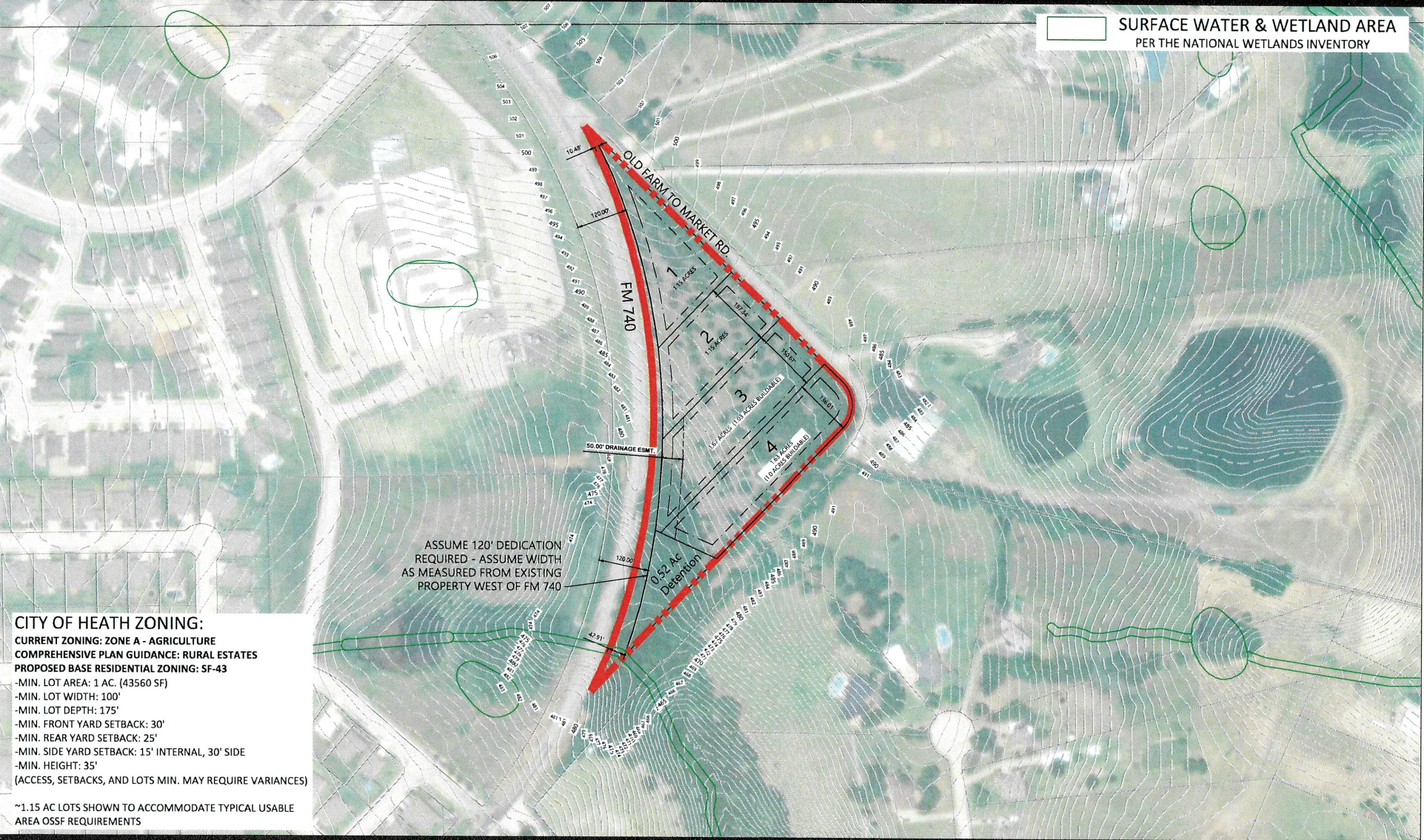


6.8 AC FM 740 TRACT - CONCEPT PLAN

CITY OF HEATH, TEXAS

 SURFACE WATER & WETLAND AREA
PER THE NATIONAL WETLANDS INVENTORY



ASSUME 120' DEDICATION
REQUIRED - ASSUME WIDTH
AS MEASURED FROM EXISTING
PROPERTY WEST OF FM 740

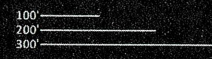
CITY OF HEATH ZONING:
CURRENT ZONING: ZONE A - AGRICULTURE
COMPREHENSIVE PLAN GUIDANCE: RURAL ESTATES
PROPOSED BASE RESIDENTIAL ZONING: SF-43
 -MIN. LOT AREA: 1 AC. (43560 SF)
 -MIN. LOT WIDTH: 100'
 -MIN. LOT DEPTH: 175'
 -MIN. FRONT YARD SETBACK: 30'
 -MIN. REAR YARD SETBACK: 25'
 -MIN. SIDE YARD SETBACK: 15' INTERNAL, 30' SIDE
 -MIN. HEIGHT: 35'
 (ACCESS, SETBACKS, AND LOTS MIN. MAY REQUIRE VARIANCES)
 ~1.15 AC LOTS SHOWN TO ACCOMMODATE TYPICAL USABLE
 AREA OSSF REQUIREMENTS

\S\0002011\001\PROJECT DATA\DWG\CONCEPT PLAN CP-12.DWG
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 Fax: (972) 474-1176 westwoodpa.com
 Westwood Professional Services, Inc.

EXHIBIT FOR CONCEPTUAL REFERENCE ONLY; BOUNDARY LOCATION IS APPROXIMATE; ZONING PER 2022 ZONING MAP, FUTURE
 USE PER 2018 FUTURE LAND USE MAP, ROAD CLASSIFICATIONS PER 2014 TRANSPORTATION PLAN (ALL HEATH MOST RECENT);
 FLOOD LINES PER FEMA FIRM PANELS; WETLANDS AND STREAM LOCATIONS PER NATIONAL WETLANDS INVENTORY; PARCEL
 INFORMATION PER COUNTY; ZONING PER CITY OF HEATH CODE OF ORDINANCES;



January 6, 2023
 #002011.10



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