Residential Site Data Summary Chart

Single Family Residential Lots		22
Open Spaces		3
Residential Lots	58.40 %	2.71 ac.
Open Spaces	18.10 %	0.83 ac.
R.O.W.	23.49 %	1.10 ac.
Gross Acreage	100.00%	4.64 ac.

Site Data

Gross Acreage	4.64 ac.
Gross Density	4.74/units per ac.

Lot Summary

Residential Lots	22
Minimum Lot Size	5,035 s.f.
Average Lot Size	5,366 s.f.

Commercial Site Data Summary Chart

Commercial Lots		2
Commercial Buildings	26.03 %	0.44 ac.
Open Space	36.09 %	0.61 ac
R.O.W.	37.88 %	0.64 ac.
Gross Acreage	100.00%	1.69 ac.

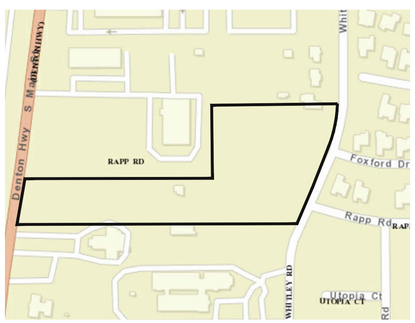
Total Area

Gross Acreage	6.43 ac.

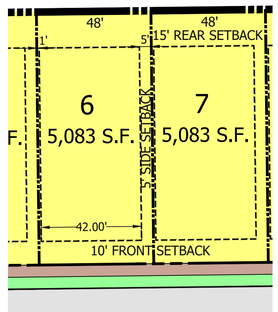
Zoning & Current Use

Existing Zoning:	C - Commercial
Proposed Zoning:	PD - Planned Development
Current Use:	Vacant
Proposed Use:	Residential

LOCATION MAP

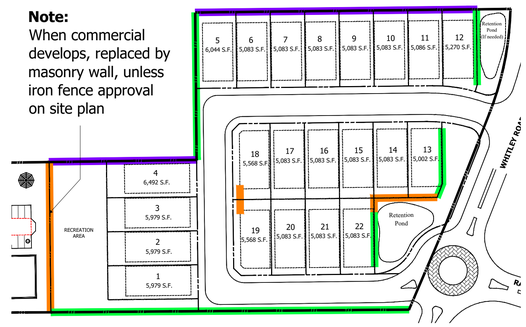


Lot Detail



Wall / Fence Diagram

Note:
When commercial develops, replaced by masonry wall, unless iron fence approval on site plan

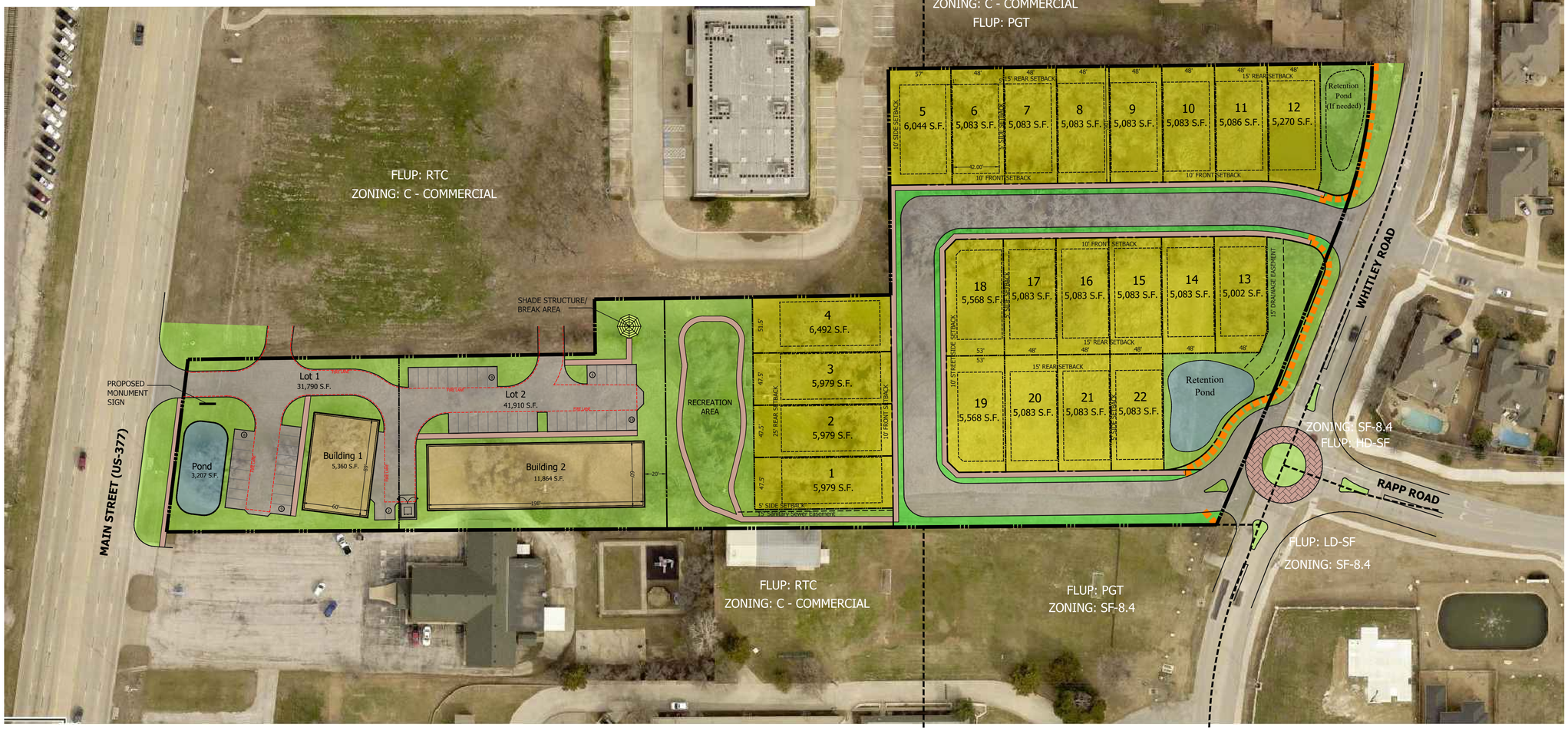


Wall / Fence Legend

- 6' Wood Fence
- 6' Masonry Wall
- 6' Iron Fence

Legend

- 6' Sidewalk
- 5' Sidewalk



Applicant:
Garabedian Properties
P.O.Box 93984
Southlake, TX. 76092
Mike Garabedian
817-748-2669

Owner:
HUYNH & VIYAPON LLC
Sara Viyapon
817-602-6775
sivyapon@yahoo.com

Planner: SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

Engineer:
Hamilton Duffy P.C.
8241, Mid-cities Blvd., St. 100
North Richland Hills, TX 76180
Keith Hamilton
817-268-0408

02 DEC 24

1" = 50'

0 50' 100' 200'

Concept Plan

Case No. ZONE-2409-0005

Whitley Springs

Keller, Tarrant County, Texas