

# PECAN WOODS CONCEPTUAL LOTTING PLAN



SITE DATA	
TOTAL SITE AREA	166.10 AC.
CR-3 SINGLE FAMILY RESIDENTIAL	166.10 AC.
NUMBER OF LOTS	581 LOTS
RESIDENTIAL DENSITY	3.5 DU/AC.
OPEN SPACE	33.37 AC.
REQUIRED % OF OPEN SPACE	15%
PROVIDED % OF OPEN SPACE	20.2%

LAND USE DENSITY CHART				
PARCEL	GROSS AREA (AC)	LOT SIZE	YIELD	DENSITY
A	28.9	45' X 120'	112	3.88
C	29.2	55' X 120'	107	3.66
D	30.3	45' X 120'	119	3.93
E	33.1	55' X 120'	109	3.29
F	42.1	45' X 120'	134	3.18
<b>TOTAL</b>	<b>163.6</b>		<b>581</b>	<b>3.50</b>

\* NET AREA DOES NOT INCLUDE ARTERIAL AND COLLECTOR ROW

## LEGEND

- COMMERCIAL
- 45' X 120'
- 55' X 120'
- COMMUNITY
- SUBDIVISION LANDSCAPE
- INFRASTRUCTURE LANDSCAPE
- SCHOOL

