DANA RESERVE
Conceptual Master Plan

Willow Road

Rd Herick Ave

Cherokee Pl

EASEMENT FOR FUTURE EQUESTRIAN TRAIL

REDUCTION OF FOUR LOTS IN NBD 9 TO INCREASE BUFFER FROM NEIGHBORS AND FOR OAK WOODLANDS/FOREST AND BMC TO BE RETAINED

REMOVED PREVIOUS NBD 10A AND 78 OF 84 UNITS

REMAINDER +6 UNITS RELOCATED TO NBD 10 (72+6) FOR A TOTAL OF 78 AFFORDABLE UNITS WITH LMUSD PRIORITY

ELIMINATION OF NBD 10A PROVIDES 3 ACRES FOR OAK WOODLANDS/FOREST TO BE RETAINED

BMC HABITAT AREA

PARK & RIDE

FIRE STATION LOT

US 101

NBD 9 SINGLE-FAMILY

NBD 6 SINGLE-FAMILY

NBD 5 SINGLE-FAMILY

FLEX COMM.

PARK

NEIGHBORHOOD PARK

DAYCARE

NBD 10 MULTI-FAMILY

NBD 4 SINGLE-FAMILY

NBD 2 MULTI-FAMILY

NBD 1 (+20 UNITS) AND 2 (-58 UNITS) FOR A REDUCTION OF 38 UNITS IN TOTAL.

"NEIGHBORHOOD BARN"

HOTEL

NBD 8 SINGLE-FAMILY

ACCESS DRIVE

PUBLIC COLLECTOR B

COLLECTOR G

NBD 7 SINGLE-FAMILY

PARK

VILLAGE COMMERCIAL

NBD 1 MULTI-FAMILY

EDUCATION

NBD 3 SINGLE-FAMILY

VILLAGE COMMERCIAL

EQUESTRIAN TRAIL HEAD

Emergency Access

REDUCTION OF 8 LOTS IN NBD 7

NBD 3 SETBACK FROM PL REDUCED TO 50', ALLOWS SINGLE STORY STRUCTURES WITHIN THE IDENTIED AREA

Cory Wy

Sandydale Dr

GROSS ACREAGE SUMMARY:

UNDEVELOPED SITE ACRES* =	70.86 ACRES = 24.6%
DEVELOPED SITE ACRES =	217.14 ACRES = 75.4%
GROSS ACREAGE OF SITE =	**288 ACRES**

*UNDEVELOPED SITE COMPRISE OF 60.86 AC OF OPEN SPACE (OS) & 10 AC OF RESIDENTIAL RURAL (RR)

NET DEVELOPED AREAS

		% OF NET SITE
HOUSING DEVELOPMENT =	166.5 ACRES =	76.68%
PARKS/RECREATION =	6.34 ACRES =	2.92%
PUBLIC COLLECTORS =	22.0 ACRES =	10.13%
COMMERCIAL =	22.3 ACRES =	10.27%
DEVELOPED ACREAGE OF SITE = 217.14 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%	193
2	MULTI-FAMILY	DR-MF	10.5	3.7%	152
3	3,300-4,499 SF LOT	DR-SF2	16.2	5.7%	124
4	4,000-10,000 SF LOT	DR-SF1	11.4	4.0%	72
5	4,000-10,000 SF LOT	DR-SF1	16.9	5.9%	104
6	4,000-10,000 SF LOT	DR-SF1	18.6	6.5%	114
7	4,000-10,000 SF LOT	DR-SF1	27.5	9.5%	149
8	4,000-10,000 SF LOT	DR-SF1	16.8	5.8%	62
9	4,000-10,000 SF LOT	DR-SF1	36.9	12.8%	194
SUBTOTAL	-		163.5	56.9%	1,164
10	AFFORDABLE	DR-MF	3.0	1.0%	78 MIN
AFFORDABLE SUBTOTAL	AFFORDABLE	DR-MF	3.0	1.0%	78 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 RURAL²	RR	10	3.5%	-
			204.84	71.2%	1,242

* ALL STATISTICS ARE APPROXIMATE   SEE DRSP PAGES 2-9 THROUGH 2-10 FOR LAND USE DENSITIES

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	60.86	21.1%
TOTAL:		**60.86**	**21.1%**

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)

100 ADU'S THAT WERE REQUIRED AS PART OF THE 2024 DRSP WILL NO LONGER BE REQUIRED TO BE CONSTRUCTED.

1:200 (24x36 sheet)
0   100   200   400
1:400 (12x18 sheet)

N

rrm design group

EXHIBIT A: THE MODIFIED PROJECT
05/30/2025