



PROPOSED COLLECTOR ROAD

PROPOSED M ST.

G ST.

NEVADA AVE.

FAHRENS CREEK

OLD LAKE RD.

TRAIL AND LANDSCAPE BUFFER

**LD**  
15.4 AC

**LD**  
13.3 AC

**OS/P**  
3.2 AC

**LD**  
17.9 AC

**LD**  
16.2 AC

**HMD**  
8.1 AC

**CN**  
5.0 AC

**LD**  
21.0 AC

**OS/P**  
3.5 AC

**LD**  
18.2 AC

**CN**  
4.1 AC

**HMD**  
5.4 AC

- LEGEND**
- LOW DENSITY (LD)
  - HIGH TO MEDIUM DENSITY (HMD)
  - NEIGHBORHOOD COMMERCIAL (CN)
  - OPEN SPACE / PARK RECREATION (OS/P)



# ATTACHMENT 3

<b>ROGINA VILLAGE LAND USE DATA</b>				
<b>Land Use, Circulation, and Open Space Concept Study</b>				
<b>Designation</b>	<b>Land Use</b>	<b>Acreage</b>	<b>Density/FAR</b>	<b>DU's/SF</b>
--	<b>Gross Site Area</b>	<b>147.4</b>	--	--
--	Perimeter ROW	6.0	--	--
--	Interior Spine Roads	6.2	--	--
OS/P	Parks	6.7	--	--
OS/P	Trail/Buffer	2.3	--	--
OS/P	Fahrens Creek	2.0	--	--
--	<b>Net Site Area</b>	<b>124.4</b>		
LDR	SF 6,000SF	28.7	4.6 - 6.0	132-172
LDR	SF 5,000SF	73.3	5.37 - 6.0	390-436
HDR	High-Medium Density Res.	13.5	12 - 24	162-324
NC	Neighborhood Commercial	9.1	0.35	138,700
	<b>TOTAL</b>	<b>124.6</b>		<b>684-932</b> <b>138,700SF</b>
<i>Note: Acreages, # dwelling units, and square feet of commercial are approximate and subject to further verification.</i>				