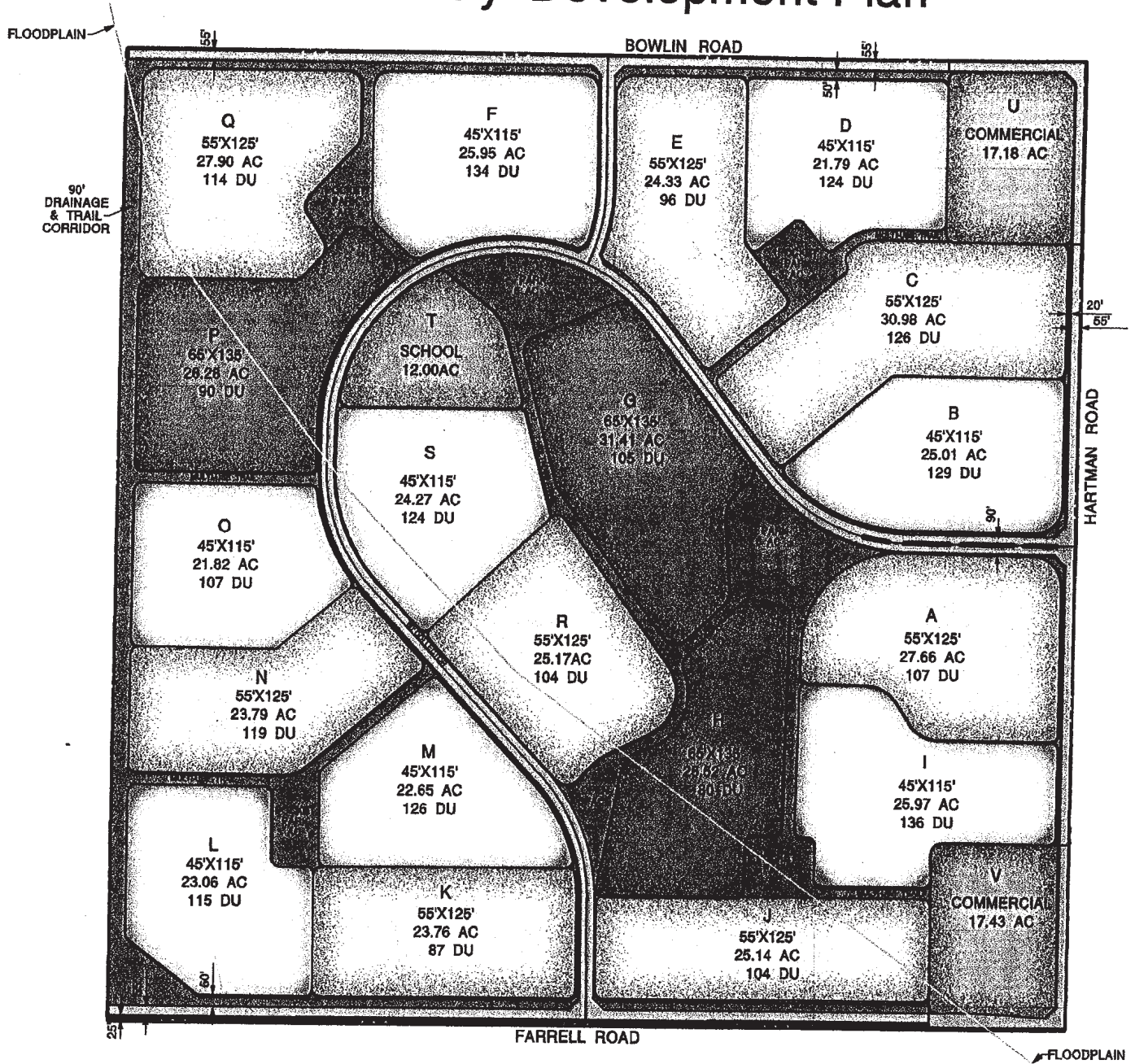


# Sorrento

## Preliminary Development Plan



**SITE DATA**

GROSS AREA	642.58	AC +/-
COMMERCIAL AREA	34.61	AC +/-
GROSS RESIDENTIAL	607.97	AC +/-
MAJOR R.O.W.	34.94	AC +/-
OPEN SPACE		
MASTER PLAN	76.57	AC +/- (12.6%)
SUBDIVISION	14.63	AC +/- ( 2.4%)
TOTAL	91.2	AC +/- (15.0%)
NET RESIDENTIAL AREA	496.46	AC +/-
YIELD	2,127	DU/s
GROSS DENSITY	3.5	DU/AC

**LAND USE DATA SUMMARY**

PROPOSED ZONING	LAND USE	AREA GROSS ACRES
CB-2	COMMERCIAL	34.61
CR-3	SINGLE FAMILY	607.97
TOTAL		642.58

NOTE: ALL AREAS ARE APPROXIMATE

DATE: Jan. 14, 2004  
 TIME: 09:44:10  
 FILE: m030042124prelim.dgn



DATE: 12-12-03  
 REV: 1-13-04  
 N.T.S.

