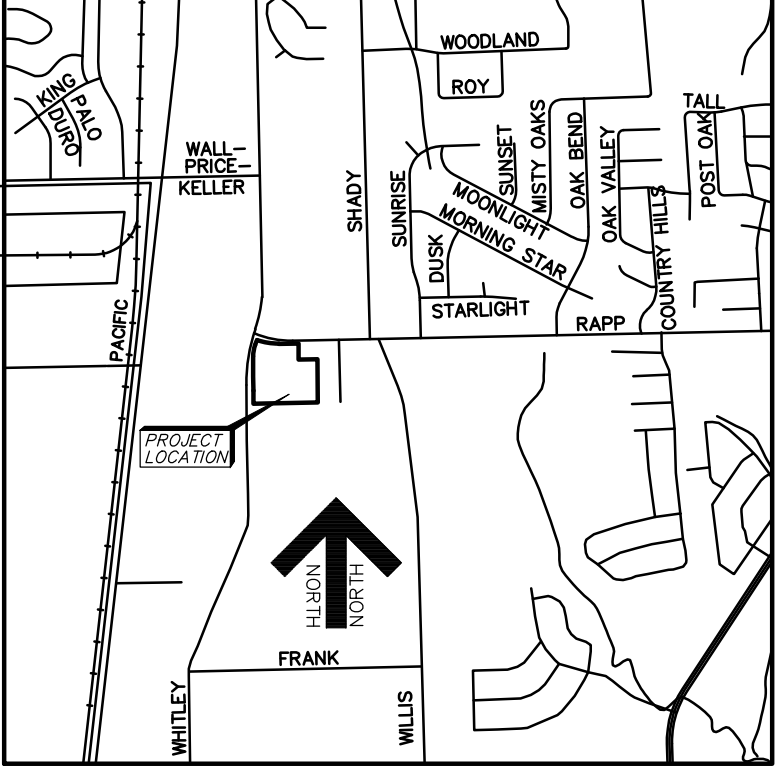
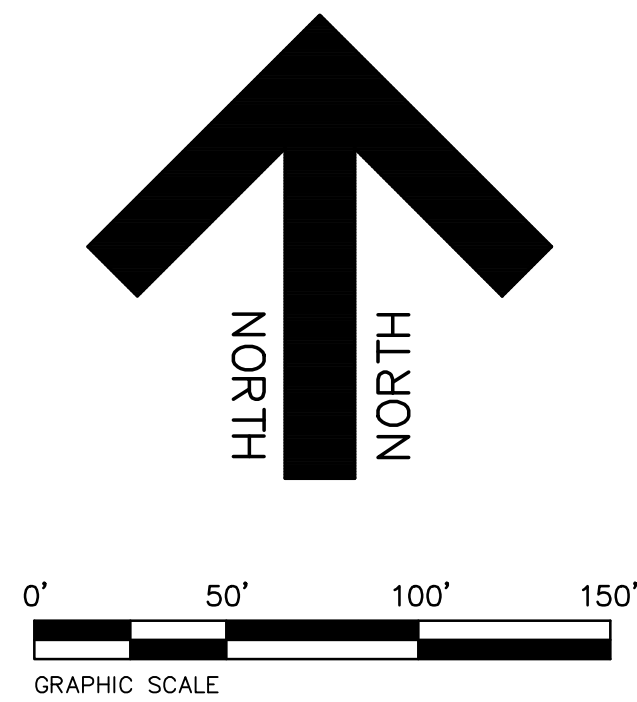
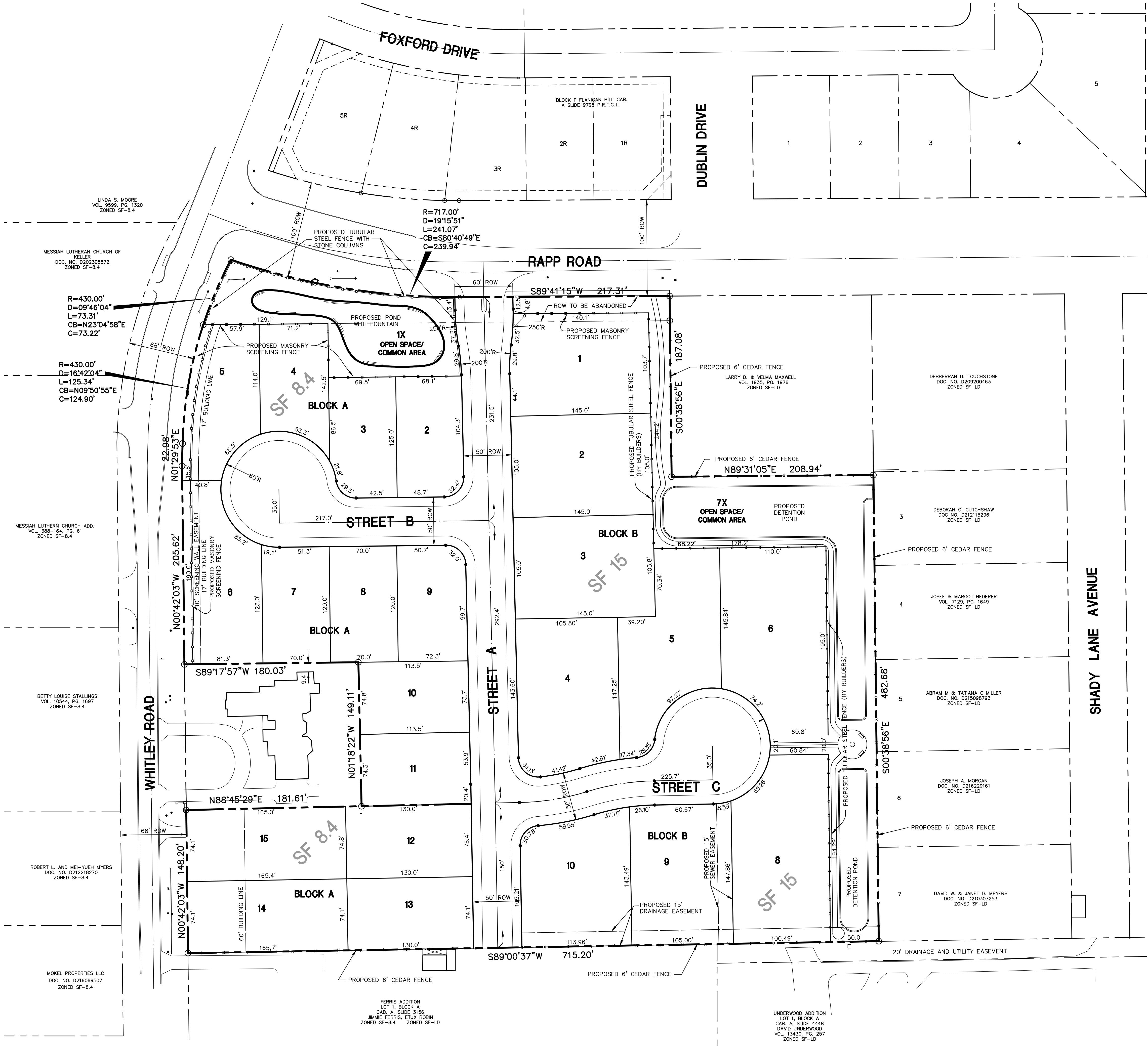




• VICINITY MAP •
(NOT TO SCALE)

LOT SUMMARY TABLE					
BLOCK A			BLOCK B		
LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
1X	17,875	0.410	1	15,075	0.346
2	8,500	0.195	2	15,225	0.350
3	8,400	0.193	3	15,283	0.351
4	8,402	0.193	4	16,507	0.379
5	10,695	0.426	5	15,972	0.367
6	13,309	0.306	6	19,717	0.453
7	8,419	0.193	7X	44,981	1.033
8	8,400	0.193	8	18,343	0.421
9	8,508	0.195	9	15,229	0.350
10	8,430	0.194	10	15,009	0.344
11	8,432	0.194			
12	9,764	0.224			
13	9,633	0.221			
14	12,267	0.282			
15	12,300	0.282			

SITE TABULATIONS

OVERALL SITE AREA	417,259 SQ. FT. OR 9.5789 ACRES
OPEN SPACE REQUIRED	15% OR 62,589 SQ. FT.
OPEN SPACE PROVIDED	15% OR 62,856 SQ. FT.

- DEVELOPMENT NOTES:
- ALL SF-8.4 LOTS SHALL COMPLY WITH ALL PROVISIONS AND REQUIREMENTS OF THE SF 8.4 ZONING DISTRICT REGULATIONS.
 - ALL SF-15 LOTS SHALL COMPLY WITH ALL PROVISIONS AND REQUIREMENTS OF THE SF 15 ZONING DISTRICT REGULATIONS.
 - LOT 1X WILL INCLUDE A SMALL POND WITH A FOUNTAIN AS AN ENTRY FEATURE.

REVISIONS:	
4-13-17	CITY COMMENTS
4-28-17	CITY COMMENTS
5-1-17	CITY COMMENTS

DEVELOPER:
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CASE NO. Z-17-0003

SHEET TITLE:
PD CONCEPT PLAN
WESTBURY ESTATES
9.5789 ACRES
KELLER, TEXAS

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8527

ENGINEERS • SURVEYORS • LAND PLANNERS
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DATE: 2-10-17	DRAWN BY: JDJR	SHEET NO.
SCALE: 1"=50'	CHECKED BY: JDJR	1 OF 3