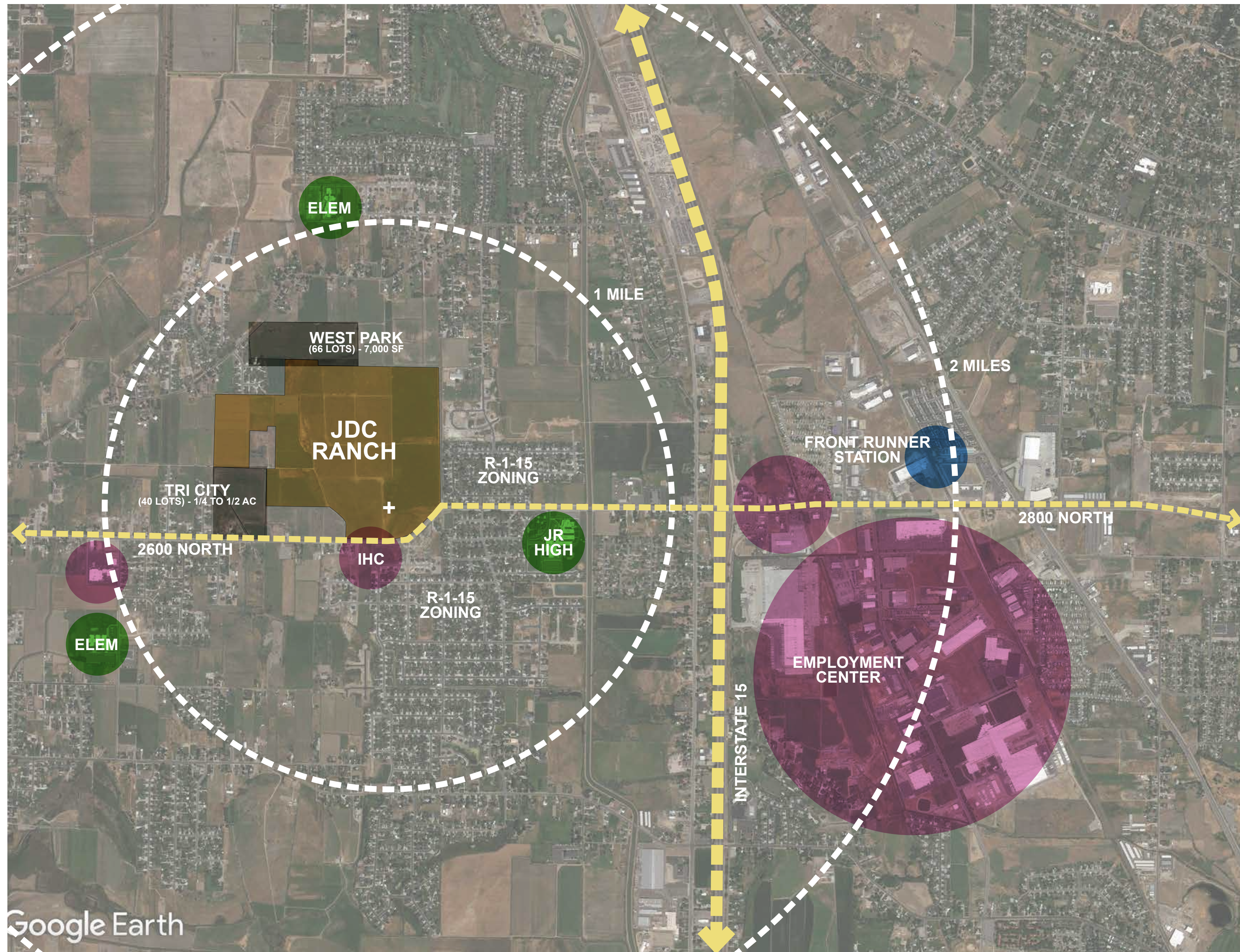


The background of the entire page is a detailed architectural site plan for JDC Ranch. It features a complex network of roads, numerous small circular symbols representing trees, and several large rectangular areas with diagonal hatching, likely indicating building footprints or specific site zones. The plan is rendered in a light gray tone.

JDC RANCH

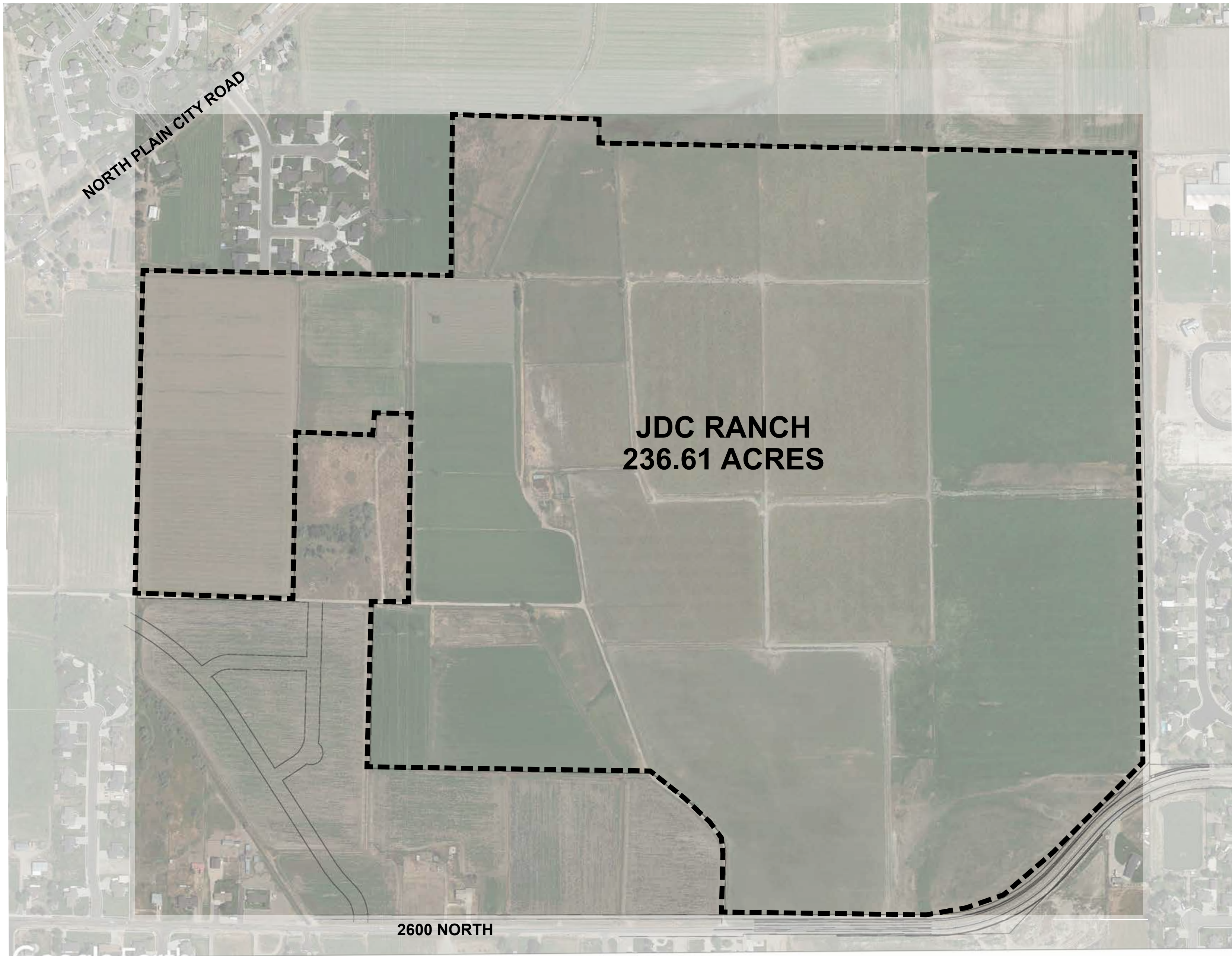
A MASTER PLANNED COMMUNITY

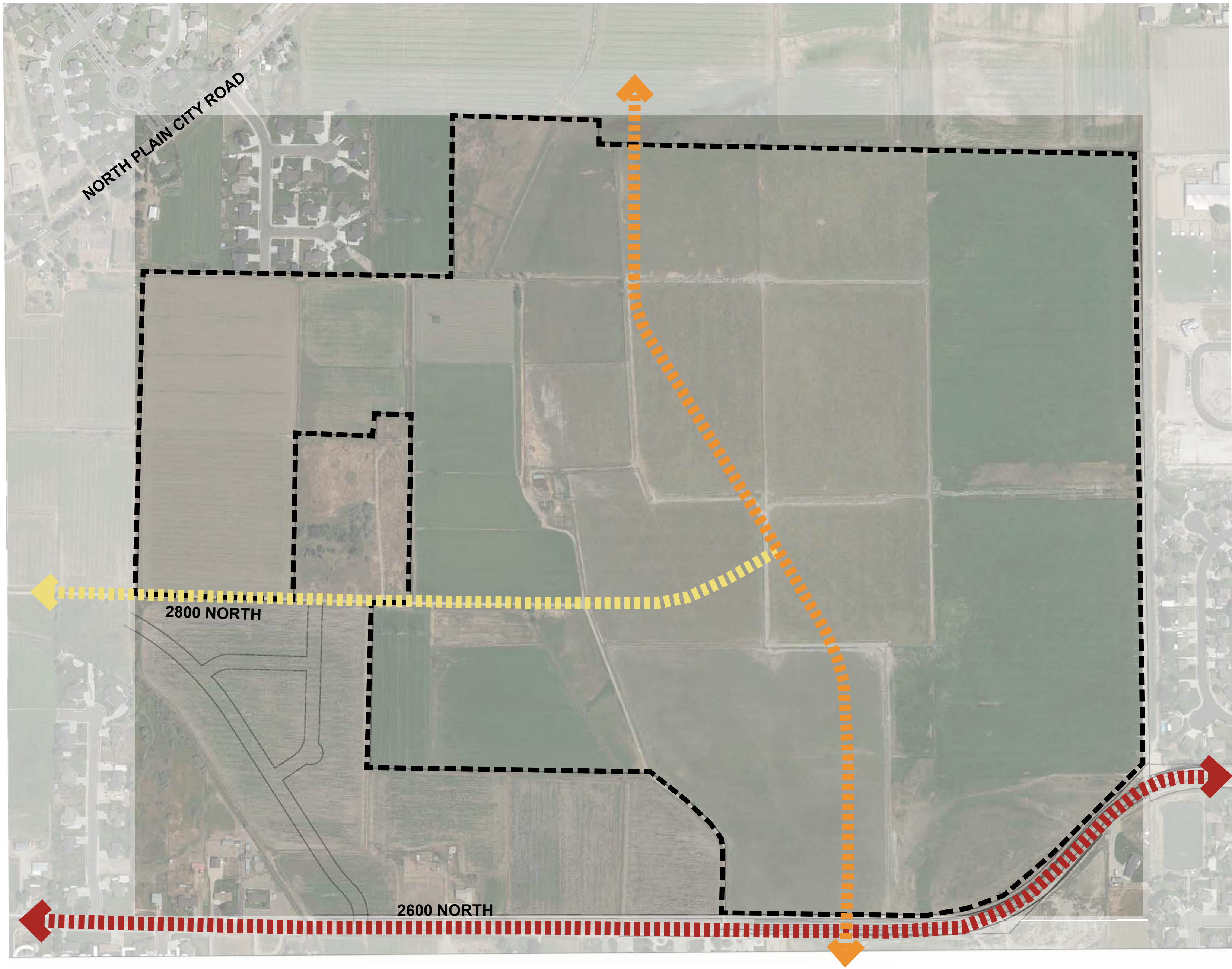




JDC RANCH - REGIONAL CONTEXT

SEPTEMBER 20, 2021





NORTH PLAIN CITY ROAD

2800 NORTH

2600 NORTH



JDC RANCH - TRANSPORTATION PLAN

SEPTEMBER 20, 2021



NORTH PLAIN CITY ROAD

RESERVED FOR EAST/WEST CONNECTOR

POCKET PARK
SMALL BREED DOG PARK

EAST/WEST TRAIL/OPEN SPACE CORRIDOR STUBBED TO ADJACENT PARCEL FOR POSSIBLE FUTURE EXPANSION BY OTHERS

NORTH/SOUTH TRAIL CORRIDOR

2800 NORTH

POWERLINE CORRIDOR TRAIL

LARGE BREED DOG PARK

2600 NORTH

COMMUNITY GARDENS

PATIO HOME COMMUNITY CLUBHOUSE

NORTH/SOUTH TRAIL/OPEN SPACE CORRIDOR STUBBED TO ADJACENT PARCEL FOR POSSIBLE FUTURE EXPANSION BY OTHERS

RESERVED FOR NORTH/SOUTH CONNECTOR

MID BLOCK TRAIL/OPEN SPACE CORRIDOR

RESERVED FOR EAST/WEST CONNECTOR

TREE LINED STREETS

EAST/WEST TRAIL/OPEN SPACE CORRIDOR STUBBED TO ADJACENT PARCEL FOR POSSIBLE FUTURE EXPANSION BY OTHERS

4 ACRE COMMUNITY PARK
PLAY FIELD
BARN PAVILION
PLAYGROUNDS
RESTROOMS

COMMUNITY CLUBHOUSE
CLUB BUILDING
POOL AND SPA
EVENT LAWN

CITY TRAIL CORRIDOR

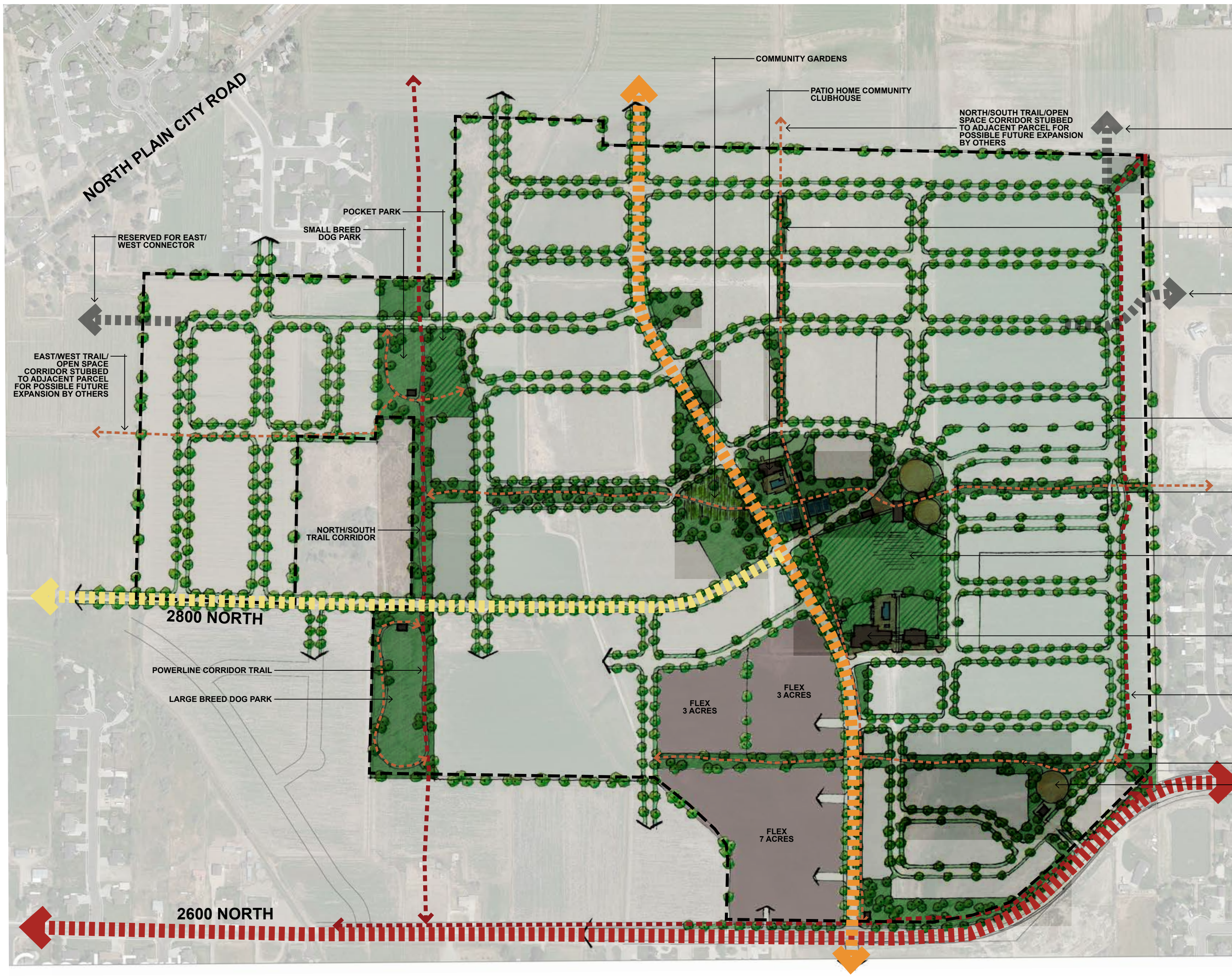
EAST/WEST TRAIL/OPEN SPACE CORRIDOR

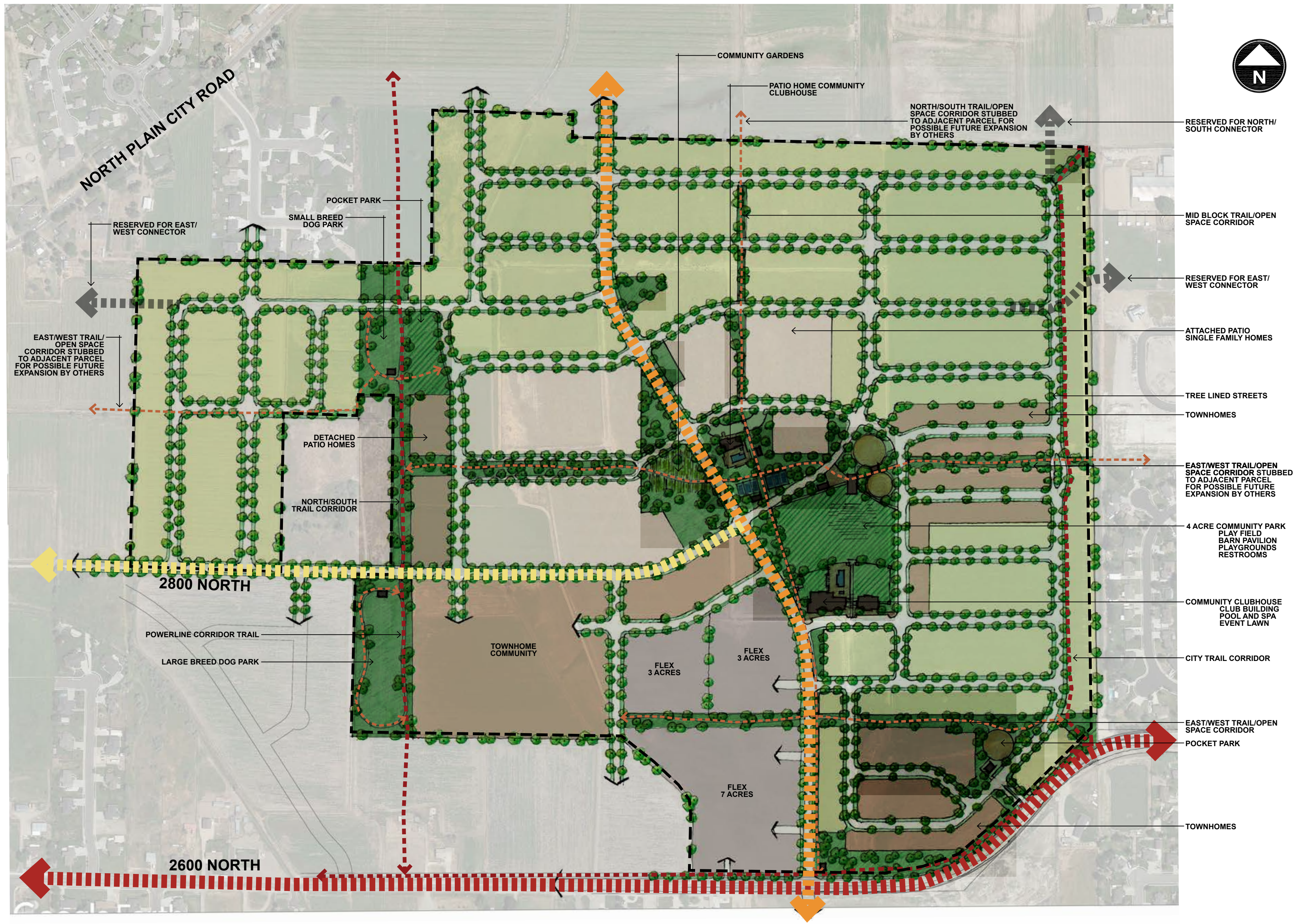
POCKET PARK



JDC RANCH - OPEN SPACE PLAN

SEPTEMBER 20, 2021





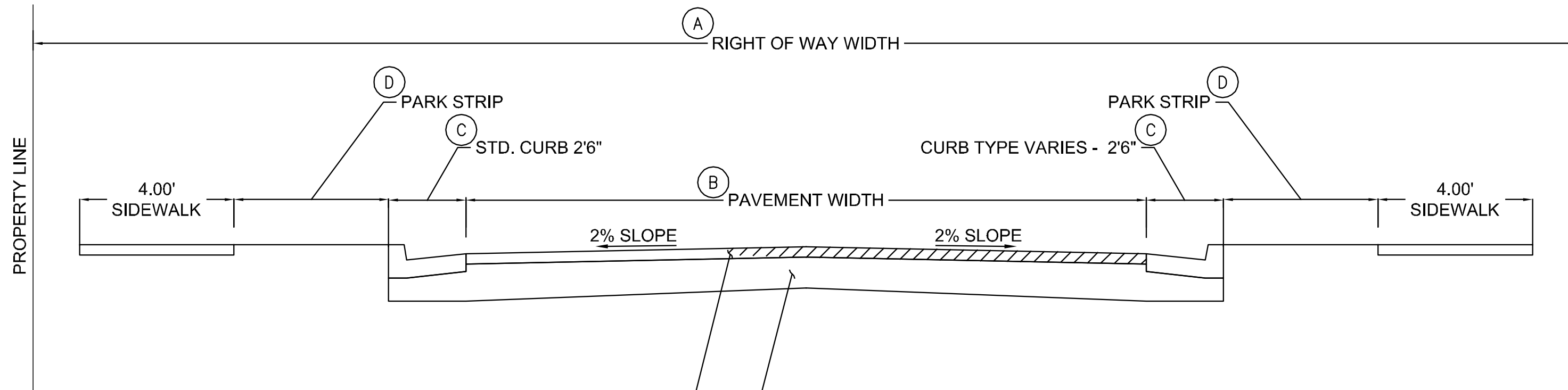
JDC RANCH - MASTER PLAN

SEPTEMBER 20, 2021



JDC RANCH - ZONING PLAN

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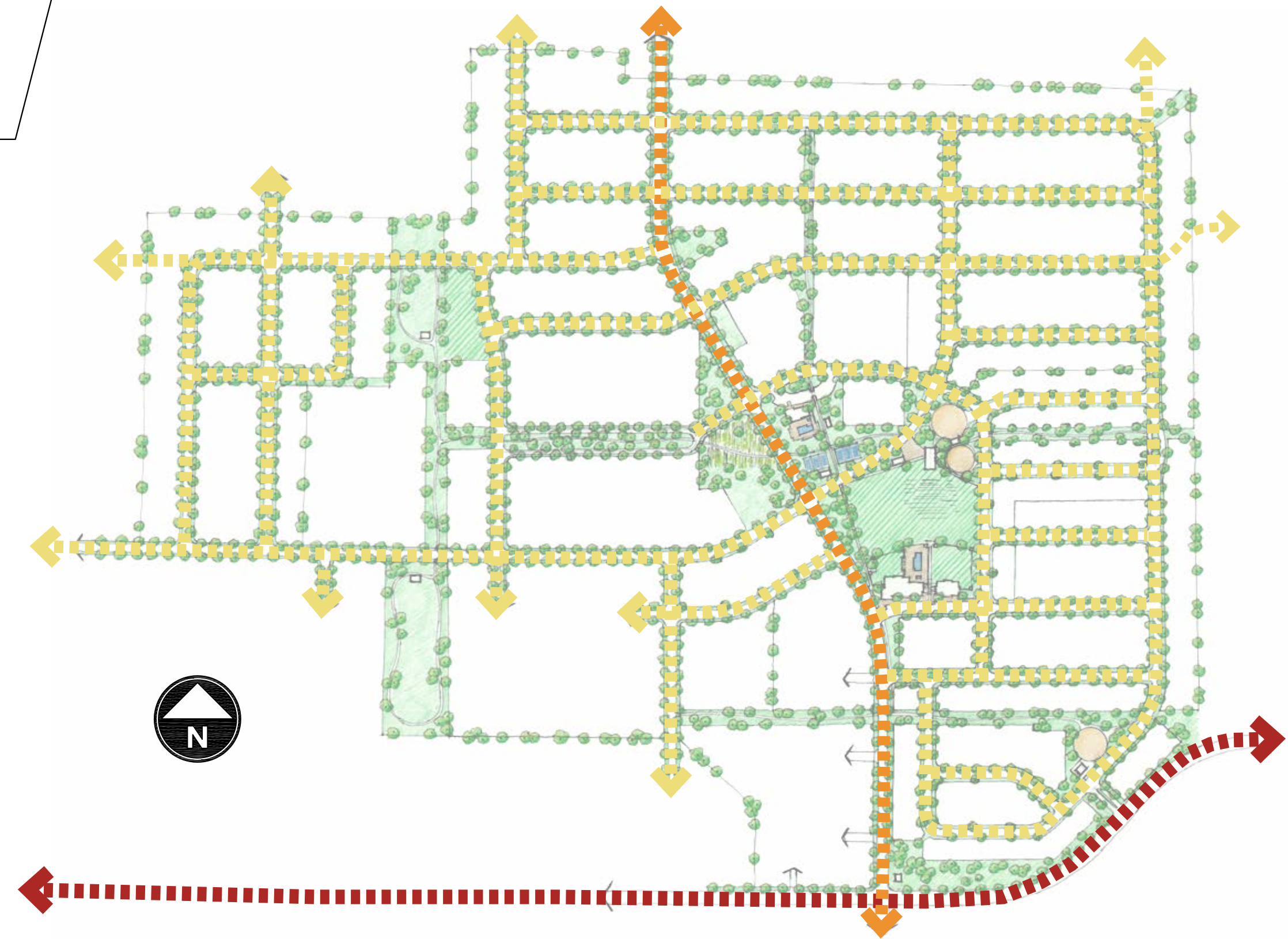


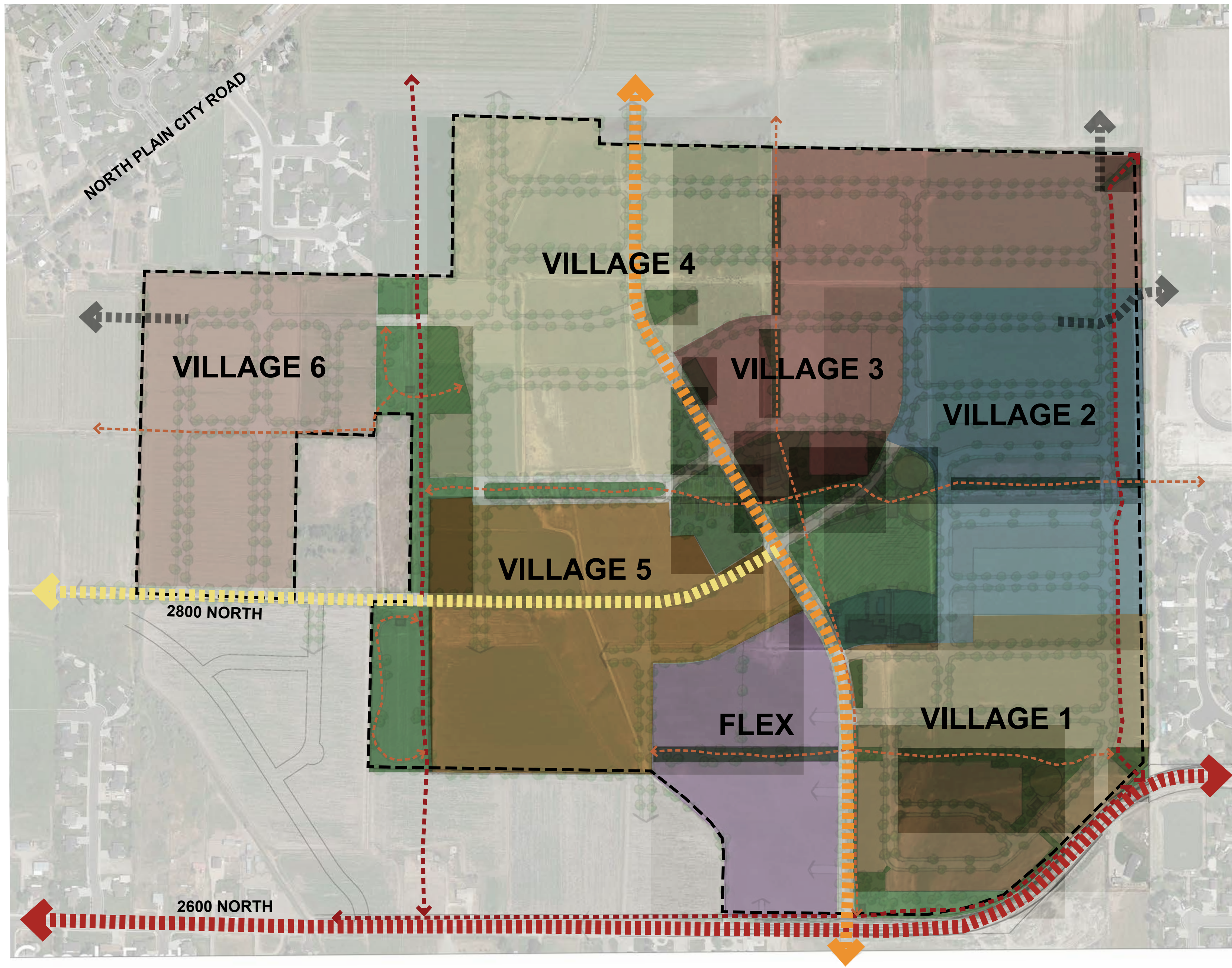
STREET DESIGNATION				
STREET DESIGNATION	(A)	(B)	(C)	(D)
MAJOR ARTERIAL	100	76'-0"	2.5' CURB	5'-6"
COLLECTOR	66	42'-0"	2.5' CURB	5'-6"
RESIDENTIAL STREET	60	31'-0"	2.5' CURB	8'-0"
RESIDENTIAL STREET	50	29'-0"	2.5' CURB	4'-0"
ALLEY	25	20'-0"	2.5' CURB	N/A

HOT MIX ASPHALT (HMA)
THICKNESS PER PROJECT SOIL REPORT AND PAVEMENT DESIGN

UNTREATED BASE COUSE (UTBC)
THICKNESS PER PROJECT SOIL REPORT AND PAVEMENT DESIGN

- NOTES:
1. SIDEWALK MAY BE PROVIDED ON ONE SIDE ONLY WHERE LOTS ARE NOT PRESENT ON BOTH SIDES OF THE STREET.
 2. AN ALTERNATIVE 5' SIDEWALK MAY BE ATTACHED TO THE CURB AND GUTTER WHERE APPROVED BY THE COUNTY ENGINEER.





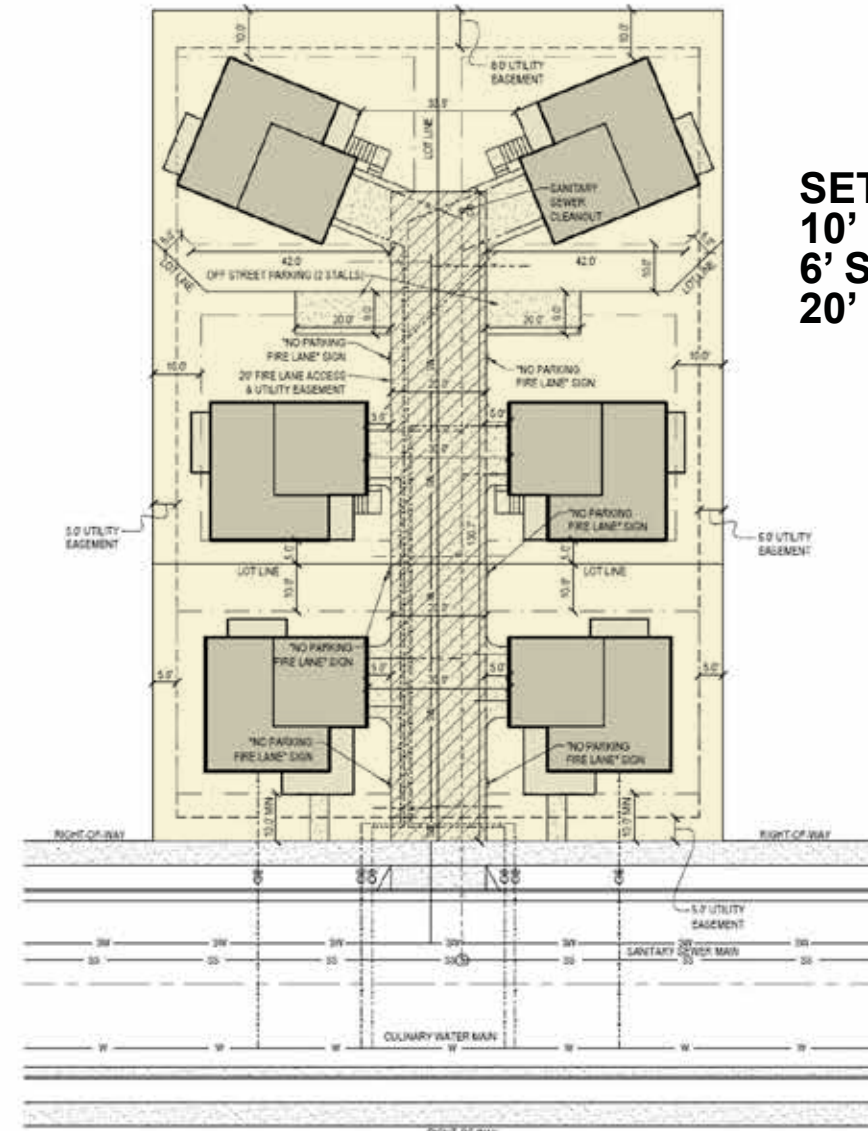
JDC RANCH - VILLAGE PLAN

SEPTEMBER 20, 2021



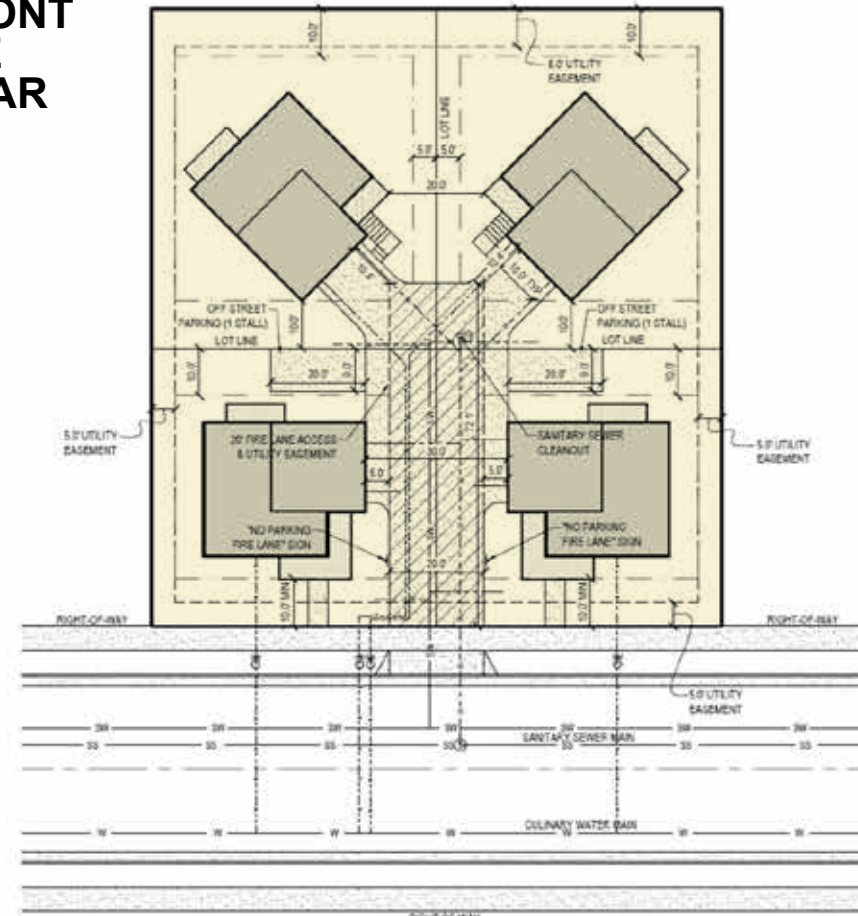
AMENITIES

SEPTEMBER 20, 2021

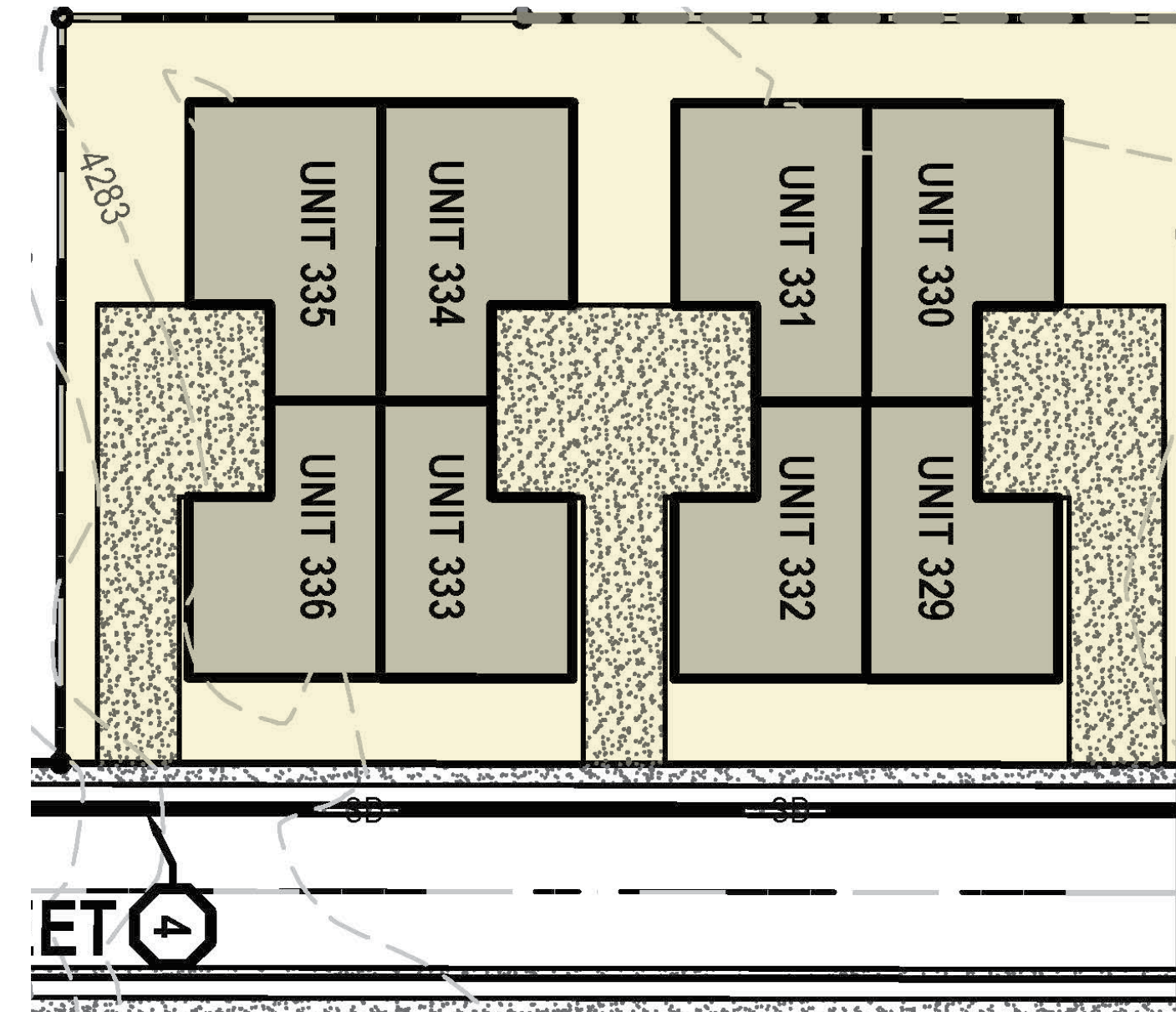


**SETBACKS:
10' FRONT
6' SIDE
20' REAR**

**SINGLE FAMILY
COTTAGES**

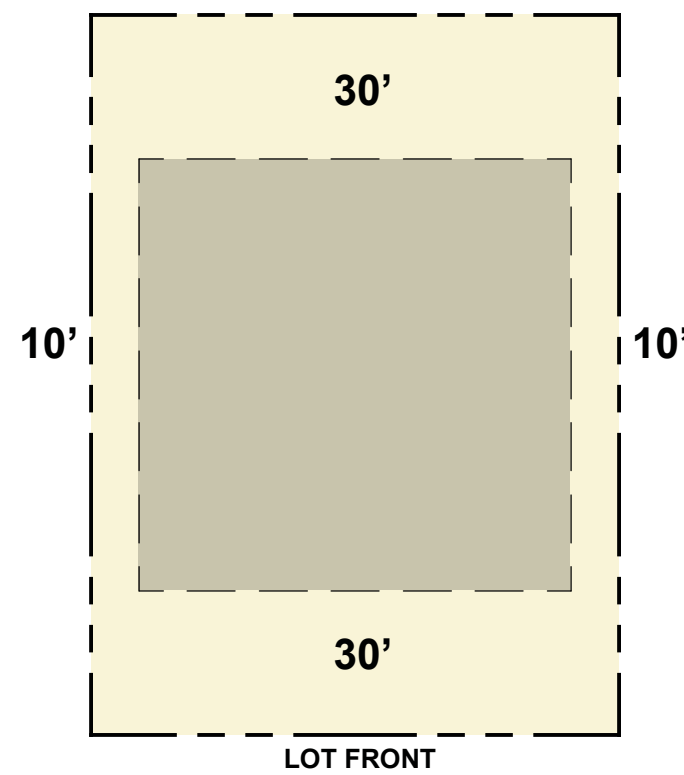


**SINGLE FAMILY
COTTAGES**

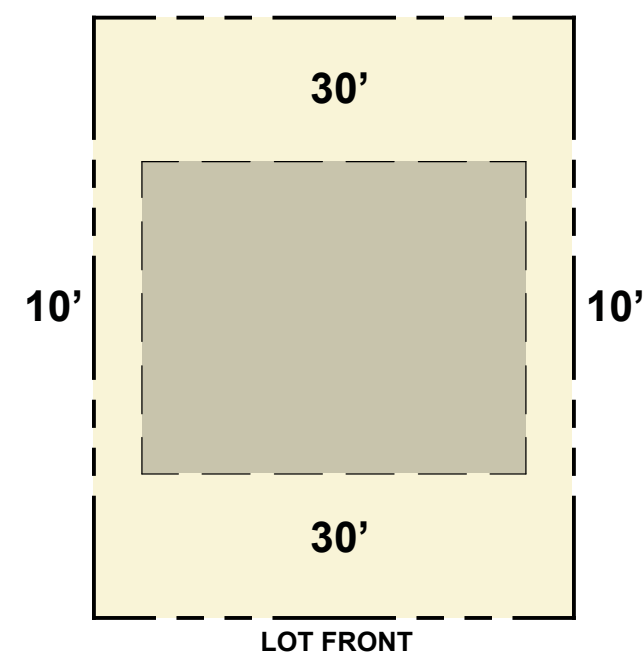


**SETBACKS:
20' FRONT
16' SIDE
20' REAR**

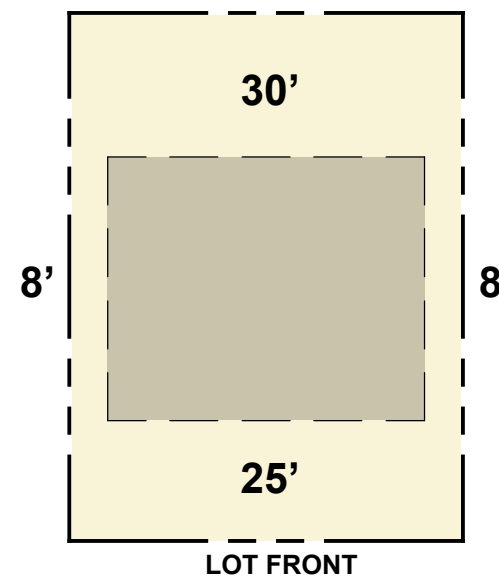
ATTACHED PATIO HOMES



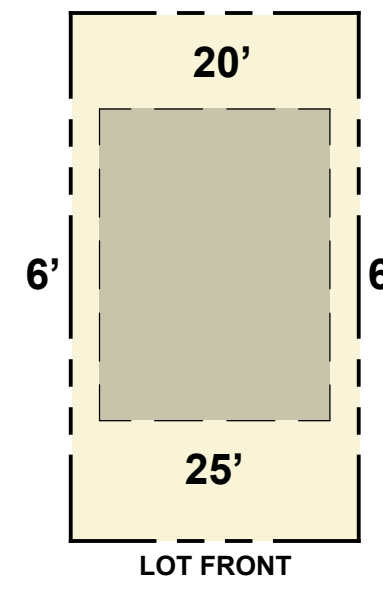
**SINGLE FAMILY
LOT TYPE 3**



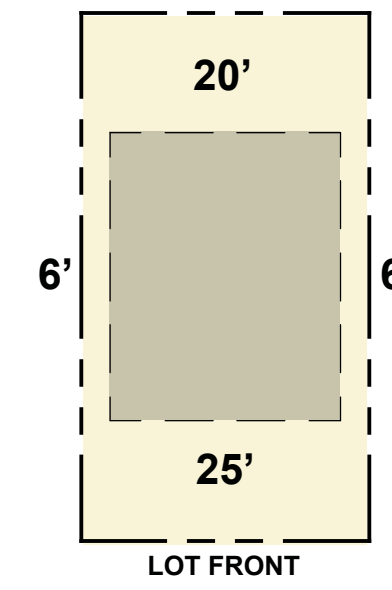
**SINGLE FAMILY
LOT TYPE 2**



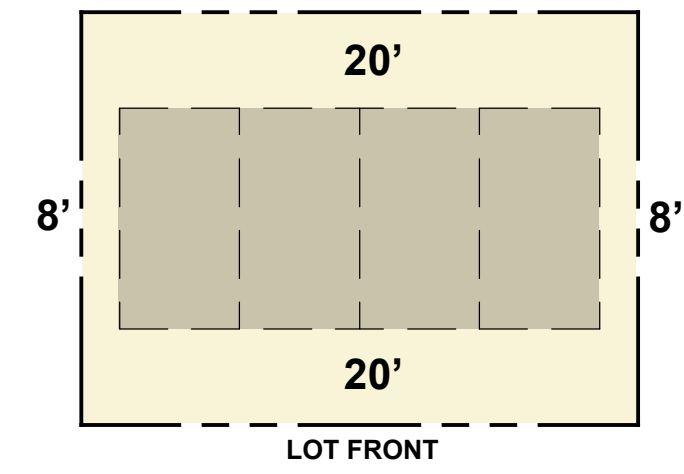
**SINGLE FAMILY
LOT TYPE 1**



**SINGLE FAMILY
PATIO HOME**



**SINGLE FAMILY
SIGNATURE SERIES**



TOWNHOME (4 PLEX)



ARCHITECTURE

SEPTEMBER 20, 2021