



NORTH		SOUTH	
 ADU'S (PORTRAIT)	53 LOTS	 PREAMBLE	66 LOTS
 DUPLEX (CADENCE)	63 LOTS	 4-SQUARE	60 LOTS
 SINGLE FAMILY	76 LOTS		TOTAL 126 LOTS
TOTAL	192 LOTS		(GROSS) 5.55 DU/AC
(GROSS)	3.66 DU/AC		(NET USABLE W/NO POND) 7.92 DU/AC
(NET USABLE W/NO POND)	5.66 DU/AC		

NOTE:
ASSUME SANITARY ONLY AVAILABLE NEAR BAPTIST ROAD

SCALE: 1" = 100'

NORTH PARCEL CUT/FILL SUMMARY						
NAME	CUT FACTOR	FILL FACTOR	2D AREA	CUT	FILL	NET
CUT FILL	1.00	1.00	1,968,055.6 SF	305,095.23 CU.YD.	196,057.59 CU.YD.	109,037.64 CU.YD. <CUT>
TOTALS			1,968,055.6 SF	305,095.23 CU.YD.	196,057.59 CU.YD.	109,037.64 CU.YD. <CUT>

SOUTH PARCEL CUT/FILL SUMMARY						
NAME	CUT FACTOR	FILL FACTOR	2D AREA	CUT	FILL	NET
CUT FILL	1.00	1.00	990,466.6 SF	27,326.66 CU.YD.	384,331.34 CU.YD.	357,004.67 CU.YD. <FILL>
TOTALS			990,466.6 SF	27,326.66 CU.YD.	384,331.34 CU.YD.	357,004.67 CU.YD. <FILL>

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DELLACROCE RANCH
NORTH AND SOUTH PARCEL
CONCEPT NET USABLE -
DENSITY / MIX STUDY

DESIGNED BY: JDP SCALE: DATE: 6/25/24
DRAWN BY: JDP (H) 1" = 100' SHEET: 1 OF 2
CHECKED BY: KRC (V) 1" = N/A JOB NO.: 1175.75