






**PLANT LEGEND**

-  STREET TREES  
LARGE TREES FOR SHADE, DEEP ROOTING STRUCTURE, AND CANOPY GROWTH WITHIN SPACE AVAILABLE. GENERALLY THE SAME SPECIES THROUGHOUT EACH STREET
-  SHADE TREES  
MEDIUM TO LARGE CANOPY TREES USED TO PROVIDE SHADE USED IN MASSING TO PROVIDE STRUCTURE AND WAYFINDING THROUGHOUT THE COMMUNITY
-  ACCENT OR GATEWAY TREES  
SMALL/MEDIUM TREES, USED TO DENOTE WALKWAYS, TRANSITIONS BETWEEN PUBLIC & SEMI-PUBLIC REALMS
-  SECONDARY TREE  
SMALL/MEDIUM SIZED TREES USED ADJACENT WALKS, ENTRIES, AND SMALL-SCALED SPACES.
-  SCREENING TREE  
MEDIUM/LARGE SIZED EVERGREEN TREES USED BETWEEN PUBLIC SIDEWALK AND PRIVATE RESIDENTIAL AREA TO PROVIDE PRIVACY AND VISUAL BUFFER
-  AREA 1 - NATURAL & ORNAMENTAL UNDERSTORY PLANTING
-  AREA 2 - MASS PLANTING & MEADOW GRASSES
-  AREA 3 - ACCENT & ENHANCED PLANTING
-  AREA 4 - STORMWATER SWALES & BASINS
-  TURF

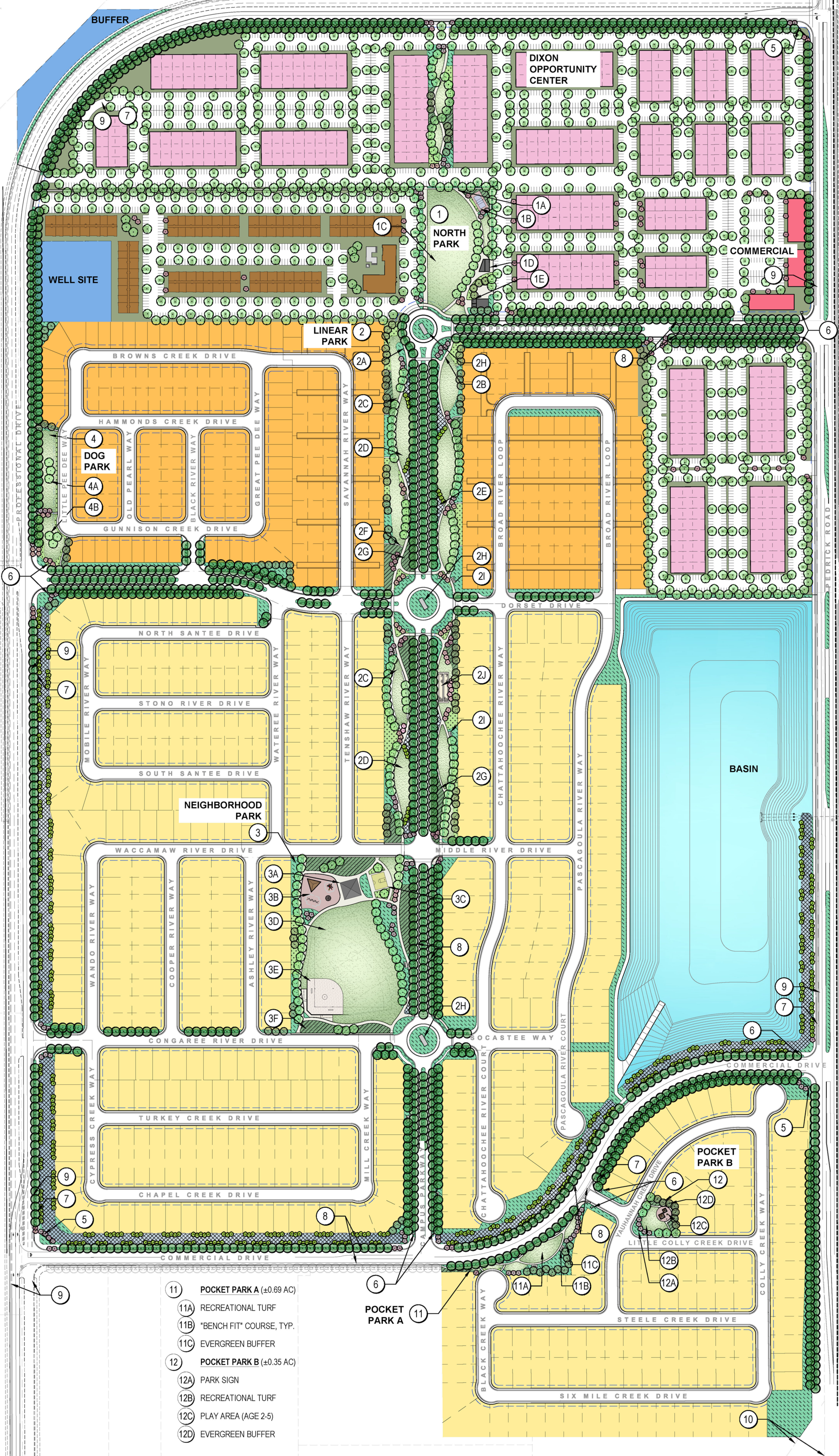
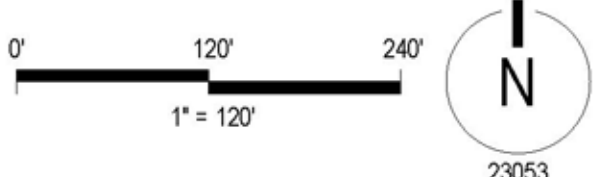
**LAND USE LEGEND**

-  DIXON OPPORTUNITY CENTER
-  COMMUNITY COMMERCIAL
-  HIGH DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL

**KEYNOTES**

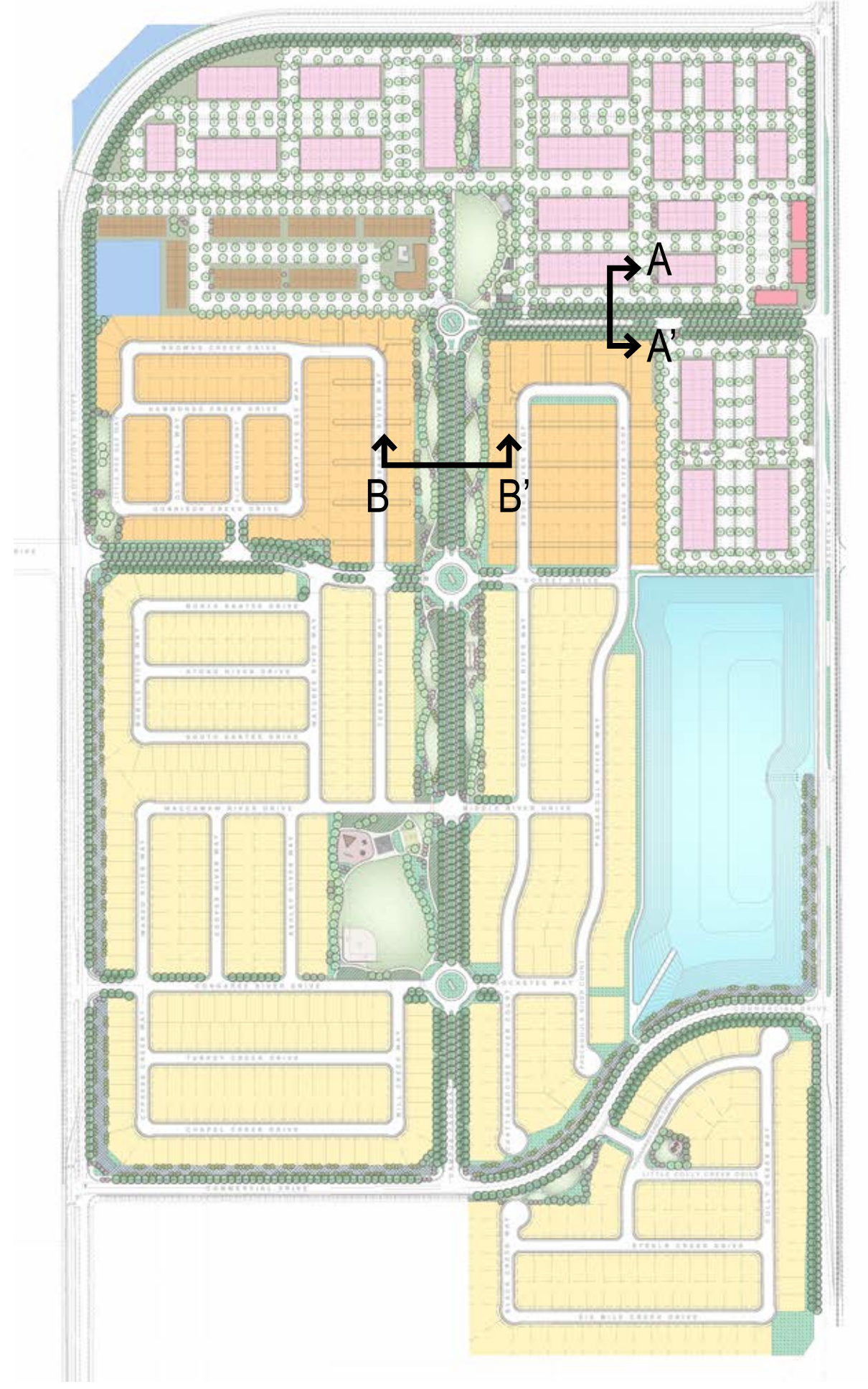
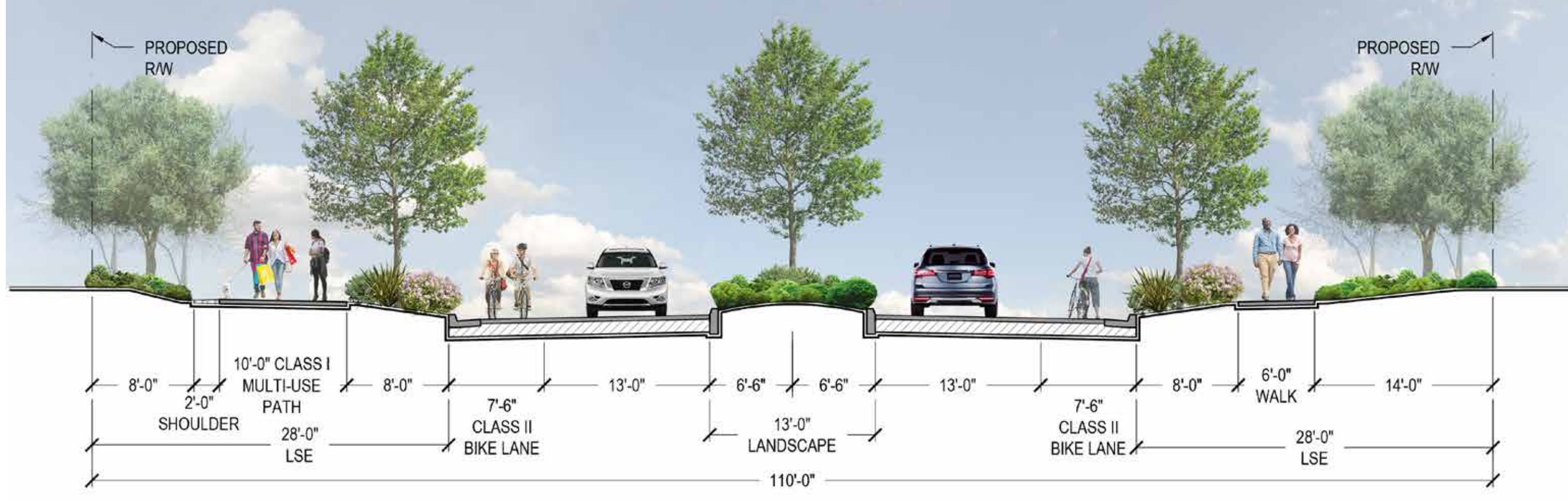
- 1 NORTH PARK (±2.19 AC)
- 1A POTENTIAL CONNECTION TO DIXON OPPORTUNITY CENTER, TYP.
- 1B ONE (1) PICKLEBALL COURT
- 1C OPEN TURF
- 1D COVERED PICNIC AREA
- 1E RESTROOM & STORAGE
- 2 LINEAR PARK (±6.93 AC)
- 2A 10' CLASS I MULTI-USE PATH, TYP.
- 2B 8' PEDESTRIAN WALK, TYP.
- 2C DISC GOLF COURSE, TYP.
- 2D OPEN TURF, TYP.
- 2E STORMWATER SWALE, TYP.
- 2F POTENTIAL CONNECTION TO RESIDENTIAL PASEO, TYP.
- 2G LANDSCAPED BERM, TYP.
- 2H MONUMENTS AT ROUNDABOUT, TYP.
- 2I BENCH PAD, TYP.
- 2J TWO (2) BOCCIE BALL COURTS
- 3 NEIGHBORHOOD PARK (±5.23 AC)
- 3A COVERED PICNIC AREA
- 3B PLAY AREA (AGE 5-12)
- 3C ONE (1) HALF COURT BASKETBALL
- 3D OPEN TURF AREA ENOUGH FOR A 240' X 150' SOCCER FIELD
- 3E ONE (1) SOFTBALL FIELD (225' OR 250')
- 3F LANDSCAPED BERM, TYP.
- 4 DOG PARK
- 4A LARGE DOG (>30 LBS) AREA
- 4B SMALL DOG (≤30 LBS) AREA
- 5 PRIMARY ENTRY MONUMENT WITH ACCENT PLANTING
- 6 SECONDARY ENTRY MONUMENT WITH ACCENT PLANTING
- 7 10' CLASS I MULTI-USE PATH
- 8 CLASS II BIKE LANE
- 9 CLASS IV SEPARATED BIKEWAY
- 10 EXISTING RAILROAD

- 11 POCKET PARK A (±0.69 AC)
- 11A RECREATIONAL TURF
- 11B "BENCH FIT" COURSE, TYP.
- 11C EVERGREEN BUFFER
- 12 POCKET PARK B (±0.35 AC)
- 12A PARK SIGN
- 12B RECREATIONAL TURF
- 12C PLAY AREA (AGE 2-5)
- 12D EVERGREEN BUFFER

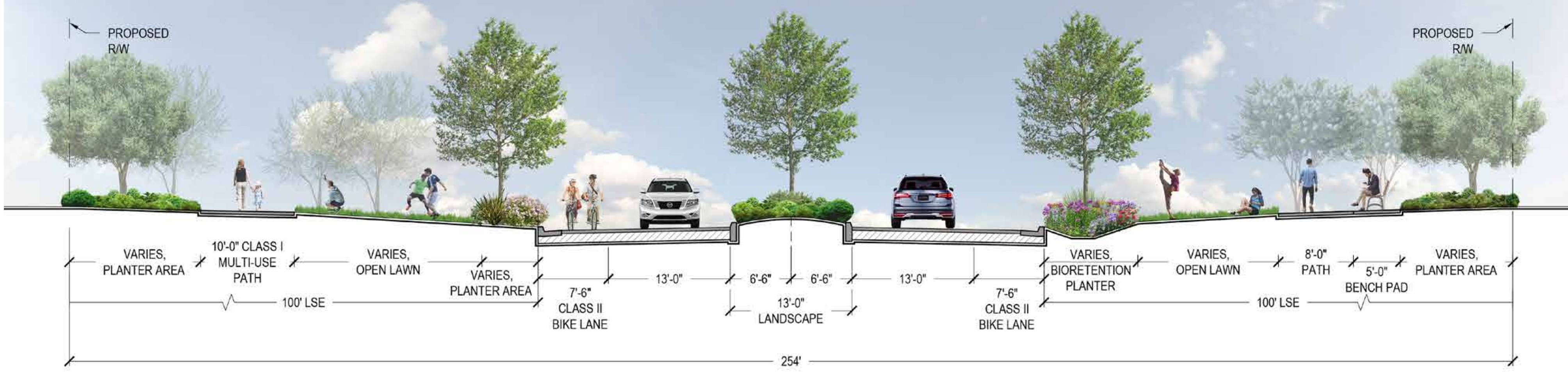




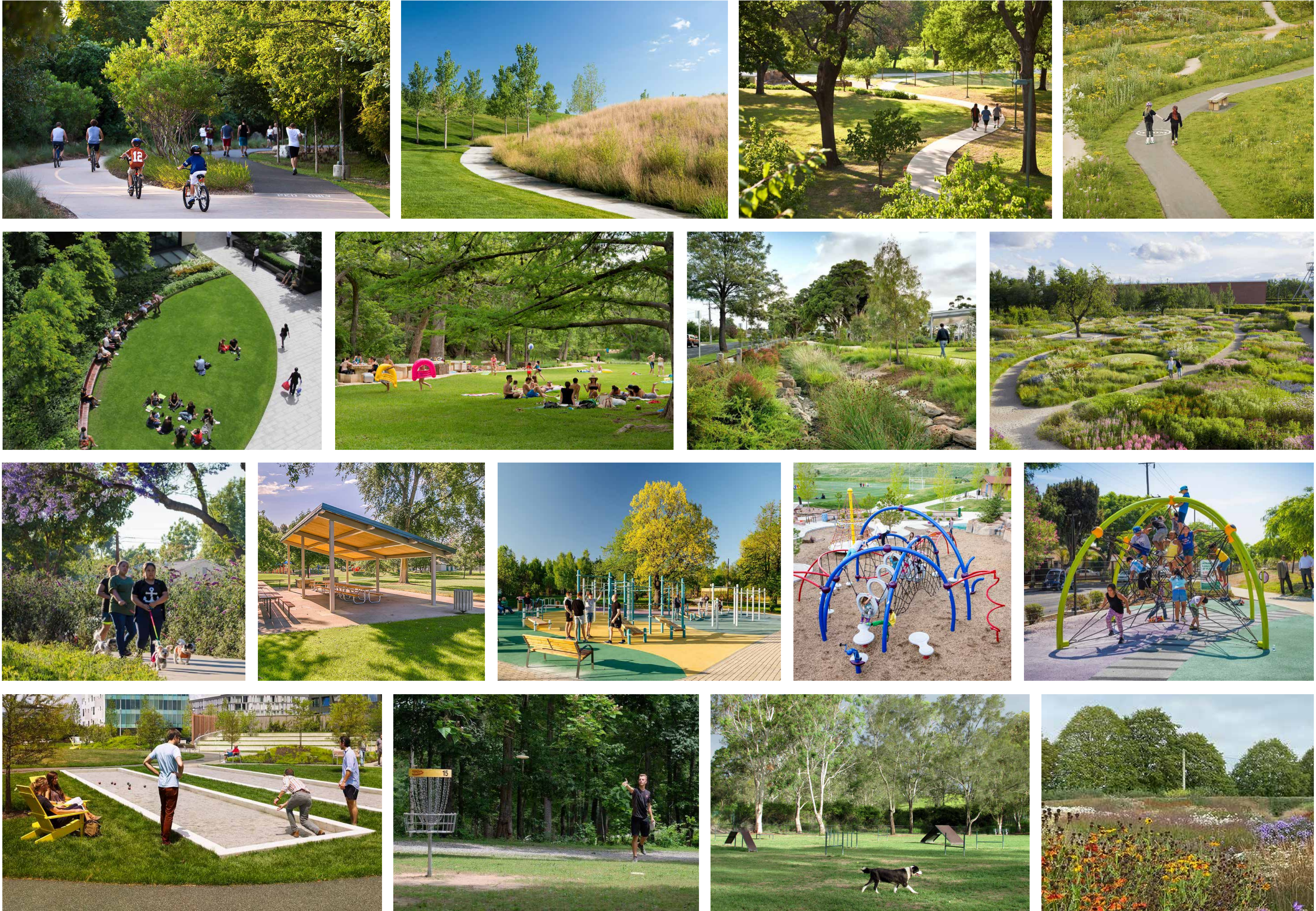
**OPPORTUNITY PARKWAY (SECTION A-A'):**



**CAMPUS PARKWAY (SECTION B-B'):**

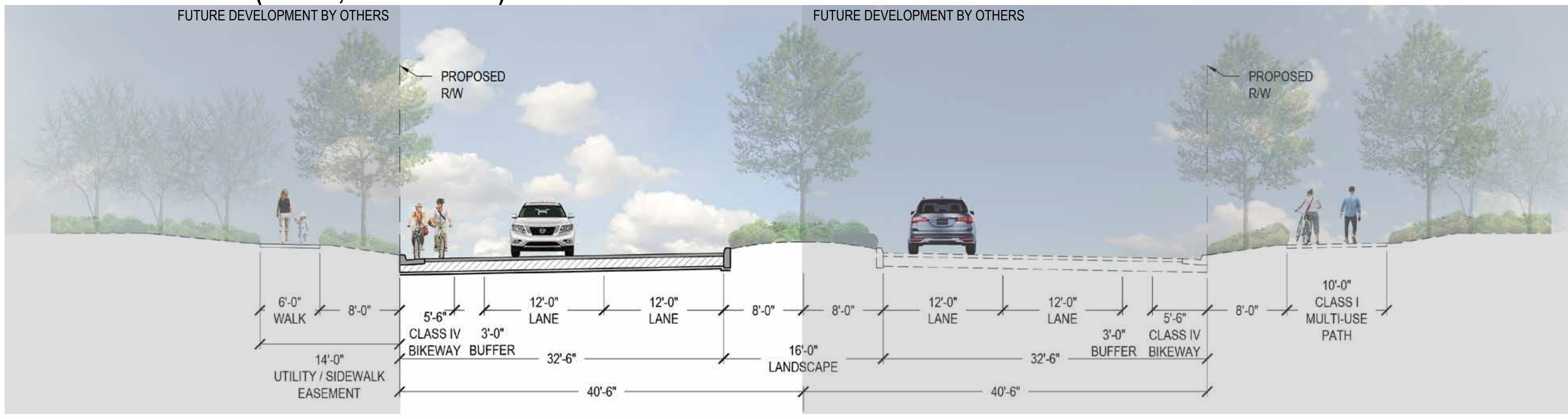


**REPRESENTATIVE IMAGES: PARKS**

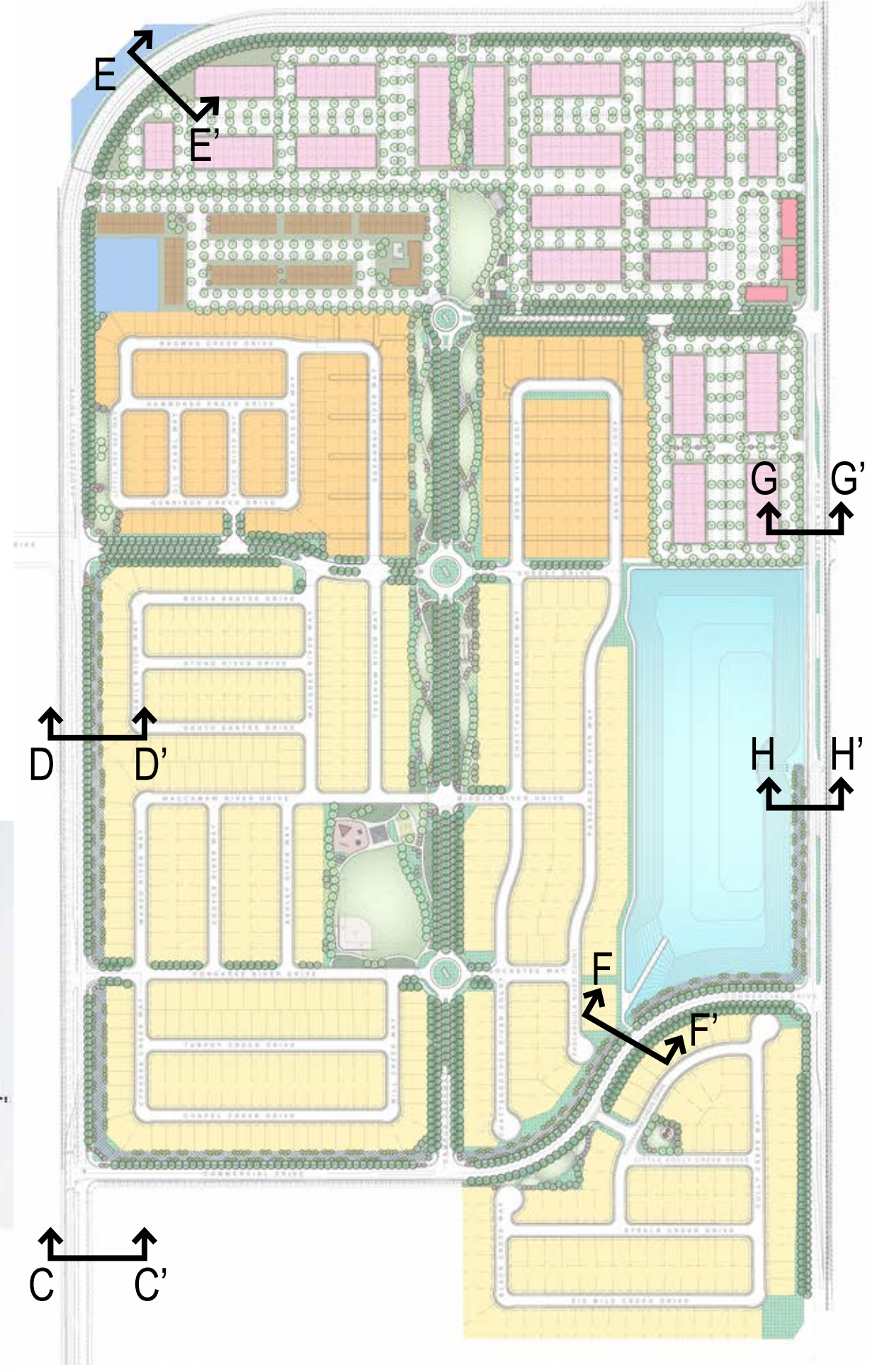
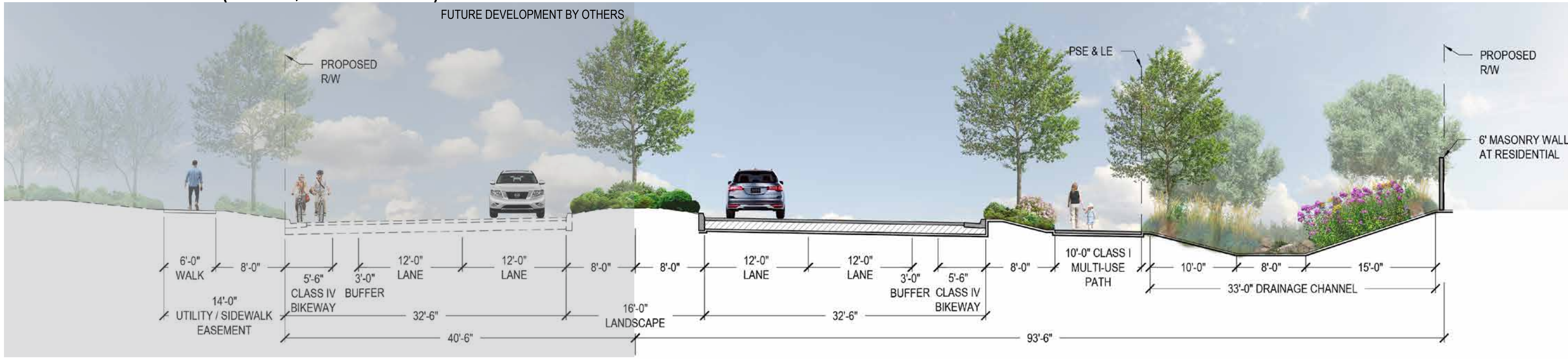




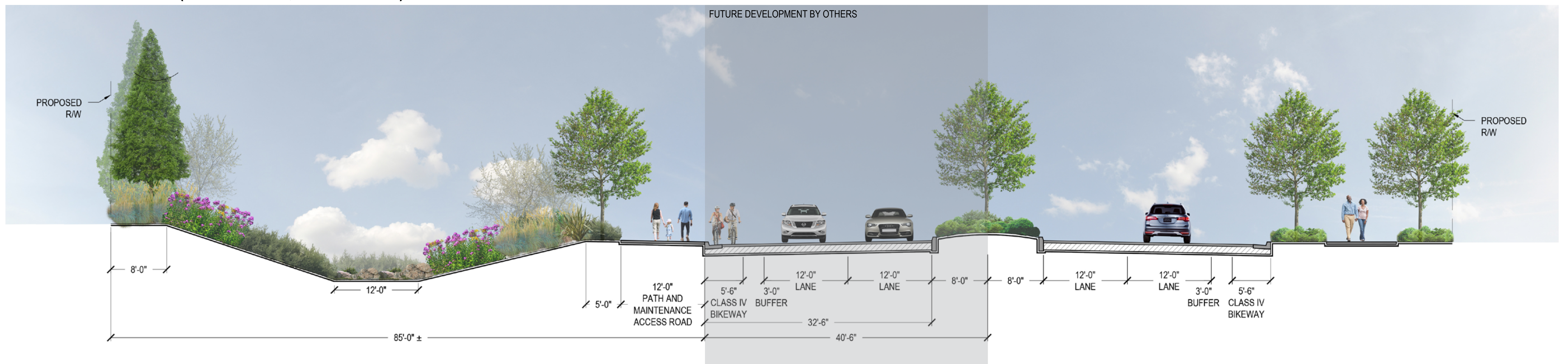
**PROFESSIONAL DRIVE (SOUTH, SECTION C-C'):**



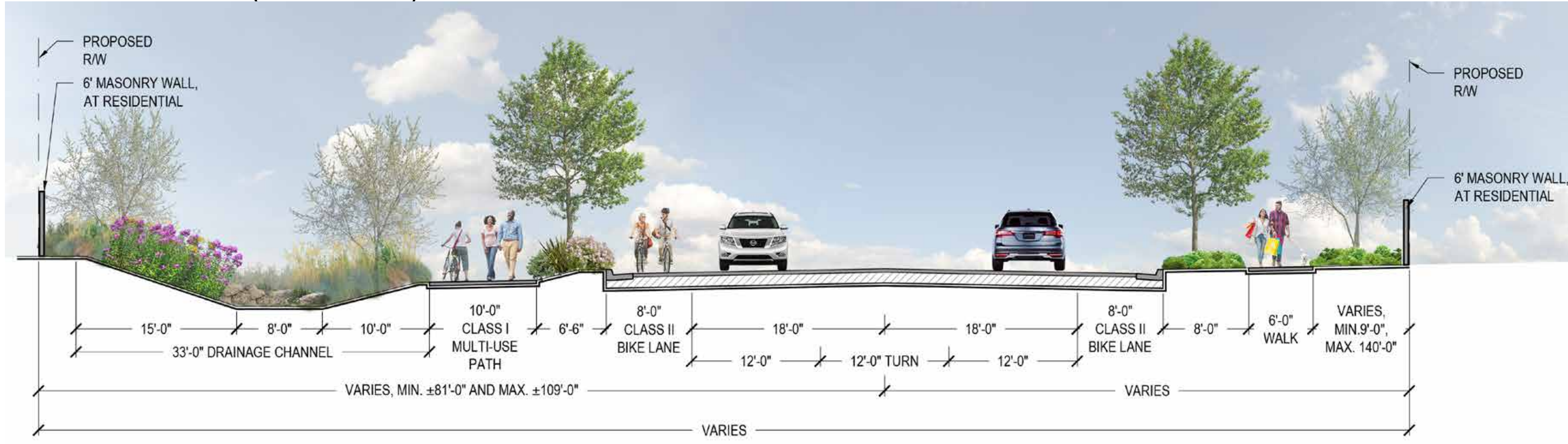
**PROFESSIONAL DRIVE (NORTH, SECTION D-D'):**



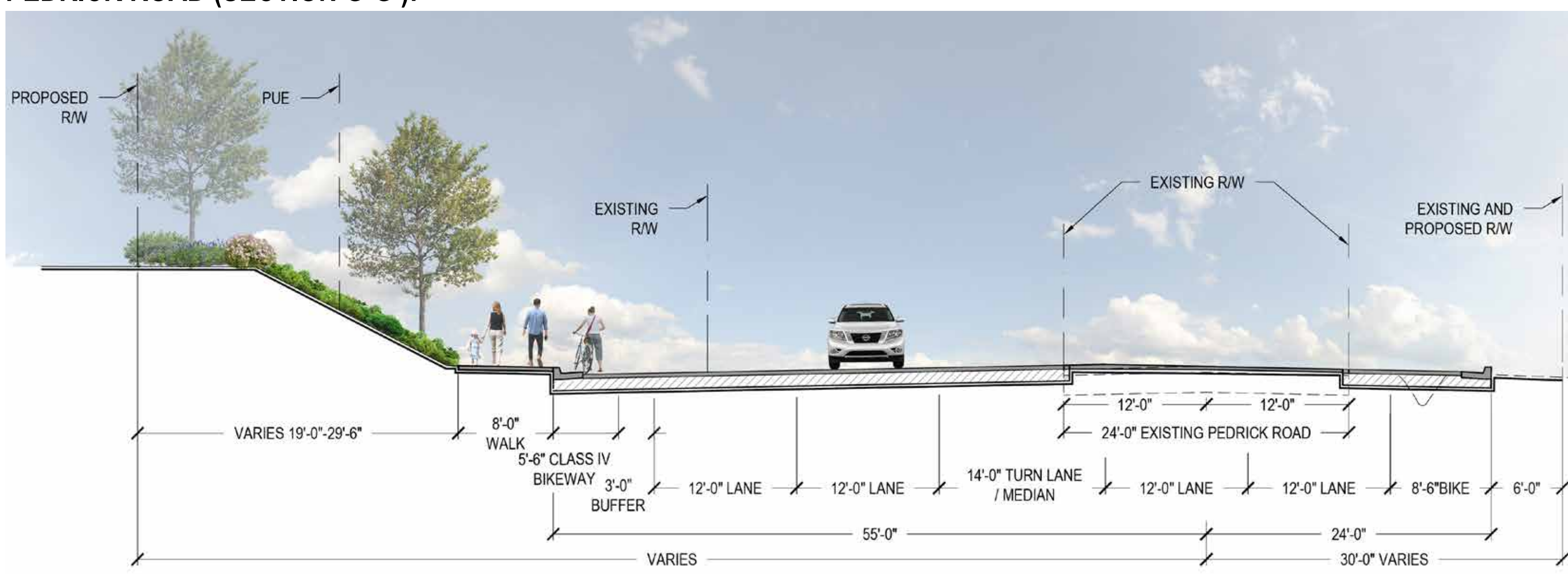
**PROFESSIONAL DRIVE (WITH BUFFER, SECTION E-E'):**



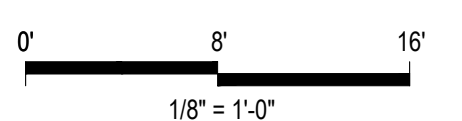
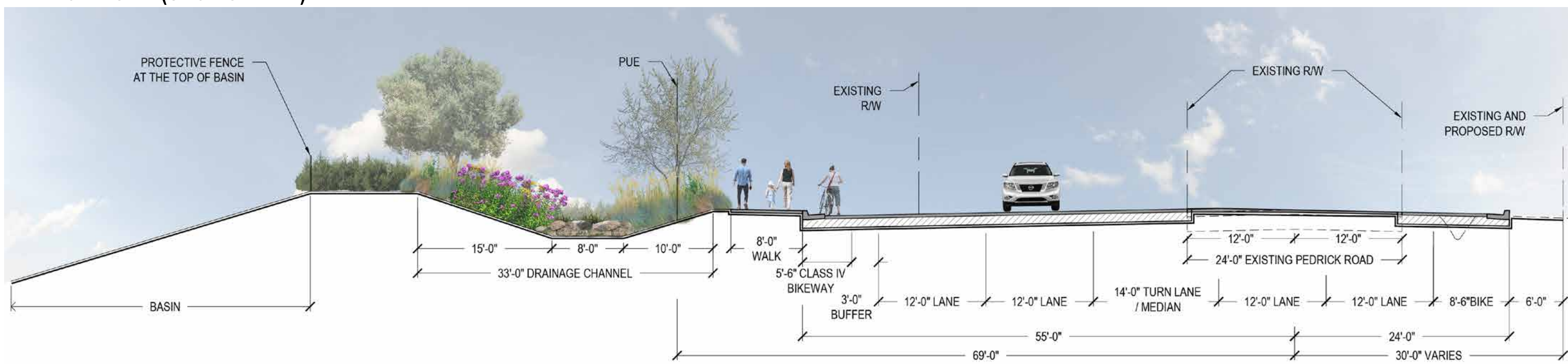
**COMMERCIAL DRIVE (SECTION F-F'):**



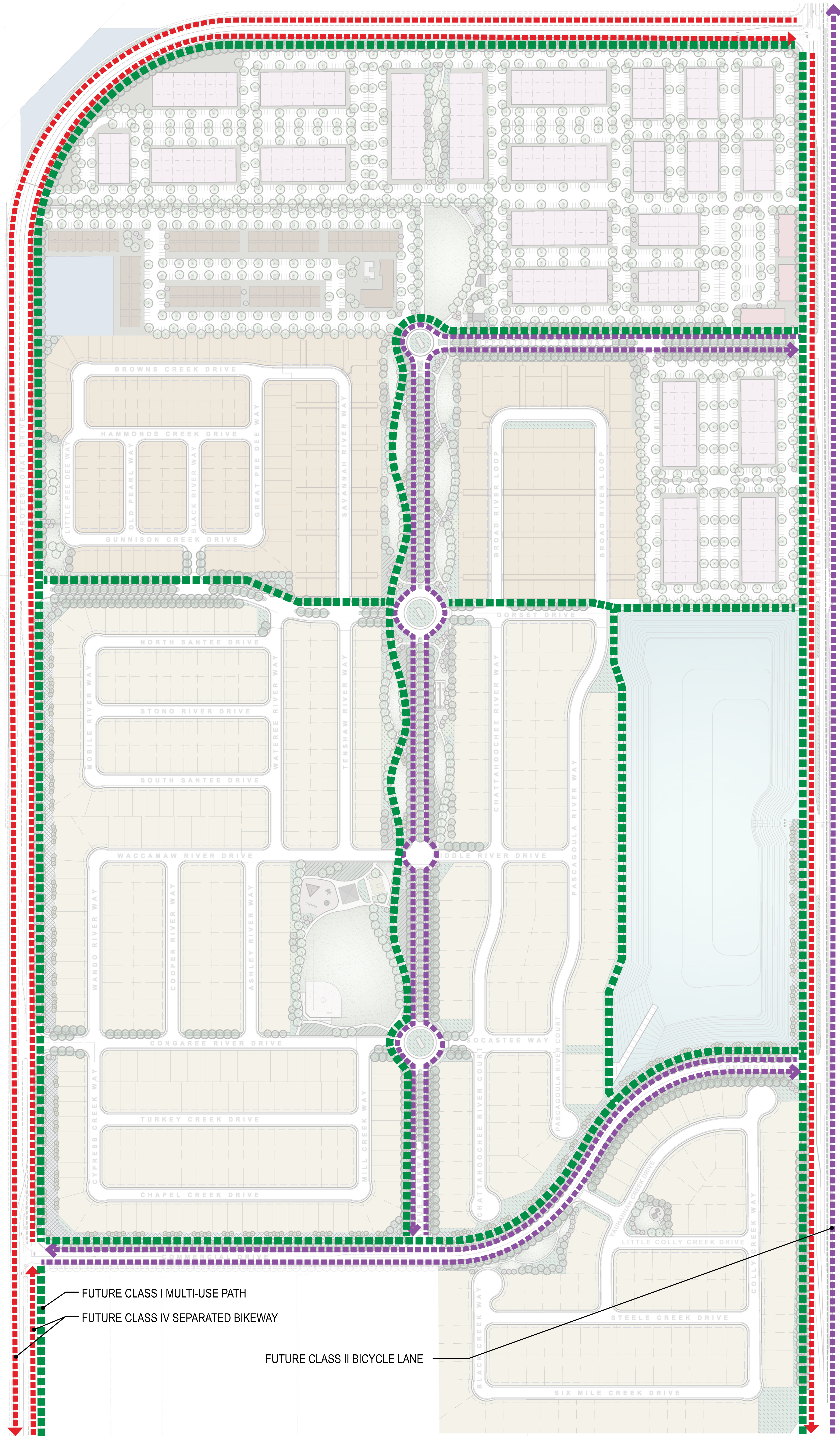
**PEDRICK ROAD (SECTION G-G'):**



**PEDRICK ROAD (SECTION H-H'):**



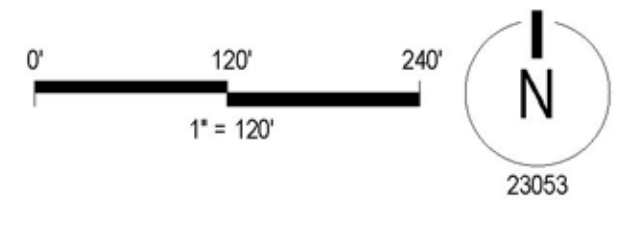




**LEGEND**

- ▬▬▬▬ PROPOSED CLASS I MULTI-USE PATH
- ▬▬▬▬ PROPOSED CLASS II BICYCLE LANE
- - - - PROPOSED CLASS IV SEPARATED BIKEWAY





▬▬▬▬ FUTURE CLASS I MULTI-USE PATH  
▬▬▬▬ FUTURE CLASS II BICYCLE LANE  
- - - - FUTURE CLASS IV SEPARATED BIKEWAY

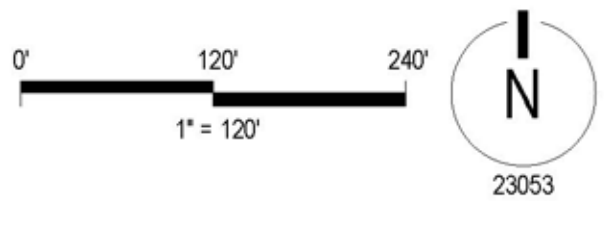




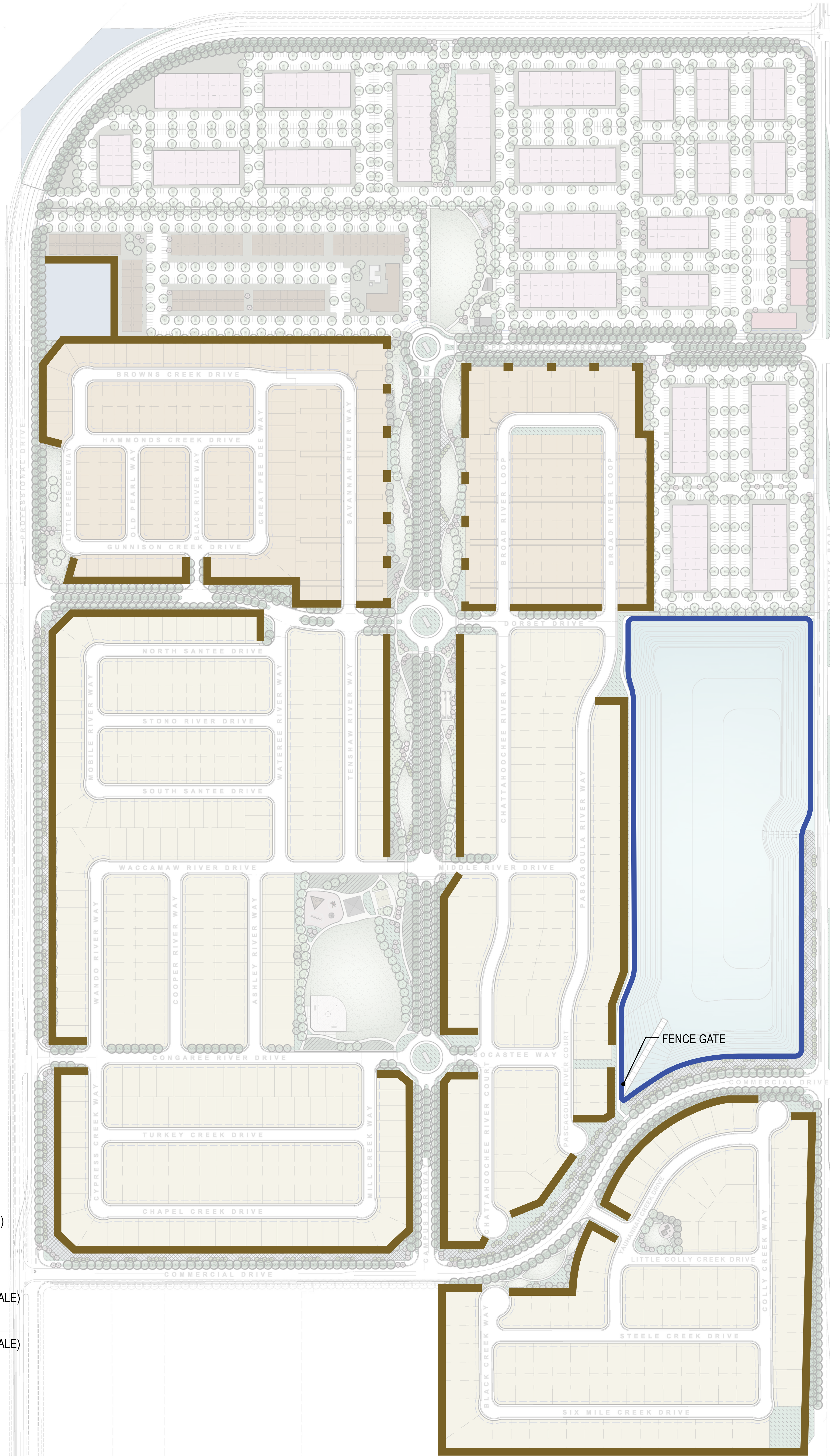


**LEGEND**

-  PRIMARY MONUMENTATION
-  SECONDARY MONUMENTATION
-  TERTIARY/ROUNDBOUT MONUMENTATION
-  TOWER MONUMENTATION







**LEGEND**

- SOUNDWALL
- VIEW FENCE  
(NOT SHOWN, IF NEEDED)
- PROTECTIVE FENCE
- GOOD NEIGHBOR FENCE  
(NOT SHOWN AT THIS SCALE)
- SIDEYARD FENCE  
(NOT SHOWN AT THIS SCALE)

