

# Pecan Grove

## Conceptual Land Use Plan

| Site Data                         |               |
|-----------------------------------|---------------|
| Gross Area                        | 80.45 acres   |
| Residential Area                  | 75.23 acres   |
| Future Commercial Area            | 5.22 acres    |
| Residential Density               | ± 4.37 du/ac  |
| Residential Open Space (min. 20%) | ± 15.05 acres |

Note: This plan is for illustrative purposes only. Final layout, street pattern and open space arrangement to be determined during the preliminary plat process.

| Lot Mix                   |                   |
|---------------------------|-------------------|
| Single Family Residential |                   |
| 40' x 115'                | ± 203 lots        |
| 45' x 120'                | ± 85 lots         |
| 60' x 125'                | ± 41 lots         |
| <b>Total Yield</b>        | <b>± 329 lots</b> |

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