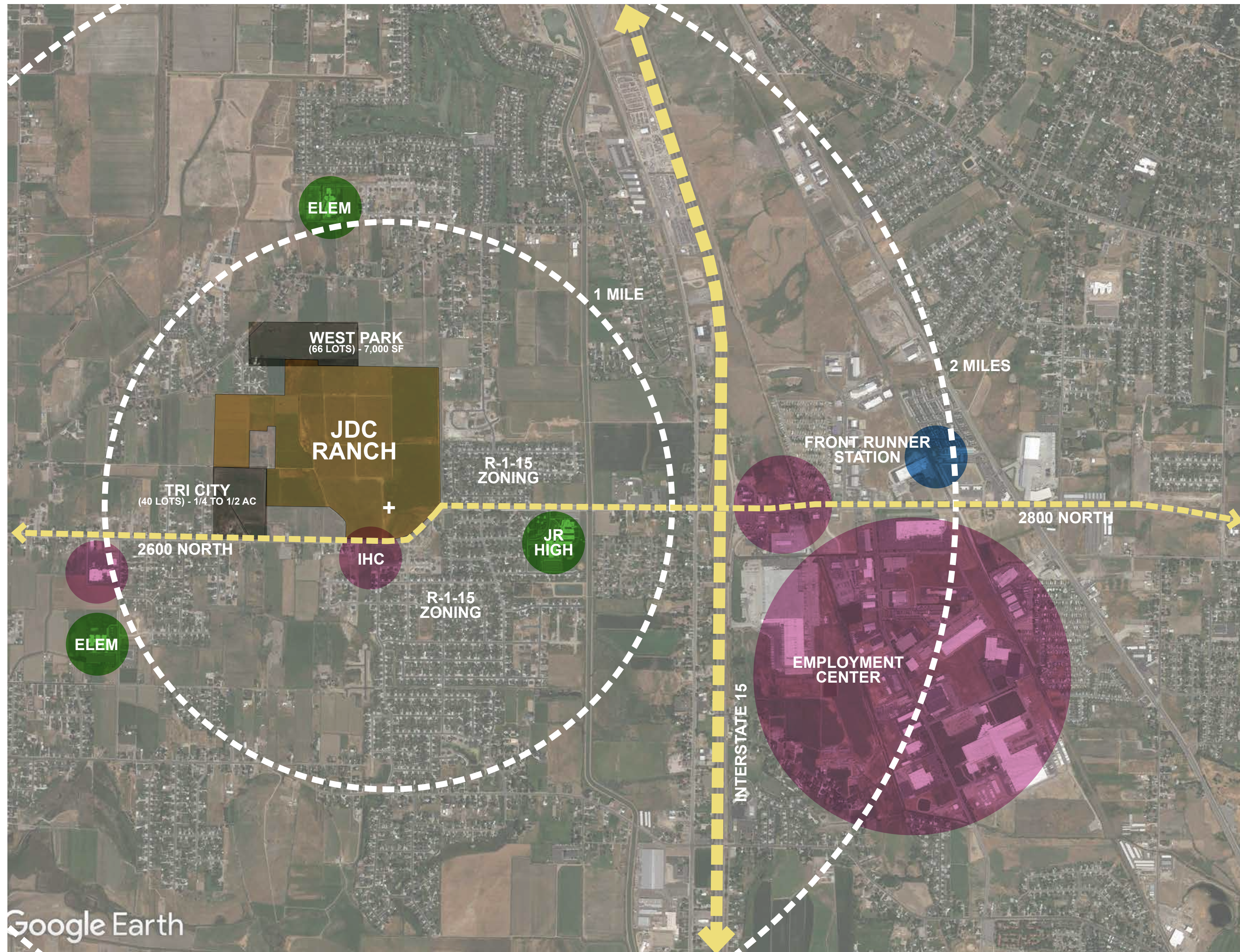


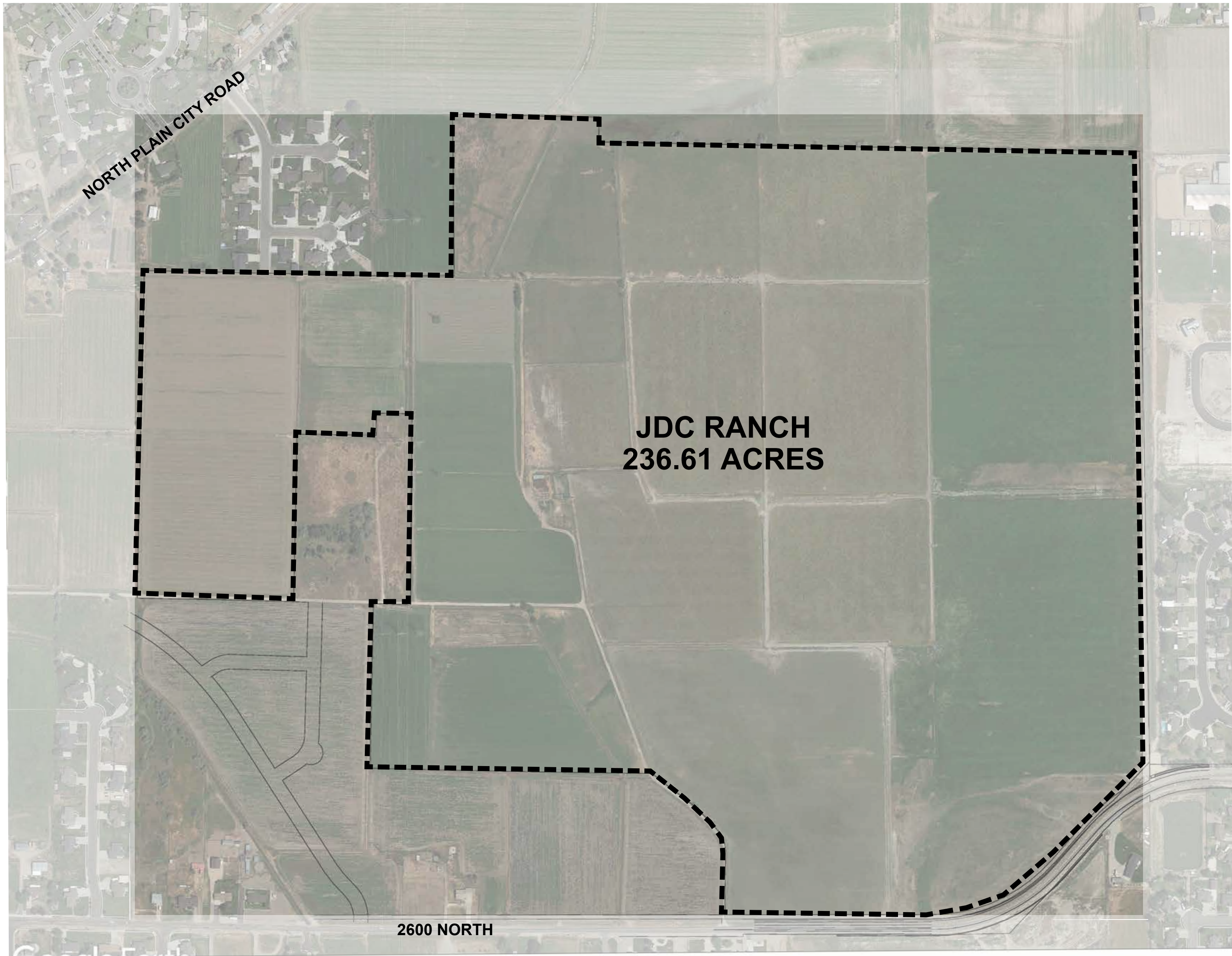


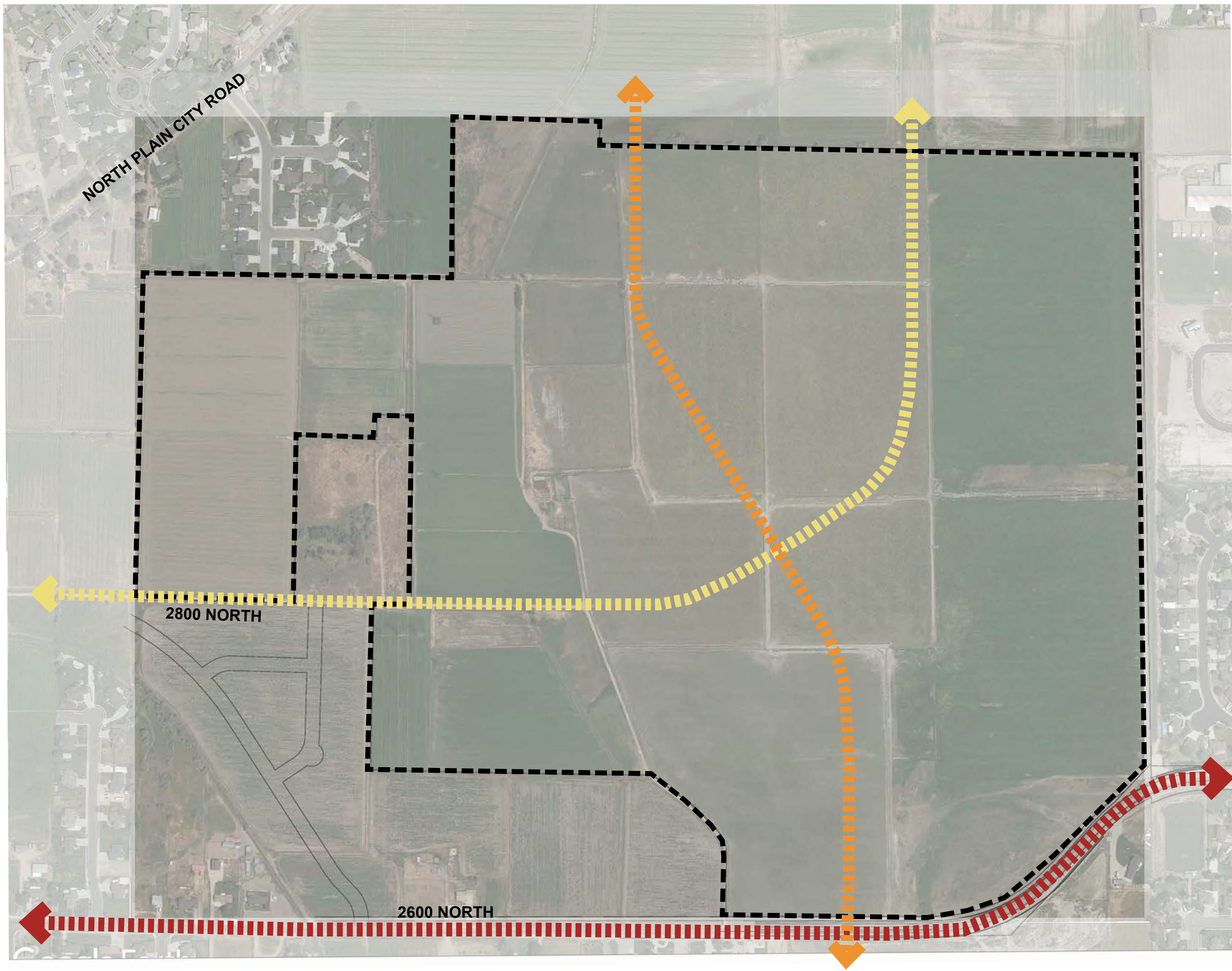
JDC RANCH

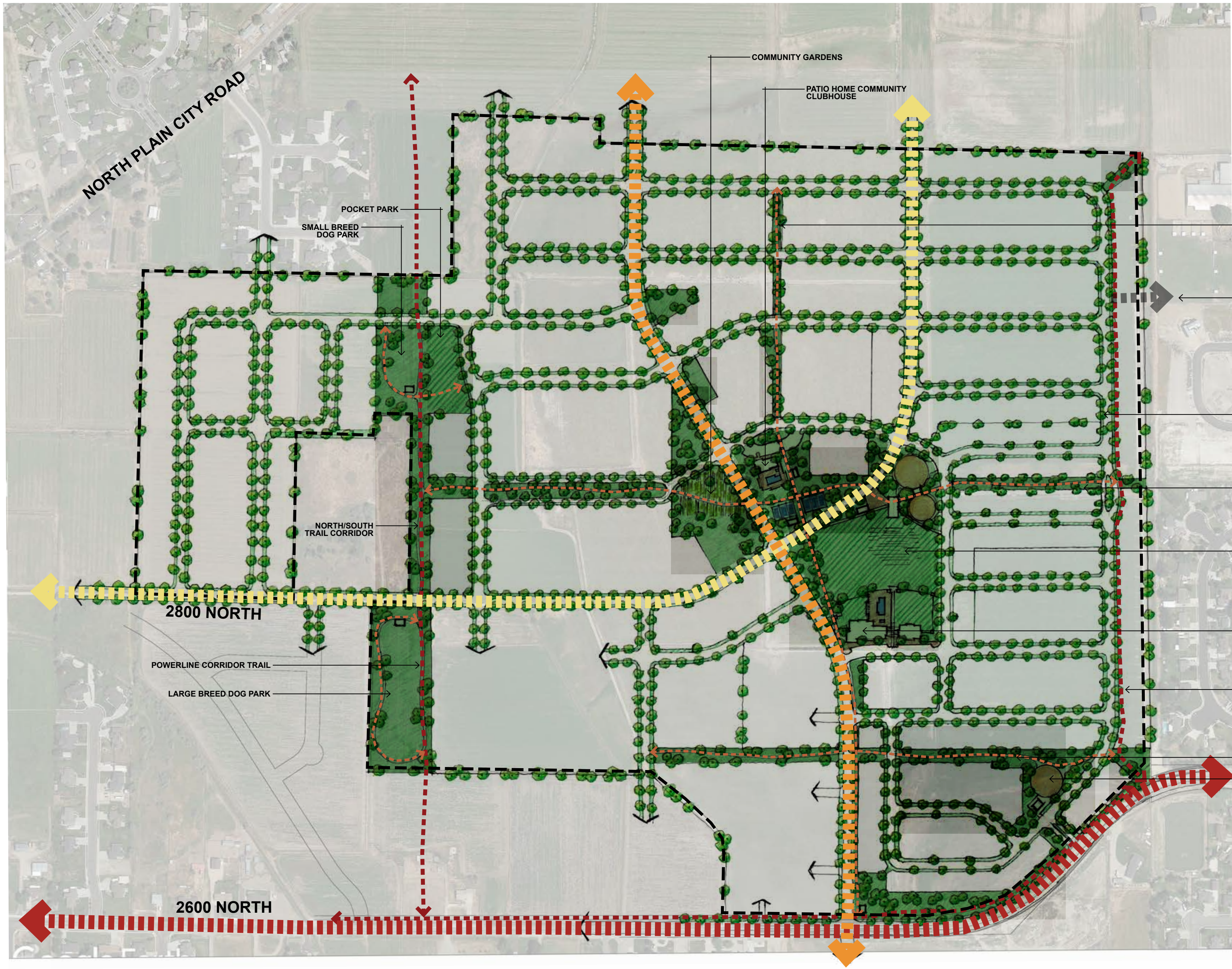
A MASTER PLANNED COMMUNITY

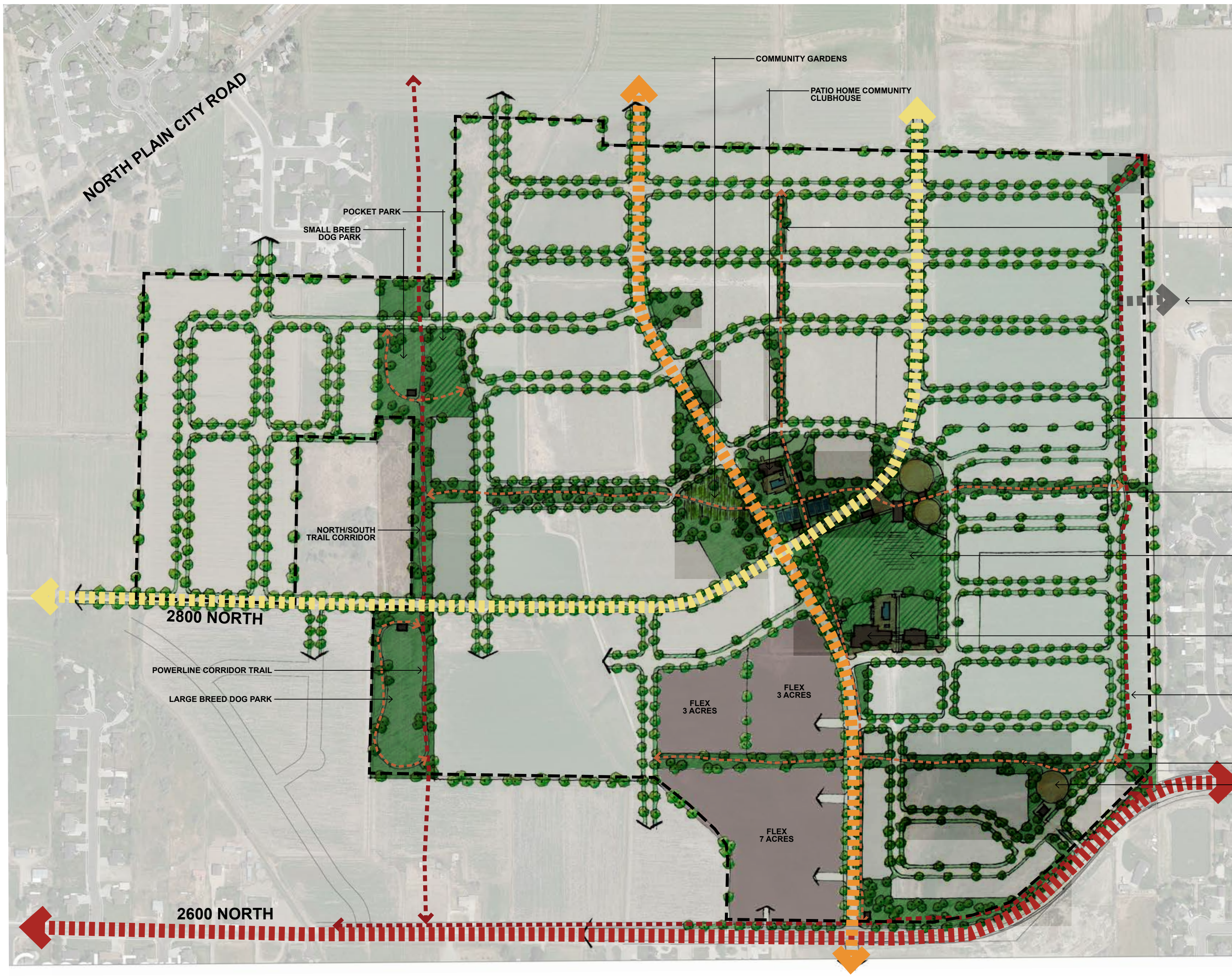


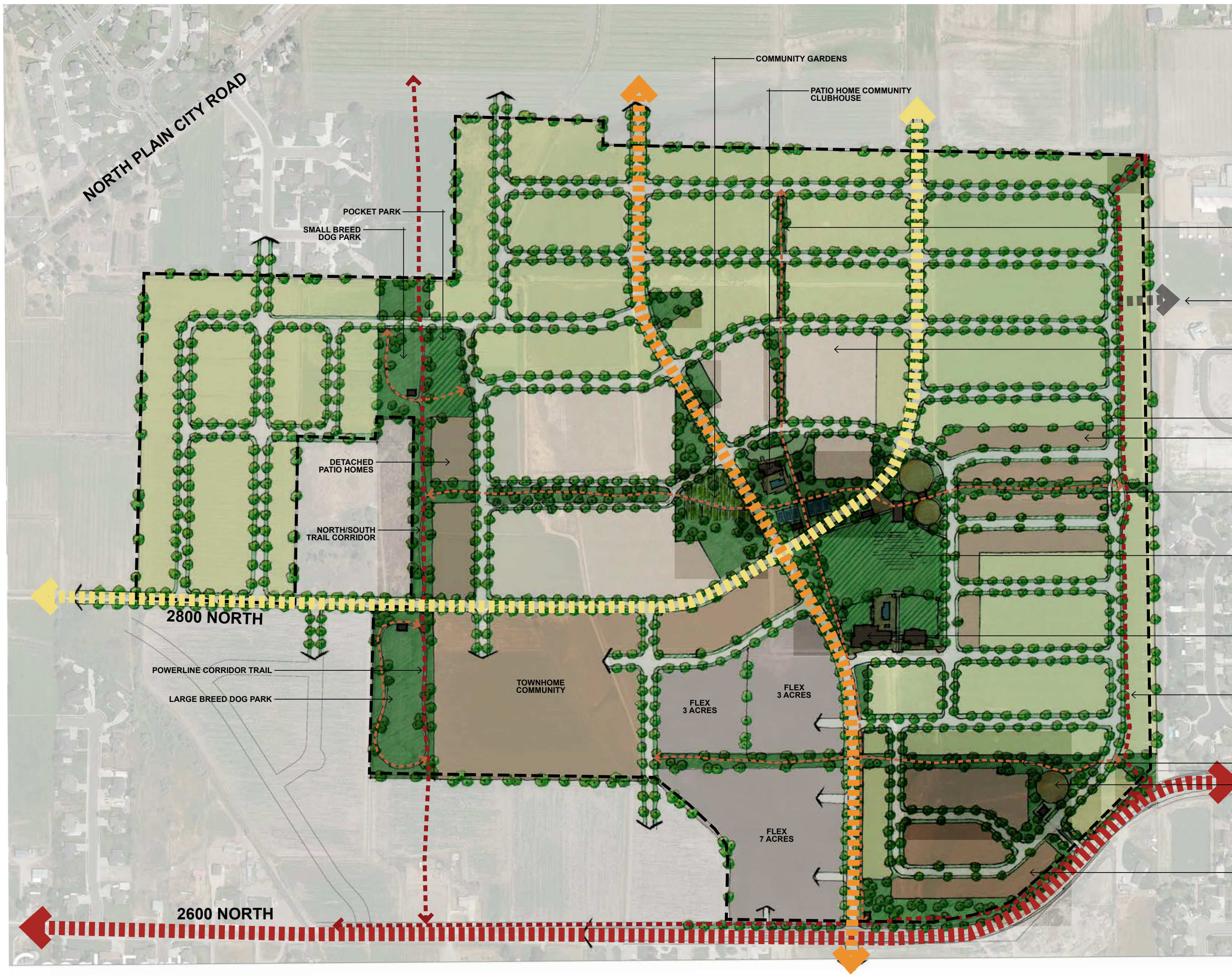












- MID BLOCK TRAIL/OPEN SPACE CORRIDOR
- POTENTIAL EAST/WEST CONNECTOR
- ATTACHED PATIO SINGLE FAMILY HOMES
- TREE LINED STREETS
- TOWNHOMES
- EAST/WEST TRAIL/OPEN SPACE CORRIDOR
- 4 ACRE COMMUNITY PARK
PLAY FIELD
BARN PAVILION
PLAYGROUNDS
RESTROOMS
- COMMUNITY CLUBHOUSE
CLUB BUILDING
POOL AND SPA
EVENT LAWN
- CITY TRAIL CORRIDOR
- EAST/WEST TRAIL/OPEN SPACE CORRIDOR
- POCKET PARK
- TOWNHOMES



JDC RANCH - MASTER PLAN

AUGUST 30, 2021



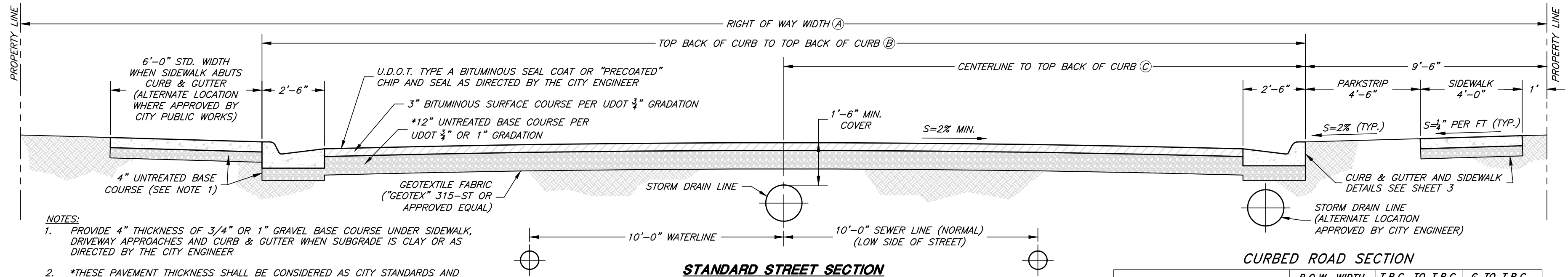
COMMERCIAL (C-1)	19.46 AC
RESIDENTIAL (R-2)	90.79 AC
RESIDENTIAL (R-3) *	100.62 AC
RESIDENTIAL (R-1-12)	25.74 AC
TOTAL	236.61 AC

* OPEN GREEN SPACE WITHIN THE R-3 ZONE WILL PROVIDE A MIN. OF 40% (40.25 AC)



JDC RANCH - ZONING PLAN

AUGUST 30, 2021



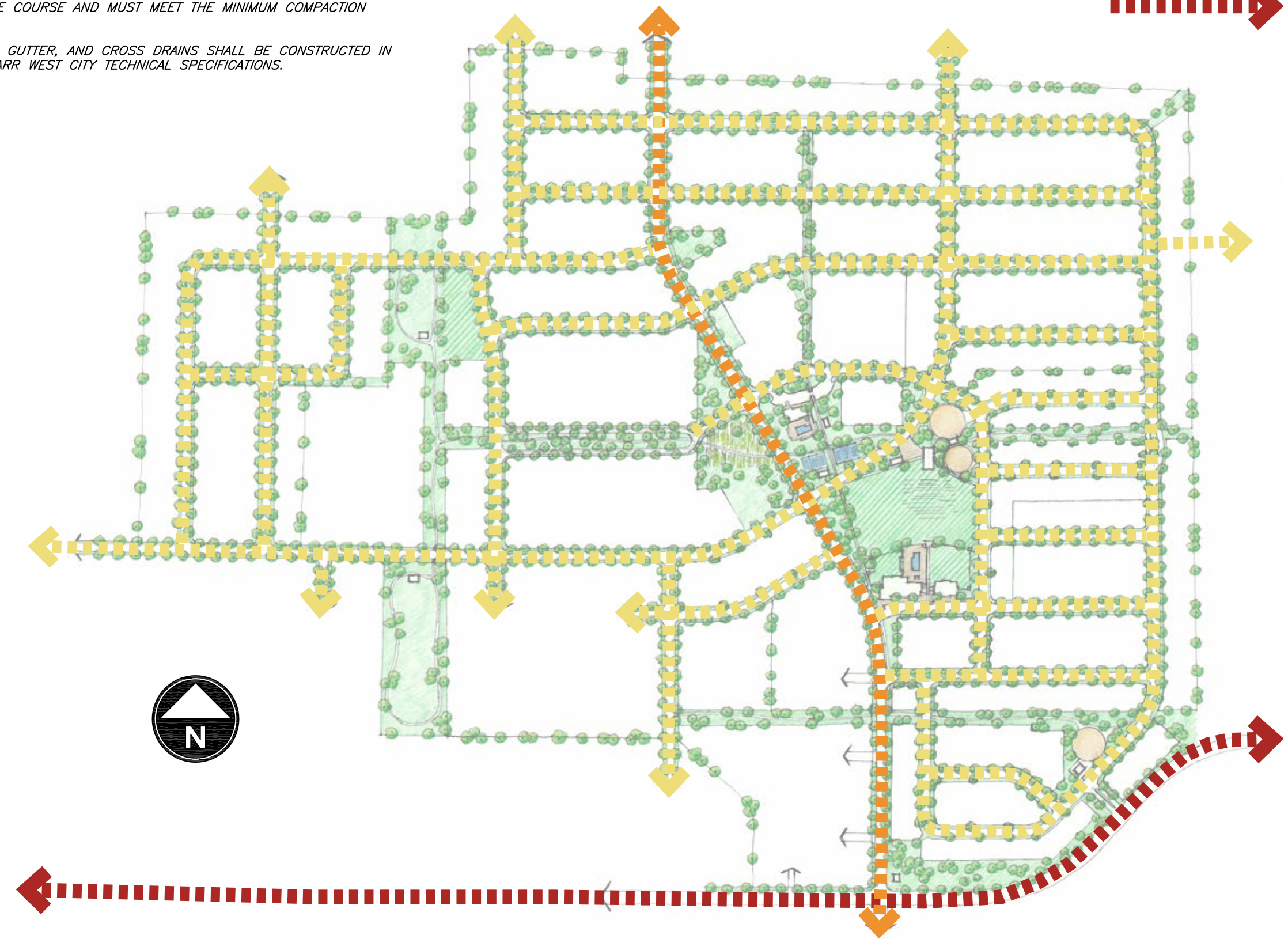
- NOTES:**
1. PROVIDE 4" THICKNESS OF 3/4" OR 1" GRAVEL BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER WHEN SUBGRADE IS CLAY OR AS DIRECTED BY THE CITY ENGINEER
 2. *THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS CITY STANDARDS AND MAY BE INCREASED BY THE CITY ENGINEER WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DESIGNER AND/OR DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A DETAILED SOILS ANALYSIS FOR APPROVAL BY THE CITY ENGINEER WHICH MAY MODIFY PAVEMENT THICKNESS, BUT IN NO CASE SHALL THE BITUMINOUS SURFACE COURSE BE LESS THAN 3" AND GRAVEL BASE COURSE LESS THAN 4" THICK.
 3. ALL ROAD CUTS SHALL BE PATCHED WITH 12" UNTREATED ROAD BASE AND 3" OF BITUMINOUS SURFACE COURSE AND MUST MEET THE MINIMUM COMPACTION REQUIREMENTS.
 4. SIDEWALKS, CURB & GUTTER, AND CROSS DRAINS SHALL BE CONSTRUCTED IN COMPLIANCE WITH FARR WEST CITY TECHNICAL SPECIFICATIONS.

STANDARD STREET SECTION

CURBED ROAD SECTION

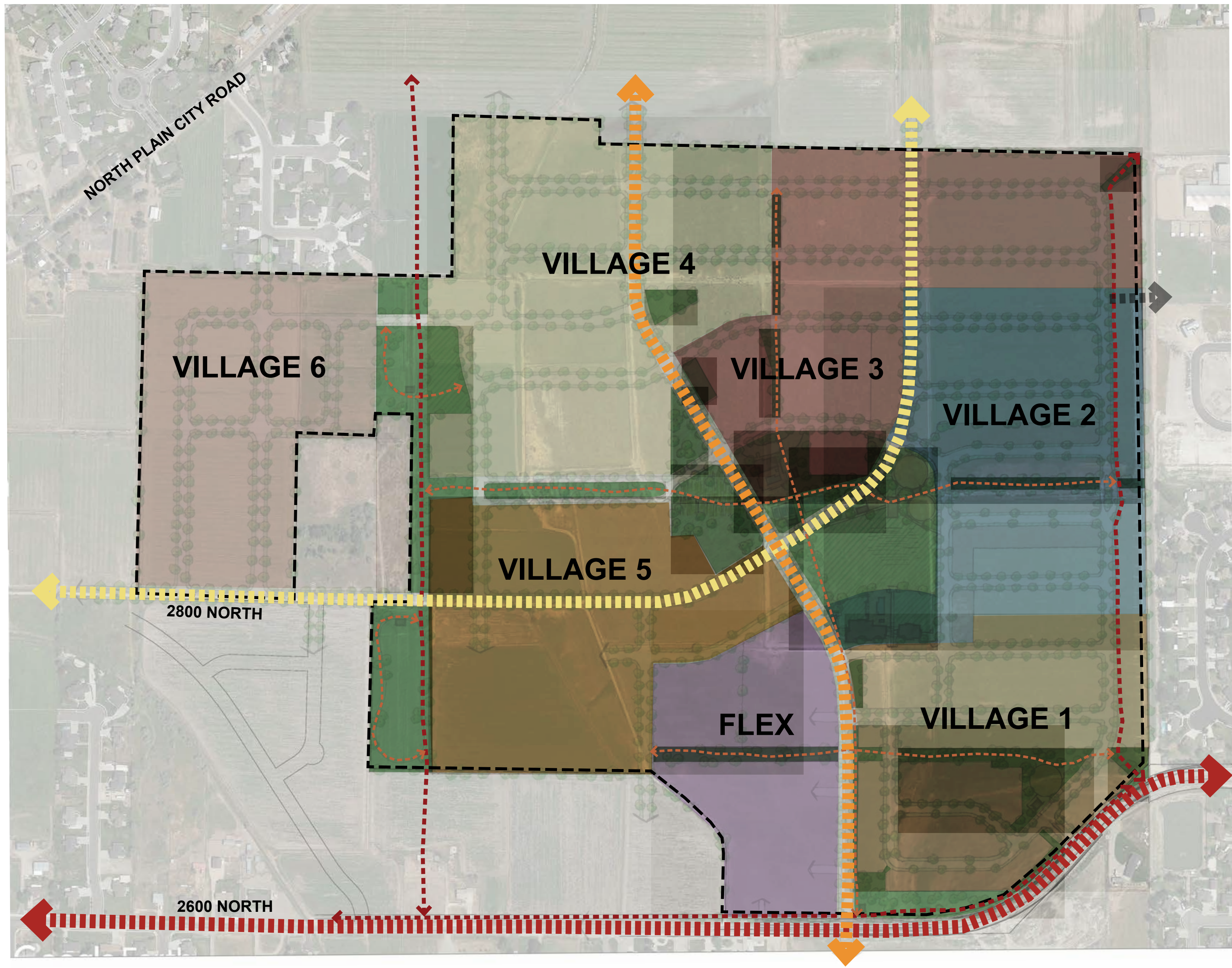
STREET DESIGNATION	R.O.W. WIDTH (A)	T.B.C. TO T.B.C. (B)	CL TO T.B.C. (C)
MINOR (STANDARD RESIDENTIAL)	60'	41'	20.5'
COLLECTOR	66'	47'	23.5'
MINOR ARTERIAL	84'	65'	32.5'
MAJOR ARTERIAL	100'	81'	40.5'

NOTE: ROAD SECTION USED AS DETERMINED BY THE CITY ENGINEER & PLANNING COMMISSION BASED UPON ZONING GENERAL PLAN, SIZE OF DEVELOPMENT, ESTIMATED TRAFFIC VOLUME, & AMOUNT OF OTHER PROJECTS BEING CONSIDERED IN THE DEVELOPMENT'S PROXIMITY TO HIGH VOLUME ROADS AS APPROVED BY ZONING CITY ENGINEER



ROADWAY STANDARDS

AUGUST 30, 2021



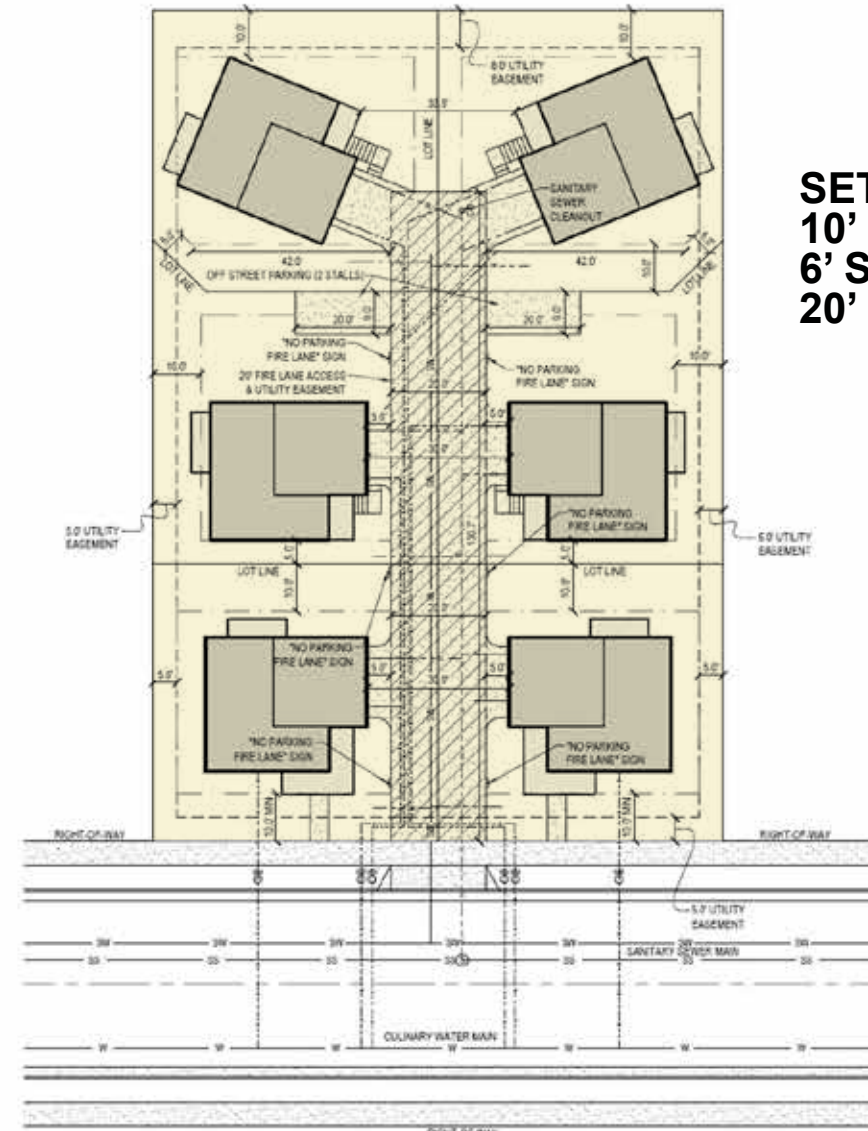
JDC RANCH - VILLAGE PLAN

AUGUST 30, 2021



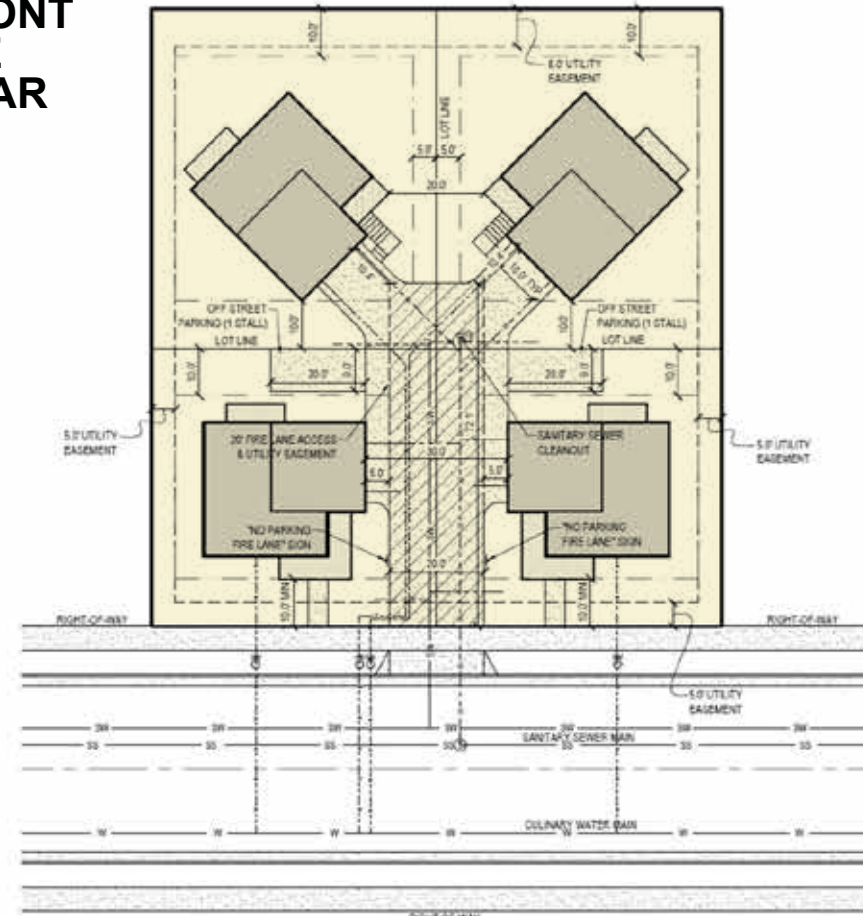
AMENITIES

AUGUST 30, 2021

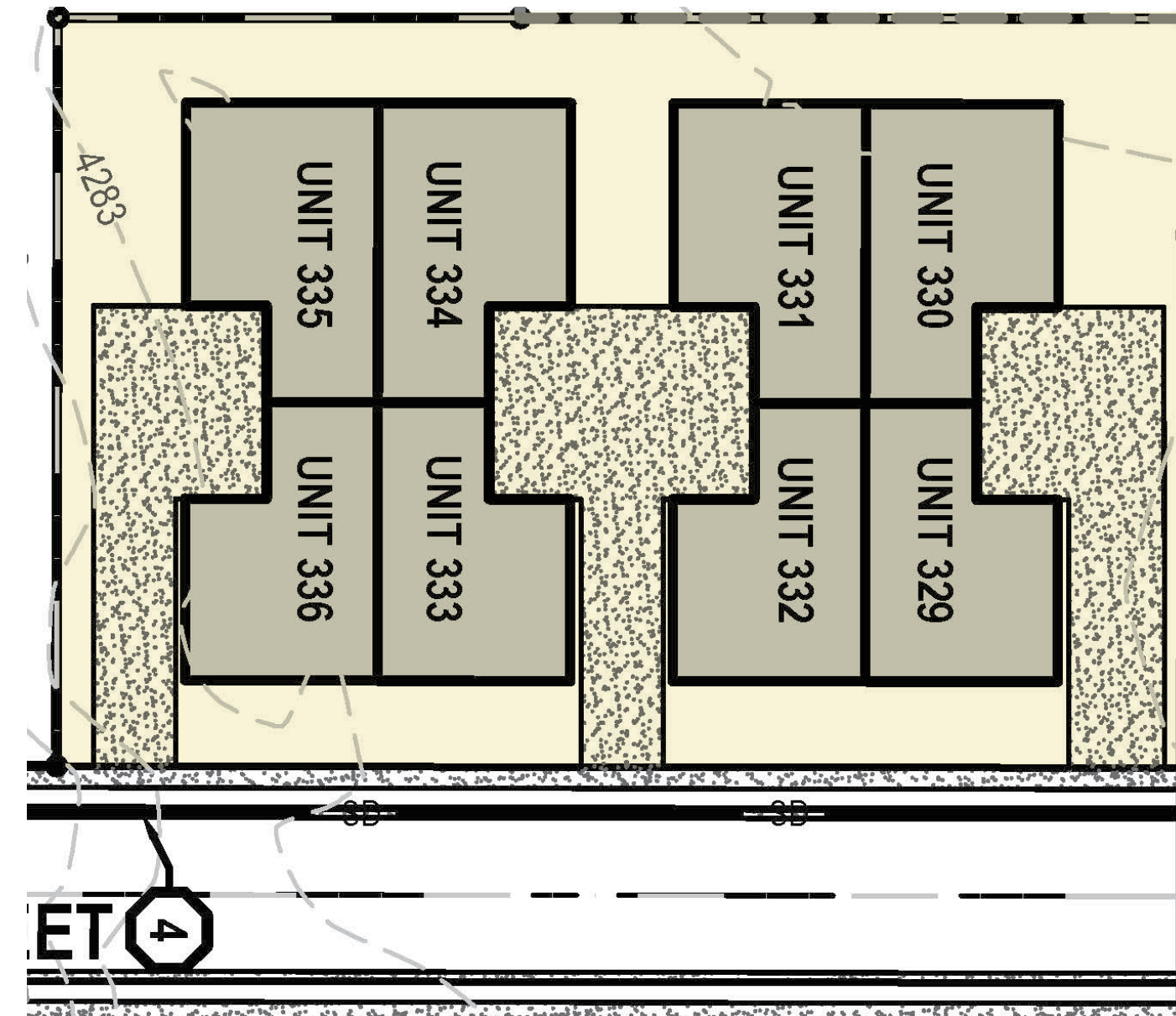


**SETBACKS:
10' FRONT
6' SIDE
20' REAR**

**SINGLE FAMILY
COTTAGES - 6 PACK**

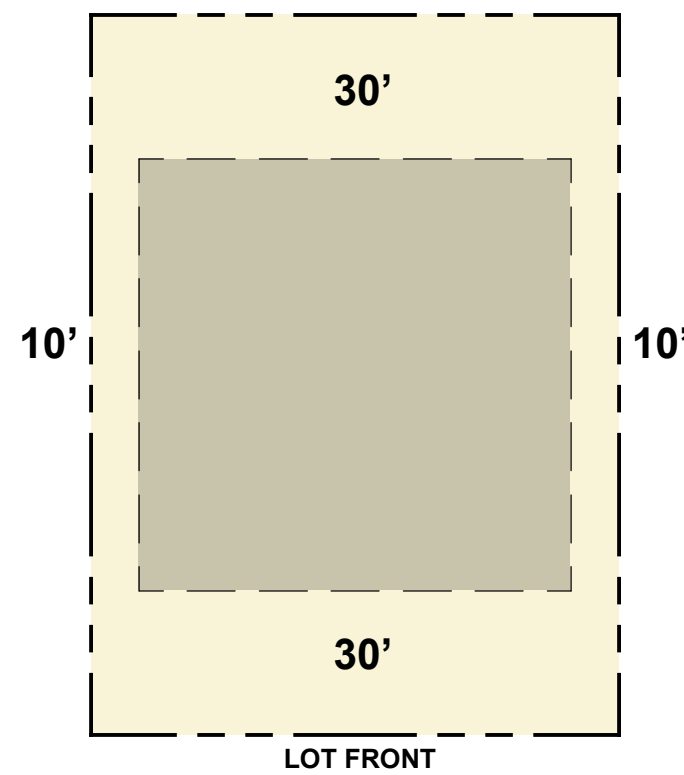


**SINGLE FAMILY
COTTAGES - 4 PACK**

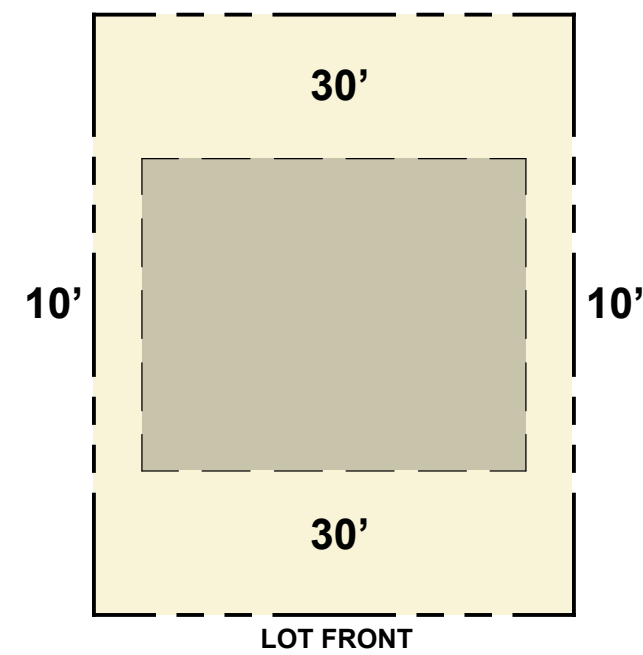


**SETBACKS:
25' FRONT
16' SIDE
25' REAR**

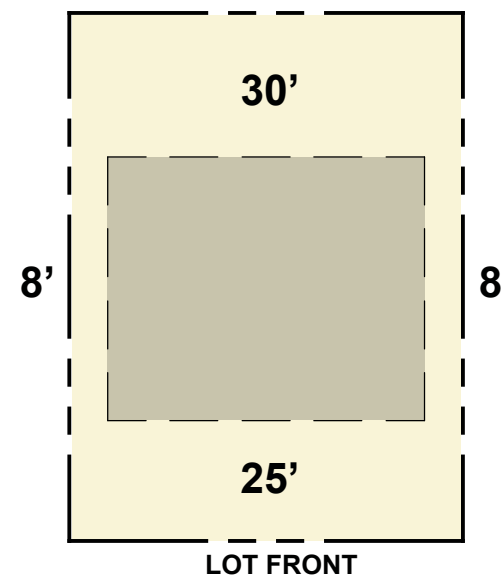
**SINGLE FAMILY
COTTAGES - 4 PACK**



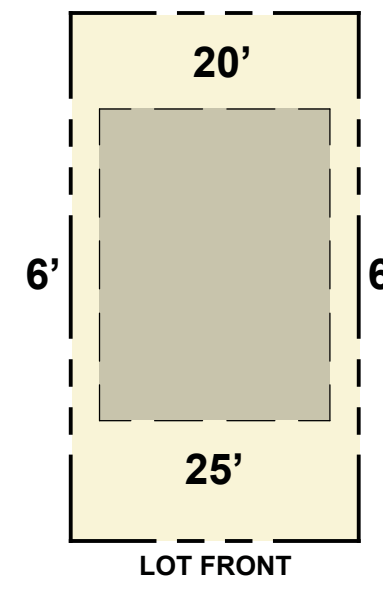
**SINGLE FAMILY
LOT TYPE 3**



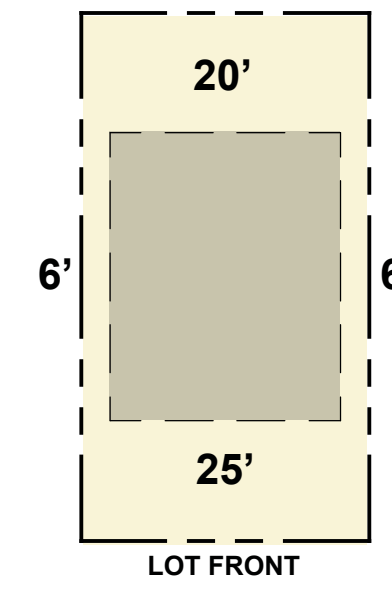
**SINGLE FAMILY
LOT TYPE 2**



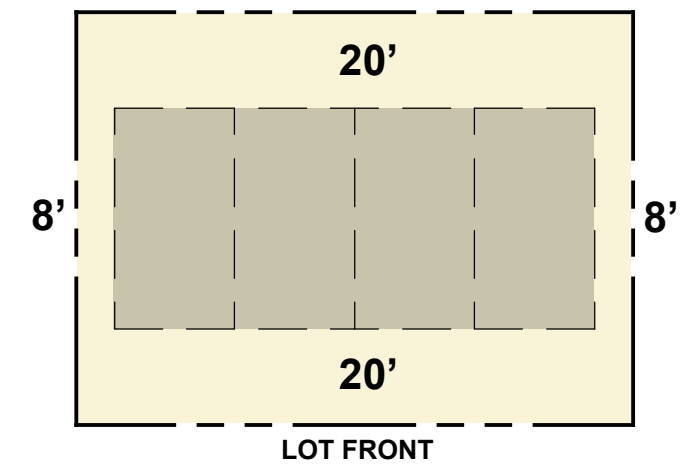
**SINGLE FAMILY
LOT TYPE 1**



**SINGLE FAMILY
PATIO HOME**



**SINGLE FAMILY
SIGNATURE SERIES**



TOWNHOME (4 PLEX)



ARCHITECTURE

AUGUST 30, 2021