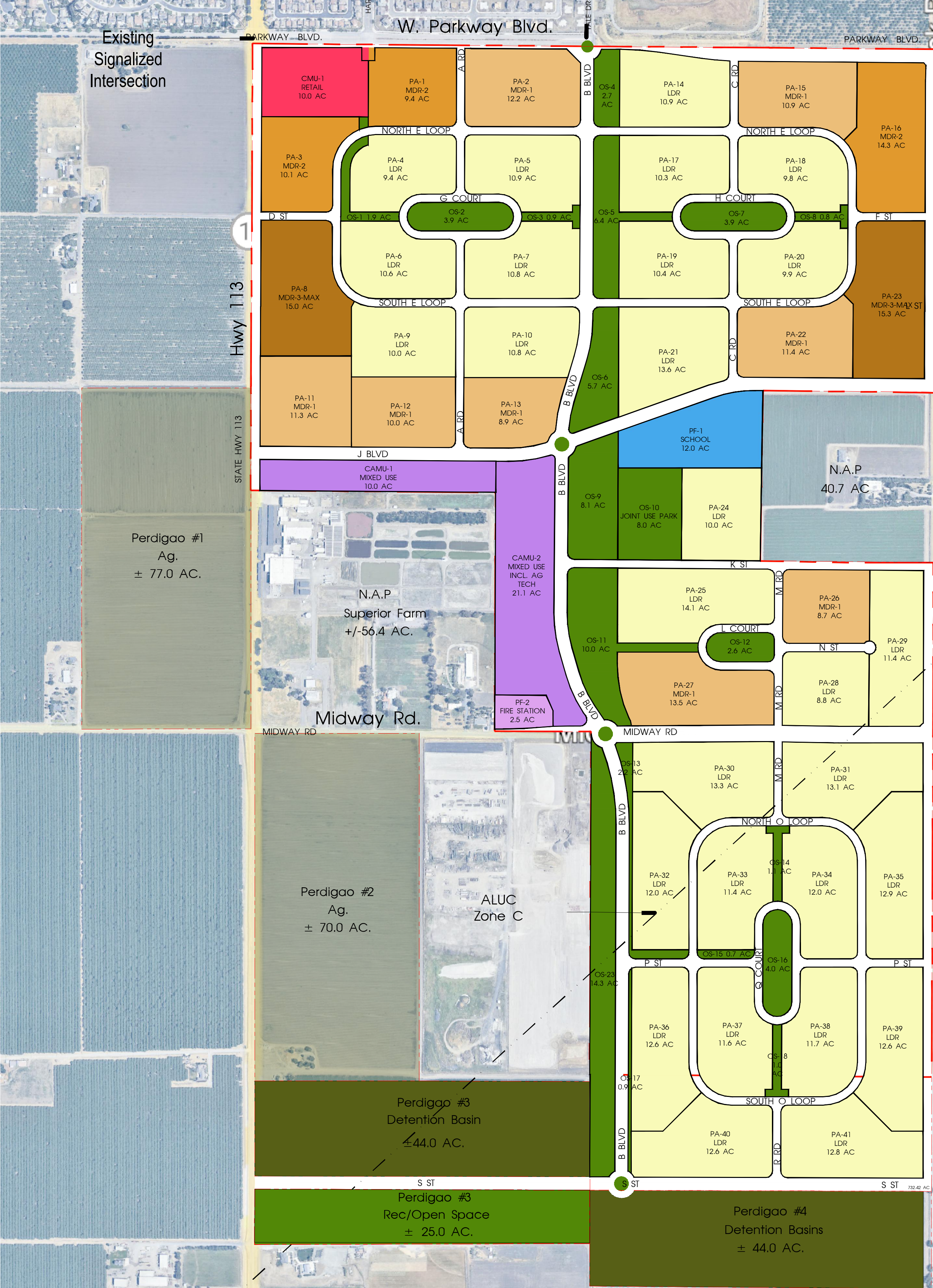


Land Use	Acres	Acres %	Min. Density	Max. Density	Average of Density-DU/AC	Sum of Average Units	Sum of Building Area
Residential							
RESIDENTIAL-LOW DENSITY	362.1	36.2%	5.0	10.0	7.5	2,638	
RESIDENTIAL-MEDIUM DENSITY 1	131.5	13.2%	10.0	17.4	13.7	1,780	
RESIDENTIAL-MEDIUM DENSITY 2	44.4	4.4%	17.5	21.0	19.2	842	
RESIDENTIAL-MEDIUM DENSITY 3 - MAX	45.4	4.5%	21.0	25.0	23.0	1,040	
Residential Sum	583.4	69.5%					
Public Facility							
PUBLIC FACILITY-SCHOOL	12.0	1.2%					52,272
PUBLIC FACILITY-FIRE	2.5	0.3%					21,780
Public Facility Sum	14.5	1.5%					74,052
Open Space							
OPEN SPACE	98.2	9.8%					75,200
Open Space Sum	98.2	11.7%					75,200
Mixed Use							
COMMERCIAL MIXED USE	31.1	3.1%					677,358
CAMPUS MIXED USE	10.0	1.0%					108,900
Mixed Use Sum	41.1	4.1%					786,258
Detention Basin							
Stormwater Detention Basin	101.9	12.1%					
Detention Basin Sum	101.9	12.1%					
Grand Total	839.1	100.0%					935,510
					6,300 Maximum Units		
Road Circulation							
MAJOR ROADS	52.0	5.3%					
NEIGHBORHOOD ROADS	107.9	0.4%					
Road Circulation Sum	159.9	5.7%					
TOTAL SITE AREA	999.0						6300 Maximum Units



- 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.



Land Use Plan

DIXON, CA

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Concept LUP

2023121 | 06-24-26

