

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.

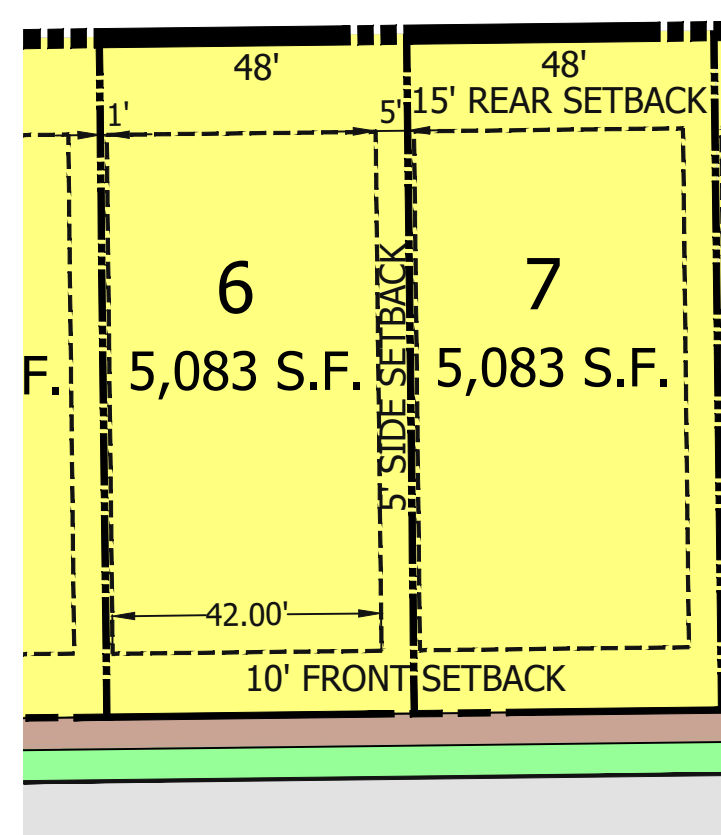
Total Area

Gross Acreage	6.43 ac.
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Zoning & Current Use

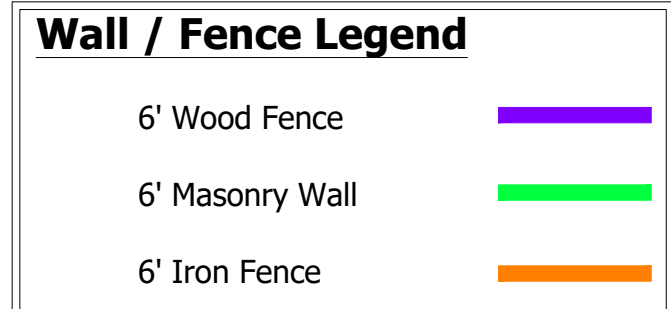
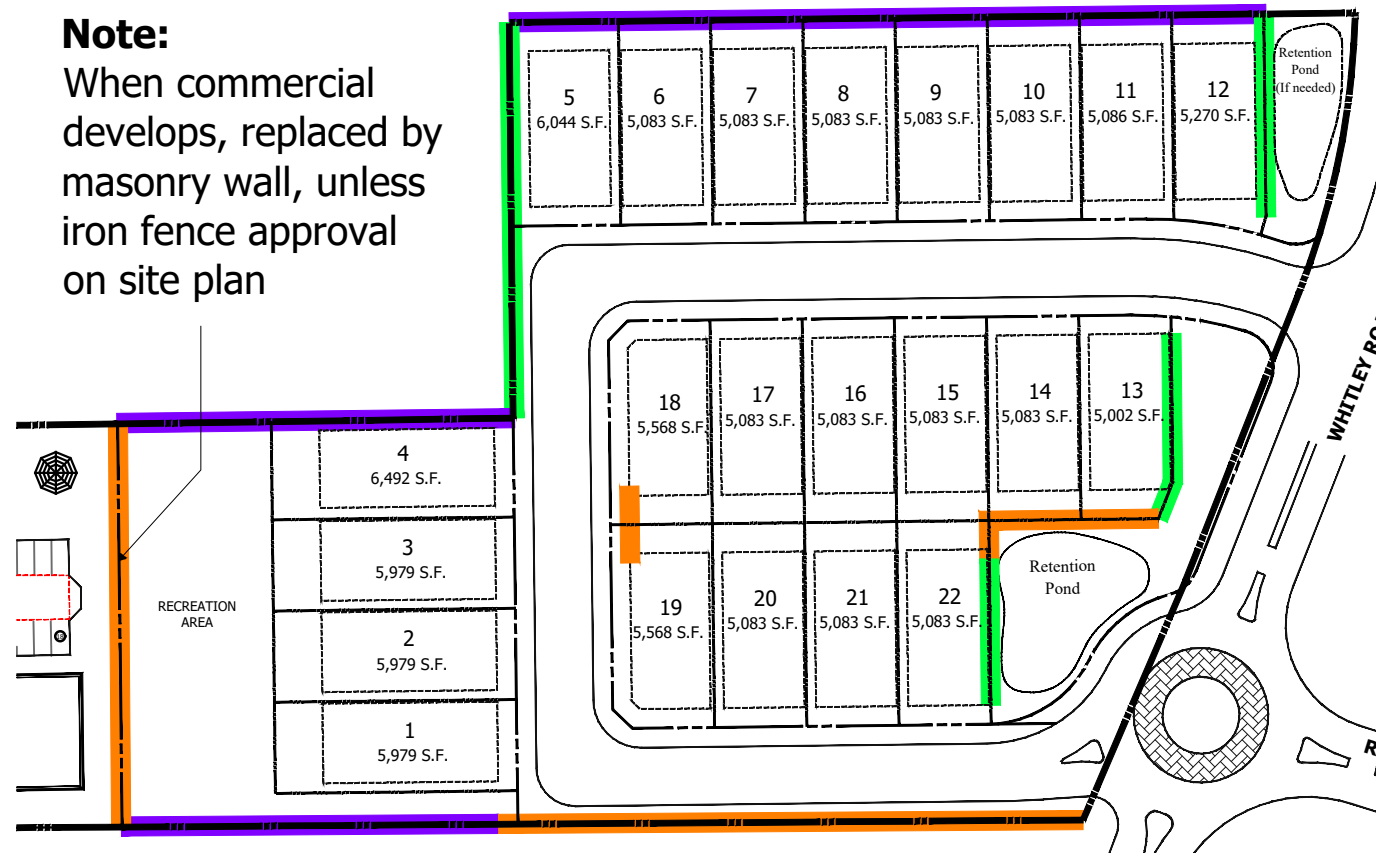
Existing Zoning:	C - Commercial
Proposed Zoning:	PD - Planned Development
Current Use:	Vacant
Proposed Use:	Residential

Lot Detail

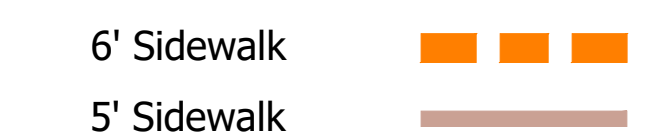


Wall / Fence Diagram

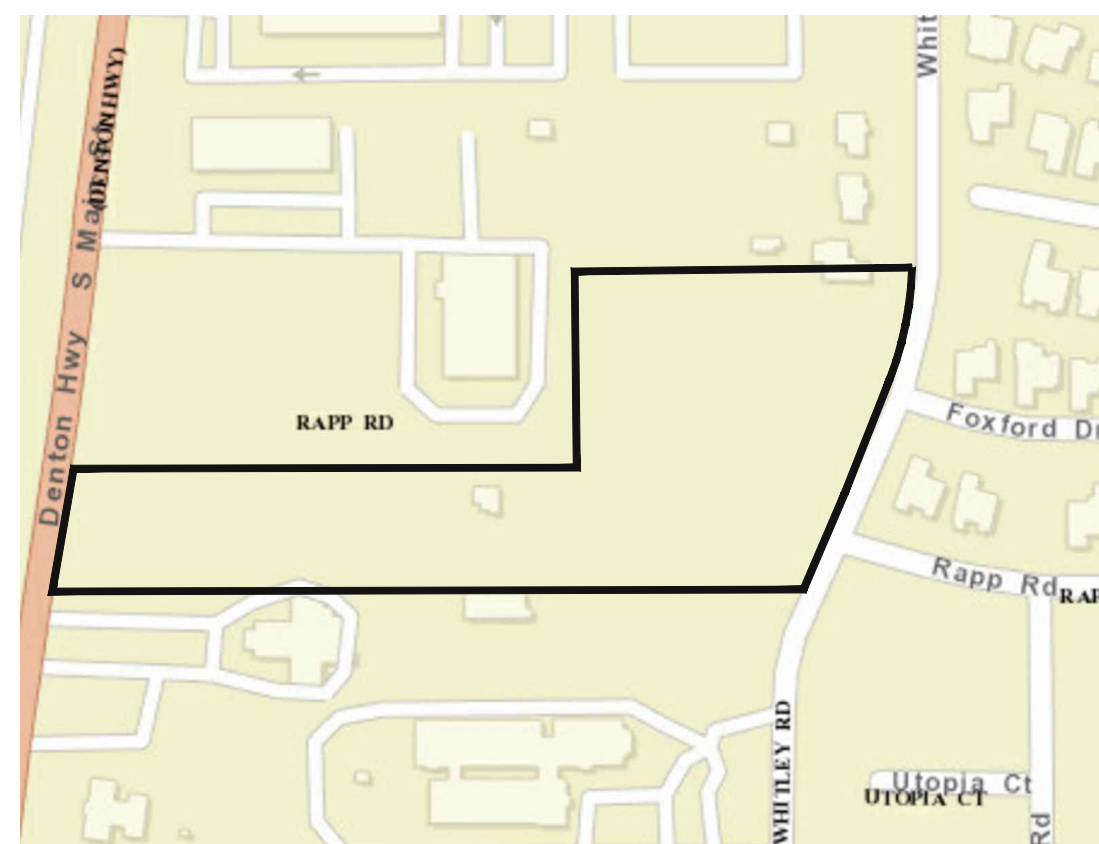
Note:
When commercial develops, replaced by masonry wall, unless iron fence approval on site plan



Legend



LOCATION MAP



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

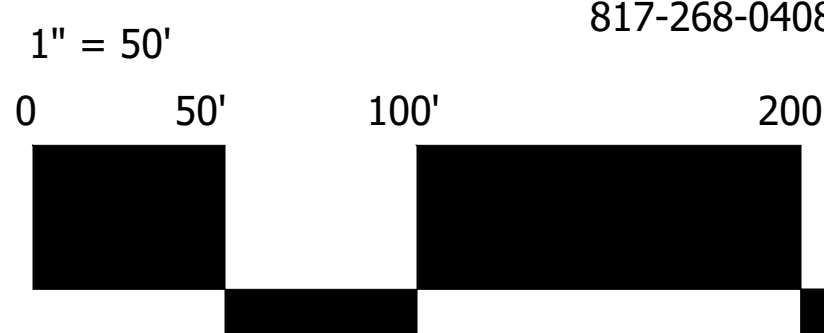
Planner: SAGE GROUP, INC.



Engineer:

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

25 OCT 24



Concept Plan

Case No. ZONE-2409-0005

Whitley Springs

Keller, Tarrant County, Texas