

DANA RESERVE

Conceptual Master Plan

GROSS ACREAGE SUMMARY:

UNDEVELOPED SITE ACRES*	65.56 ACRES= 22.8%
DEVELOPED SITE ACRES=	222.44 ACRES=77.2%
GROSS ACREAGE OF SITE = 288 ACRES	

* UNDEVELOPED SITE COMPRISE OF 55.56 AC OF OPEN SPACE (OS) & 10 AC OF RESIDENTIAL RURAL (RR)

NET DEVELOPED AREAS

HOUSING DEVELOPMENT=	171.8 ACRES =	77.3%
PARKS/RECREATION=	6.34 ACRES =	2.8%
PUBLIC COLLECTORS=	22.0 ACRES =	9.9%
COMMERCIAL=	22.3 ACRES =	10.0%
DEVELOPED ACREAGE OF SITE = 222.44 ACRES		

HOUSING DEVELOPMENT NEIGHBORHOOD TOTALS ON GROSS SITE

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	3,300-3,999 SF LOT	DR-SF2	15.3	5.3%	124
4	4,000-10,000 SF LOT	DR-SF1	11.4	4.0%	72
5	4,000-10,000 SF LOT	DR-SF1	17.2	6.0%	104
6	4,000-10,000 SF LOT	DR-SF1	18.6	6.5%	114
7	4,000-10,000 SF LOT	DR-SF1	28.9	10.0%	157
8	4,000-10,000 SF LOT	DR-SF1	16.8	5.8%	62
9	4,000-10,000 SF LOT	DR-SF1	37.9	13.2%	198
SUBTOTAL:	-	-	165.3	57.4%	1,214
10A	AFFORDABLE	DR-MF	3.5	1.2%	84 MIN
10B	AFFORDABLE	DR-MF	3.0	1.1%	72 MIN
AFFORDABLE SUBTOTAL:	AFFORDABLE	DR-MF	6.5	2.3%	156 MIN
N/A	INTERNAL NEIGHBORHOOD ROADS¹	-	-	-	-
N/A	POCKET PARKS (PARK)¹	-	-	-	-
N/A	RECREATION	DR-REC	6.34	2.2%	-
N/A	PRIMARY ROADS	-	22	7.6%	-
N/A	PARK AND RIDE²	-	-	-	-
N/A	RESIDENTIAL RURAL³	RR	10	3.5%	-
TOTAL:			210.14	73%	1,370

* ALL STATISTICS ARE APPROXIMATE

COMMERCIAL TOTALS ON GROSS SITE

	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

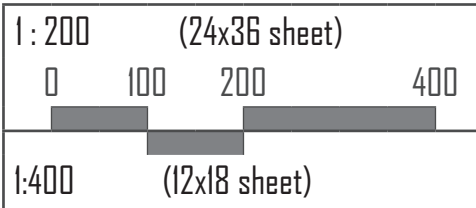
	LAND USE	LAND USE ACRES	% OF GROSS SITE
OPEN SPACE	DR-OS	55.56	19.3%
TOTAL:		55.56	19.3%

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 (3.3 miles)
- Pedestrian Trail (3.8 miles)



PC Recommended - April 2024

