

DANA RESERVE

Conceptual Master Plan

GROSS ACREAGE SUMMARY:

UNDEVELOPED SITE ACRES* = 64.4 ACRES = 22.4%
DEVELOPED SITE ACRES = 223.6 ACRES = 77.6%
GROSS ACREAGE OF SITE = 288 ACRES

* UNDEVELOPED SITE COMPRISE OF 54.4 AC OF OPEN SPACE (OS) & 10 AC OF RESIDENTIAL RURAL (RR)

NET DEVELOPED AREAS

HOUSING DEVELOPMENT = 170.8 ACRES = 75.8%
PUBLIC PARKS = 8.5 ACRES = 3.0%
PUBLIC COLLECTORS = 22 ACRES = 9.6%
COMMERCIAL = 22.3 ACRES = 9.8%
DEVELOPED ACREAGE OF SITE = 223.6 ACRES

HOUSING DEVELOPMENT NEIGHBORHOOD TOTALS ON GROSS SITE

LAND USE TOTALS

NBD	PRODUCT TYPE	LAND USE	LAND USE ACRES	% OF GROSS SITE	UNIT COUNT
1	MULTI-FAMILY	DR-MF	8.7	3.0%	173
2	MULTI-FAMILY	DR-MF	10.5	3.6%	210
3	CLUSTER	DR-SF2	15.3	5.3%	124
4	4,000-5,000 SF LOT	DR-SF1	11.4	4.0%	72
5	4,000-5,000 SF LOT	DR-SF1	17.2	6.0%	104
6	4,000-5,000 SF LOT	DR-SF1	18.6	6.5%	114
7	4,500-8,700 SF LOT	DR-SF1	28.9	10.0%	157
8	5,000-8,600 SF LOT	DR-SF1	16.8	5.8%	62
9	4,500 SF - 10,000 SF LOT	DR-SF1	38.4	13.3%	198
SUBTOTAL:	-	-	165.8	57.6%	1,214
10A	AFFORDABLE	DR-MF	2.5	0.85%	52 MIN
10B	AFFORDABLE	DR-MF	2.5	0.85%	52 MIN
AFFORDABLE SUBTOTAL	AFFORDABLE (6% MIN. REQ'D OF MARKET RATE HOUSING)	DR-MF	5	1.7%	104 MIN (6% DR 72.84 REQ'D)
N/A	INTERNAL NEIGHBORHOOD ROADS ¹	-	-	-	-
N/A	POCKET PARKS (PARK) ¹	-	-	-	-
N/A	PUBLIC RECREATION	DR-REC	8.5	3.0%	-
N/A	PRIMARY ROADS	-	22	7.6%	-
N/A	PARK AND RIDE ²	-	-	-	-
N/A	RESIDENTIAL RURAL ³	RR	10	3.5%	-
GRAND TOTAL:			211.3	73.4%	1,318

* ALL STATISTICS ARE APPROXIMATE

COMMERCIAL TOTALS ON GROSS SITE

LAND USE TOTALS

	LAND USE	LAND USE ACRES	% OF GROSS SITE
FLEX COMMERCIAL	DR-FC	17.9	6.2%
VILLAGE COMMERCIAL	DR-VC	4.4	1.5%
TOTAL:		22.3	7.7%

OPEN SPACE ON GROSS SITE

LAND USE TOTALS

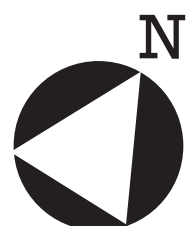
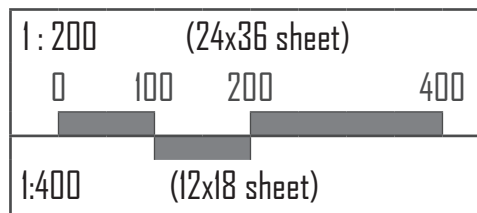
	LAND USE	LAND USE ACRES	% OF GROSS SITE
OPEN SPACE	DR-OS	54.4	18.9%
TOTAL:		54.4	18.9%

GROSS TOTAL ACREAGE OF SITE = 288 ACRES

* ALL STATISTICS ARE APPROXIMATE

MAP FEATURES

- Primary Entry Feature
- Secondary Entry Feature
- 8' deep Storm water Basin
- Shallow 2 foot deep Storm Water Basin
- Lots Requiring Single Story Architecture
- Traffic Signal Controlled Intersection
- Bus Pullout / Transit Stop Locations
- Equestrian Trail Head
- Equestrian Trail (3.1 miles)
- Pedestrian Trail (3.8 miles)



V.STAFF.1 - January 25, 2023

