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Caramella Ranch Estates PUD Handbode
(Title of Document)

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I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)

W.E. Mackenzie
Signature

Assistant Planner
Title

W.E. Mackenzie
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

CARAMELLA RANCH ESTATES

PLANNED UNIT DEVELOPMENT

DESIGN STANDARDS HANDBOOK



PREPARED FOR

CITY OF RENO
FEBRUARY, 2009

When Recorded Return to:

Attn: Nathan Gilbert, Associate Planner
450 Sinclair Street
P O Box 1900
Reno, NV 89505

**NOTICE OF DESIGN STANDARDS HANDBOOK FOR THE FORUM
DEVELOPMENT GROUP, INC PLANNED UNIT DEVELOPMENT**

Notice is hereby given that the Final "Caramella Ranch Estates Design Handbook" for the Forum Development Group, Inc. Planned Unit Development was certified and approved by the Reno City Council on February 11, 2009. A copy of the Design Handbook is attached hereto and incorporated herein.

Dated this 16th day of March, 2010.



Per Perry M. Di Loreto, President Forum
Development Group, Inc.

State of Nevada

) ss

County of Washoe

On this 16th day of March, 2010, before me, a Notary Public, personally appeared Perry M. Di Loreto for Forum Development Group, Inc. personally known to me (or proved) to me on the basis of satisfactory evidence to be the person that executed this instrument.

In witness whereof, I have hereunto set my hand and affixed my official stamp at 500 Damonte Ranch Pkwy # 703, Reno, NV in the County of Washoe the day and year in this

Kathleen Ann Coulson (Seal)
Signature of Notary Public



KATHLEEN ANN COULSON Notary Public - State of Nevada Appointment Recorded in Washoe County No: 93-3973-2 Expires June 17, 2013

My Commission expires:

June 17, 2013

tificate first above written.



**DESIGN STANDARDS HANDBOOK
TABLE OF CONTENTS**

INTRODUCTION.....	1
SECTION 1. DESIGN STANDARDS HANDBOOK	
1.1 Objective	12
SECTION 2. ARCHITECTURAL DESIGN REVIEW PROCESS	
2.1 Review Process.....	13
2.2 Forum Development Group Review.....	13
2.3 Design Review Steps	14
2.4 Variance, Adjustments and Interpretations.....	15
2.5 Fees.....	15
SECTION 3. STREET STANDARDS	
3.1 Street Overview	16
3.2 Western Skies Drive.....	16
3.3 Local Streets.....	18
SECTION 4. COMMON OPEN SPACE AND PARKS	
4.1 Common Open Space Overview.....	22
SECTION 5. SINGLE FAMILY RESIDENTIAL STANDARDS	
5.1 Lot Standards	24
5.2 Architectural Elements	25
5.3 Miscellaneous Design Elements.....	27
5.4 Fencing.....	30
5.5 Landscape.....	31
SECTION 6. SINGLE FAMILY ATTACHED RESIDENTIAL STANDARDS	
6.1 Lot Standards	34
6.2 Architectural Elements	35
6.3 Miscellaneous Design Elements.....	37
6.4 Fencing.....	40
6.5 Landscape.....	41
SECTION 7. MULTI-FAMILY ATTACHED RESIDENTIAL STANDARDS	
7.1 Lot Standards	43
7.2 Architectural Elements	44
7.3 Miscellaneous Design Elements.....	45
7.4 Landscape.....	49
7.5 Fencing.....	52



INTRODUCTION:

The purpose of the Caramella Ranch Estates Planned Unit Development Design Standards Handbook is to provide design requirements to establish the identity, character and expected quality of development within Caramella Ranch Estates. The Design Standards Handbook for Caramella Ranch Estates addresses the following:

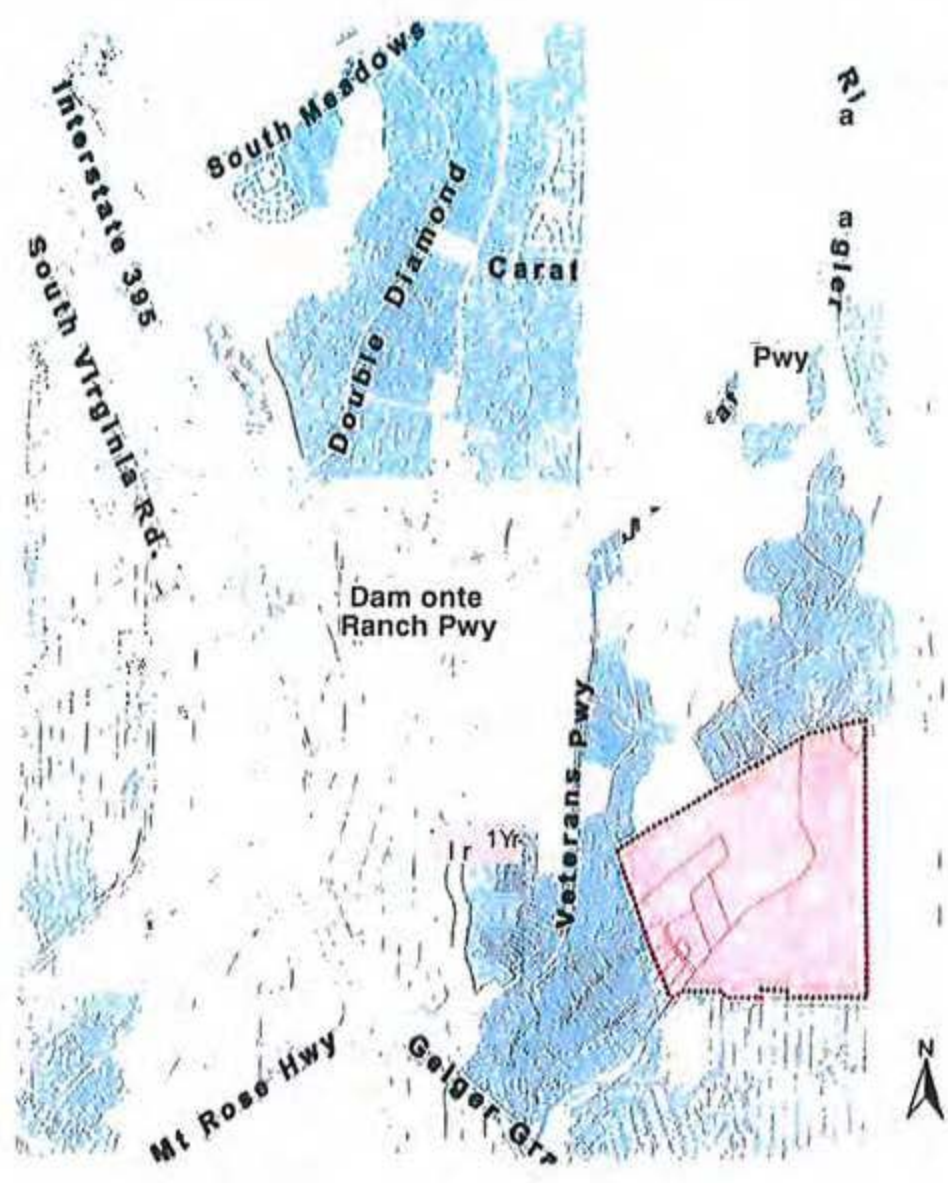
- The Objective
- Design Review Process
- Street Standards
- Common Open Space and Parks
- Single Family Residential Standards
- Single Family Attached Residential Standards
- Multi-Family Residential Standards
- Construction Standards
- Sales Standards

Nothing contained in the Design Standards Handbook listed above is meant to supersede City of Reno requirements for Tentative and Final Maps. The Design Standards Handbook is intended to be used in conjunction with the Southeast Truckee Meadows Flood Control Master Plan, City of Reno Public Works Design Manual and Chapter 1B, Annexation and Land Development of the City of Reno, NV. If a conflict exists between these documents, the criteria outlined in this document shall prevail over current and subsequently adopted City Planning Codes.

The boundaries of areas within Caramella Ranch Estates subject to this handbook are outlined in the following in *Figure 1 — Project Boundary for Caramella Ranch Estates Design Standards Handbook*. This project contains +/- 329 acres and will not exceed a maximum of 1,316 units — representing a gross density of 4 du/ac.



Figure 1 — Project Boundary for Caramella Ranch Estates Design Standards Handbook





MASTER PLAN DESIGNATION:

The City of Reno Master Plan Designation for Caramella Ranch Estates, SPA — Special Planning Area and is a portion of the Southeast Neighborhood Plan.

Any properties within the Southeast Neighborhood Plan Area wishing to annex into the Design Standards Handbook for Caramella Ranch Estates, may do so, at the sole discretion of Forum Development Group, by written request to Forum Development Group.

SUMMARY OF ZONING:

There are two zoning districts within Caramella Ranch Estates. Refer to *Figure 3 — Caramella Ranch Estates Zoning Designations*. Zoning Designations are as follows:

(1) SF Single Family.

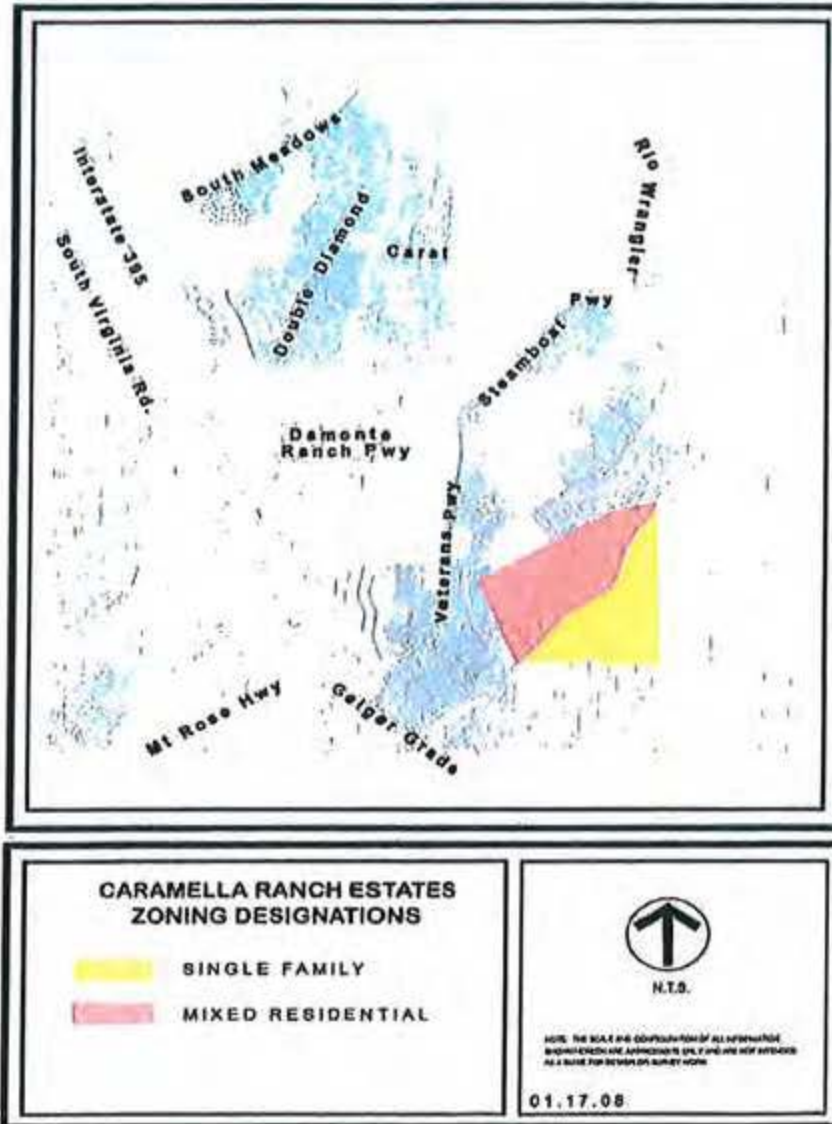
The purpose of this district is to provide primarily for single family residential land uses with some limited recreational and civic uses allowed. Single family residential areas usually function as the least intense urban land use and are typically located between higher intensity residential, mixed use development and rural land uses. In this case, the SF district will allow a mix of small lot and clustered single family subdivisions as well as standard single family residential subdivisions. The SF zone permits densities of up to 12 dwelling units per acre.

(2) MR Mixed Residential

The purpose of this district is to provide for a mix of single family residential, multi family residential and limited recreational, civic and commercial land uses. MR areas usually function as an area of residential and limited nonresidential uses where the residential densities may be up to 30 dwelling units per acre. In this case, the MR district will allow a mix of small lot and clustered single family subdivisions, standard single family subdivisions, multi family residential developments, and limited commercial and civic uses.



Figure 3 – Caramella Ranch Estates Zoning Designations





PERMITTED USES:

Permitted specific uses and entitlement requirements for Caramella Ranch Estates are outlined as listed below in:

- *Table 1— Caramella Ranch Estates Permitted Use Legend*
- *Table 2 — Caramella Ranch Estates Permitted Uses Per Zoning Designations*

Table 1 — Caramella Ranch Estates Permitted Use Legend

Table 1 — Caramella Ranch Estates Permitted Use Legend	
ENTRY IDENTIFICATION:	MEANING:
icp.	The use is permitted as a principal land use in the zoning district by right, and is not subject to a discretionary review procedure including special use permits even if a project or site meets the criteria for special use permits or site plan reviews outline in RMC existing at the time of adoption of this handbook including Sections 18.06.405 and 18.06.407. All NRS requirements for Tentative Map and Parcel Maps still apply.
"SUP"	The use is permitted in that zoning district only after first obtaining approval by NTP or it respective architectural/landscape review committee and a special use permit (SUP) according to the procedures and criteria set for the in Reno Development Code Section 18.06.405.
"SPR"	The use is permitted in the zoning district only after first obtaining approval by NTP or it respective architectural /landscape review committee and an administrative approval of a site plan review (SPR) as set forth in Reno Development Code Section 18.06.407.
"A"	The use is permitted as an accessory use to a primary use allowed in the zoning district. Establishment of the specific accessory use listed in the table does not necessary exclude other land uses that are generally considered accessory to the primary use.
Blank Cell	The use is prohibited in the zoning district.



Table 2 - Caramella Ranch Estates Permitted Uses per Zoning Designations

USE CATEGORY / SPECIFIC USE TYPE	P = PERMITTED BY RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE	
	Land Use Base Districts	
	SF	MR
<i>Residential Use Types</i>		
Cluster Development	P	P
Congregate Care Facility		P
Group Home		
Hospice		
Multi Family		P
Nursing Home/Assisted Living Facility		P
Single Family, Attached/Condominium Townhouse	P	P
Single Family, Detached	P	P
Single Family, Zero Lot Line	P	P
<i>Commercial Sales and Services</i>		
Animal Clinic/Hospital		
Boarding Kennel/Shelter		
Antique/Collectible Store		"
Auto Repair Garage and Paint and Body Shop		
Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental		
Automobile Rental		
Bakery, Retail		P ¹
Bar		
Barber/Beauty Shop		P ¹
Building & Landscape Material/Lumber Yard (enclosed)		
Call Center		
Car Wash		
Child Care Center		P



USE CATEGORY / SPECIFIC USE TYPE	P = PERMITTED BY RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY	
	Land Use Base Districts	
	SF	MR
Cleaners, Commercial		
Convenience Store		
Copy Center		
Custom & Craft Work		
Drive-through Facility		
Financial Institution		
Freestanding Automated Teller Machine		P ¹
General Personal Service		
General Retail Store or Commercial Use Other than Listed		P ¹
Household Goods, Light Service, Repair & Assembly		
Laboratory		
Laundry, Drop-off/pick-up		P ¹
Laundry, Self Service		
Medical Facility, Day Use Only		P ¹
Neighborhood Center (Max. 50,000 SF.)		P ¹
Office, Other Than Listed		SPR
Pet Store		
Plant Nursery/ Garden Supply		
Recording Studio		
Restaurant with Alcohol Service		
Restaurant without Alcohol Service		P ¹
Sale of Low Volume Bulky Goods		
Service Station		SPR
TV Broadcasting & Other Communication Service		
Wedding Cha el		
Recreation, Entertainment, and Amusement		
Commercial Amusement/Recreation (Outside)		



USE CATEGORY / SPECIFIC USE TYPE	P = PERMITTED BY RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY	
	Land Use Base Districts	
	SF	MR
Commercial Amusement/Recreation (Inside) Other than listed		
Country Club, Private	SUP	SPR
Community Center, Private	P	P
Fitness Center	SUP	SUP
Night Club		
Pool or Billiard Parlor		
Private Club, Lodge or Fraternal Organization		SUP
Public Park or Recreation Area	P	P
Sports Arena, Stadium, or Track		
Stable (Commercial) or Riding Academy		
Tennis Courts		
Theater (No Drive-in)		
Video Arcades		
<i>Lodging</i>		
Bed & Breakfast Inn		
Hotel (Without Non-restricted Gaming Operation)		
Hotel Condominium		
Motel		
<i>Institutional, Public and Community Service</i>		
Blood Plasma Donor Center		
Church/House of worship	SUP	SUP
College, University or Seminary		
Communication Facility, Equipment Only	SPR	SPR
Electric Utility Substation	P	P
Government Facility		SPR
Hospital, Acute & Overnight Care		



USE CATEGORY / SPECIFIC USE TYPE	P = PERMITTED BY RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY	
	Land Use Base Districts	
	SF	MR
Library, Art Gallery or Museum	SUP	SUP
Post Office		
Public Transit or School Bus Shelter		
School, Primary (Public or Privat)	SPR	SPR
School, Secondary (Public or Private)	SPR	SPR
School, Vocational/Trade		
Utility Installation, other than listed	SPR	SPR
Utilities, Major	SUP	SUP
<i>Industrial, Manufacturing, Wholesale, Distribution and Transportation</i>		
Collection Station (enclosed)		
Food Processing/Wholesale Bakery		
Heavy Machinery & Equipment (Rental, Sales & Service)		
Helipad		
Indoor Manufacturing, Processing, Assembly or Fabrication		
Maintenance, Repair or Renovation Business		
Mini-warehouse		
Printing & Publishing		
Rental Store, no Outdoor Storage; Truck Rental		
Showroom		
Taxidermist		
Warehouse/Distribution Center		
Welding Repair		
Wholesale of Construction Materials		
Wholesale of Products Manufactured or Assembled On-Site		



USE CATEGORY / SPECIFIC USE TYPE	P = PERMITTED BY RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT	
	Land Use Base Districts	
	SF	MR
Accessory Uses		
Accessory Dwelling or Caretakers Quarters/ Domestic or Security Unit		
Child Care, In home (1-6 Children)		
Child Care, In home (7 -12 Children)		
Home Occupation		
Sidewalk Cafes		
Garage Sales		
Recreational Vehicle Park		
Utility Box/Well House, Back-up Generator, Pumping or Booster Station		
Temporary Uses		
Temporary Carnival, Circus, Entertainment Event, Amusement Ride		
Temporary Christmas Tree Sales Lot & Similar Uses		
Temporary Construction Structures	P	
Temporary Real Estate Offices	P	P

Table Notes:

(1). All uses are also subject to the requirements of the 'Caramella Ranch Estates Design Standards Handbook. (2). All land use applications requiring SPR or SUP within the Caramella Ranch Estates are required to obtain the expressed written approval by Forum Development Group (FDG) or its respective Architectural Landscaping Review committees (ALC) prior to any submission to the City of Reno. The City will not accept any applications without this approval. (3). In the event of a conflict regarding permitted uses between **THIS DOCUMENT** and any other previous handbooks/documents, **THIS DOCUMENT** shall prevail.



P¹ — Permitted in a Neighborhood Center, defined as the following: "Neighborhood Center refers to sales of convenience goods (foods, drugs and sundries) and personal services, those which meet the daily needs of an immediate neighborhood trade area. A Neighborhood Center typically includes convenience retail and services population of 2,500 to 40,000 people, typically has a service area radius of one-half to one-and-one-half miles, and has a typical range of 15,000 to 50,000 square feet of gross leasable area."



SECTION 1 DESIGN STANDARDS HANDBOOK

1.1 Objective

- 1.1.1 The objective of the Caramella Ranch Estates Single Family Residential Design Standards Handbook is to provide design requirements to establish the identity, character and expected quality of development in the various Caramella Ranch Estates villages. The boundaries of the areas subject to the handbook are outlined in *Exhibit 1 - Project Boundary*. All development within this boundary is subject to the requirements contained in this Handbook.
- 1.1.2 The requirements in the handbook are geared towards residential lot development. The handbook includes a mechanism to obtain variances or adjustments from Forum Development Group (FDG) from the provisions of the design requirements to accommodate innovative designs or projects involving exceptionally small or large lot homes or attached homes.
- 1.1.3 Nothing in this handbook is meant to supercede City of Reno requirements for tentative maps, final maps, building permits, and sign permits. This document is intended to be utilized in conjunction with the Southeast Truckee Meadows Flood Control Master Plan, Public Works Design Manual and Chapter 18, Annexation and Land Development of the City of Reno, NV. If conflicts exist between these documents, criteria outlined in this document shall prevail, except those design criteria related to public health and safety standards.
- 1.1.4 The project will provide approximately 15 acres of park land to be developed consistent with Section 4 of this Design Standards Handbook.



SECTION 2 ARCHITECTURAL DESIGN REVIEW PROCESS

2.1 Review Process

2.1.1 The architectural design process involves review and approval of preliminary and final plans and materials by FDG to ensure residential development is in conformance with design requirements outlined in this handbook. FDG shall be charged with the duty of the initial review and approval of builder plans only and shall monitor compliance of its approvals through the completion of construction by the builder. The City of Reno shall not approve tentative or final maps or issue building permits without written approval and acknowledgement of any conditions imposed by FDG.

2.1.2 There shall be no third party beneficiaries to these design guidelines and requirements. It is envisioned that FDG and/or individual residential builders will create Covenants, Conditions and Restrictions ("CC&Rs") that will provide additional provisions that will apply to the individual homeowners. CC&Rs, however, shall not be less restrictive than these design requirements.

2.2 FDG or FDG Representative

2.2.1 FDG shall, at its sole discretion, appoint a representative to review and approve plans and materials submitted.

2.2.2 FDG shall use the Caramella Ranch Estates Residential Design Handbook for the purpose of review, but may consider the individual merits of any design due to special conditions that, in the opinion of FDG, will benefit the overall residential community or specific neighborhood.



2.3 Design Review Steps

2.3.1 The steps involved in the design review process are outlined below:

- **Pre-Design Conference**

Residential builders shall request a pre-design conference with FDG or its representative to discuss any design ideas, issues and concerns relating to the Design Handbook requirements. FDG shall endeavor to schedule a conference within two weeks of receiving a request.

- **Design Submittal**

Design approval by FDG must be received prior to the submittal of each final map to the City of Reno. The design submittal shall include two complete sets (one reproducible and one copy) of plans and lists of materials as outlined in the Checklist for Design Review (see Appendix).

FDG shall review the design plans and information and contact the builder within 30 days of receipt of a complete submittal. A submittal is not deemed complete until all items listed on the Checklist for Design Review are received by FDG. If necessary, an informal meeting will be scheduled to review the final design review submittal. FDG may impose conditions upon the builder. Upon approval and when conditions, if applicable, are met, FDG will provide the builder with a letter to the City of Reno.

- **Construction Completion**

Upon completion of all construction, a final site inspection shall be required. Residential builders shall remain responsible for full compliance with FDG approved drawings, as well as any remediation to correct deficiencies or omissions discovered as a result of FDG inspection of completed construction. When applicable, no further approval submissions will be accepted by FDG until all deficiencies or omissions are rectified.



2.4 Variances, Adjustments and Interpretations

2.4.1 As previously mentioned, the design handbook is geared towards residential development. At its sole discretion, FDG may grant reasonable variances, adjustments and interpretations from the provisions of these design guidelines and requirements to accommodate special requests, innovative designs or projects involving exceptionally small or large lots, attached homes and multi-family development.

2.4.2 FDG shall also have the authority to modify or amend the Design Handbook upon approval by a majority of its members at a meeting at which a quorum is present. At this time, there are no appeal procedures.

2.5 Fees

2.5.1 FDG shall charge for reviews and approval of plans throughout the design review process in accordance with their current fee schedule



SECTION 3 STREET STANDARDS

3.1 Street Overview

- 3.1.1 Streets within the residential portion of the Caramella Ranch Estates include Western Skies, formally Mira Loma, and local streets. Refer to *Exhibit 2 - Transportation Concept Plan*. Local streets and village entrances are defined as streets within individual villages and are not depicted on this plan.
- 3.1.2 With application for each tentative map located adjacent to the Virginia Foothills subdivision that abuts any of the following dead end streets; Chamy Drive, Rancheros Drive, Virginia Foothills Drive and Rancho Verde Drive, plans shall be provided to establish pedestrian connectivity to Brown Elementary School and provide roadway termination/turn around areas
- 3.1.3 All roadway and intersection improvements shall be constructed consistent with the recommendations contained in the Master Traffic Study prepared by Solaequi Engineers dated August 2005 and including all addenda thereto. With application for each tentative map, plans shall be submitted consistent with the Master Traffic Study, as amended with updates provided as necessary to address specific tentative map roadway and intersection characteristics.

3.2 Western Skies Drive

- 3.2.1 Construction of Western Skies Drive within the project boundary and associated improvements will be provided by FDG including a through public roadway connection to Rio Wrangler and removal of any gates. Plans for said connection shall be provided with the first tentative map and constructed with the development of the first final map.
- 3.2.2 Street Improvements
Western Skies Drive shall be improved with paving, curb, gutter, sidewalk and landscaping. Those portions of Western Skies Drive where the undergrounding of 120 kV power lines will occur shall be characterized by a landscape median, single travel lanes in each direction, bike lane each direction, and parkway



landscaping each direction, all of which are contained in a 96 foot Right of Way and must meet minimum City standards.

Those portions of Western Skies Drive where the undergrounding of 120 kV power lines will not occur shall be considered a residential collector and shall be characterized by a landscape median, single travel lane in each direction, bike lane in each direction and parkway landscaping in each direction, all of which are contained in a 72 foot Right of Way and must meet minimum City standards.

3.2.3 Parking and/or Direct Access

On street parking and/or direct residential driveway access is not permitted along Western Skies Drive.

3.2.4 Fencing

Where residential lots abut Western Skies Drive, solid vinyl fencing, six (6) feet in height shall be utilized. Refer to *Exhibit 4 — Collector Fencing*. Fencing along collector streets shall include pilasters. Pilasters shall be spaced 120 feet on average. No gates to backyards will be allowed along collector street fencing.

3.2.5 Street Lights

Decorative street lights approved by NV Energy and maintained on their Decorative Utility Streetlights list shall be provided on streets throughout the entire Caramella Ranch Estates residential community.

3.2.6 Permanent Ladder Identification Signs

Ladder signs, to provide direction to individual villages, are permitted in landscaped planting areas along both sides of Western Skies. Ladder signs shall be consistent throughout the entire Caramella Ranch Estates residential community. Sign locations shall be reviewed and approved by FDG. See *Exhibit 6 — Conceptual Ladder Sign*. Signs shall not be internally illuminated. Lighting may include non-intrusive exterior spot lighting or up-lighting. Sign text shall only include the name of the individual village.

3.2.7 Street Signs

All regulatory signs that control vehicular traffic along collector streets shall be standard City signs with standard posts.

3.2.8 Utility Standards

Above ground utility appurtenances shall be screened from public view from all streets. Screening may be accomplished with the use of berms, walls, fences,



blending colors, and/or vegetation. If fences or walls are used, materials shall be consistent with standard right-of-way fencing and rock veneer walls.

Utility buildings and structures shall be designed to fit into the architectural character of the residential community when applicable. Utility appurtenances and buildings shall be located in planter areas and not in turf areas, where feasible. Screening of utility appurtenances and structures shall be included on collector street landscape plans.

3.2.9 Landscape Criteria

Landscaping along Western Skies Drive shall be provided. Minimum landscaping, where required, shall include:

- four deciduous (2 1/2" minimum caliper) and four evergreen trees (minimum 10') for every 120 lineal feet (each side of roadway);
- six shrubs for every tree required consisting of a mix of evergreen and deciduous shrubs with 50% 5-gallon and 50% 1-gallon in size;
- 1 tree per 30' of median (for calculation purposes);
- a maximum of 50% turf; and
- ground cover.

3.3 Local Streets

3.3.1 Residential local streets are defined as any street including project entry streets, cul-de-sacs and loop streets within an individual residential village. Residential local streets may be public or private. Private streets will not require SUP approval. Construction of local streets shall be provided by the builders of each individual village. Construction of village entrances will be provided by FDG, or at FDG's discretion, the builders of each individual village.

3.3.2 Street Improvements

Residential local streets shall be improved with paving, curb, gutter and sidewalk in accordance with *Exhibit 7- Local Street Cross Section*.



3.3.3 Parking and/or Direct Access

On street parking and/or direct residential driveway access within villages is restricted adjacent to landscaped areas and corner lots associated with village entrances. FDG retains the right to alter on street parking standards in private communities.

3.3.4 Fencing

Individual Village Builders shall submit a comprehensive village fence plan with their design submittal, outlining all fence types and locations. Fences shall comply with *Exhibit 4 and/or Exhibit 10 - Fence Options* or approved alternates at FDG sole discretion.

3.3.5 Village Entrances

Entry feature areas shall be provided on both sides of every entrance street to each residential village. Primary entry feature areas shall include a landscaped median. Secondary entry features are not required to provide a landscaped median. The size and configuration of the entrance area requirements are outlined in *Exhibit 8 - Conceptual Primary Residential Project Entry Requirements*.

FDG will be responsible for the construction of the village entrances, the cost of which to be reimbursed to FDG by the builder. Refer to *Exhibit 8 for Residential Project Entry Concept*. If a private gated entrance is desired, builders must submit specific plans for median modifications and gates to FDG for review and approval in FDG's sole discretion. Each village shall comply with City of Reno specific requirements for connectivity to other villages, fire and emergency service access, etc. when communities are gated.

Additional details regarding monuments, lighting, landscaping, and fencing are outlined below:

- Monuments:

Each monument may include the name of the individual village and shall include the Caramella Ranch Estates Logo. The cumulative height for village project entry signs shall not exceed 10 feet which



will include all sign elements such as berming, walls and signs placed thereon.

Lighting:

Entrance monuments may be illuminated with ground mounted indirect lighting sources. No internal illumination of signs shall be permitted.

• **Landscaping:**

All village entrances and medians shall be enhanced with irrigated landscaping. Minimum sizes of plant material at time of installation shall be as follows:

- Deciduous trees — 2 1/2 inch caliper
- Evergreens — 10 feet in height
- Shrubs — 5-gallon with 6 shrubs per required tree
- Groundcover and perennials — 1-gallon

3.3.6 Fencing

Individual Village Builders shall submit a comprehensive village fence plan with their design submittal, outlining all fence types and locations. Fences shall not encroach into corner line of sight requirements.

3.3.7 Street Lights

Street lights, as approved by NV Energy and maintained on their Decorative Utility Streetlights list, shall be provided on residential local streets throughout the entire Caramella Ranch Estates residential community. Street lights shall be consistent with RMC 18.08.404(c)(4)(c) as amended.

3.3.8 Street Signs

All regulatory signs that control vehicular traffic within villages shall be standard City signs with standard posts or other decorative posts. Alternative posts, if used, must be consistent throughout each village.



3.3.9 Utility Standards

Above ground utility appurtenances shall be screened from public view from all streets. Screening may be accomplished with the use of berms, walls, fences, blending colors, and/or vegetation. If fences or walls are used, materials shall be consistent with standard right-of-way fencing or standard lot fencing, as applicable and rock veneer walls.

Utility buildings and structures shall be designed to fit into the architectural character of the residential community. Utility appurtenances and buildings shall be located in planter areas and not in turf areas, where feasible. Screening of utility appurtenances and structures shall be included on village entrance landscape plans and shall not be constructed to encroach into the sight line triangles at corners and intersections.

3.3.10 Focal Points

Cul de sacs, roundabouts and drive ways leading to common open space areas are encouraged to incorporate median focal points, when practical, utilizing landscaping, flag poles or other architectural features.



SECTION 4 COMMON OPEN SPACE AND PARKS

4.1 Common Open Space Overview

- 4.1.1 Common open spaces include project entrances, landscape medians, and landscape areas adjacent to collector streets, parks, pathways, pedestrian accesses, drainage ways, and other open land that is not developed with roadways or individual lots within the residential portion of the Caramella Ranch Estates. Common open spaces, with the exception of City of Reno parks, will be maintained initially by FDG and ultimately maintained by the Caramella Ranch Estates Home Owners Association. Drainage ways within the Caramella Ranch Estates will be maintained by the Damonte Ranch District (DRDD).
- 4.1.2 Parks
Approximately 15 Acres of park shall be provided and may be configured in no more than two separate parcels with a minimum size of 5 Acres. Parks will be designed and constructed by the City of Reno. Parks shall be designed and incorporate the same material standards as the villages which surround the park including structures, fencing, lighting, signage and landscaping. All park plans shall be reviewed and approved by FDG and City Parks Staff prior to construction. Detail of the timing of construction, configuration, amenities, etc., will be determined with review of the tentative maps by mutual agreement between FDG and City Parks Staff.
- 4.1.3 Common open spaces, pedestrian accesses and pathways
The individual village builders shall prepare and submit improvement plans for each open space, pedestrian access and pathways which occur within a proposed village for review and approval by FDG. All elements of this design shall complement the village which they serve.



4.1.4 Pedestrian Connectivity

With application for each tentative map, the developer shall provide plans demonstrating; (i.) Pedestrian connectivity with adjacent existing residential developments, and (ii.) at least one pedestrian access point shall be provided to Reading Road adjacent to Brown Elementary School.



SECTION 5 SINGLE FAMILY RESIDENTIAL STANDARDS

5.1 Lot Standards

Homes and any accessory structures shall be sited on lots to conform to the minimum lot standards as outlined in Table 5-1, Lot Standards below:

Table 5-1 — Lot Standards

DESCRIPTION:	ZONING	
	SINGLE FAMILY	MIXED RESIDENTIAL
Density/Intensity: <i>(Dwelling Units Per AC — du/ac)</i>		
Maximum Density	12 du/ac	30 du/ac
Maximum Building Height	35 ft.	65 ft.
Maximum stories	3	6
Lot Size:		
Minimum Lot Size <i>(s.f.)</i>	2,400 s.f.	2,400 s.f.
Minimum Lot Width <i>(ft.)</i>	30 ft.	30 ft.
Building Setback		
Minimums: Front		
<i>(ft.) Side (ft.)</i>	10 ft. 0	10 ft. 0
Rear <i>(ft.)</i> Front	or 5 ft.	or 5 ft.
Load Garage	10 ft.	10 ft.
<i>(ft.) Side Load</i>	20 ft.	20 ft.
Garage <i>(ft.)</i>	10 ft.	10 ft.
Alley Setbacks <i>(ft.)</i>		
Drive Apron/Garage	3ft	3ft
Building	3ft	3ft
Parking	HMC 18.12.1102	HMC 18.12.1102
Landscape	Per Design Std.	Per Design Std.



NOTES:

All Tentative maps located adjacent to the existing Virginia Foothills Residential Development shall demonstrate compliance with the Adjacency Standards contained in RMC 18.08.404(c) as amended.

All references to RMC in the above chart are as amended.

5.2 Architectural Elements

5.2.1 Exterior Materials

Exterior materials shall be selected for their durability and ease of maintenance. Allowable exterior materials include masonry, stucco, stone, etc. The use of heavy timbers or wood accents may be allowable. All exterior materials are subject to the review and approval by FDG in its sole discretion.

Finishes shall be continued down to within 8 inches of finished grade on all elevations to eliminate large areas of exposed foundation. Building materials shall be compatible in scale with the design of the residences. Materials must also be compatible throughout each village.

5.2.2 Trims

All windows and doors shall be trimmed with a minimum of 2x4 trim on vertical members and 2x6 trim on horizontal members, or as approved by FDG in its sole discretion. Trim and detailing are required on all elevations of the structure.

5.2.3 Exterior Colors

All exterior color schemes shall be submitted on sample color boards to FDG for review and approval. Exterior colors shall be in harmony with the natural setting. Color intensity shall be kept low for large surfaces. Exterior palette materials shall not have high gloss or reflective/glare finishes. Bright primary colors are not permitted.

5.2.4 Facades and Articulation

Architectural features such as varying window sizes and shapes, shutters, broken planes and pitched roofs, covered entries and porches, porch rails, columns and trim detailing to help define the fronts of the homes and garages, shall be incorporated into the design of the residences. Doors and windows shall be compatible throughout each house design.



Large blank walls, roofs, non-articulated garage doors, and three (or more) car garages, with garage doors in the same plane, are not permitted. Side entry garages are permitted. Large RV accessible garages are subject to review and approval by FDG in its sole discretion.

Building materials and architectural features, compatible with the front of the houses, shall be provided on all sides of the homes. Rear and side elevations adjacent to major and minor arterials and collector streets, as well as common open space areas shall be finished in a similar manner as the front elevations.

5.2.5 Roofs

Roof colors shall be rich, medium to dark tones such as slate, dark brown and dark gray. Light colors are not permitted. FDG shall review and approve the color palette of roofing within each village.

Varying pitched roofs are encouraged. A variety of pitched roofs may be provided. Roof pitches under 5/12 including flat roofs are subject to specific review and approval by FDG.

Pitched Roof materials shall be applied to comply with snow load and high wind standards. Materials may include:

- concrete or clay tile (flat or barrel),
- non-reflective architectural metal,

Roof materials, once selected, must be consistent throughout each village.

5.2.6 House Plans

Each village shall have a minimum of four distinct house plans with a minimum of two elevations each. House design shall vary throughout each village with no one elevation repeated for abutting homes, or mirrored across the street. Adjacent lots may share the same floor plan, but must have different elevations.



5.2.7 Height Restrictions

The maximum allowable height of all structures shall be per Table 5-1 as measured from finish floor to the mid-point of the ridge of the structure. Height limits may be waived by FDG to allow for innovative designs. Maximum allowable height for all structures located immediately adjacent to Virginia Foothills shall not exceed 35 feet.

5.2.8 Exterior Lighting

Lighting shall be integrated with the architectural design of the individual residences. Exterior lighting fixtures mounted on the homes shall be no higher than the line of the first story eave or, where no eave exists, no higher than 12 feet above finished grade. Lights shall be shielded to prevent light spillage onto adjacent properties or streets. (See RMC 18.08.404(c)(4)c, as amended for restrictions adjacent to Virginia Foothills.)

Flood lights are not permitted. Motion detector actuators are permitted with designer fixtures only and subject to approval by FDG.

5.2.9 Rear Yard Areas

Rear yard areas shall include a minimum useable area of 300 square feet.

5.3 Miscellaneous Design Elements

5.3.1 Antennas

All homes shall be pre-wired to accommodate cable reception, telephone and DSL lines. Builders may not install exterior antennas. However, one, 18-inch satellite dish discretely placed on the side or rear wall elevations, beneath the eaves and soffits of the structure will be permitted.

5.3.2 Awnings, Trellises, Patio Covers, Decks and Other Attached or Detached Accessory or Ancillary Structures

Awnings, trellises, patio covers, second story decks and other accessory or ancillary structures including granny flats and casitas, provided by builders, shall be consistent in material; color and architectural character as the main structure and must be reviewed and approved by FDG. At a minimum, such



structures must meet the setback requirements of the main structure and all City codes.

5.3.3 Chimneys

All fireplace vents (through roofs) shall be framed and boxed to give the appearance of a chimney. Exterior materials of chimneys shall be compatible with the exterior materials and colors used on the house.

5.3.4 Driveways, Parking Areas and Walkways

Driveways shall be a minimum of 20 feet in length to allow for off-street parking. Driveways shall be Portland Cement Concrete or traffic rated concrete decorative pavers and shall be consistent on a village wide basis. Asphalt or decomposed granite is not permitted. Walkways leading from driveways to the front door or rear yard of the residences shall be the same material as the driveways.

5.3.5 Garage Doors

All garage doors shall be architectural raised panel with lights or architecturally thematic to the design of the residence it serves. All garage doors are subject to approval by FDG in its sole discretion.

5.3.6 Gutters and Downspouts

Gutters and downspouts shall be painted to match the surface of the structure to which they attach.

5.3.7 Mailboxes

Individual mailboxes, if allowed by the United States Postal Service (USPS), shall be paired at driveways to serve adjacent homes. The style of the mailboxes, including address numbers shall be compatible with the architectural style of the homes and shall be consistent throughout each village. Mailbox designs shall be approved by FDG and the USPS. Mailboxes shall be provided and installed by the builder prior to the issuance of certificates of occupancy for the individual homes.

If individual mailboxes are not permitted. Clustered boxes shall be located in convenient areas conducive to temporary parking. Placement of cluster boxes



shall not be near intersections and shall not conflict with individual driveways or utilities. Locations shall be approved by the USPS and FDG.

5.3.8 Utilities and Equipment

a. Ground Mounted

Above ground utility appurtenances and other equipment including AC compressors and evaporative coolers, shall be screened from public view. Screening may be accomplished with the use of berms, fences, walls, blending colors and/or vegetation. If fences or walls are used, materials shall be consistent with village fences and rockery walls.

Utility appurtenances shall be located in planter areas and not in turf areas, where feasible. Placement of all utilities and other equipment shall be reviewed and approved by FDG.

b. Roof Mounted

Roof mounted mechanical equipment is not permitted. Solar Panels are subject to Architectural review and approval.

c. Structure Mounted

All mechanical and electrical utilities and equipment including meters shall be integrated into the structures and screened from public view. Placement of structure mounted utilities and equipment shall be subject to review and approval by FDG.

5.3.9 Home Addresses

Home address numbers may be placed on mailboxes and adjacent to the front doors of homes. Addresses may be softly lit. Address numbers shall be individual brass or metal letters or an illuminated address fixture and shall be consistent in type, style, size, color, and placement throughout each individual village. Address materials and placement shall be reviewed and approved by FDG.



5.4 **Fencing**

- 5.4.1 Lot fencing shall be installed by the builders of each individual village no later than 6 months after issuance of certificates of occupancy for each home. Where rear or side fences abut two neighboring villages, builders will share the cost of fencing. Lot fencing shall be subject to the standards outlined below. Fences shall be designed with architectural treatment or a decorative appearance on both sides. All fences are subject to the approval of FDG in its sole discretion. Conceptual fence types and locations shall be provided within each tentative map, with final fence plans and location provided with the final map improvement plans.

All wood fences and components shall be stained on all faces as follows:

Sherwin Williams White Birch, SW3503 Semi-Transparent Oil.

Gates from individual lots that would allow access to arterials, collectors or open space are not permitted. In no circumstance will direct access from individual lots be permitted to common open space. The provisions of this regulation shall survive close of escrow from Builder to Home Owner. It is therefore the responsibility of the Builder to disclose this restriction to all future Home Buyers as subsequent enforcement of this provision will result in fines, expenses and/or other legal actions taken against the party in title.

No front yard fencing is allowed excepting at lots adjacent to pedestrian access parcels.

When changes in elevation occur, fences shall be stepped in equal intervals rather than sloped.

All builders shall submit a comprehensive fence plan with their design submittal, outlining all fence types and locations. Fences shall comply with *Exhibits 4 and/or 10 — Conceptual Fence Options* or approved alternates at FDG sole discretion. The comprehensive fence plan shall address the following:



- Standard lot fencing — rear and side yards
- Corner lot fencing
- Fencing adjacent to common open spaces
- Fencing adjacent to pedestrian access parcels
- Special fencing condition as necessary

5.5 Landscape

5.5.1 Design

The builders of each individual village shall install front yard landscaping and irrigation and provide an irrigation stub to all rear yards for each lot prior to the issuance of certificates of occupancy. Landscaping and irrigation shall also be installed by the builder on rear lots adjacent to common open space or pedestrian access parcels, where any view fencing is utilized and on corner lots in the 3- foot area between the sidewalk and the fence.

Minimum landscaping for front yards and rear yards, where required, shall include:

- two 2¹/₂ inch caliper deciduous trees;
- twelve five gallon mix of evergreen and deciduous shrubs;
- turf (maximum of 50% for front yards); and
- ground cover.

The relationship of plant height, width and caliper to the container size shall meet the latest edition of the American Standard for Nursery Stock, release by the American Association of Nurserymen. All plant material shall be nursery grown, free of disease, of good habit and representing the best quality of their species.

Typical landscape schemes for front and rear yards for each individual village shall be reviewed and approved at the time of Tentative Map by FDG and City Staff.

A 4" layer of bark mulch or decorative earth tone rock shall cover 100% of all required landscape areas except turf and accent flowerbeds. Decorative rock shall be earth tone in color only. Acceptable colors of earth tone rock shall be



in hues of gray, tan/beige, or gray-greens. No red, pink or white rock shall be allowed. The use of unnatural colored gravel or decomposed granite is not permitted.

Headers shall be utilized at all transitions between turf and planter areas.

All walkways visible from the street (front, corner or side yards) shall be constructed of hard surfaces such as decorative pre-cast pavers or poured in place concrete, subject to the review and approval of FDG in its sole discretion.

Mineral build up in the native soil may be a threat to vigorous growth or survival in certain species of plants. Prior to design, individual parcel developers shall obtain soil samples from the site to develop soil amendment recommendations if required. Individual parcel developers shall implement mitigation and amendment recommendations to ensure sustainable plant growth.

5.5.2 Irrigation

Automatic underground irrigation systems are required for all landscape areas. Specific irrigation design standards are as follows:

- Head to head coverage will be required in all lawn areas with drip systems to trees, shrubs, grasses and ground cover areas.
- All irrigated areas shall utilize remote electric control valves installed in valve boxes, in order to affect a fully automatic system. No manual valves are allowed.
- Appropriate filtration and pressure regulating devices shall be installed.
- No fixed risers are allowed
- Spray head systems shall be installed with a pressure regulator to provide consistency in watering patterns. Spray heads shall not throw water onto sidewalks, fences, walls, streets, or buildings.



- Approved backflow prevention devices are required on all landscape irrigation systems utilizing potable water, per Code.



SECTION 6 SINGLE FAMILY ATTACHED RESIDENTIAL STANDARDS

6.1 Lot Standards

Homes and any builder provided accessory structures shall be sited on lots to conform to the minimum lot standards as outlined in Table 6-1, Lot Standards below:

Table 6-1 — Lot Standards

DESCRIPTION:	ZONING	
	SINGLE FAMILY	MIXED RESIDENTIAL
Density/Intensity: (<i>Dwelling Units Per AC</i> — <i>du/ac</i>)		
Maximum Density	12 du/ac	30 du/ac
Maximum Building Height	35 ft.	65 ft.
Maximum stories	3	6
Lot Size:		
Minimum Lot Size (<i>s.f.</i>)	2,400 s.f.	2,400 s.f.
Minimum Lot Width (<i>ft.</i>)	30 ft.	30 ft.
Building Setback		
Minimums:		
Front (<i>ft.</i>)	10 ft.	10 ft.
Side (<i>ft.</i>)	0 or 5 ft.	0 or 5 ft.
Rear (<i>ft.</i>)	10 ft.	10 ft.
Front Load Garage (<i>ft.</i>)	20 ft.	20 ft.
Side Load Garage (<i>ft.</i>)	10 ft.	10 ft.
Alley Setbacks (<i>ft.</i>)		
Drive Apron/Garage Building	3 ft.	3 ft.
	3 ft.	3 ft.
Building Separation		
Building to Building	10 ft.	10 ft.
Parking	RMC 18.12.1102	RMC 18.12.1102
Landscape	Per Design Std.	Per Design Std.



Notes:

All Tentative maps located adjacent to the existing Virginia Foothills Residential Development shall demonstrate compliance with the Adjacency Standards contained in RMC 18.08.404(c) as amended.

All references to RMC in the above chart are as amended.

6.2 Architectural Elements

6.2.1 Exterior Materials

Exterior Materials shall be selected for their durability and ease of maintenance. Allowable exterior materials include masonry, stucco, stone, etc. The use of heavy timbers or wood accents may be allowable. All exterior materials are subject to the review and approval by FDG in its sole discretion.

Finishes shall be continued down to within 8 inches of finished grade on all elevations to eliminate large areas of exposed foundation. Building materials shall be compatible in scale with the design of the residences. Materials must also be compatible throughout each village.

6.2.2 Trim

All windows and doors shall be trimmed with a minimum of 2x4 trim on vertical members and 2x6 trim on horizontal members, or as approved by FDG in its sole discretion. Trim and detailing are required on all elevations of the structure.

6.2.3 Exterior Colors

All exterior color schemes shall be submitted on sample color boards to FDG for, review and approval. Exterior colors shall be in harmony with the natural setting. Color intensity shall be kept low for large surfaces. Exterior palette materials shall not have high gloss or reflective/glare finishes. Bright primary colors are not permitted.

6.2.4 Facades and Articulation

Architectural features such as varying window sizes and shapes, shutters, broken planes and pitched roofs, covered entries and porches, porch rails, columns and trim detailing to help define the fronts of the homes and garages,



shall be incorporated into the design of the residences. Doors and windows shall be compatible throughout each house design.

Large blank walls, roofs, non-articulated garage doors, and three (or more) car garages, with garage doors in the same plane, are not permitted. Side entry garages are permitted, Large RV accessible garages are subject to review and approval by FDG in its sole discretion.

Building materials and architectural features, compatible with the front of the houses, shall be provided on all sides of the homes. Rear and side elevations adjacent to major and minor arterials and collector streets, as well as common open space areas shall be finished in a similar manner as the front elevations.

6.2.5 Roofs

Roof colors shall be rich, medium to dark tones such as slate, dark brown and dark gray. Light colors are not permitted. FDG shall review and approve the color palette of roofing within each village.

Varying pitched roofs are encouraged. A variety of pitched roofs may be provided. Roof pitches under 5/12 including flat roofs are subject to specific review and approval by FDG.

Pitched Roof materials shall be applied to comply with snow load and high wind standards. Materials may include:

- concrete or clay tile (flat or barrel),
- non-reflective architectural metal,

Roof materials, once selected, must be consistent throughout each village.

6.2.6 House Plans

Each village shall have a minimum of three distinct house plans with a minimum of two differing building elevations. House design shall vary throughout each village with no one elevation repeated for abutting homes, or mirrored across the street. Adjacent lots may share the same floor plan, but must have different elevations.



6.2.7 Height Restrictions

The maximum allowable height of all structures shall be per Table 6-1 as measured from finish floor to the mid-point of the ridge of the structure. Height limits may be waived by FDG to allow for innovative designs. Maximum allowable height for all structures located adjacent to Virginia Foothills shall not exceed 35 feet.

6.2.8 Exterior Lighting

Lighting shall be integrated with the architectural design of the individual residences. Exterior lighting fixtures mounted on the homes shall be no higher than the line of the first story eave or, where no eave exists, no higher than 12 feet above finished grade. Lights shall be shielded to prevent light spillage onto adjacent properties or streets. (See RMC 18.08.404(c)(4)c as amended for restrictions adjacent to Virginia Foothills.)

6.2.9 Flood lights are not permitted. Motion detector actuators are permitted with designer fixtures only and subject to approval by FDG.

6.2.10 Rear Yard Areas

Rear yard areas shall include a minimum useable area of 400 square feet.

6.3 Miscellaneous Design Elements

6.3.1 Antennas

All homes shall be pre-wired to accommodate cable reception, telephone and DSL lines. Builders may not install exterior antennas. However, one, 18-inch satellite dish discretely placed on the side or rear wall elevations, beneath the eaves and soffits of the structure will be permitted.

6.3.2 Awnings, Trellises, Patio Covers, Decks and Other Attached or Detached Accessory or Ancillary Structures

Awnings, trellises, patio covers, second story decks and other accessory or ancillary structures including granny flats and casitas, provided by builders, shall be consistent in material; color and architectural character as the main



structure and must be reviewed and approved by FDG. At a minimum, such structures must meet the setback requirements of the main structure and all City codes.

6.3.3 Chimneys

All fireplace vents (through roofs) shall be framed and boxed to give the appearance of a chimney. Exterior materials of chimneys shall be compatible with the exterior materials and colors used on the house.

6.3.4 Driveways, Parking Areas and Walkways

Driveways shall be a minimum of 20 feet in length to allow for off-street parking. Driveways shall be Portland Cement Concrete or traffic rated concrete decorative pavers and shall be consistent on a village wide basis. Asphalt or decomposed granite is not permitted. Walkways leading from driveways to the front door or rear yard of the residences shall be the same material as the driveways.

6.3.5 Garage Doors

All garage doors shall be architectural raised panel with lights or architecturally thematic to the design of the residence it serves. All garage doors are subject to approval by FDG in its sole discretion.

6. Gutters and Downspouts

Gutters and downspouts shall be painted to match the surface of the structure to which they attach.

6.3.6 Mailboxes

Individual mailboxes, if allowed by the United States Postal Service (USPS), shall be paired at driveways to serve adjacent homes. The style of the mailboxes, including address numbers shall be compatible with the architectural style of the homes and shall be consistent throughout each village. Mailbox designs shall be approved by FDG and the USPS. Mailboxes shall be provided and installed by the builder prior to the issuance of certificates of occupancy for the individual homes.

If individual mailboxes are not permitted, Clustered boxes shall be located in convenient areas conducive to temporary parking. Placement of cluster boxes



shall not be near intersections and shall not conflict with individual driveways or utilities. Locations shall be approved by the USPS and FDG.

6.3.7 Utilities and Equipment

a. Ground Mounted

Above ground utility appurtenances and other equipment including AC compressors and evaporative coolers, shall be screened from public view. Screening may be accomplished with the use of berms, fences, walls, blending colors and/or vegetation. If fences or walls are used, materials shall be consistent with village fences and rockery walls.

Utility appurtenances shall be located in planter areas and not in turf areas, where feasible. Placement of all utilities and other equipment shall be reviewed and approved by FDG.

b. Roof Mounted

Roof mounted mechanical equipment is not permitted. Solar Panels are subject to Architectural review and approval.

c. Structure Mounted

All mechanical and electrical utilities and equipment including meters shall be integrated into the structures and screened from public view. Placement of structure mounted utilities and equipment shall be subject to review and approval by FDG.

6.3.8 Home Addresses

Home address numbers may be placed on mailboxes and adjacent to the front doors of homes. Addresses may be softly lit. Address numbers shall be individual brass or metal letters or an illuminated address fixture and shall be consistent in type, style, size, color, and placement throughout each individual village. Address materials and placement shall be reviewed and approved by FDG.



6.4 Fencing

6.4.1 Lot fencing shall be installed by the builders of each individual village no later than 6 months after issuance of certificates of occupancy for each home. Where rear or side fences abut two neighboring villages, builders will share the cost of fencing. Lot fencing shall be subject to the standards outlined below. Fences shall be designed with architectural treatment or a decorative appearance on both sides. All fences are subject to the approval of FDG in its sole discretion. Conceptual fence types and locations shall be provided with each tentative map, with final fence types and locations provided with the final map improvement plans.

All wood fences and components shall be stained on all faces as follows:

- Sherwin Williams White Birch, SW3503 Semi-Transparent Oil.

Gates from individual lots that would allow access to arterials, collectors or open space are not permitted. In no circumstance will direct access from individual lots be permitted to common open space. The provisions of this regulation shall survive close of escrow from Builder to Home Owner. It is therefore the responsibility of the Builder to disclose this restriction to all future Home Buyers as subsequent enforcement of this provision will result in fines, expenses and/or other legal actions taken against the party in title.

No front yard fencing is allowed excepting at lots adjacent to pedestrian access parcels.

When changes in elevation occur, fences shall be stepped in equal intervals rather than sloped.

All builders shall submit a comprehensive fence plan with their design submittal, outlining all fence types and locations. Fences shall comply with *Exhibits 4 and 10 — Conceptual Fence Options* or approved alternates at FDG sole discretion. The comprehensive fence plan shall address the following:

- Standard lot fencing — rear and side yards



- Corner lot fencing
- Fencing adjacent to common open spaces
- Fencing adjacent to pedestrian access parcels
- Special fencing condition as necessary

6.5 Landscape

6.5.1 Design

The builders of each individual village shall install front yard landscaping and irrigation and provide an irrigation stub to all rear yards for each lot prior to the issuance of certificates of occupancy. Landscaping and irrigation shall also be installed by the builder on rear lots adjacent to common open space or pedestrian access parcels, where any view fencing is utilized and on corner lots in the 3- foot area between the sidewalk and the fence.

Minimum landscaping for front yards and rear yards, where required, shall include:

- two 2% inch caliper deciduous trees;
- twelve five gallon mix of evergreen and deciduous shrubs;
- turf (maximum of 50% for front yards); and
- ground cover.

The relationship of plant height, width and caliper to the container size shall meet the latest edition of the American Standard for Nursery Stock, release by the American Association of Nurserymen. All plant material shall be nursery grown, free of disease, of good habit and representing the best quality of their species.

Typical landscape schemes for front and rear yards for each individual village shall be reviewed and approved at the time of tentative map by FDG and City Staff.

A 4" layer of bark mulch or decorative earth tone rock shall cover 100% of all required landscape areas except turf and accent flowerbeds. Decorative rock shall be earth tone in color only. Acceptable colors of earth tone rock shall be



in hues of gray, tan/beige, or gray-greens. No red, pink or white rock shall be allowed. The use of unnatural colored gravel or decomposed granite is not permitted.

Headers shall be utilized at all transitions between turf and planter areas.

All walkways visible from the street (front, corner or side yards) shall be constructed of hard surfaces such as decorative pre-cast pavers or poured in place concrete, subject to the review and approval of FDG in its sole discretion.

Mineral build up in the native soil may be a threat to vigorous growth or survival in certain species of plants. Prior to design, individual parcel developers shall obtain soil samples from the site to develop soil amendment recommendations if required. Individual parcel developers shall implement mitigation and amendment recommendations to ensure sustainable plant growth.

6.5.2 Irrigation

Automatic underground irrigation systems are required for all landscape areas. Specific irrigation design standards are as follows:

- Head to head coverage will be required in all lawn areas with drip systems to trees, shrubs, grasses and ground cover areas.
- All irrigated areas shall utilize remote electric control valves installed in valve boxes, in order to affect a fully automatic system. No manual valves are allowed.
- Appropriate filtration and pressure regulating devices shall be installed.
- No fixed risers are allowed.
- Spray head systems shall be installed with a pressure regulator to provide consistency in watering patterns. Spray heads shall not throw water onto sidewalks, fences, walls, streets, or buildings.
- Approved backflow prevention devices are required on all landscape irrigation systems utilizing potable water, per Code.



SECTION 7 MULTI-FAMILY RESIDENTIAL STANDARDS

7.1 Site Standards

All structures shall be sited to conform to all minimum setbacks and standards as outlined in Table 7-1, Site Standards below:

Table 7-1 — Site Standards

DESCRIPTION:	ZONING
	MIXED RESIDENTIAL
Density/Intensity: (Dwelling Units Per AC — du/ac)	
Maximum Density	30 du/ac
Maximum Building Height	65 ft.
Maximum stories	6
Lot Size:	
Minimum Lot Size (s.f.)	2,000 s.f.
Minimum Lot Width (ft.)	60 ft.
Building Setback Minimums:	
Front (ft.)	15 ft.
Front Load Garage (ft.)	20 ft.
Side Load Garage (ft.)	10 ft.
Alley Setbacks (ft.):	
Drive Apron/Garage	3 ft.
Building	3 ft.
Building Separation	
Building to Building	20 ft.
Parking	RMC 18.12.1102
Landscape	Per Design Std.



All references to RMC in the above chart are as amended.

7.2 Site Planning and Design

7.2.1 Objectives

Site design objectives of the multi-family areas shall incorporate principles which take maximum advantage of the community amenities, promote safe and efficient vehicular movement, and provide adequate and easily accessible parking areas.

7.2.2 Parking

Parking requirements for multi-family dwellings shall conform to Reno Municipal Code 18.12.1102 as amended.

Adequate parking areas and consideration of parking vicinity to dwelling units is necessary. Avoid long, uninterrupted expansive corridors of parking not greater than 150' in length. Parking stalls along project entry drives will not be allowed.

Handicap units and parking shall be per City of Reno Municipal Code at the time of development.

7.2.3 Storage

No outside RV or boat storage will be allowed within multi-family developments.

7.2.4 Walls and Trash Enclosures

Minimize the use of solid walls along property lines and public ROW's. Screening and sound attenuation may be best achieved through berming and landscaping. When used, walls shall be decorative and complementary to the architecture of the buildings. All proposed walls and fences shall be submitted and approved by NTP in their sole discretion.

Trash enclosures shall be enclosed on all four sides with minimum 7' walls and gates which complement the building architecture, and will be constructed of the same durable materials as the building it serves. Trash enclosures shall not be visible from any public thoroughfare, open space or amenity areas.



7.2.5 Site Amenities

Exterior site design and landscaping shall provide functional recreation spaces and/or community site amenities.

All multi-family developments shall incorporate outdoor barbeque areas in centrally located courtyards or recreation areas of the project.

7.3 Architectural Elements

7.3.1 Objective

The architectural design objective for multi-family units is intended to provide an aesthetic environment in balance and scale with the surrounding neighborhoods and community.

7.3.2 Characteristics

Once an architectural style has been established it shall apply to all buildings and structures within the individual development, including all garages, recreation amenities, trash enclosures, etc.

New multi-family residential developments shall respect the scale and character of adjacent residential neighborhoods through attention to views, building scale and orientation, proximity to adjacent uses, location of driveways and parking areas, lighting and landscape, and access to the master trail and pathway system. Exterior spaces shall be designed to enhance the overall appearance and compatibility of such development by providing privacy, buffering, daylight, and to provide a pleasant transition to the street.

7.3.3 Articulation and Orientation

Building articulation shall be incorporated to avoid a linear pattern or long blank walls. A minimum 2' projection or recess shall occur not less than every 50 linear feet of wall. Articulations should employ alternations of color arrangement, or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth or direction. Building articulations shall employ recesses/projections (minimum 2') of the



vertical wall surfaces by incorporating porches, balconies, entries, lookouts, overhangs, bay windows, and other features of interest.

Minimize the appearance of mass and bulk. Simple box forms should be avoided.

Varying orientations of building footprints shall also take in consideration the natural surroundings and views, development amenities, shading from adjacent buildings, north facing stairways and walkways, public Right of Ways, and abutting uses.

7.3.4 Design Elements

Elevations of buildings shall contain the same palette of materials and themes on all four sides of the building. Design elements and detailing shall be continued completely around the structures.

Exterior wall finishes shall be selected for their durability and ease of maintenance. Allowable exterior materials include masonry, stucco, stone, etc. The use of heavy timbers or wood accents may be allowable. All exterior materials are subject to the review and approval by NTP in its sole discretion.

Siding materials shall be continued down to within 8 inches of finished grade on all elevations to eliminate large areas of exposed foundation.

Building materials shall be compatible in scale with the design of the structure. Materials must also be compatible throughout the development.

All windows and doors shall be trimmed with a minimum of 4" trim on vertical members and 6" trim on horizontal members, as approved by NTP in its sole discretion.

Stairways shall be non-obtrusive and well integrated into the design of the buildings. Pre-fabricated or generic tube metal/pan stairs are not permitted. Continuous outdoor balcony corridors will not be permitted.



7.3.5 Exterior Colors

Building colors shall reflect or complement the natural background environment. Colors shall blend with the natural setting. Colors shall be of an earth tone/natural palette. No primary colors shall be allowed. Exterior Palette materials shall not have high gloss or reflective/glare finishes. All exterior structure colors are subject to the review and approval of NTP in its sole discretion.

All exposed vents, gutters, downspouts, flashings, electrical conduits, etc. shall be painted to match the surface of the structure to which they attach.

7.3.6 Roofs

The form, color and texture of a roof should be designed as an integral part of the building.

Varying roof styles, planes and articulation on a single building will be required and shall be consistent with the theme or style of the architectural style of the development.

Hip, gable and shed roofs are all acceptable roof forms. Roofs shall be designed in direct scale and proportion to the architecture of the structure.

Roof run-off shall also be evaluated to ensure proper drainage within the development. All roofs shall be guttered and piped to the onsite storm drain system.

Roof colors shall be rich, medium to dark tones such as slate, dark brown and dark gray. Light colors are not permitted. NTP shall review and approve in its sole discretion the color palette of roofing. Once a roof material has been identified and approved it shall be used consistently throughout that project.

Roofs shall be applied to comply with snow load and high wind standards. Acceptable materials are:

- Concrete or clay tile (flat or barrel)
- Non-reflective architectural metal



No flat roofs (including car ports) shall be permitted.

Roof top mounted mechanical equipment, antenna or appurtenances may be permitted subject to NTP approval in its sole discretion.

Pole carports will not be allowed. Garage roof structures shall have visible roof slope.

7.3.7 Exterior Lighting

Thematic lighting and addressing shall be integrated with the architectural design of the structure and be consistent in type and placement throughout the development. Fixture dimensions shall be appropriate to the scale of the structure.

Flood lights are not permitted. Motion detector actuators are not permitted.

7.3.8 Miscellaneous Design Elements

All structures shall be pre-wired to accommodate cable reception, telephone and com/con lines. Exterior antennas are not permitted.

One 18" satellite dish may be allowed per-structure, discretely placed on the side or rear wall elevation, beneath the eaves/soffits of the structure.

Clustered mailbox units shall be located in convenient areas conducive to temporary parking. Placement of cluster boxes shall not be near intersections and shall not conflict with individual driveways or utilities. All locations shall be approved by the USPS and NTP.

Builder shall identify the entity responsible for the on going maintenance of the area surrounding and including cluster boxes.

7.3.9 Utilities and Equipment

a. Ground Mounted

Above ground utility appurtenances and other equipment including AC compressors and evaporative coolers, shall be screened from public view.



Screening may be accomplished with the use of berms, fences, walls, blending colors and/or vegetation. If fences or walls are used, materials shall be consistent with village fences and rockery walls.

Utility appurtenances shall be located in planter areas and not in turf areas, where feasible. Placement of all utilities and other equipment shall be reviewed and approved by NTP.

b. Roof Mounted

Roof mounted mechanical equipment and solar panels are not permitted.

c. Structure Mounted

All mechanical and electrical utilities and equipment including meters shall be integrated into the structures and screened from public view. Placement of structure mounted utilities and equipment shall be subject to review and approval by NTP.

7.3.10 Miscellaneous

Each multi-family dwelling unit shall contain clothes washer and dryer "hook-up" provisions.

7.4 Landscape Design

7.4.1 Objective

The objective of this landscape architecture design criteria is to establish a pleasant and attractive landscape framework for the Multi Family development within Damonte Ranch. This frame work will help to provide design continuity and establish an identifiable visual character that enhances the community image.

Landscape Plans shall be submitted as required by this Handbook to **NTP** for review and approval.

7.4.2 Landscape Standards

The minimum portion of the site area to be landscaped shall be as follows:



- Multi Family Parcels 20%

The following are minimum planting standards for multi-family parcels:

- 1 Tree and 6 shrubs per 300 square feet of landscape area. Minimum tree and shrub size at time of planting; 2" caliper deciduous, 10' evergreens, 5 gallon shrubs
plus
- 1 Tree per 30' of (major/minor arterial) street frontage. Minimum tree size at time of planting; 3" caliper deciduous, 10' evergreens
plus
- 1 Tree every 10 parking spaces and 1 tree per island/parking finger.
- A maximum of 50% of the total front yard area (defined as that area not consisting of buildings or paved surfaces) shall be turf and the balance in shrubs, ornamental grasses, and/or ground cover in sufficient quality and quantity to give the appearance of a complete manicured development.
- Areas beyond turf shall contain shrubs, ground cover areas, perennials and/or ornamental grasses. Shrubs shall be of 5 gallon size, ground cover shall be 1 gallon minimum in size. Shrubs, ground cover and/or ornamental grasses shall be spaced to provide full coverage of planting area within 3 years.
- A 4" layer of bark mulch or decorative earth tone rock shall cover 100% of all required landscape areas except turf and accent flowerbeds. Decorative rock shall be earth tone in color only. Acceptable colors of earth tone rock shall be in hues of gray, tan/beige, or gray-greens. No red, pink, black or white rock shall be allowed. The use of unnatural colored gravel is not permitted. Granite boulders/rock groupings are acceptable. Boulders shall be buried at least thirty percent of their height to appear as natural rock outcroppings.



- Headers shall be utilized at all transitions between turf and planter areas.
- All walkways shall be constructed of hard surfaces such as decorative pre-cast pavers or poured in place concrete, subject to the review and approval of NTP in its sole discretion.

Mineral build up in the soil may be a threat to vigorous growth and survival in certain species of plants. Prior to design, individual parcel developers shall obtain soil samples from the site to develop soil amendment recommendations if required. Individual parcel developers shall implement mitigation and amendment recommendations to ensure sustainable plant growth.

The relationship of plant height, width and caliper to the container size shall meet the latest edition of the American Standard for Nursery Stock, release by the American Association of Nurserymen. All plant material shall be nursery grown, free of disease, of good habit and representing the best quality of their species.

7.4.3 Landscape Lighting

Accent lighting for landscape features, if desired, shall be provided by below grade up-lights and located so as not to shine in pedestrian or vehicular traffic.

Housing below-grade-up-lights shall be flush mounted. Convex lens fixtures shall be used in irrigated areas. Flat lenses may be used in non-irrigated areas.

All up-lights shall be glare shielded

7.4.4 Irrigation

Automatic underground irrigation systems are required for all landscape areas. Specific irrigation design standards are as follows:

- Head to head coverage will be required in all lawn areas with drip systems to trees, shrubs, grasses and ground cover areas.



- All irrigated areas shall utilize remote electric control valves installed in valve boxes, in order to affect a fully automatic system. No manual valves are allowed.
- Appropriate filtration and pressure regulating devices shall be installed.
- No fixed risers are allowed.
- Spray head systems shall be installed with pressure regulator to provide consistency in watering patterns. Spray heads shall not throw water onto parking lots, fences, walls, sign faces, streets, sidewalks or buildings.
- Approved backflow prevention devices are required on all landscape irrigation systems utilizing potable water, per Code.

7.5 Fencing

A wall and fencing plan shall be required for all proposed multi family projects. All wall and fencing plans require NTP approval, in its sole discretion, prior to fabrication, construction and installation.

All walls and fences shall maintain a uniform top horizontal plane. Transitions to accommodate slope and grade breaks shall be stepped.

All walls and fences shall comply with AASHTO standards as applicable to maintain adequate sight distance requirements.

All masonry/stucco walls shall be graffiti coated.

All wood fences/components shall be stained on all faces as follows:

Sherwin Williams White Birch, SW3503 Semi-Transparent Oil.



SECTION 8 CONSTRUCTION STANDARDS

8.1 Construction Yards

8.1.1 Construction Yards

The location of all construction yards shall be reviewed and approved by FDG. To the extent possible, construction yards and temporary nurseries shall be located away from collector streets and shall be fenced.

8.1.2 Temporary Structure, Uses and Signs

The location and type of temporary structures, uses and directional construction signs shall be reviewed and approved by FDG. All temporary structures and uses shall be kept in good repair. To the extent possible, construction trailers shall be located away from collector streets. Temporary structures and uses shall be removed immediately upon completion of construction.

8.1.3 Each Village is allowed one 4'x8' project identification sign. This sign must contain the Caramella Ranch Estates Logo and shall be immediately removed upon the installation of the permanent Village entry feature. The proposed project identification sign shall be submitted to FDG for review and approval, in their sole discretion, prior to installation. No other freestanding individual contractor or financial institution signage is allowed.

8.1.4 Fencing

Security fencing associated with temporary structures and construction is permitted. Fencing shall not exceed 6 feet in height. Fencing materials for construction yards and trailers may include chain link and wood and must be kept in good repair. Barbed wire may not be used. Upon termination of the temporary use, fencing shall be removed.

8.1.5 Lighting

Temporary security lighting for construction trailers and yards will be permitted. All lighting including locations and types shall be reviewed and approved by



FDG. Temporary lighting shall be removed upon termination of the temporary use.

8.1.6 Construction Site Maintenance

Builders shall maintain construction sites in a neat and orderly manner. Adequate dumpsters shall be provided and emptied in order to prevent construction materials from littering the site. The area around all construction sites shall be regularly maintained to ensure all construction trash is properly picked up and removed.

8.1.7 Dust Control

Builders shall control dust during construction at all times in accordance with Washoe County District Health requirements and obtain all necessary permits.

8.1.8 Street Cleaning

Builders shall regularly keep streets clean and free from dirt, construction materials and debris during construction.



SECTION 9 SALES STANDARDS

9.1 Sales Centers, Model Home Complexes

9.1.1 Sales centers within model home complexes or within temporary sales trailers shall be reviewed and approved by FDG. Temporary sales trailers must be removed from the sales center after six (6) months.

9.1.2 Model Home Complexes

The location of model home complexes and details regarding parking, lighting, landscaping fencing, signing and hours of operation shall be reviewed and approved by FDG.

9.1.3 Parking

Parking for model homes shall be provided in temporary paved, off-street parking areas. Upon termination of the model home complex use, temporary parking areas shall be removed by the builder. Parking areas shall be landscaped adjacent to the street area

9.1.4 Landscaping

Landscaping in the front, rear, and side yards of model homes is required and is the responsibility of the builder. Residential subdivision builders shall install landscaping in conformance with FDG approved front yard landscape schemes for each village.

9.1.5 Lighting

Site lighting for the model home complex is encouraged for security and safety purposes. This lighting may consist of low-level building mounted lights, motion detection lights, interior lighting left on within the model home, and/or low voltage landscape lighting.

Temporary parking lot lighting, if required by the City of Reno, will be allowed. If lighting is otherwise desired by the builder, an application may be made to FDG. Upon termination of the model home complex use, any site lighting not



in conformance with residential lighting throughout the village shall be removed by the builder.

9.1.6 Fencing

Fencing for model homes shall include wood or decorative metal. Front yard fencing and fencing that is not a part of the permanent house-fencing scheme for the village shall be removed upon termination of the model home complex use.

9.1.7 Temporary Sales Signs

A signage package for temporary signs associated with model home complexes including size, type and location shall be submitted to FDG for review and approval. Upon termination of the model home complex use by the builder, all signs shall be removed.

9.1.8 Flags

Flags and flag poles associated with model home complexes, including size, type and location shall be submitted to FDG for review and approval. Upon termination of the model home complex use by the builder, all flags and flag poles shall be removed.



APPENDIX

**CARAMELLA RANCH ESTATES RESIDENTIAL
DESIGN SUBMITTAL APPLICATION AND CHECKLIST
PROJECT INFORMATION**

Builder: _____
Address: _____
Telephone Number: _____
Fax Number: _____
Contact Person _____

Pre-Design Conference Requested? _____
Community Marketing Name: _____
Project Name: _____
Tentative Map Name: _____
Location: _____
Number of Lots: _____
Number of house plans proposed: _____
Maximum height of highest house as measured from finished floor
to mid-point of the ridge of the structure: _____

Gated Community Requested? _____

SUBMITTAL REQUIREMENTS

At a minimum, one reproducible and one copy of each of the following shall be provided to FDG prior to submittal of each final map to the City of Reno. The plans and materials shall be numbered to correspond with the list below and collated into separate packets. Additional information may be requested at the sole discretion of FDG.



CHECKLIST

- 1. Tentative Map Conditions of Approval from City of Reno
- 2. The first or subsequent final map and improvement plans for the subdivision with final map tentative processing schedule
- 3. Copy of Dust Control Permit
- 4. Identification of type of streetlights and street signs
- 5. Utility screening measures throughout the subdivision
- 6. Site plan identifying locations of sidewalk and pathway connections
- 7. Plans for Pedestrian Access Parcels if applicable
- 8. Final exterior elevations of all four sides for each house/building plan
- 9. Identification of exterior materials and colors including roofs and sample boards
- 10. Final house/building plans
- 11. Identification of any accessory or ancillary structures proposed.
- 12. Plans and locations for mailboxes and home address numbers including exterior lighting
- 13. Site plan(s) identifying:
 - locations and types of various fences proposed
 - location of fencing to be stained and color
- 14. Landscape and exterior lighting options for:
 - front yards
 - rear yards, where applicable
- 15. Landscape plans for corner lots between the sidewalk and the fence



- 16. Overall village site plan(s) identifying:
 - Locations of construction yards
 - Locations and types of temporary structures
 - Location and type of security fencing
 - Location and type of security lighting
 - Location and type of sales centers and model home complexes including parking, landscaping, and fencing
 - Location, type and size of flags and flag poles

- 17. Sign package, including size, type and locations, for temporary sales signs

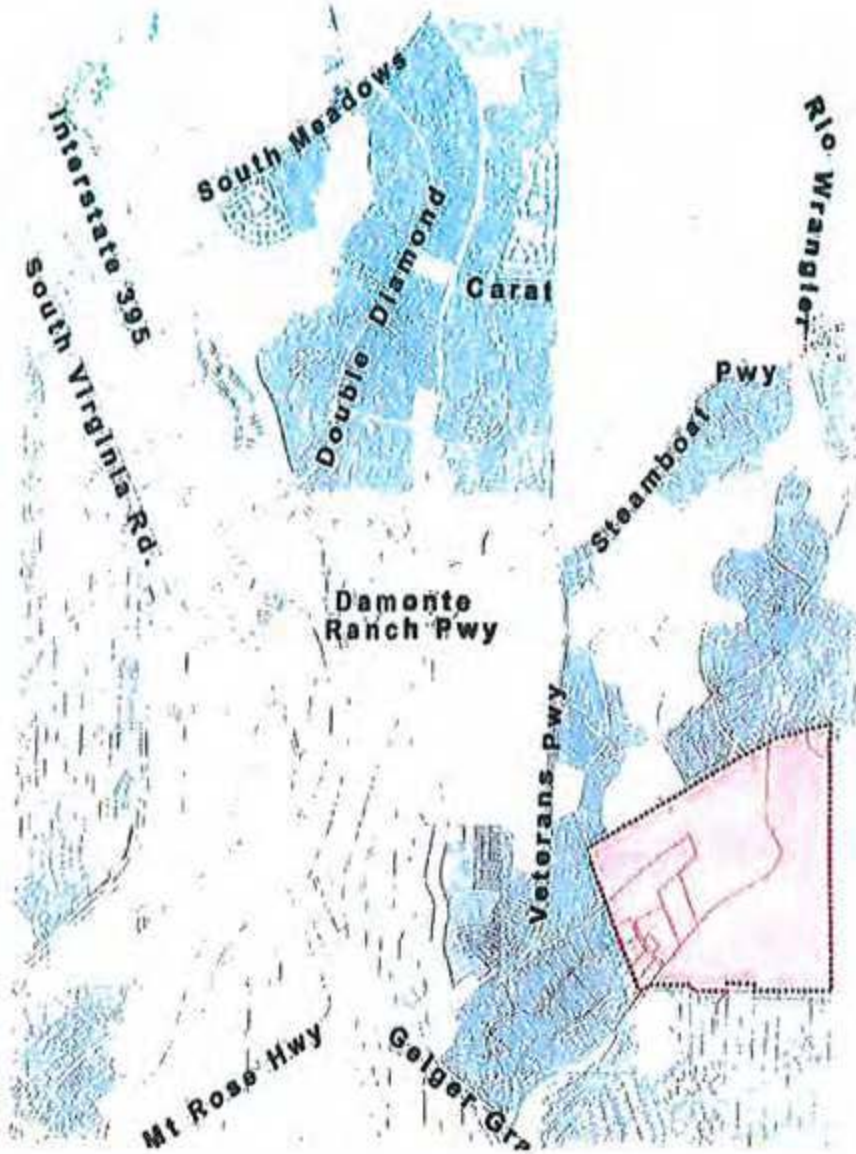
SUBMITTED BY: _____

SIGNATURE: _____ DATE _____

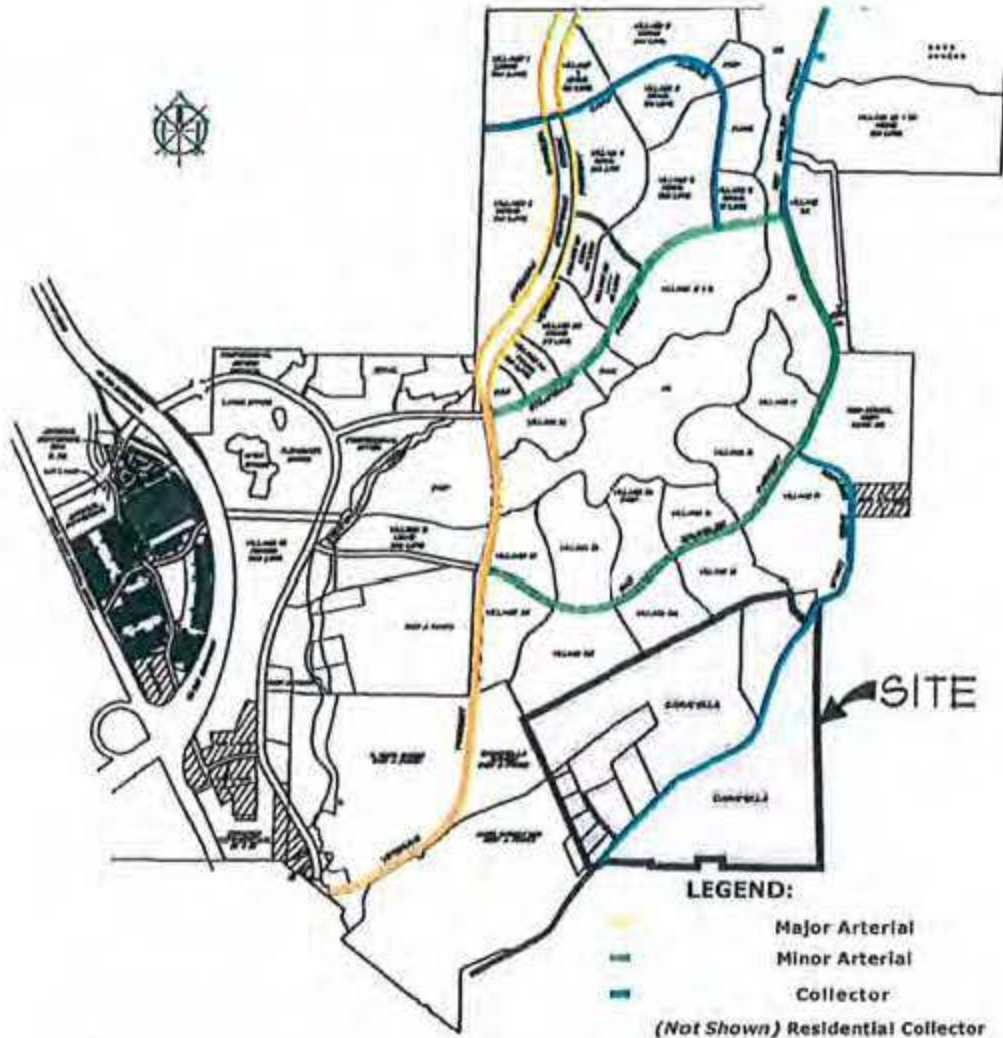
DATE RECEIVED: _____

FEES RECEIVED: _____

DATE ACCEPTED AS COMPLETE: _____



**Project Boundary
Exhibit 1**



Developer RESERVES THE RIGHT TO CHANGE ANY AND ALL PARTS OF THE DEVELOPMENT AS TO LAND USE, STREET LAYOUT, STREET CLASSIFICATION, PUBLIC USES, ETC.

LEGEND:
 Major Arterial
 Minor Arterial
 Collector
 (Not Shown) Residential Collector
 (Not Shown) Local Street

NOTES:
 1. Street classification may change upon development requirements.

**Transportation Concept Plan
 Exhibit 2**

Caramella Ranch Estates

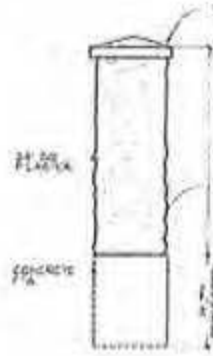
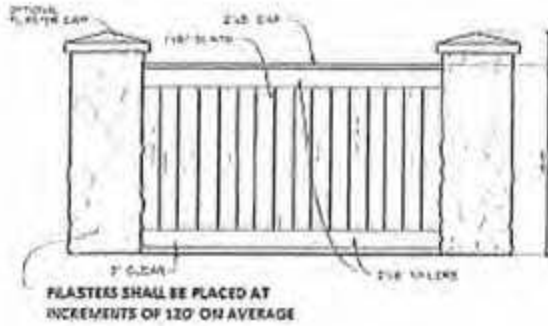


***Not Used
Exhibit 3***

Carmella Ranch Estates



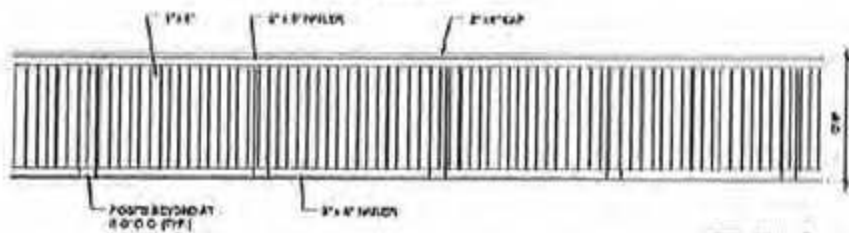
Conceptual Collector Fencing



NOTE:
 FENCE MAY BE WOOD POLYMER
 PRODUCT OR WESTERN RED CEDAR
 OR COMMON REDWOOD. ALL
 WOOD SHALL HAVE SEMI-
 TRANSPARENT STAIN DOWN SIDED.
 STAIN COLOR SHALL BE APPROVED
 BY NTP.
FENCE ALONG WESTERN SKIES SHALL BE VINYL.

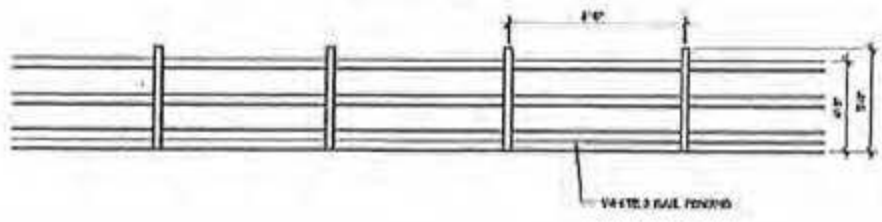
PLASTERS SHALL BE PLACED AT
 INCREMENTS OF 120\"/>

Conceptual Lot Fencing



NOTE: ALL WOOD
 FENCING SHALL
 BE WESTERN RED
 CEDAR. (FINISH)

Conceptual Open Space Fencing



**Conceptual Fence Options
 Exhibit 4**

Caramelle Ranch Estates



EXHIBIT DELETED

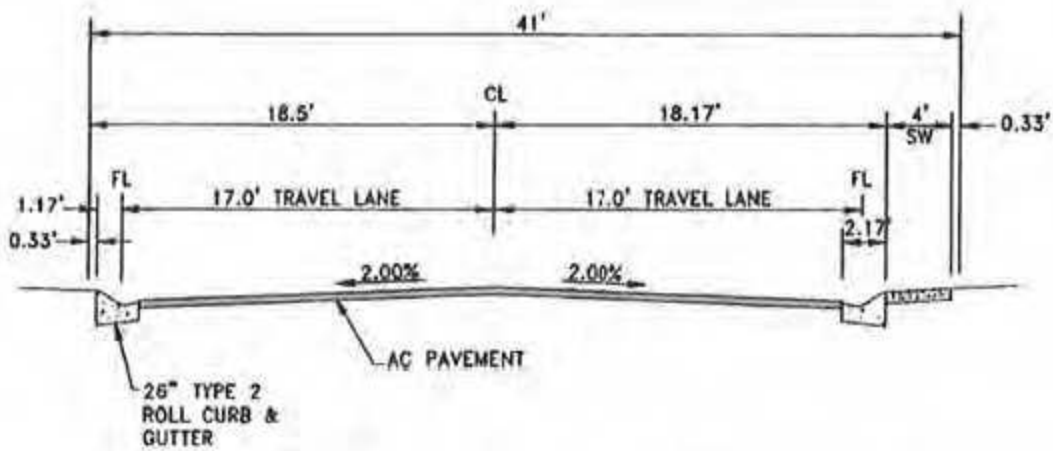
Exhibit 5

Carmella Ranch Estates



EXHIBIT DELETED

Exhibit 6



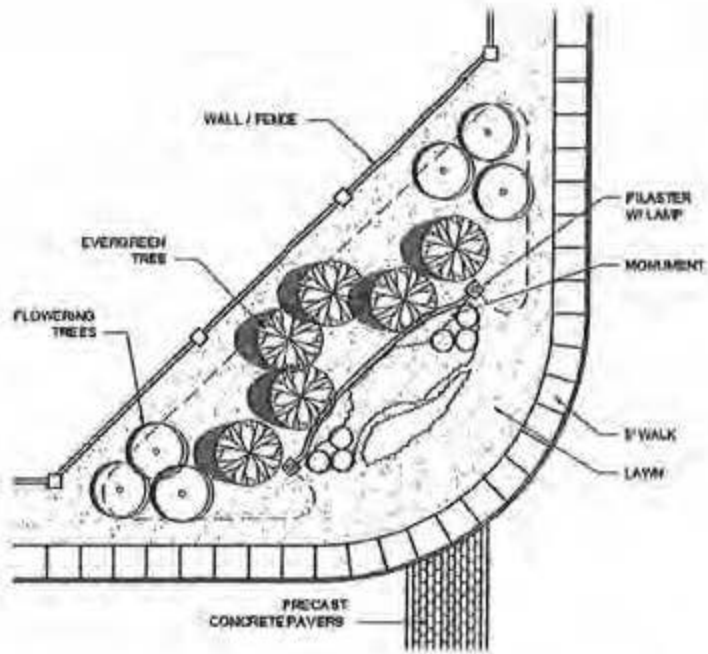
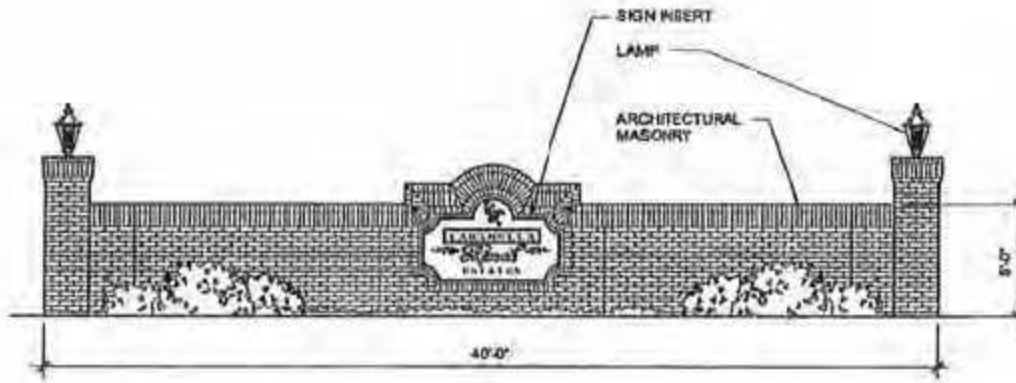
41' WIDE PRIVATE LOCAL STREET - New Detail*

PRIVATE

SCALE: NTS

**Conceptual Local Street Cross Section
Exhibit 7**

*For original Conceptual Local Street Cross Section, please see the previous duplicate sheet.



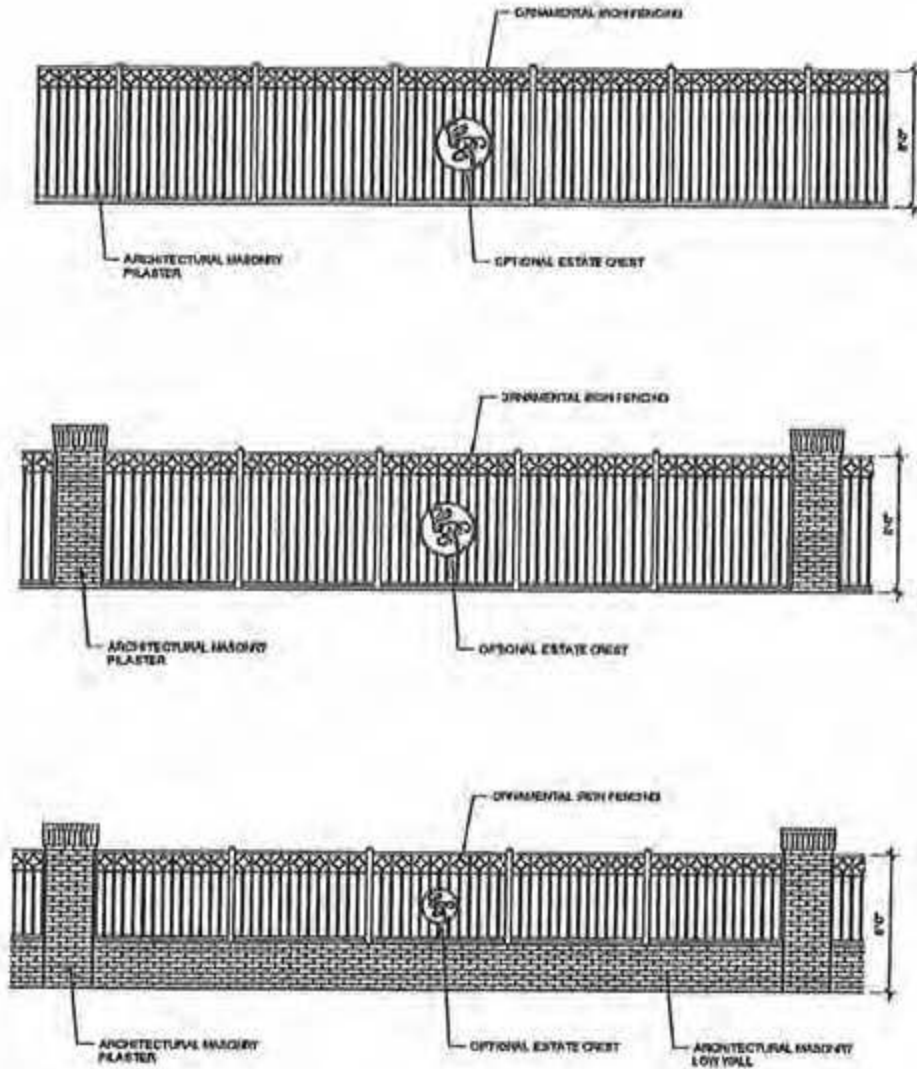
**Conceptual Village Entry
Exhibit 8**

Caramella Ranch Estates



EXHIBIT DELETED

Exhibit 9



**Conceptual Fence Options
Exhibit 10**