

WESTOVER PARK
Acreage Per Land Use Summary

LAND USE CATEGORY	ACREAGE P.U.D.	% OF GROSS ACREAGE	ACREAGE MASTER PLAN	% OF GROSS ACREAGE	ACREAGE DIFFERENCE P.U.D. MASTER PLAN
CONSTRAINTS	70.2	14.0%	76.3	15.2%	+6.1
League City Parkway	7.9		7.9		
Maple Leaf Drive	9.9		10.0		
Collector Street/Westover Park Avenue	6.5		11.2		
Drainage Easement	45.9		47.2		
RECREATION/OPEN SPACE	45.2	9.0%	42.7	8.5%	-2.5
Recreation Centers	4.9		7.4		
Neighborhood Parks	9.4		8.4		
Lakes	5.2		4.2		
Landscape Reserves	21.7		20.8		
Drillsites	4.0		1.9		
NON RESIDENTIAL	31.5	6.2%	30.9	6.1%	-0.6
Commercial Reserves	15.0		14.4		
City Site (Elementary School Site)	16.5		16.5		
SINGLE FAMILY RESIDENTIAL	356.5	70.8%	353.5	70.2%	-3.0
TOTALS	503.4	100%	503.4	100%	

Land Use Changes/Regulation Compliance

LAND USE/ACREAGE	TOTAL AC. PUD.	ZONING DESIGNATION P.U.D.	LAND USE/ACREAGE	TOTAL AC. MASTER PLAN	ZONING DESIGNATION MASTER PLAN
Commercial	15.0	General Commercial (CG)	Commercial	14.4	General Commercial (CG)
City Site (Elementary School Site)	16.5		City Site (Elementary School Site)	16.5	
TOTAL CG		31.5 Ac	TOTAL CG		30.9 Ac.
Recreational /Open Space	45.2	Single Family Residential (RSF)	Recreational /Open Space	42.7	Single Family Residential (RSF)
Single Family Residential	356.5		Single Family Residential	353.5	
TOTAL RSF		401.7 Ac.	TOTAL RSF		396.2 Ac.

- TYP. (52' X 115')=363 LOTS
- TYP. (50' X 120')=104 LOTS
- TYP. (60' X 115')=146 LOTS
- TYP. (60' X 120')=408 LOTS
- TYP. (70' X 120')=238 LOTS
- TYP. (70' X 130')=99 LOTS
- TYP. (80' X 130')=37 LOTS

TOTAL LOTS NORTH OF LEAGUE CITY PKWY. = 677
 TOTAL LOTS SOUTH OF LEAGUE CITY PKWY. = 718
 OVERALL TOTAL LOTS = 1,395*

* THE TOTAL NUMBER OF LOTS CONTAINED WITHIN THIS REVISED MASTER PLAN OF WESTOVER PARK (1,395) REPRESENTS A 3.0% INCREASE IN THE TOTAL NUMBER OF LOTS ILLUSTRATED ON THE ORIGINAL PHASING PLAN WITHIN THE WESTOVER PARK PLANNED UNIT DEVELOPMENT DATED SEPTEMBER 25, 2000.



REVISION # 8

a master plan update for

WESTOVER PARK

+ / - 503.4 ACRES of LAND

prepared for

CYPRESSBROOK DEVELOPMENT CO.

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SCALE



JULY, 2013
KGA #8306

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