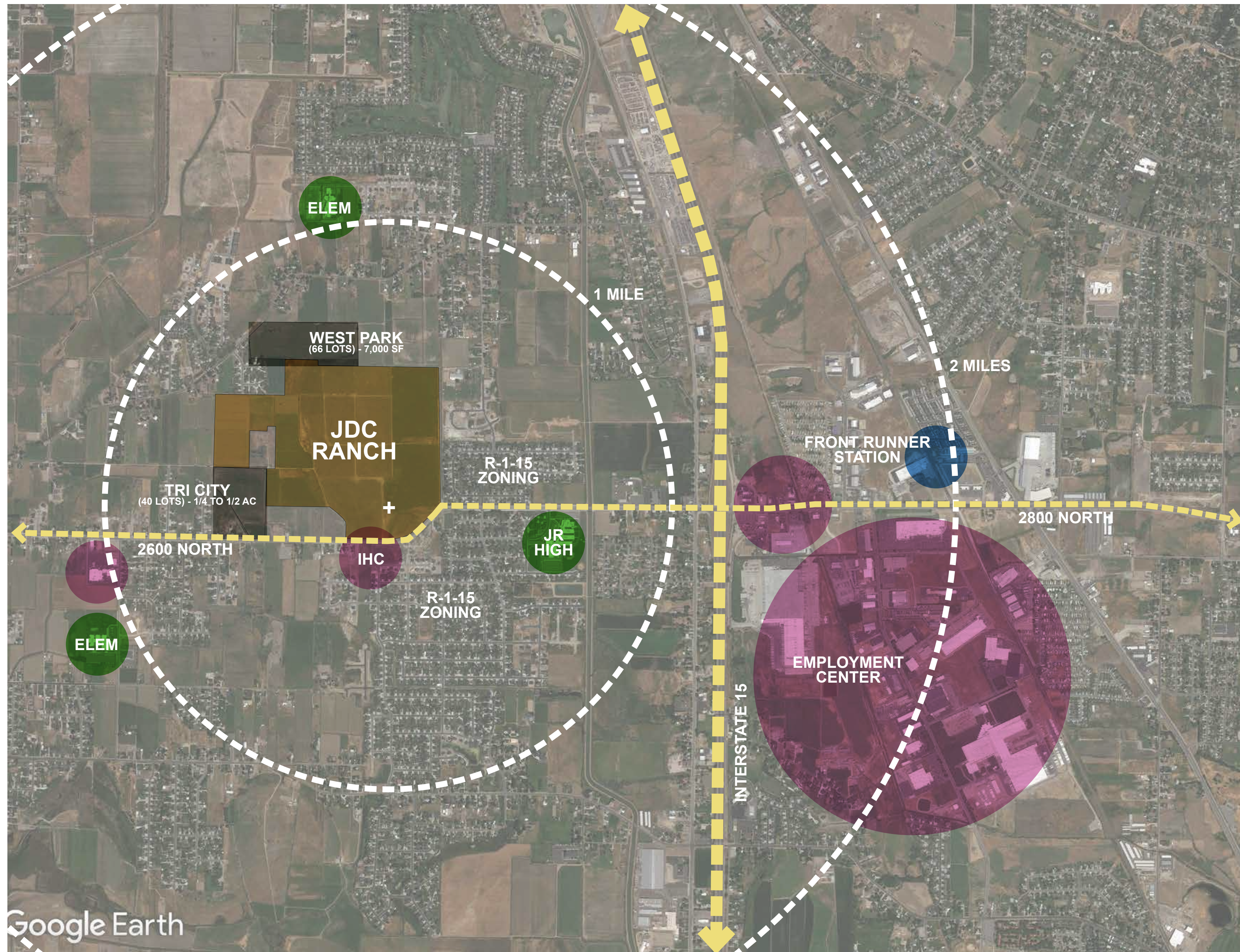


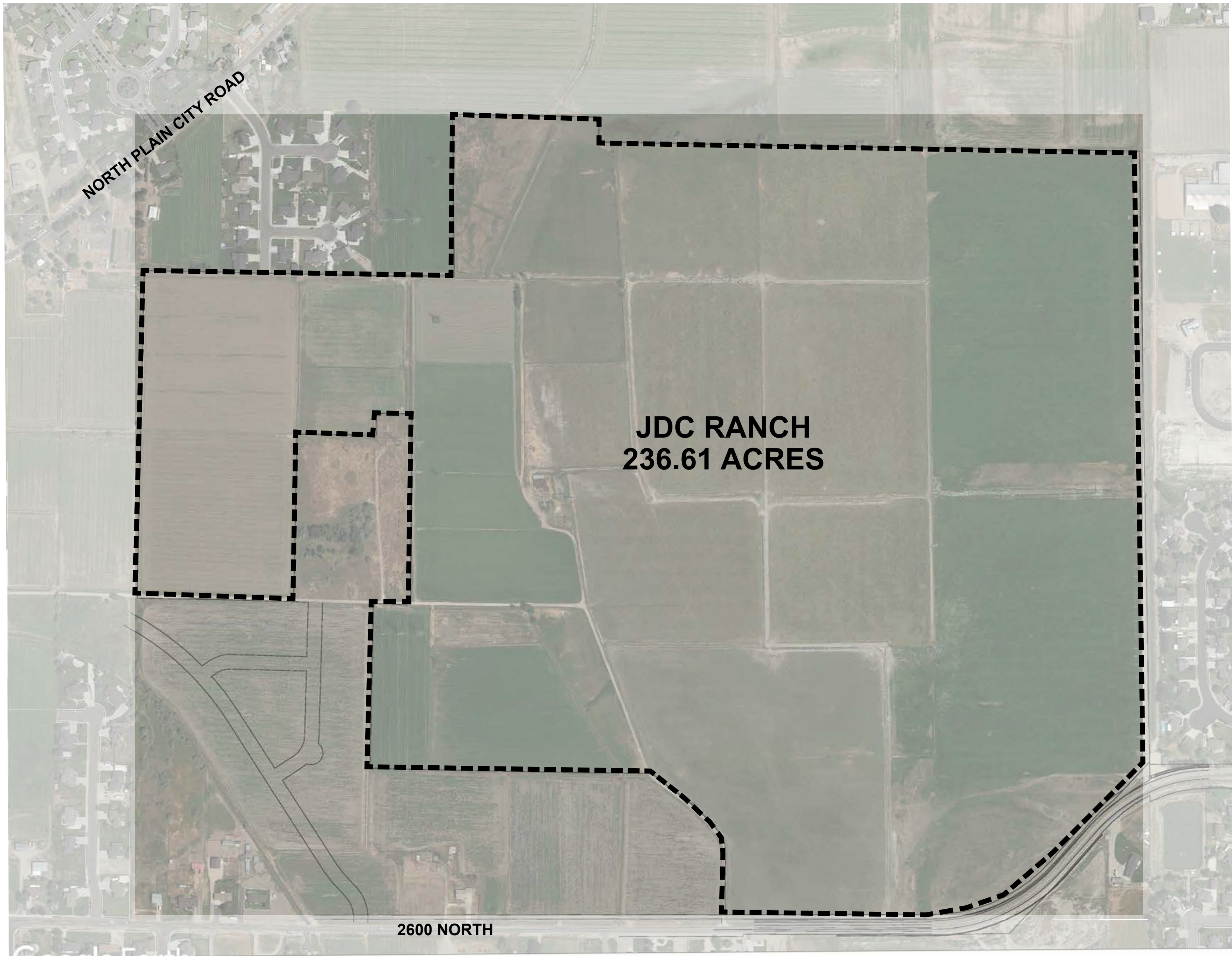


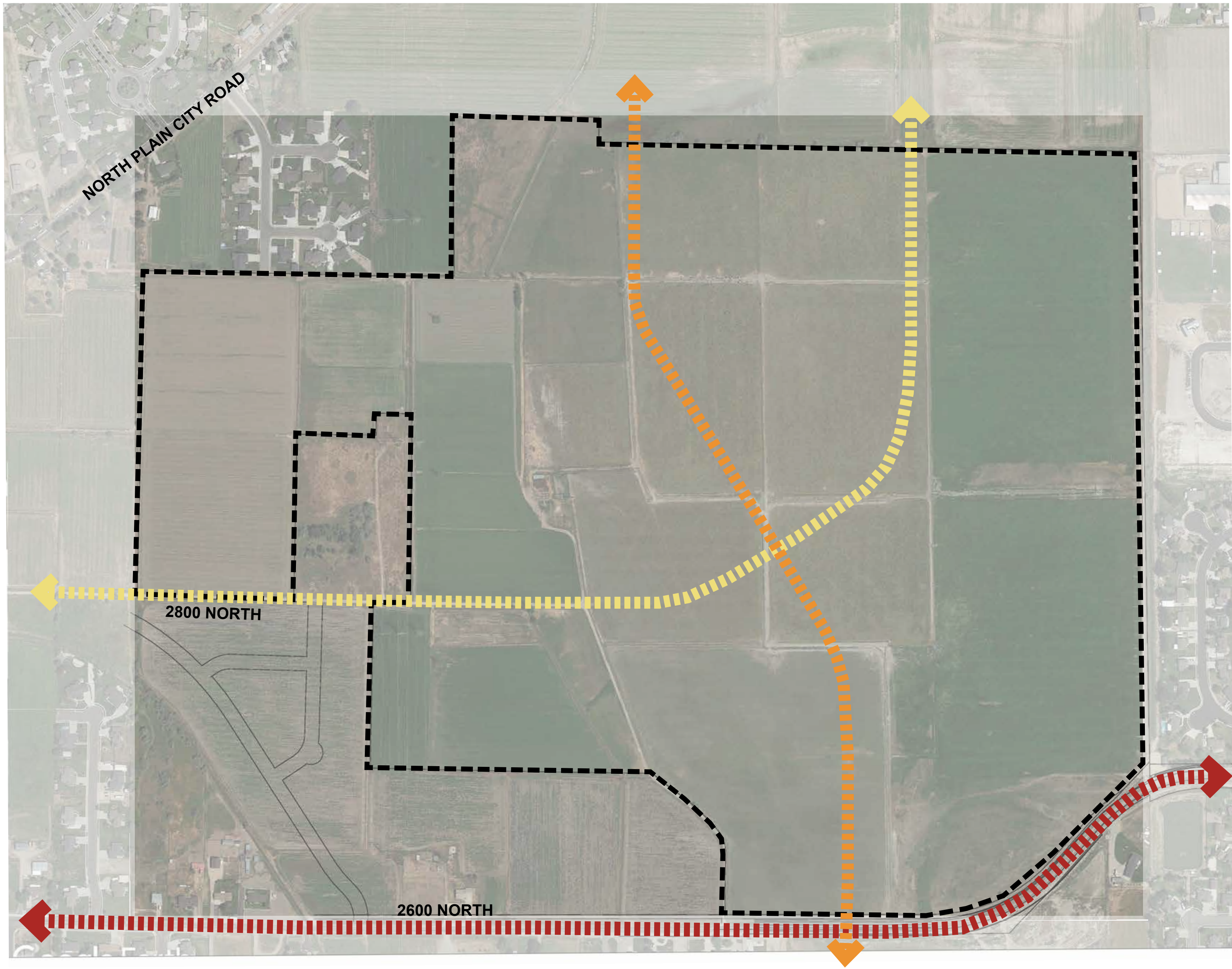
# JDC RANCH

A MASTER PLANNED COMMUNITY











These streets need to be stubbed to adjacent land to the west and north.

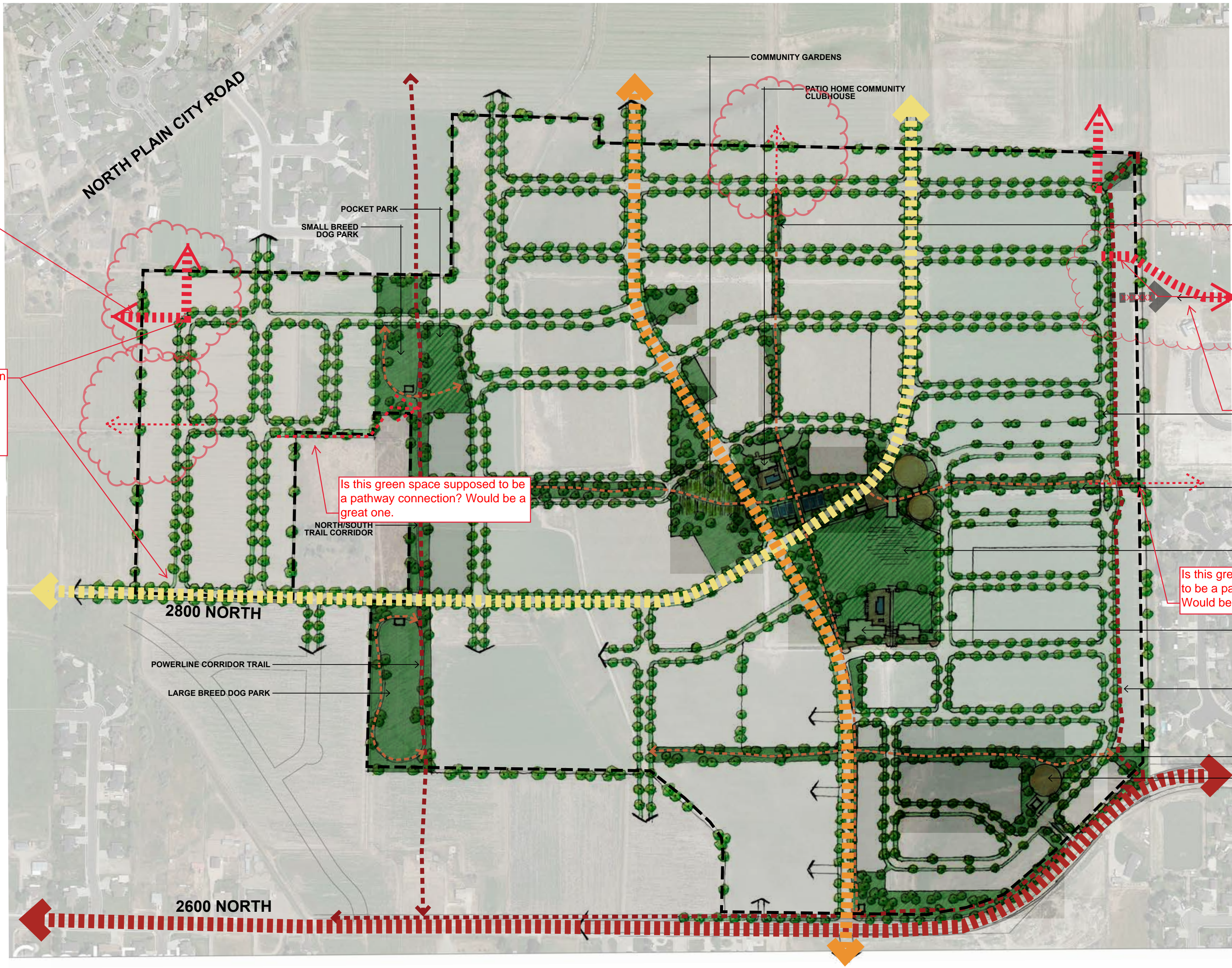
There appears to be more than 800 feet between these intersections. There either needs to be a street-stubbing to the adjacent land to the west or a mid-block pathway

Is this green space supposed to be a pathway connection? Would be a great one.

I would be more comfortable if this was a committed connection. If the adjacent land builds out without connecting then it can be abandoned.

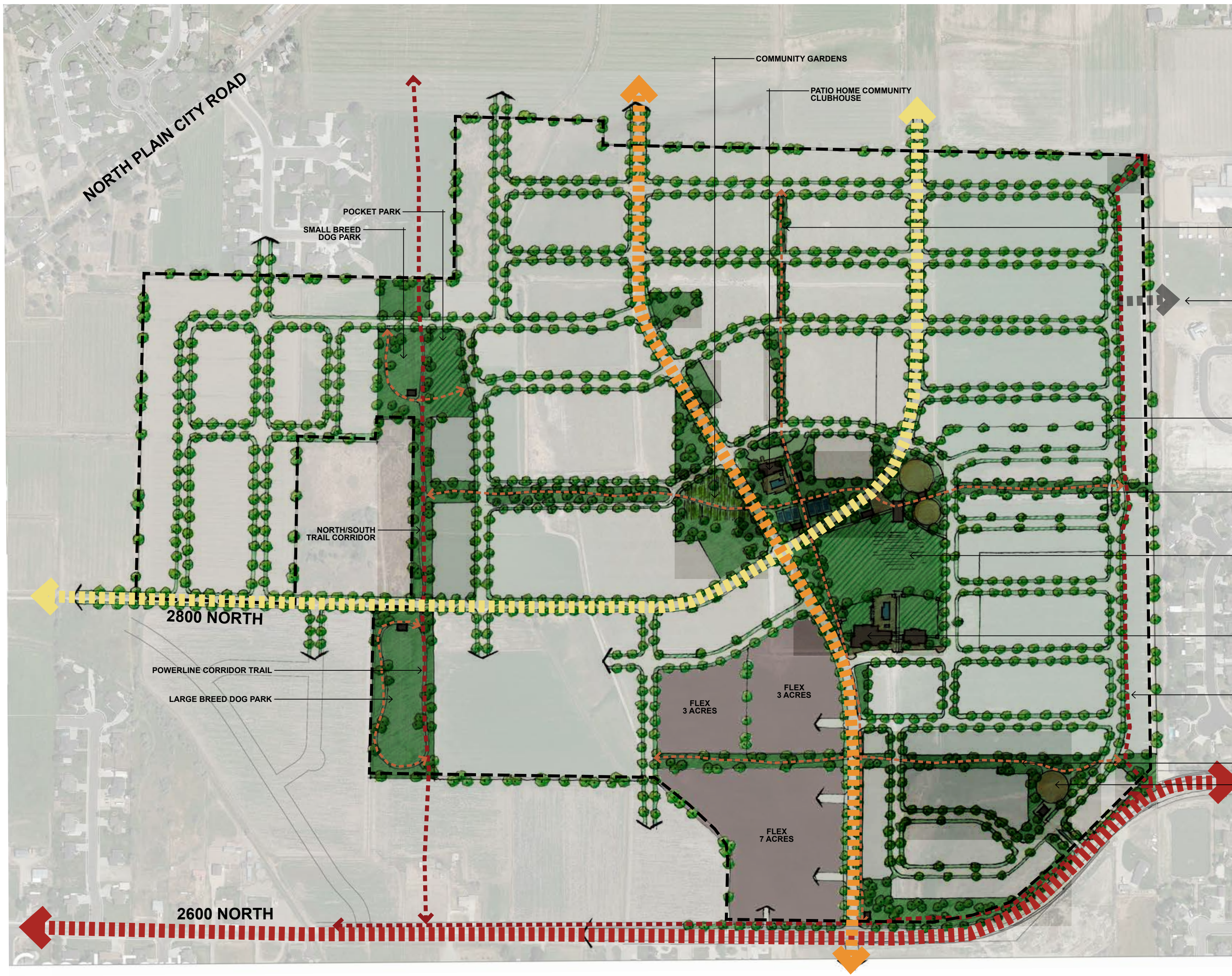
Also, because the blocks in this plan are shallow, this street should connect to them at a 4-way intersection to avoid awkward 3-way jogs.

Is this green space supposed to be a pathway connection? Would be a great one.



# JDC RANCH - OPEN SPACE PLAN

AUGUST 30, 2021

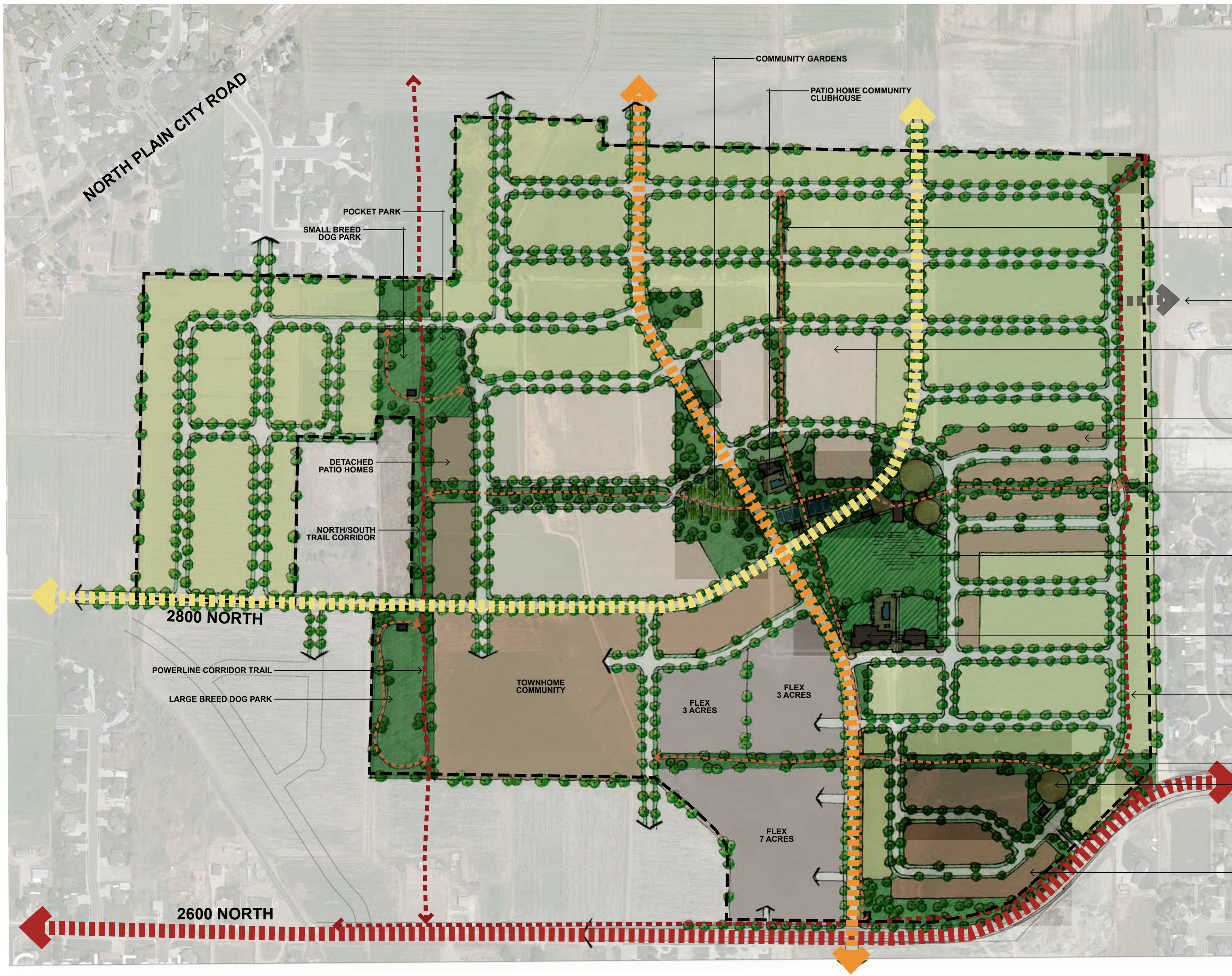


- MID BLOCK TRAIL/OPEN SPACE CORRIDOR
- POTENTIAL EAST/WEST CONNECTOR
- TREE LINED STREETS
- EAST/WEST TRAIL/OPEN SPACE CORRIDOR
- 4 ACRE COMMUNITY PARK  
PLAY FIELD  
BARN PAVILION  
PLAYGROUNDS  
RESTROOMS
- COMMUNITY CLUBHOUSE  
CLUB BUILDING  
POOL AND SPA  
EVENT LAWN
- CITY TRAIL CORRIDOR
- EAST/WEST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



# JDC RANCH - TOWN CENTER PLAN

AUGUST 30, 2021



- 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
<b>TOTAL</b>	<b>236.61 AC</b>

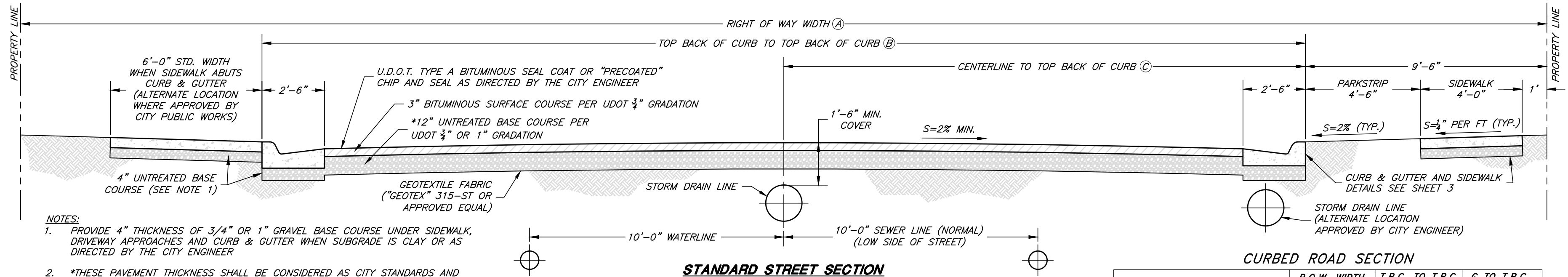
\* OPEN GREEN SPACE WITHIN THE R-3 ZONE WILL PROVIDE A MIN. OF 40% (40.25 AC)



# JDC RANCH - ZONING PLAN

AUGUST 30, 2021





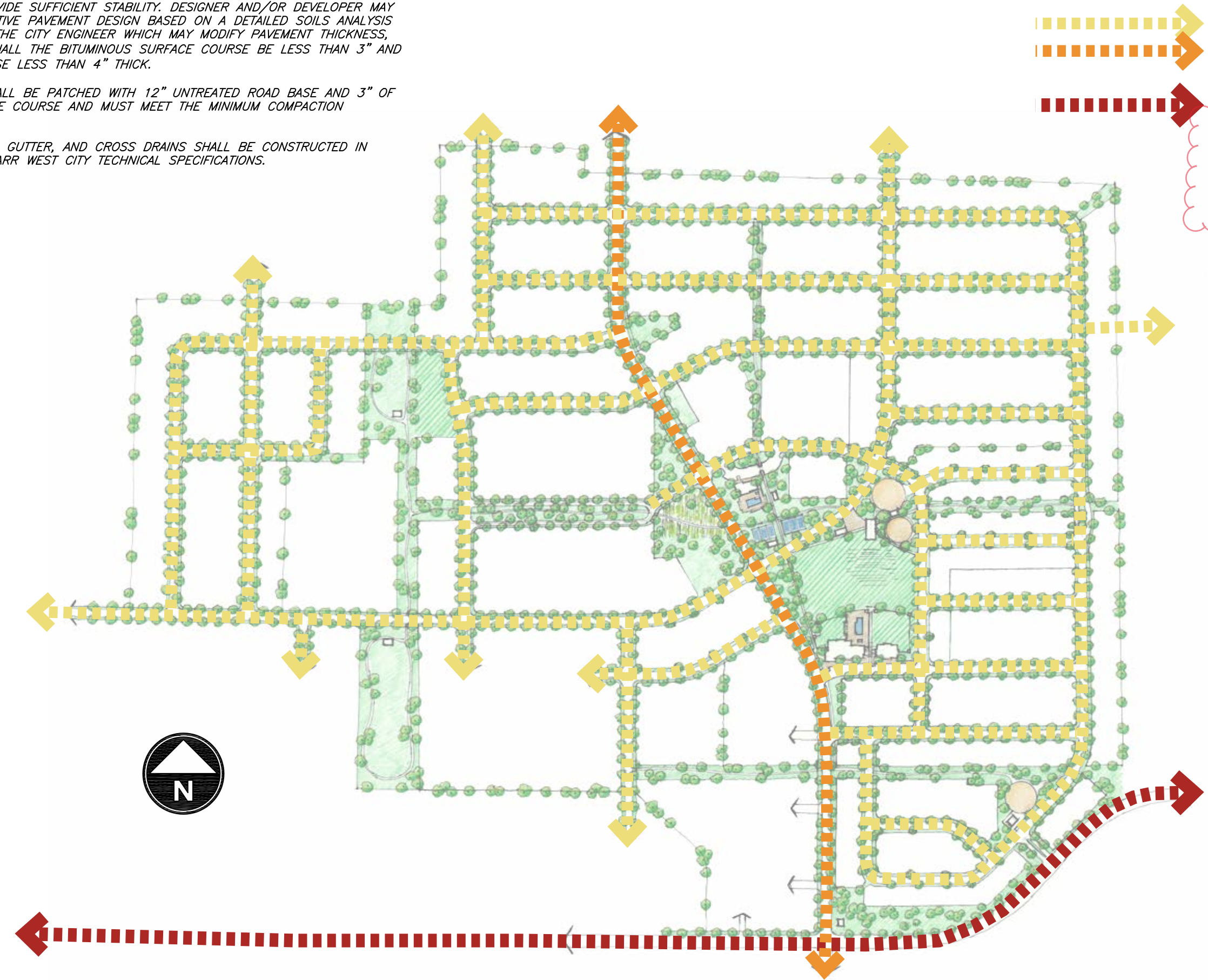
- NOTES:**
1. PROVIDE 4" THICKNESS OF 3/4" OR 1" GRAVEL BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER WHEN SUBGRADE IS CLAY OR AS DIRECTED BY THE CITY ENGINEER
  2. \*THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS CITY STANDARDS AND MAY BE INCREASED BY THE CITY ENGINEER WHEN A GREATER 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**

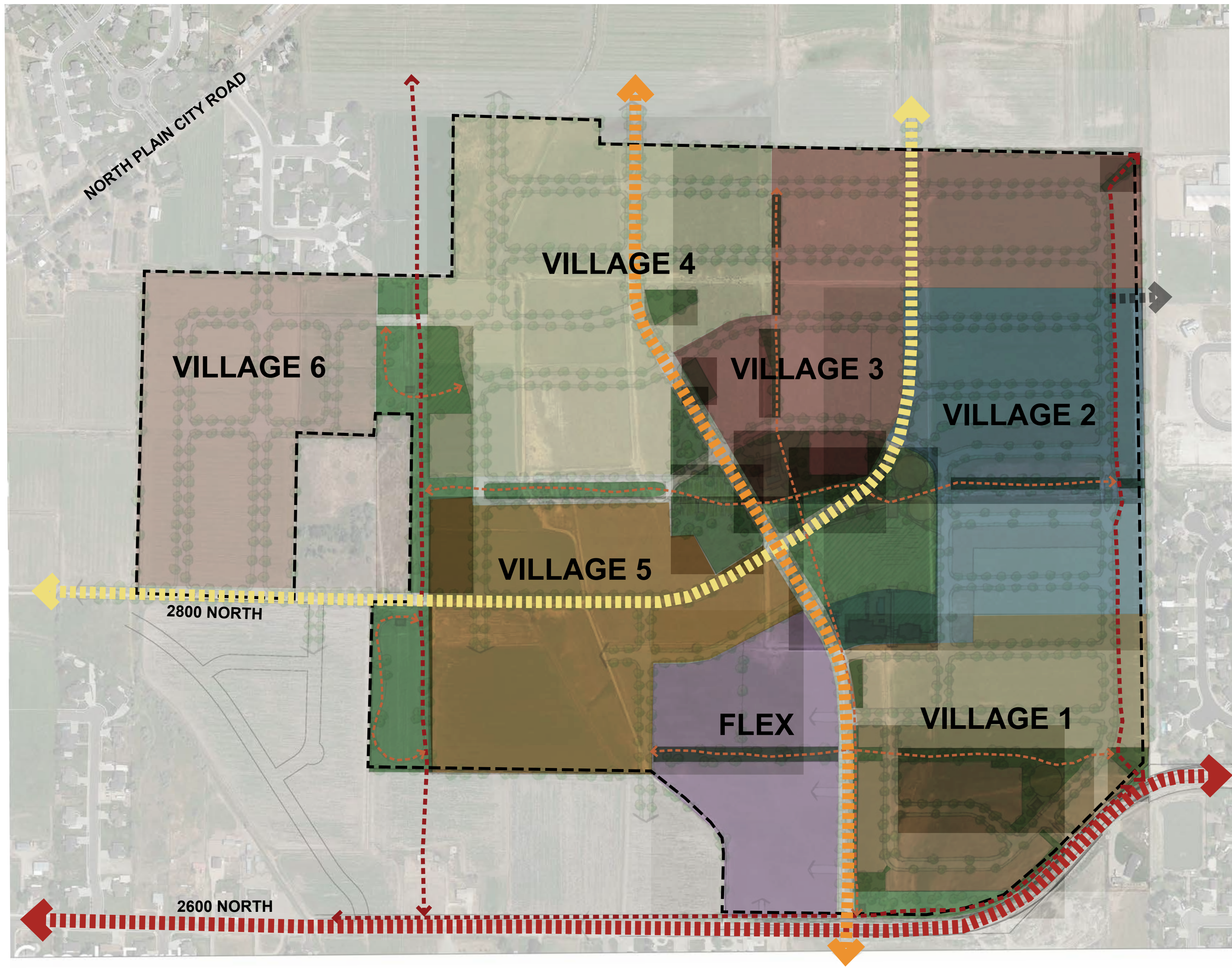
STREET DESIGNATION	R.O.W. WIDTH (A)	T.B.C. TO T.B.C. (B)	CL TO T.B.C. (C)
MINOR (STANDARD RESIDENTIAL)	60'	41'	20.5'
COLLECTOR	66'	47'	23.5'
MINOR ARTERIAL	84'	65'	32.5'
MAJOR ARTERIAL	100'	81'	40.5'

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 PARKING OR DEVELOPMENT DEVELOPMENTS PROXIMITY TO HIGH VOLUME ROADS AS APPROVED BY ZONING CITY ENGINEER



Non-legible.

Is the intention of this page to get vested into a specific set of ROW standards?



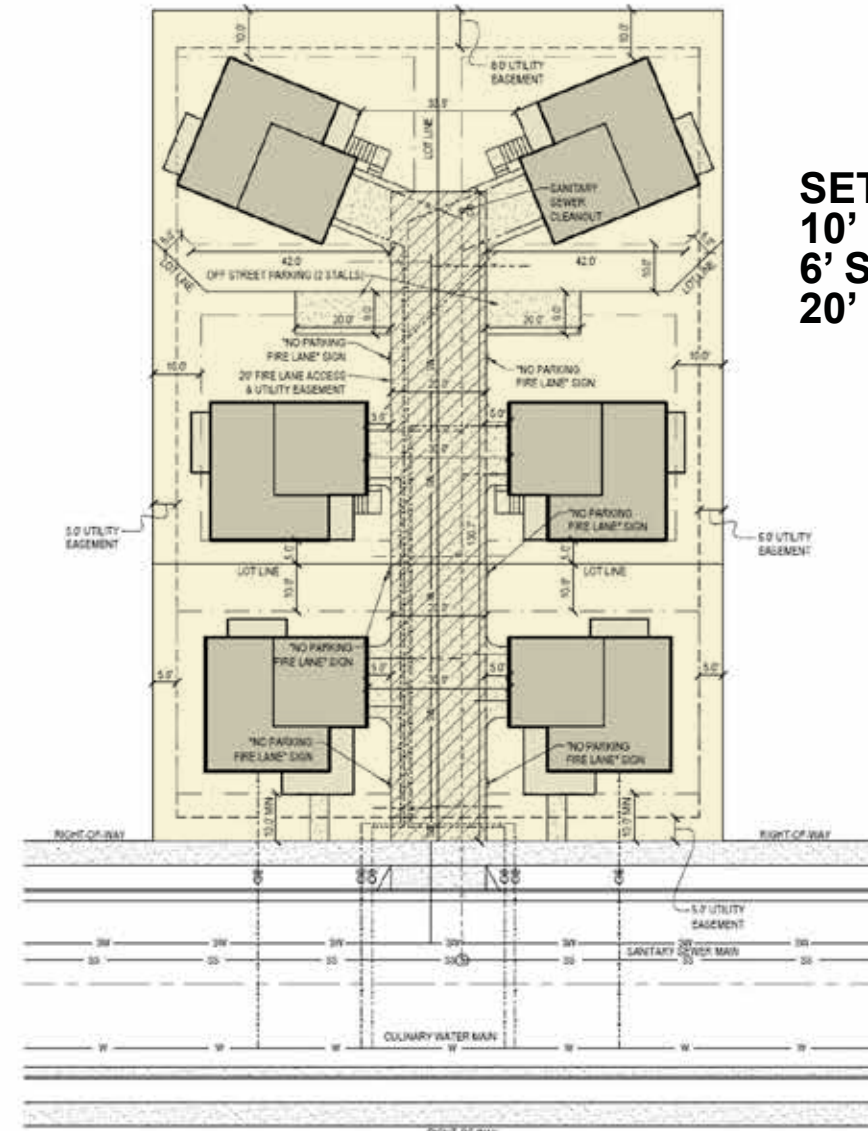
# JDC RANCH - VILLAGE PLAN

AUGUST 30, 2021



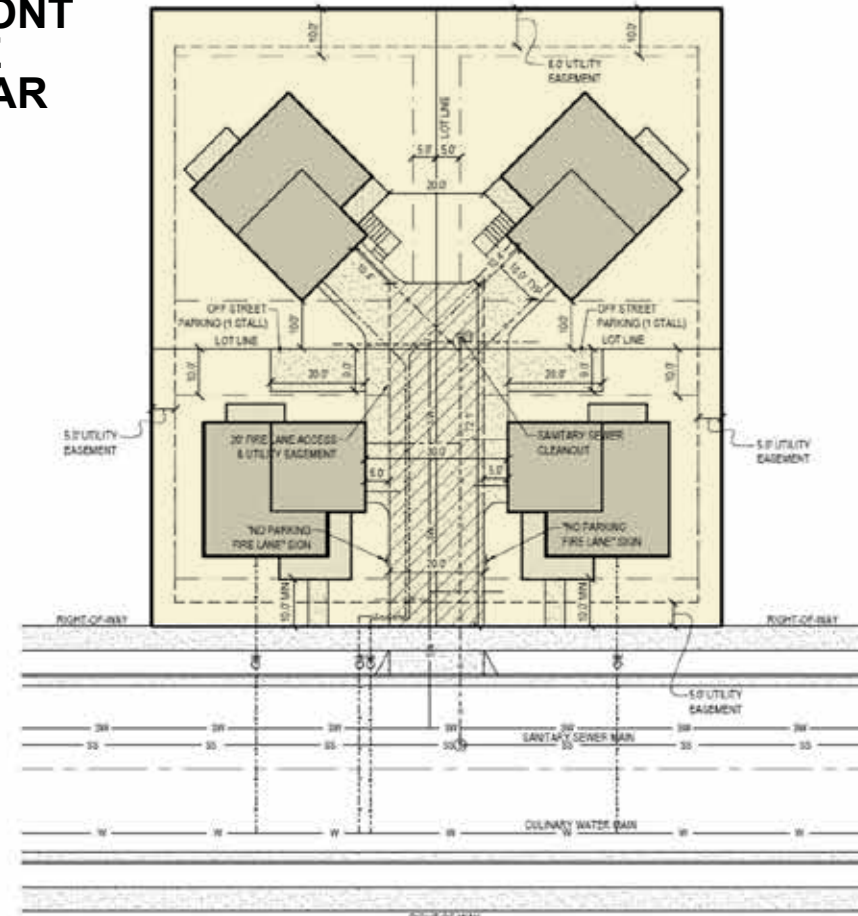
# AMENITIES

AUGUST 30, 2021

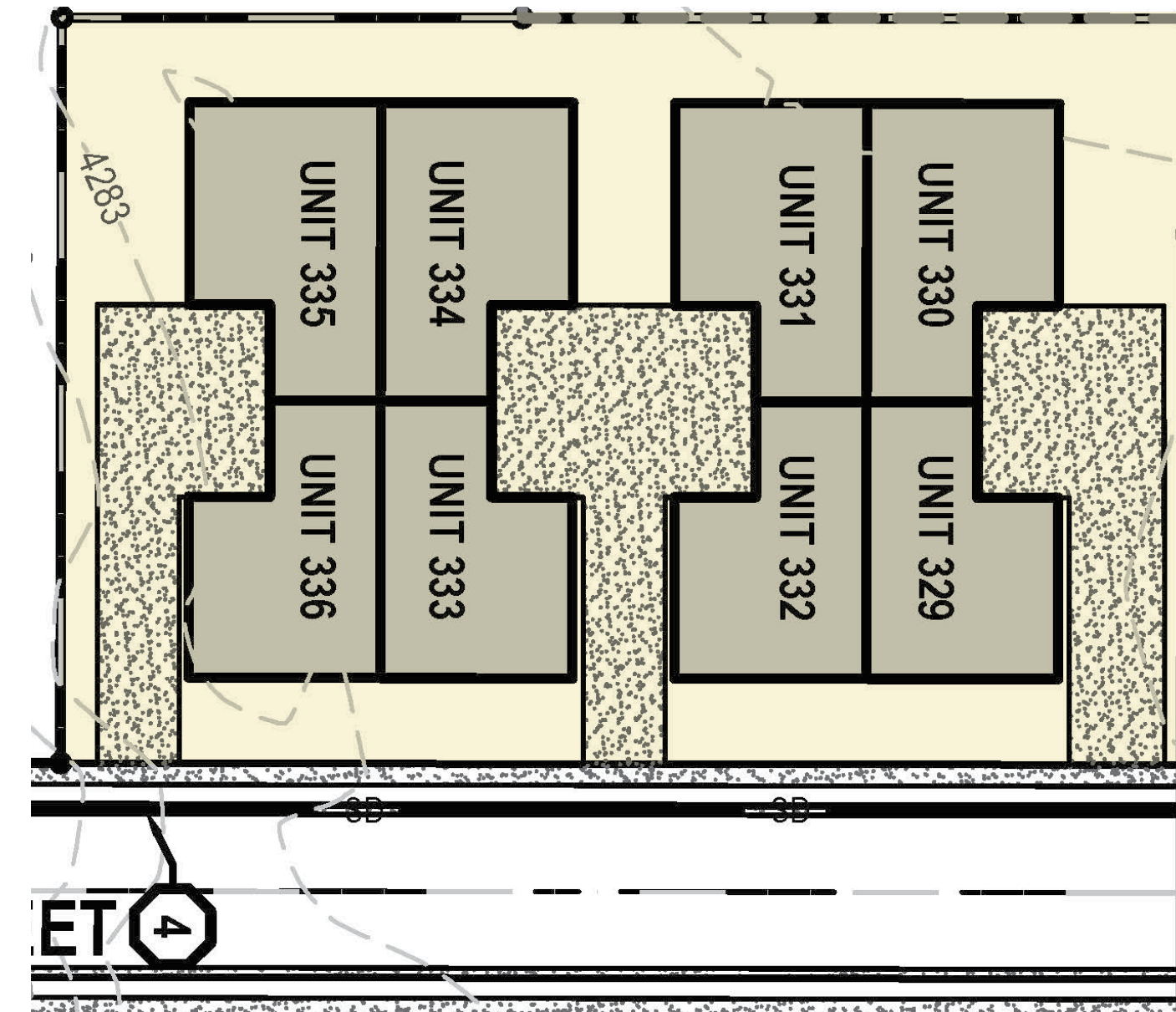


**SETBACKS:  
10' FRONT  
6' SIDE  
20' REAR**

**SINGLE FAMILY  
COTTAGES - 6 PACK**

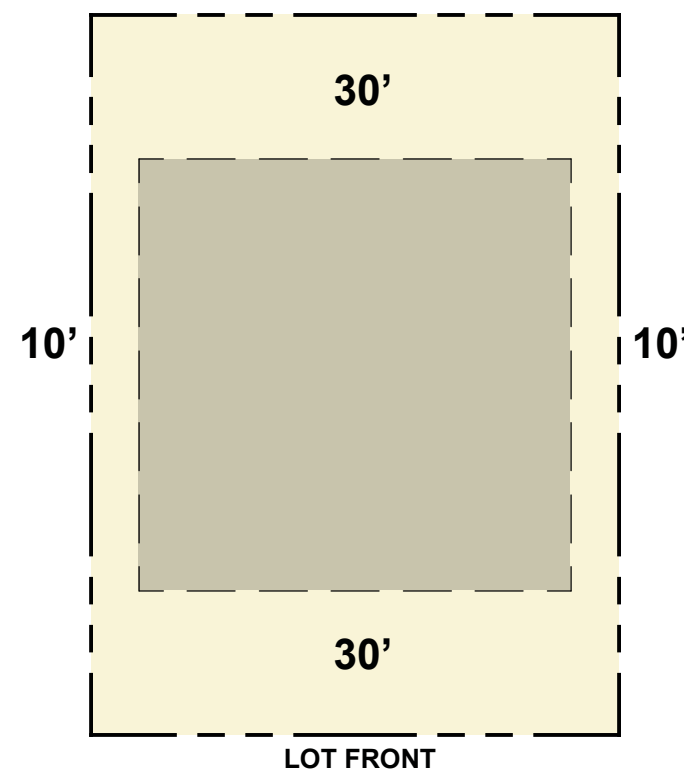


**SINGLE FAMILY  
COTTAGES - 4 PACK**

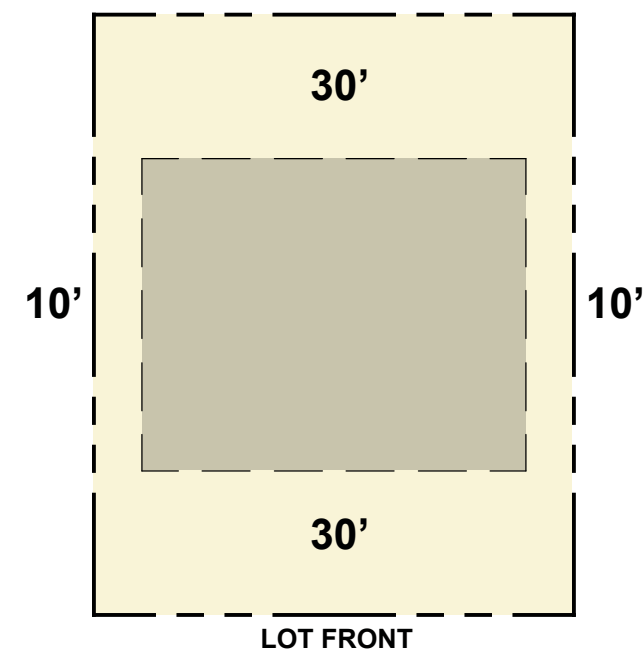


**SETBACKS:  
25' FRONT  
16' SIDE  
25' REAR**

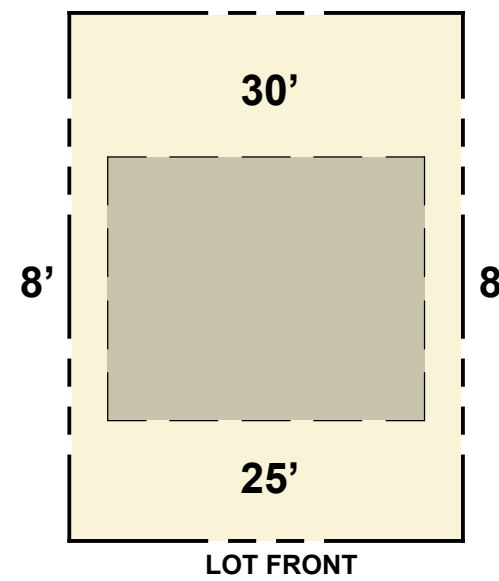
**SINGLE FAMILY  
COTTAGES - 4 PACK**



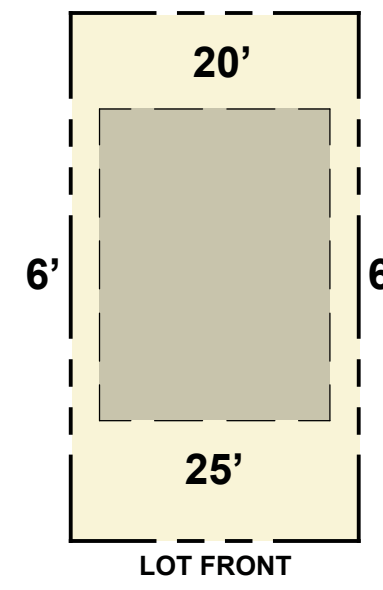
**SINGLE FAMILY  
LOT TYPE 3**



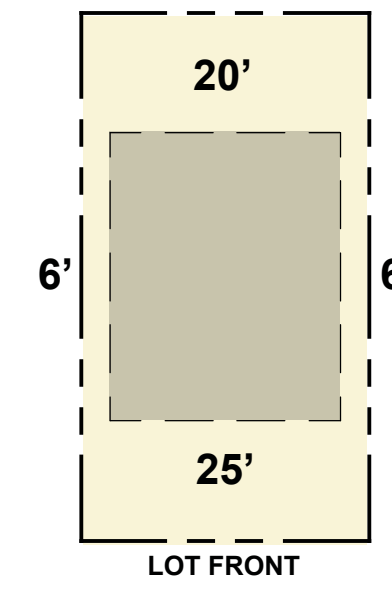
**SINGLE FAMILY  
LOT TYPE 2**



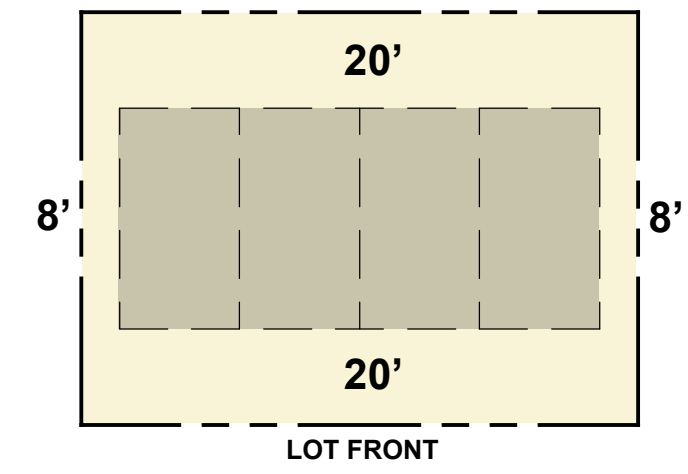
**SINGLE FAMILY  
LOT TYPE 1**



**SINGLE FAMILY  
PATIO HOME**



**SINGLE FAMILY  
SIGNATURE SERIES**



**TOWNHOME (4 PLEX)**



# ARCHITECTURE

AUGUST 30, 2021