| Land Use | Acres | Acres % | Min. Density | Max. Density | Average of Density-DU/AC | Sum of Average Units | Sum of Units % | FAR | Sum of Building Area |
|---|---|---|---|---|---|---|---|---|---|
| **Residential** | | | | | | | | | |
| RESIDENTIAL-LOW DENSITY | 352.7 | 39.6% | 5 | 10 | 7.5 | 2,645 | 41.99% | | |
| RESIDENTIAL-MED. DENSITY 1 | 141.0 | 15.8% | 10 | 15 | 12.7 | 1,789 | 28.40% | | |
| RESIDENTIAL-MED. DENSITY 2 | 44.4 | 5.0% | 16 | 21 | 18.5 | 821 | 13.04% | | |
| RESIDENTIAL-MED. DENSITY - MAX | 45.4 | 5.1% | 21 | 25 | 23.0 | 1,044 | 16.57% | | |
| **Subtotal** | **583.5** | **65.6%** | | | 10.8 | **6,300** | **100.00%** | | |
| **Public Facility** | | | | | | | | | |
| PUBLIC FACILITY-SCHOOL | 12.0 | 1.3% | | | | | | 0.1 | 52,272 |
| PUBLIC FACILITY-FIRE STATION | 2.5 | 0.3% | | | | | | 0.6 | 65,340 |
| **Subtotal** | **14.5** | **1.6%** | | | | | | | **117,612** |
| **Open Space** | | | | | | | | | |
| OPEN SPACE-PARKS | 73.3 | 8.2% | | | | | | 0.1 | 319,295 |
| OPEN SPACE-JOINT USE PARK | 8.0 | 0.9% | | | | | | 1.1 | 383,328 |
| OPEN SPACE-WATER QUALITY | 15.0 | 1.7% | | | | | | 0.1 | 65,340 |
| **Subtotal** | **96.3** | **10.8%** | | | | | | | **767,963** |
| **Mixed Use** | | | | | | | | | |
| MIXED USE/EDUCATION | 31.1 | 3.5% | | | | | | 0.25 | 338,679 |
| RETAIL | 10.0 | 1.1% | | | | | | 0.5 | 217,800 |
| **Subtotal** | **41.1** | **4.6%** | | | | | | | **556,479** |
| **Miscellaneous** | | | | | | | | | |
| ROADS: ARTERIALS & COLLECTORS | 46.9 | 5.3% | | | | | | | |
| ROADS: LOCAL NEIGHBORHOOD | 107.8 | 17.4% | | | | | | | |
| **Subtotal** | **154.7** | **17.4%** | | | | | | | |
| **Grand Total** | **890.1** | **100%** | | | | **6,300** | **100.00%** | | **1,442,054** |
| | | | | | | **6,300 Maximum Units** | | | |

Pedrick Rd

MF 15.1 AC
SFD 13.0 AC
SFD 13.2 AC
SFD 13.1 AC
SFD 7.7 AC
OS 1.8 AC
SFD 12.1 AC
DUPLEX/TH 10.6 AC
OS 4.0 AC
SFD 7.7 AC
WATER QUALITY 15.0 AC
SFD 10.9 AC
SFD 8.6 AC
OS 1.9 AC
157.69 AC

E. Parkway Blvd.

Existing Neighborhood

HARVARD DR

W. Parkway Blvd.

ALE DR

Future Expansion

PARKWAY BLVD.

Existing Signalized Intersection

RETAIL 10.0 AC
DUPLEX/TH 9.4 AC
SFD 12.2 AC
OS 2.7 AC
SFD 10.9 AC
SFD 10.9 AC
DUPLEX/TH 14.3 AC
DUPLEX/TH 10.1 AC
SFD 9.4 AC
SFD 10.9 AC
SFD 10.3 AC
SFD 9.8 AC
OS 1.9 AC
OS 3.9 AC
OS 0.9 AC
OS 6.4 AC
OS 3.9 AC
OS 0.8 AC
SFD 10.6 AC
SFD 10.8 AC
SFD 10.4 AC
SFD 9.9 AC
MF 15.0 AC
MF 15.3 AC
SFD 10.0 AC
SFD 10.8 AC
SFD 13.6 AC
SFD 11.4 AC
SFD 11.3 AC
SFD 10.0 AC
SFD 8.9 AC
OS 8.7 AC
SCHOOL 12.0 AC
MIXED USE 10.0 AC
N.A.P 40.7 AC
OS 8.1 AC
JOINT USE PARK 8.0 AC
SFD 10.0 AC
MIXED USE INCL. AG TECH 21.1 AC
SFD 14.1 AC
SFD 8.7 AC
SFD 11.4 AC
OS 10.0 AC
OS 2.6 AC
SFD 13.5 AC
SFD 8.8 AC
FIRE STATION 2.5 AC

Hwy 113

Perdigao #1
Ag.
± 77.0 AC.

N.A.P
Superior Farm
+/-56.4 AC.

Midway Rd.

MIDWAY RD

SFD 13.4 AC
SFD 13.1 AC
OS 6.4 AC
SFD 12.2 AC
SFD 11.4 AC
OS 1.1 AC
SFD 12.0 AC
SFD 12.9 AC
0.7 AC
OS 4.0 AC
SFD 12.4 AC
SFD 11.6 AC
SFD 11.7 AC
SFD 12.6 AC
OS 1.0 AC
OS 5.5 AC
SFD 12.6 AC
SFD 12.8 AC
732.42 AC

Perdigao #2
Ag.
± 70.0 AC.

ALUC Zone C

Perdigao #3
Detention Basin and
Rec/Open Space
± 77.0 AC.

Perdigao #4
Rec/Open Space and/or
Detention Basins
± 45.0 AC.

Robben 150
±150.0 AC.

Pedrick Rd.

**Notes:**

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

HARVEST – AT DIXON –

# Land Use Plan

DIXON, CA

0 250 500 1000

Concept LUP

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . BAY AREA . SACRAMENTO