

# LAND USE EXHIBIT DIXON RANCH

COUNTY OF FL. DORADO

AUGUST, 2011

STATE OF CALIFORNIA

LEGEND	
	PROJECT BOUNDARY 280.3 AC
	PLANNED DEVELOPMENT BOUNDARY 208.8 AC
	HIGH DENSITY RESIDENTIAL 200 UNITS & 1 LIFT STATION LOT (4.5 UNITS PER AC) 162.5 AC
	MEDIUM DENSITY RESIDENTIAL 4 UNITS (2.5 AC EA) 25.5 AC
	LOW DENSITY RESIDENTIAL 1 UNIT (2.5 AC EA) 8.4 AC
	OPEN SPACE 49.8 AC
	PARKS 25.5 AC
	LANDSCAPE LOTS 8.8 AC
TOTAL OPEN SPACE (INCLUDING PARKS & LANDSCAPE LOTS) 86.1 AC 30% <sup>1</sup>	
PEDESTRIAN CIRCULATION	
	SHOULDER
	VILLAGE PARK TRAIL
	CLASS 1 BIKE TRAIL
	CLASS 2 BIKE LANE

