



ROSEWOOD LAKES

FINAL
DEVELOPMENT STANDARDS HANDBOOK

FIRST REVISION: CASE 21-91/FILE 5 *Review*

SECOND REVISION: CASE 21-91/FILE 19 *Heroin Landers*

*This book supercedes
all others - effective
10-15-96
Vern*

Submitted for:
Taywood-Dermody Partnership

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CFA, Inc.

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ROSEWOOD LAKES FINAL DEVELOPMENT STANDARDS HANDBOOK

The Development Standards Handbook for the Rosewood Lakes Specific Plan District was initially approved in December 1990. The first amendment was approved in December 1993 to allow small lot residential development so that the Roseview Subdivision could be constructed. The second amendment for Heron's Landing was approved in February 1996 to permit construction of small lot cluster residential development. The ordinance (Bill No. 5196, Ordinance No. 4597) was adopted by the Reno City Council on October 8, 1996.

CONTENTS

	<u>Page</u>
Statement of Purpose and Plan	ii
Legal Description of SPD Area	iii
I. Site Planning Standards	1
II. Architectural Design Guidelines	11
III. Roadway Standards	20
IV. Landscape Design Guidelines	29
V. Exhibit "A" Conditions of Approval	61
First Amendment to the Handbook -- Roseview Subdivision	64
Second Amendment to the Handbook -- Heron's Landing	71

Maps

Fencing & Yard Identification Plan

Map Pocket

**ROSEWOOD LAKES
SPECIFIC PLAN DISTRICT
STATEMENT OF PURPOSE AND PLAN**

The purpose of the Rosewood Lakes Specific Plan District (SPD) is to provide for the thoughtful planning and development of the Rosewood Lakes property through the implementation of specific design guidelines and standards.

The Rosewood Lakes SPD includes Single Family Residential, Multi-Family Residential, and Recreation components in the following proportions:

Single Family Residential	54.3 Acres	222 dwelling units
Multi-Family Residential Areas	41.4 Acres	613 dwelling units
Recreation Area (included within the Single Family Area acreage)	2.5 Acres	
Total	95.7 Acres	835 dwelling units

This project compares to the previously approved Brookside Lakes project which contained 1,450 dwelling units on the same amount of land with a unit mix including townhouses and apartments. The revised project represents an overall reduction of 565 dwelling units and an enlargement of the single family component from townhouses to detached single family units on lots ranging from 4,000 to almost 15,000 square feet.

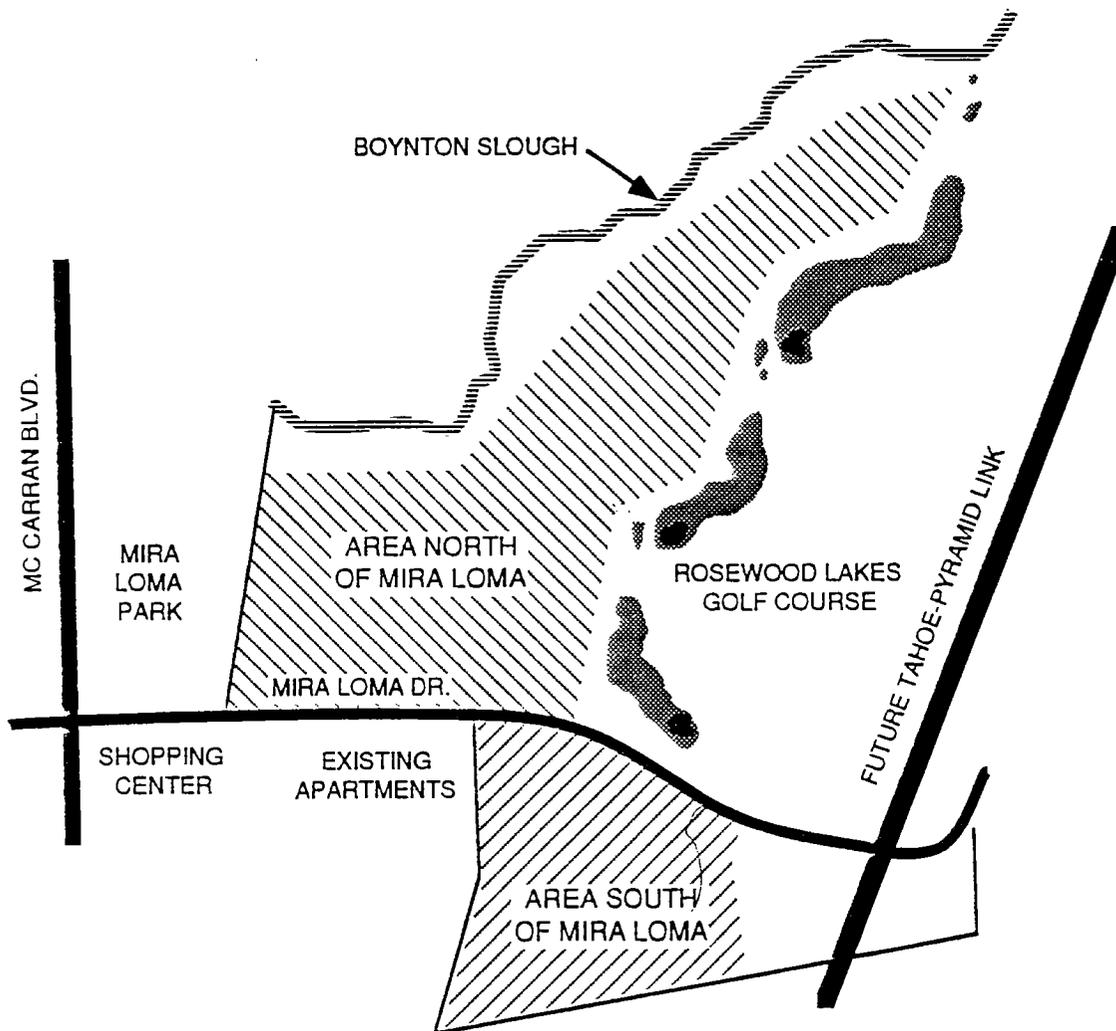
This density reduction will, of course, be reflected in a reduced impact on public facilities (including schools and fire protection) and traffic on public streets. The development on the east side of the Rosewood Lakes Municipal Golf Course is not included in this SPD and is unchanged in character from the previous approval. A safety and convenience benefit to the present residents of Hidden Valley will be the extension of Mira Loma Drive eastward to connect to Hidden Valley Drive - a long-needed improvement.

Taywood-Dermody, a partnership of Taylor Woodrow Homes and Dermody Properties has decided that this project should be properly developed as a more unique and less dense development with each housing type enjoying a sense of community and design cohesiveness. Accordingly, a Development Standards Handbook has been prepared which addresses both the single and multi-family components of the project with attention to building architecture, street geometry, pedestrian pathways, signage, private recreation facilities, building setbacks, fencing, and public area landscaping. In short, every effort has been made to address all design components which will comprise the "quality of life" for future residents of the Rosewood Lakes community.

The first phase of development will be the single family subdivision for which a tentative map has been submitted to the City of Reno.

LEGAL DESCRIPTIONS

The following legal descriptions include the approximately 96 acres to be designated "Specific Plan District" (SPD). The area north of Mira Loma Drive includes both single family and multi-family development. The area south of Mira Loma Drive includes only multi-family dwellings. The map below illustrates the SPD property.



REVISED

Project No. 84-002.46

July 5, 1990

LEGAL DESCRIPTION
AREA NORTH OF
MIRA LOMA DRIVE

Situate in a portion of the southeast one-quarter of Section 21 and a portion of the north one-half of Section 28, T. 19 N., R. 20 E., M.D.M., Washoe County, Nevada, more particularly described as follows:

Commencing at the intersection of the centerline of Mira Loma Drive with the east line of Parcel "A" of Parcel Map No. 1769, as shown on the plat thereof, filed in the office of the County Recorder of Washoe County, Nevada, on December 10, 1984, as Document No. 966422; and as shown on Dedication Tract Map Number 2506, filed in the office of the County Recorder of Washoe County, Nevada, on April 13, 1988, as Document No. 1239027;

thence along the centerline of said Mira Loma Drive south $89^{\circ}55'02''$ west 1114.28 feet;

thence leaving said centerline north $09^{\circ}13'08''$ east 40.53 feet to a point on the northerly line of said Mira Loma Drive, the TRUE POINT OF BEGINNING:

thence along said northerly line N $89^{\circ}55'02''$ E, 1130.72 feet;

thence on a curve to the right having a central angle of $15^{\circ}34'53''$, a radius of 1340.00 feet, for an arc distance of 364.41 feet to a point on the westerly line of Brookside Lakes Golf Course;

thence along said westerly line N $15^{\circ}15'58''$ E, 1036.97 feet;

thence N $67^{\circ}00'09''$ E, 342.40 feet;

thence N $17^{\circ}54'48''$ E, 722.01 feet;

thence N $35^{\circ}24'41''$ E, 294.46 feet;

thence N $65^{\circ}13'42''$ E, 530.53 feet;

thence N $28^{\circ}41'20''$ E, 667.06 feet;

thence leaving said westerly line S $75^{\circ}48'41''$ W, 437.92 feet;

thence S $55^{\circ}48'23''$ W, 1447.51 feet;

thence S $40^{\circ}02'50''$ W, 1002.13 feet;

thence S $87^{\circ}53'32''$ W, 828.46 feet;

thence S $09^{\circ}13'08''$ W, 1117.52 feet to the point of beginning.

Containing 69.449 acres of land, more or less.

REVISED
Project No. 84-002.46
July 5, 1990

LEGAL DESCRIPTION
AREA SOUTH OF
MIRA LOMA DRIVE

Situate in a portion of the east one-half of Section 28, T. 19 N., R. 20 E., M.D.M., Washoe County, Nevada, more particularly described as follows:

Commencing at the intersection of the centerline of Mira Loma Drive with the east line of Parcel "A" of Parcel Map No. 1769, as shown on the plat thereof, filed in the office of the County Recorder of Washoe County, Nevada, on December 10, 1984, as Document No. 966422; and as shown on Dedication Tract Map Number 2506, filed in the office of the County Recorder of Washoe County, Nevada, on April 13, 1988, as Document No. 1239027;

thence S 00°01'17" E, 40.00 feet to the southerly line of said Mira Loma Drive, the TRUE POINT OF BEGINNING:

thence leaving said southerly line S 00°01'17" E, 750.00 feet;

thence S 16°44'10" W, 613.02 feet;

thence N 79°27'40" E, 1019.52 feet;

thence on a curve to the left having a central angle of 72°16'11", a radius of 250.00 feet, for an arc distance of 315.34 feet;

thence N 07°11'28" E, 463.37 feet to the southerly line of said Mira Loma Drive:

thence along said southerly line from a tangent bearing of N 57°55'12" W, on a curve to the right having a central angle of 04°36'07", a radius of 790.00 feet, for an arc distance of 63.45 feet;

thence N 53°19'05" W, 319.83 feet;

thence on a curve to the left having a central angle of 36°45'53", a radius of 1260.00 feet, for an arc distance of 808.50 feet;

thence S 89°55'02" W, 22.99 feet to the point of beginning.

Containing 26.444 acres of land, more or less.

I. SITE PLANNING AND DEVELOPMENT STANDARDS

This section provides site planning and development standards that apply throughout Rosewood Lakes. In some cases, implementation of the concepts presented in this manual will exceed minimum City requirements. Single Family Detached (classified as Medium Density Residential) is applicable to the 222 single family detached lots, ranging in size from 4000 sq. ft. to 9,500 sq. ft. The multi family (classified as Medium High Density Residential) is applicable to the ± 620 townhomes and apartments as shown on the plan. (See Figure 1).

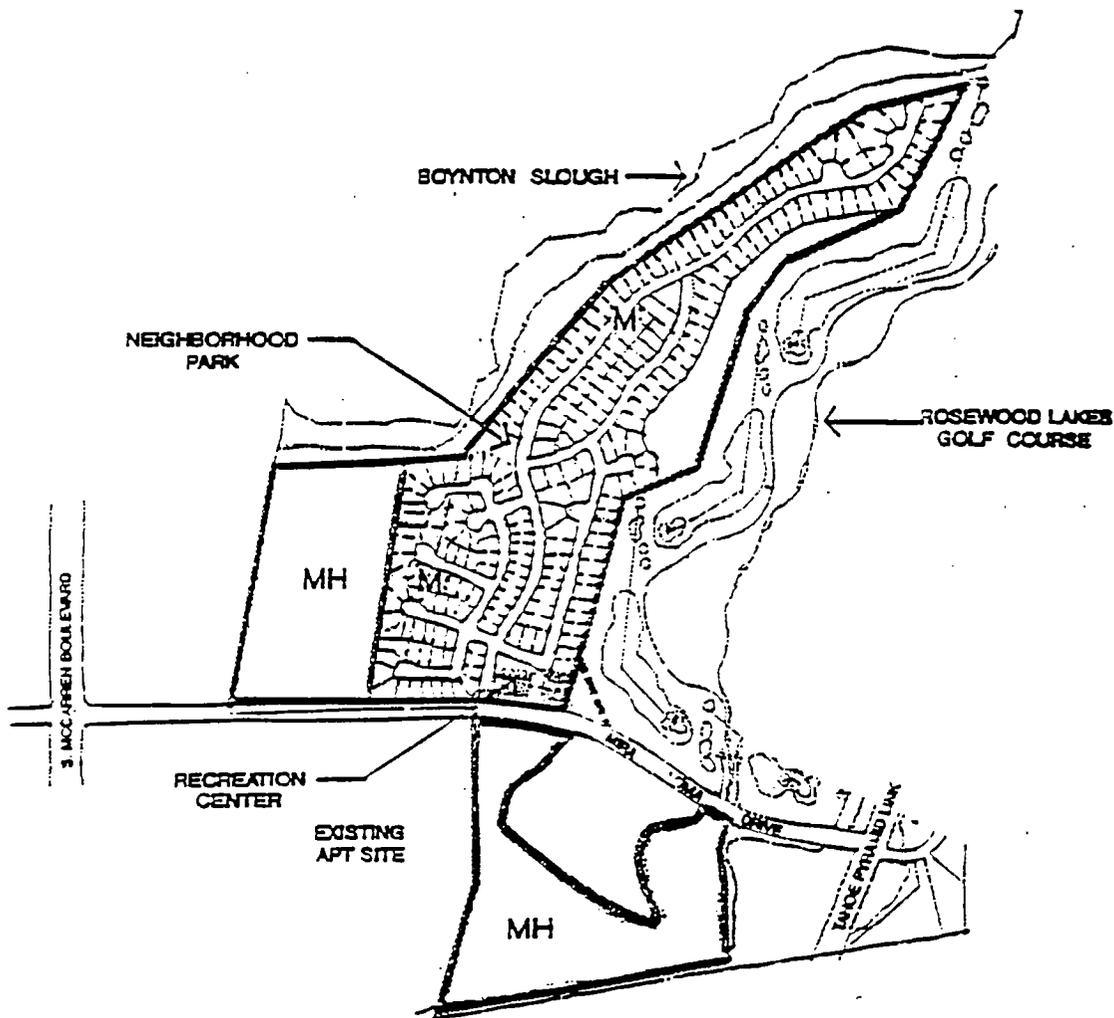
LEGEND

M (MEDIUM DENSITY RESIDENTIAL)

AREA: 54.3 AC
NO. OF UNITS: ± 222
DENSITY: 4.1 DU/AC

MH (MEDIUM-HIGH DENSITY RESIDENTIAL)

AREA: 31 AC
NO. OF UNITS: ± 620
DENSITY: 20 DU/AC



LAND USE PLAN
FIGURE 1

Medium Density Residential (M)

The intent of this designation is to provide appropriate locations and adequate areas for single family detached homes. The Medium Density category allows an overall density range of up to eight (8) dwelling units per net acre. The regulations included herein shall apply the (M) category as designated on the Land Use Plan.

A. Permitted Uses:

1. Single Family Detached Dwellings, defined as a dwelling unit containing only one kitchen, designed or used to have not more than one family.
2. Parks and open space areas, recreation centers and facilities.
3. In-home child care for the number of children one child care giver may care for in accordance with the Washoe County Department of Social Services Rules and Regulations for Child Care Facilities.
4. Accessory uses and structures customarily incidental to a permitted use, including:
 - (a) Garages
 - (b) Swimming pools and spas
 - (c) Fences and walls
 - (d) Patio covers and trellises
 - (e) Garden structures and greenhouses
 - (f) Children's playhouse and toolhouse (private)
5. Animal habitation to maximum number as follows:
 - two weaned cats
 - two weaned dogs

B. Temporary use permitted:

1. Model homes, temporary real estate offices.
2. Temporary construction offices and facilities.
3. Real estate signs, future development signs and subdivision directory signs in conformance with Signage Section contained herein.

C. Site development standards. The following standards of the site development shall apply to the Medium Density Residential (M) category.

1. Single Family Detached Dwellings (See Figure 2)

The following standards apply:

(a) Minimum Lot Area, Width and Depth:

In the case of lots located on curved streets, cul-de-sacs or knuckles, minimum lot widths shall be measured at the front yard setback line and lot depths shall be averaged.

(b) Minimum Lot Area: 4,000 square feet.

(c) Minimum Lot Frontage at R.O.W.: 30'.

(d) Minimum Lot Depth: 70 feet.

(e) Minimum building setbacks:

1) Front:

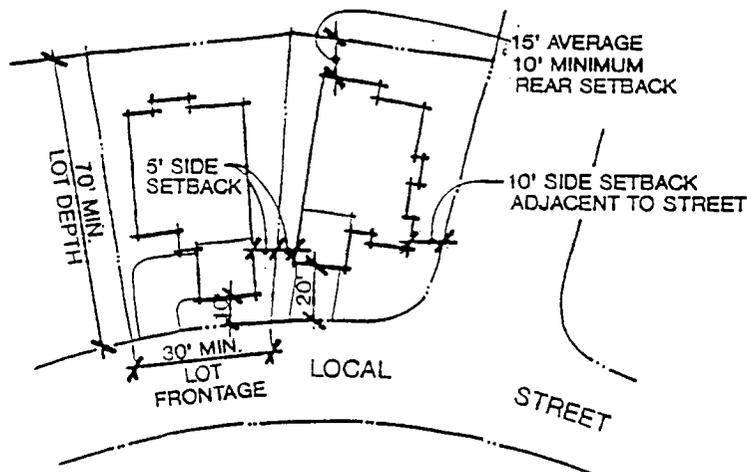
a) Front entry garage - 20' (measured from R.O.W. line).

b) Side entry garage - 10' (measured from R.O.W. line).

(2) Side: 5 feet (if adjacent to street: 10 feet).

(3) Rear: 15 feet average (10 foot minimum rear yard setback allowed on a maximum of 25% of these units).

(4) Driveway length shall be a minimum of 20 feet.



MEDIUM DENSITY RESIDENTIAL (M)
SINGLE FAMILY DETACHED (TYPICAL)

FIGURE 2

(f) Projections into required setbacks:

Cornices, canopies, chimneys, open stairs, eaves, or other similar architectural features may extend three (3) feet into the required side yards and five (5) feet into the required front and rear yards. No equipment (e.g.H.V.A.C.) allowed within front yard area.

(g) Air Conditioning equipment may extend two (2) feet into side yard setback, leaving min. three (3) feet from property line.

(h) Maximum building height: Thirty-five (35) feet and not to exceed two and one-half (2½) stories.

(i) Fences and walls: All walls shall be constructed of masonry, stone, or wrought iron (or a combination of these materials), and may not exceed a height of 6 feet. All fences shall be constructed of a metal or permanent wood material and may not exceed a height of 6 feet. Chainlink or wire mesh fencing is prohibited. All other regulations for fences and walls shall comply with the provisions of the City of Reno Codes.

(j) No solid fuel burning devices shall be allowed within these residential units.

Medium High Density Residential (MH)

The intent of this designation is to provide appropriate locations for single-family detached and attached units and multi-family units. The Medium High Density Residential category allows an overall density range of up to 20 dwelling units per net acre. The regulations included herein shall apply to the MH category as designated on the Land Use Plan.

A. Permitted Uses:

1. Single Family Detached Dwellings (see Medium High Density Residential for definition)
2. Single Family Attached Dwellings, defined as attached dwelling units, including but not limited to, duplexes, townhouses, and stacked flats.
3. Multi-Family Dwellings, defined as a permanent building containing three (3) or more dwelling units per building lot, for rental purposes.
4. Parks and open space areas, recreation centers and facilities.
5. In-home child care for the number of children one child care giver may care for in accordance with the Washoe County Department of Social Services Rules and Regulations for Child Care Facilities.
6. Accessory uses and structures customarily incidental to a permitted use, including:
 - (a) Garages
 - (b) Swimming pools and spas
 - (c) Fences and walls
 - (d) Patio covers and trellises
 - (e) Garden structures and greenhouses.
7. Animals to a maximum number as follows:
 - two weaned cats
 - two weaned dogs

B. Temporary uses permitted:

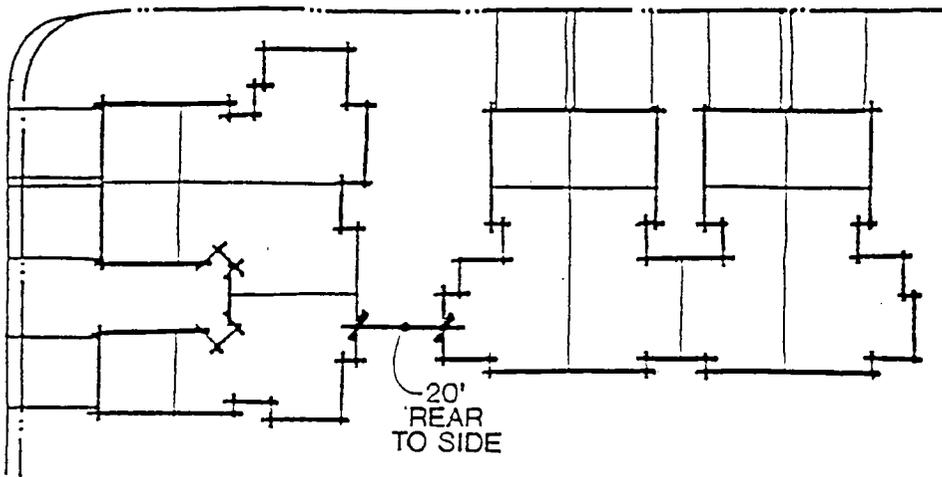
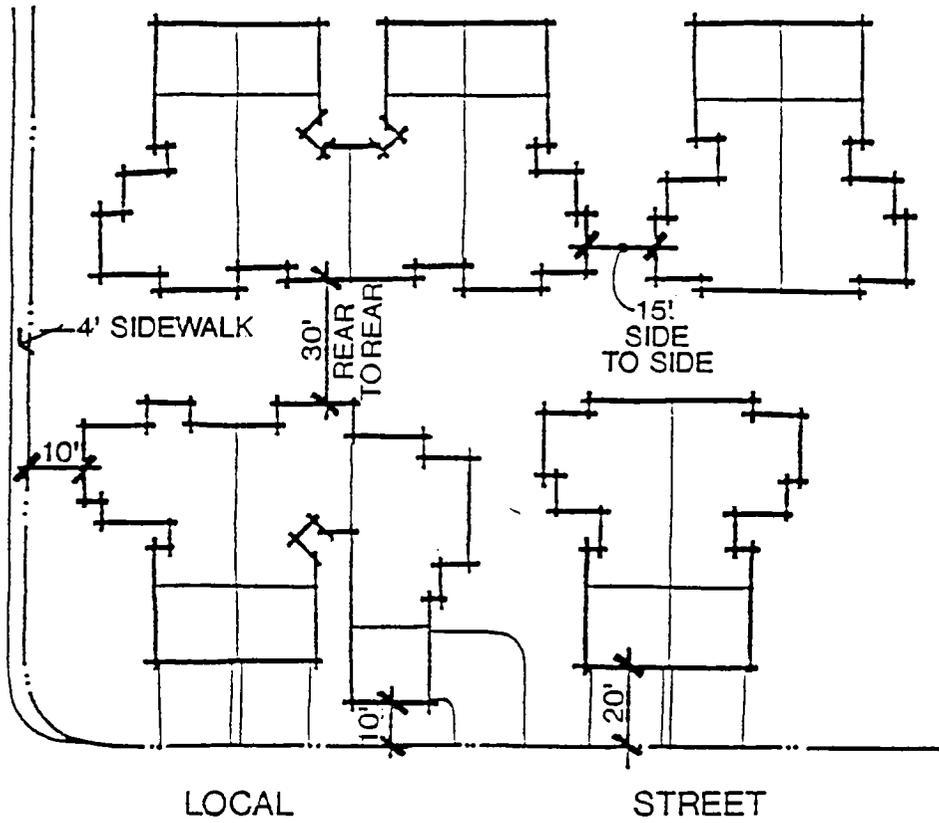
1. Model homes, temporary real estate offices.
2. Temporary construction offices and facilities.
3. Real estate signs, future development signs and subdivision directory signs in conformance with Signage Section contained herein.

C. Site development standards:

1. Single Family Detached Dwellings shall conform to the standards as set forth in Medium Density Residential. (M)
2. Single Family Attached Dwellings (See Figure 3)

The following standards apply:

- (a) Minimum site area: No minimum.
- (b) Minimum lot width: No minimum.
- (c) Minimum lot depth: No minimum.
- (d) Minimum building setbacks:
 - (1) Front:
 - a) Front entry garages 20 feet (measured from R.O.W. line).
 - b) Side entry garage - 10 feet (measured from R.O.W. line).
 - c) Driveway length shall be a minimum of 20 feet.
 - (2) Side Lot Line: 5 feet (if adjacent to street: 10').
 - (3) Rear Lot Line: 15 feet average (10 foot minimum rear yard setback allowed in a maximum of 25% of these units).
- (e) Building to building setbacks:
 - (1) Between buildings side to side: 15 feet, minimum.
 - (2) Between buildings side to rear: 20 feet minimum.
 - (3) Between buildings rear to rear: 30 feet minimum.
 - (4) Between accessory buildings/garages and any main building on the same or adjoining lot or parcel: 10 feet.



MEDIUM HIGH DENSITY RESIDENTIAL
SINGLE FAMILY ATTACHED (TYPICAL)

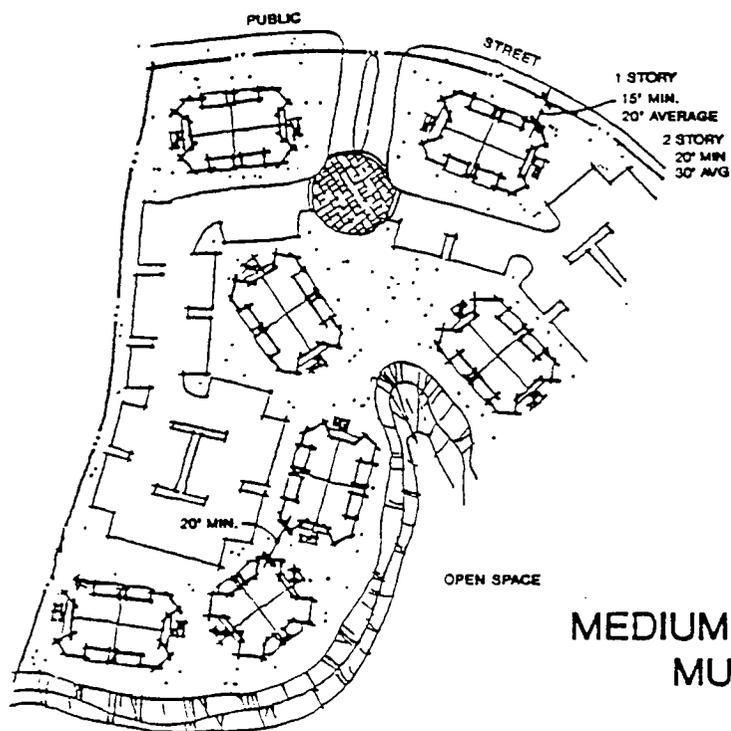
FIGURE 3

- (f) Minimum building setback from private drive:
 - (1) Second story living area: 5 feet (i.e. overhangs).
 - (g) Projections into required setbacks:
 - (1) Outside stairs or landing places, if unenclosed, may extend into the required building side to side setback for a distance not to exceed four (4) feet and into the required building side to rear and building rear to rear setback a distance not to exceed ten (10) feet.
 - (2) Cornices, canopies, chimneys, eaves, or other similar architectural features may extend into the required front, side and rear setbacks a distance not to exceed three (3) feet.
 - (3) Air Conditioning equipment may extend 2' side yard setback, leaving 3' clear from property line.
 - (h) Private Outdoor Space: A minimum of 100 square feet per dwelling unit shall be provided as private outdoor space in the form of patios, balconies, atriums, decks, or other similar feature determined useful as outdoor space by the Planning Director or designee.
 - (i) Maximum building height: Thirty-five (35) feet, and not to exceed two and one-half (2½) stories.
 - (j) Maximum building coverage: Sixty (60) percent (includes enclosed living areas and enclosed garages only). Excludes covered parking.
 - (k) Fences and walls: All walls shall be constructed of masonry, stone, or wrought iron (or a combination of these materials), and may not exceed a height of 6 feet. All fences shall be constructed of a permanent wood material and may not exceed a height of 6 feet. All other regulations for fences and walls shall comply with the provisions of the City Codes.
 - (l) Required off-street parking: 2.25 spaces per dwelling unit.
 - (m) Trash and storage areas: All storage, including cartons, containers, materials, products or trash shall be shielded from view within a building or area enclosed by a wall not less than six (6) feet in height. No such area shall be located within fifty (50) feet of any residence unless it is fully enclosed including a wall and roof or trellis.
3. Cluster Housing shall conform to the standards for Single Family Attached Dwellings as described herein, provided that dwellings may be attached at garages or other non-living areas.

4. Multi-family Dwellings (See Figure 4)

The following standards apply:

- (a) Minimum site area: No minimum.
- (b) Minimum lot width: No minimum.
- (c) Minimum lot depth: No minimum.
- (d) Minimum building setbacks:
 - (1) From public street right-of-way: 15 foot minimum setback from public right-of-way shall be limited to a maximum of 25% of these residential units.
 - (2) From exterior development project boundary: 15 foot minimum setback from project boundary shall be limited to a maximum of 25% of these residential units.
 - (3) Between buildings: 20 feet minimum.
 - (4) Between main building and an accessory structure or between two accessory structures: 10 feet.
 - (5) From private drive:
 - a) Second story living areas: 5 feet (i.e. overhangs).



MEDIUM HIGH DENSITY RESIDENTIAL
MULTI-FAMILY (TYPICAL)
FIGURE 4

- (e) Projections into required setbacks:
 - (1) Outside stairs or landing places, if unenclosed, may extend into the required setbacks for a distance not to exceed four (4) feet.
- (f) Private Outdoor Space: A minimum of 100 square feet per dwelling unit shall be provided as private outdoor space in the form of patios, balconies, atriums, decks or other similar feature determined useful as outdoor space by the Planning Director or designee.
- (g) Maximum building height: Thirty-five (35) feet and not to exceed two and one-half (2½) stories.
- (h) Maximum building coverage: Sixty (60) percent includes enclosed living areas and enclosed garages only). Excludes covered parking.
- (i) Fences and walls: All walls shall be constructed of masonry, stone or wrought iron (or a combination of these materials), and may not exceed a height of 6 feet. All other regulations for fences and walls shall comply with the provisions of the City Codes.
- (j) Required off-street parking:
 - Studio: 1.25 spaces per DU (1 covered).
 - One bedroom: 1.5 spaces per DU (1 covered)
 - Two bedrooms: 2 spaces per DU (1 covered)
 - Three bedrooms: 2.0 spaces per DU (2 covered)
 - Four or more bedrooms: 3.0 spaces per DU (2 covered)
 - Guest parking: 0.1 spaces per DU
- (k) Trash and storage areas: All storage, including cartons, containers, materials, products or trash shall be shielded from view within a building or area enclosed by a wall not less than six (6) feet in height. No such area shall be located within fifty (50) feet of any residence unless it is fully enclosed including a wall and roof or trellis.
- (l) No solid fuel burning device shall be allowed.

II. ARCHITECTURAL DESIGN GUIDELINES

A. Introduction

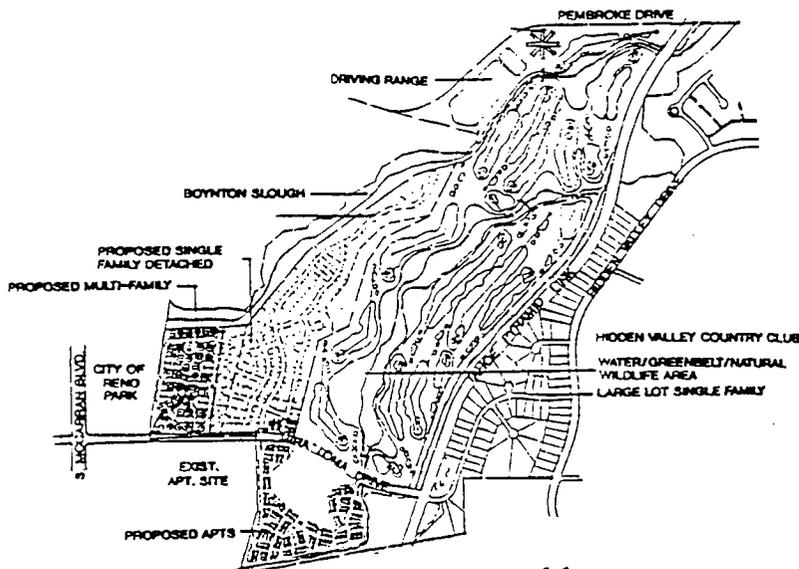
The purpose of the Architectural Design Guidelines is to provide design guidance and criteria for residential parcels within the Rosewood Lakes community. These guidelines have been designed to establish a high quality of appearance, to assure compatibility, to direct character and form, and to enhance the community's overall value.

B. Community Concept

The Rosewood Lakes Community is intended to be compatible with its surroundings while creating a desirable residential environment. Attractive architecture and landscaping, recreational opportunities, a trail system and a strong hierarchy of roads and neighborhood edges will combine to establish a contemporary theme and a special sense of place.

The community consists of four distinct residential neighborhoods which are located in response to the existing circulation patterns and the surroundings. The large lot single family neighborhood adjacent to Hidden Valley Drive and the Tahoe/Pyramid Link reflects the existing Hidden Valley Country Club residential development, and the need for larger lots to work with the existing slopes. The single family neighborhood adjacent to the new City of Reno Golf Course, and the Boynton Slough reflects the desire to create homes that take advantage of golf course views and views of Reno and the mountains to the west.

Apartments are planned at the southwest corner of the site and mirror the existing apartment community to the south across Mira Loma Drive. The multi-family neighborhood positioned south of the golf course across Mira Loma Drive provides a transition density between the existing apartments and the proposed large lot single family parcel. Greenbelts link the City of Reno Community Park on South McCarren Boulevard to the Rosewood community, along Mira Loma Drive and provides a generously landscaped street scene. Entry monumentation will highlight each neighborhood entry. (See Figure 5).

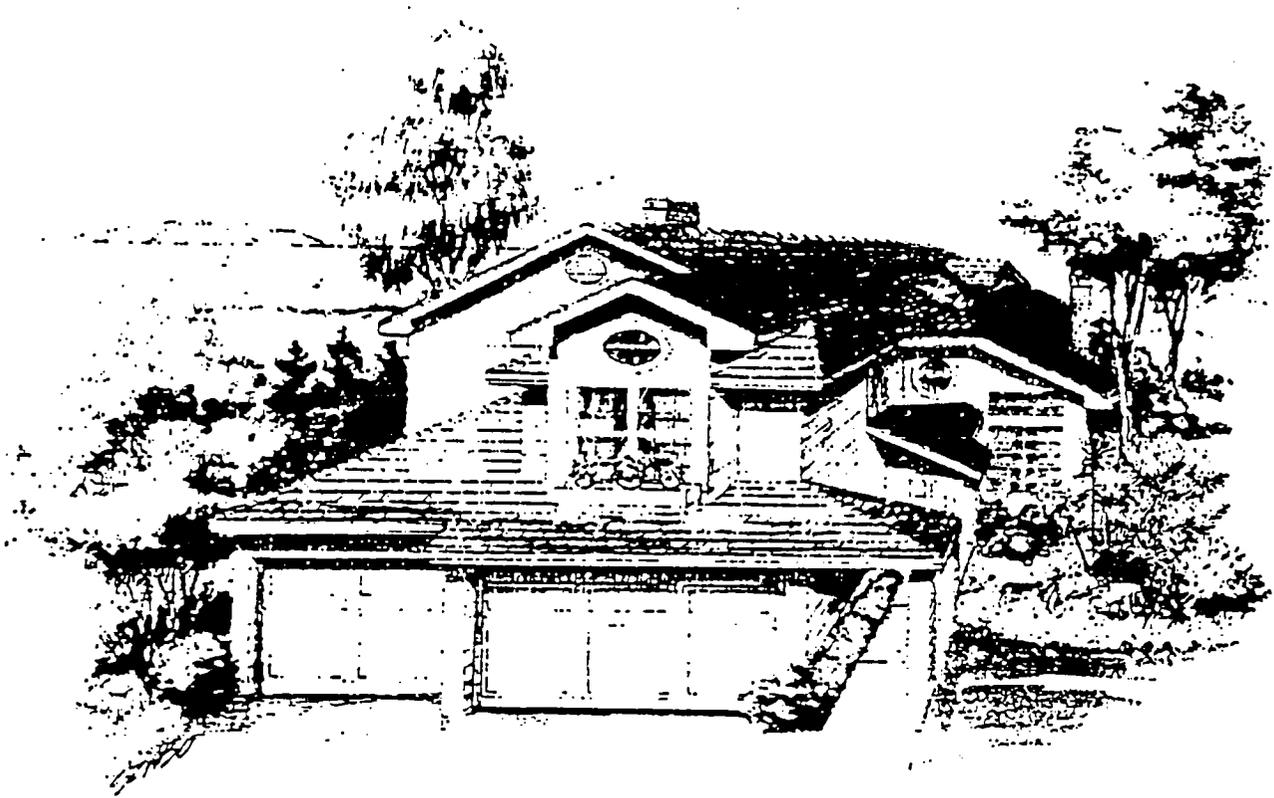


ROSEWOOD LAKES COMMUNITY

FIGURE 5

C. Architectural Concept

The architectural style of Rosewood Lakes will be contemporary with selected traditional details. Forms will be clean and bold. Elevations will emphasize the use of wood and other textured materials as accents. Colors will vary subtly in value within selected warm hues. Details will be simplified. Roofscapes will recall adjacent residential development in color, texture and form. Overall building appearance will suggest permanence and stability.



The architectural theme will respond to (not mimic) the Reno community with the following elements:

- Product massing will incorporate stepped volumes at edges to minimize impact of higher density development.
- Large, flat roof areas on buildings, including carports, garages and ancillary buildings will be avoided.
- Recall predominance of shake and shingle roofs with shake-like masonry roof materials.
- Use of moderate overhangs.
- Light, earth tone color scheme.
- Traditional window treatments including square light, fanlight and other character windows.

The designated architectural themes must be applied to all elevations, especially where visible from public view. "One-sided" architecture is not permitted.

D. BUILDING MASSING AND SCALE

Appropriate:

- Bold forms and projections to convey a substantial quality and sense of permanence, including chimneys, balconies and stairways (encouraged). (See Figure 6).
- Use of angles in plan and elevation for visual interest and as an element of contemporary form (encouraged).
- The stepping back of one to two-story volumes along edges to soften transition to higher density (required).

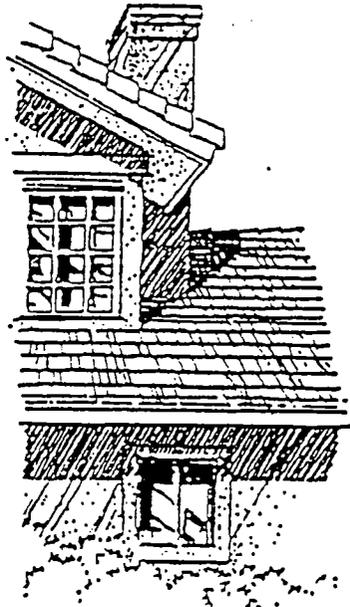


FIGURE 6



FIGURE 7

Inappropriate:

- Inadequate proportions such as a projecting wall that is too narrow.
- Abrupt unbroken two-story volumes at minimum setbacks (prohibited). (See Figure 7).

E. BUILDING MATERIALS AND FORMS

Appropriate:
(See Figure 8)

- Color scheme: Selected hues with judicious use of specific contrasting accent and trim colors.
- Opaque paints and stains.
- Smooth textured stucco, board and batten or horizontal wood siding, or brick.
- Use of brick and stone is encouraged as a design accent or trim and as a visual tie to project wall themes.
- One siding material for each building.

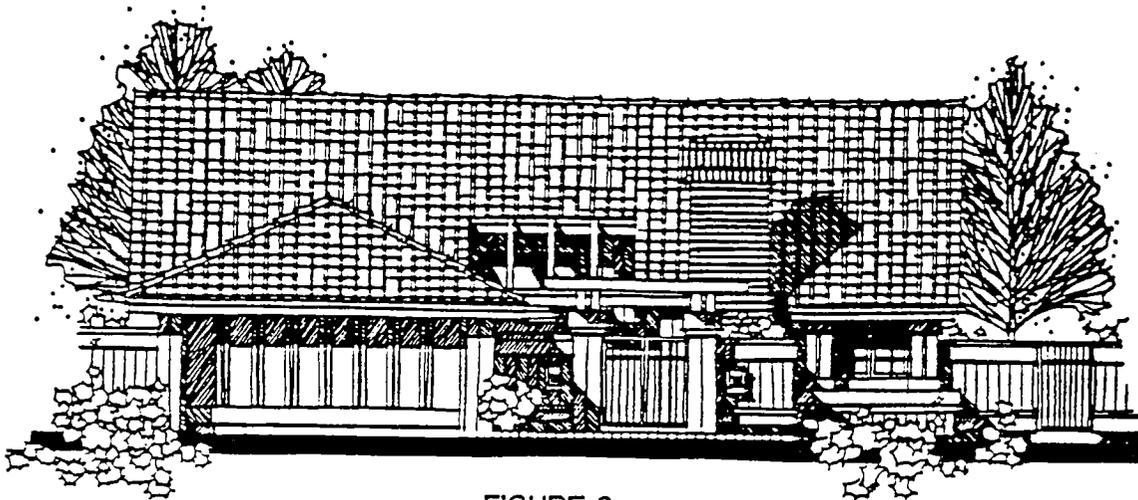


FIGURE 8

Inappropriate:

- Roughly textured stucco and cool colors, including greys.
- Colors other than those approved by Taylor Woodrow Homes.
- Non-opaque stains.
- Other rustic materials.
- Masonry material terra cotta in color.

F. ROOF FORMS AND MATERIALS

Appropriate:

- Single roof geometry, emphasizing long, horizontal lines is encouraged.
- Pitched roofs (4:12 to 6:12) with minimal flat roof areas permitted only where not exposed to view.
- Moderate (2') overhangs with limited use of clipped eaves where appropriate to architecture. (See Figure 9).
- Medium to dark roof colors in all products to visually unify the project. Color must be integral, not a surface glaze.
- Emphasis on parallel roof planes with varying ridge and plate lines. (See Figure 10).
- Use of hip or gabled forms to lower fascia line where appropriate.

Note: Roof color and texture are major thematic elements. Selection of materials should be based on their contribution to the buyer's perception of quality and long-term maintenance characteristics.

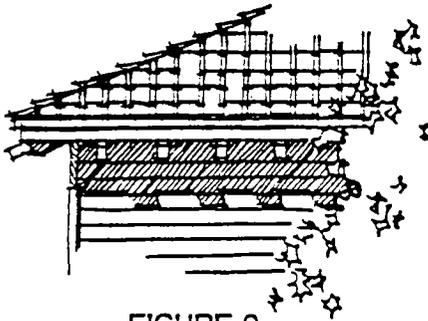


FIGURE 9

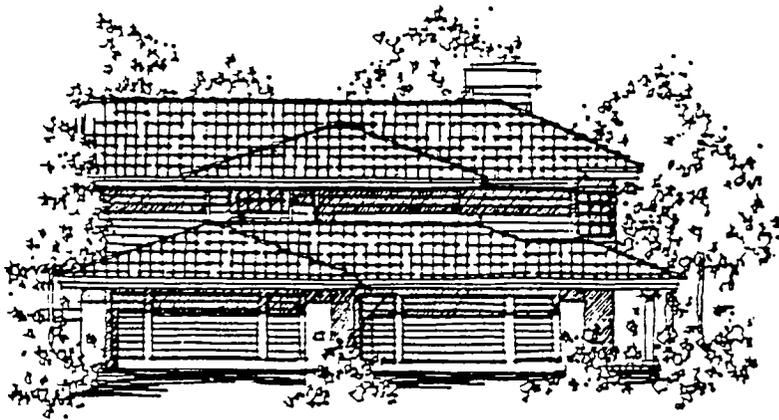


FIGURE 10

Inappropriate:

- All front facing gables.
- Red tile.
- Gambrel, mansard and "period" style roofs.
- Flat roofed garages.

G. WINDOWS AND DOORS

Appropriate:

(See Figure 11)

- Use of square light windows, "character" windows and false shutters where appropriate.
- Pot shelves below windows -- treated as architectural projections.
- West facing windows must incorporate some method of shading such as architectural projections or extended eaves.
- Recess windows and doors.
- Bay windows.
- Decorative doors.

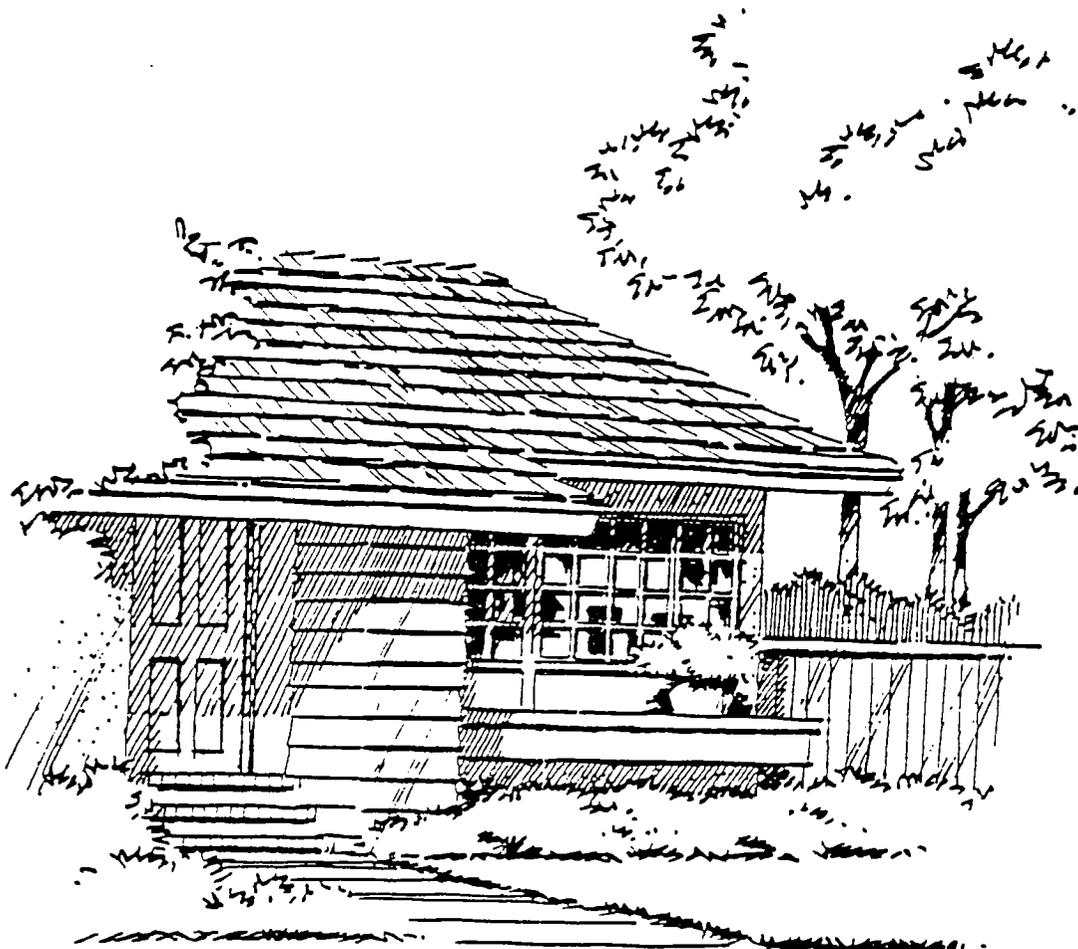


FIGURE 11

Inappropriate:

- Unfinished aluminum or gold anodized window frames.
- Placement of windows in large expanse of plain stucco.
- Plain exterior doors.

H. BALCONIES AND HANDRAILS

Appropriate:
(See Figure 12)

- Covered porches and balconies are encouraged.
- Second-floor balconies opaquely screened to minimum height of 36" (required).
- Wood trim details are encouraged.

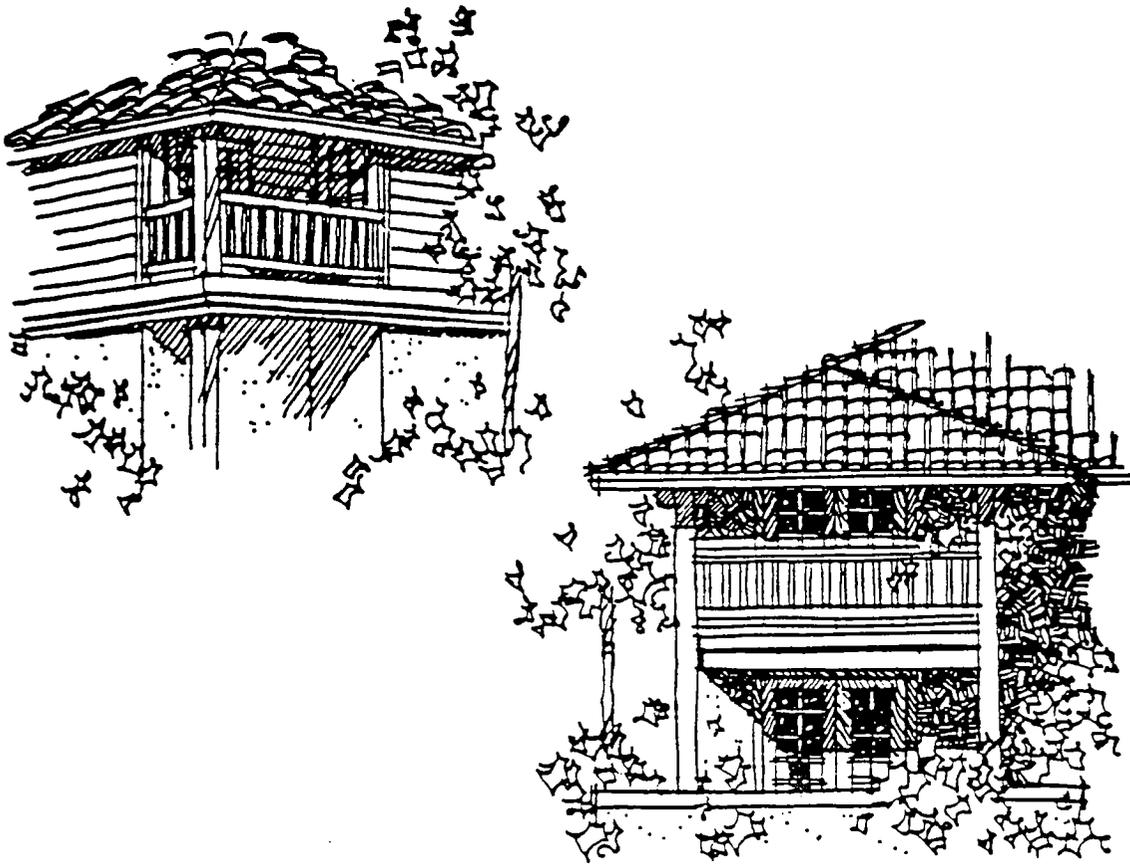


FIGURE 12

Inappropriate:

- Wrought iron handrails, gates and fencing.

I. EXTERIOR STAIRS

Appropriate:

(See Figure 13)

- Stairway design and location to complement building form.
- Must be concealed underneath.
- Enclosed or open railing is permitted.
- Simple, clean, bold projections of stairways to complement the architectural massing and form of all buildings is encouraged.

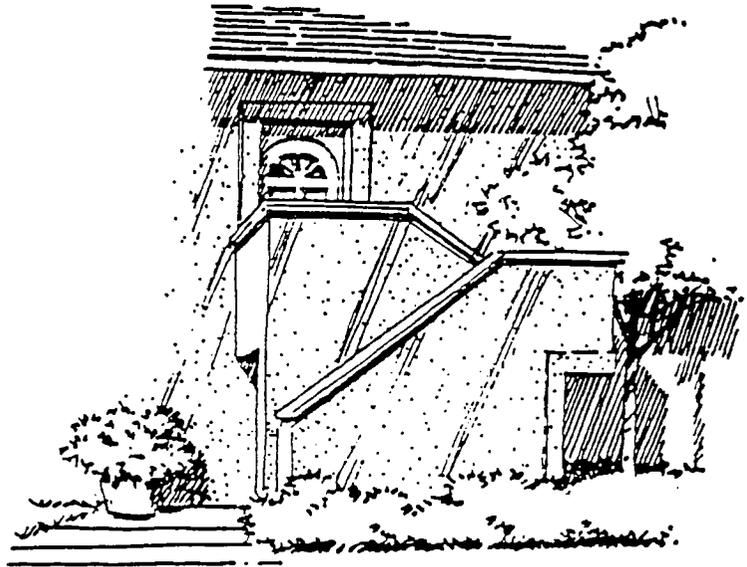
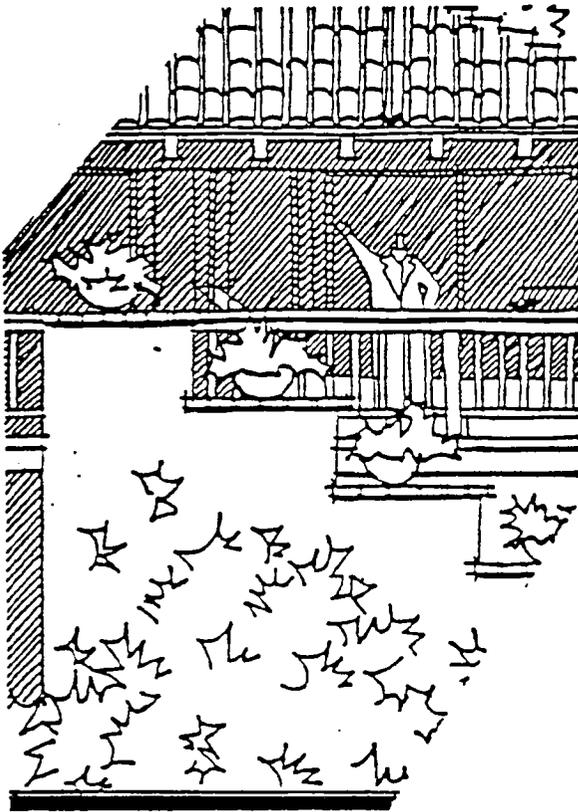


FIGURE 13

Inappropriate:

- Pre-fabricated metal stairways and/or those with pre-cast concrete treads.
- See-through stairs.

J. CHIMNEYS

Appropriate:

(See Figure 14)

- Simple, smooth stucco or masonry chimneys boldly projected from wall surfaces (encouraged).
- Design features adding articulation to walls (encouraged).
- Gas or electric fireplaces.

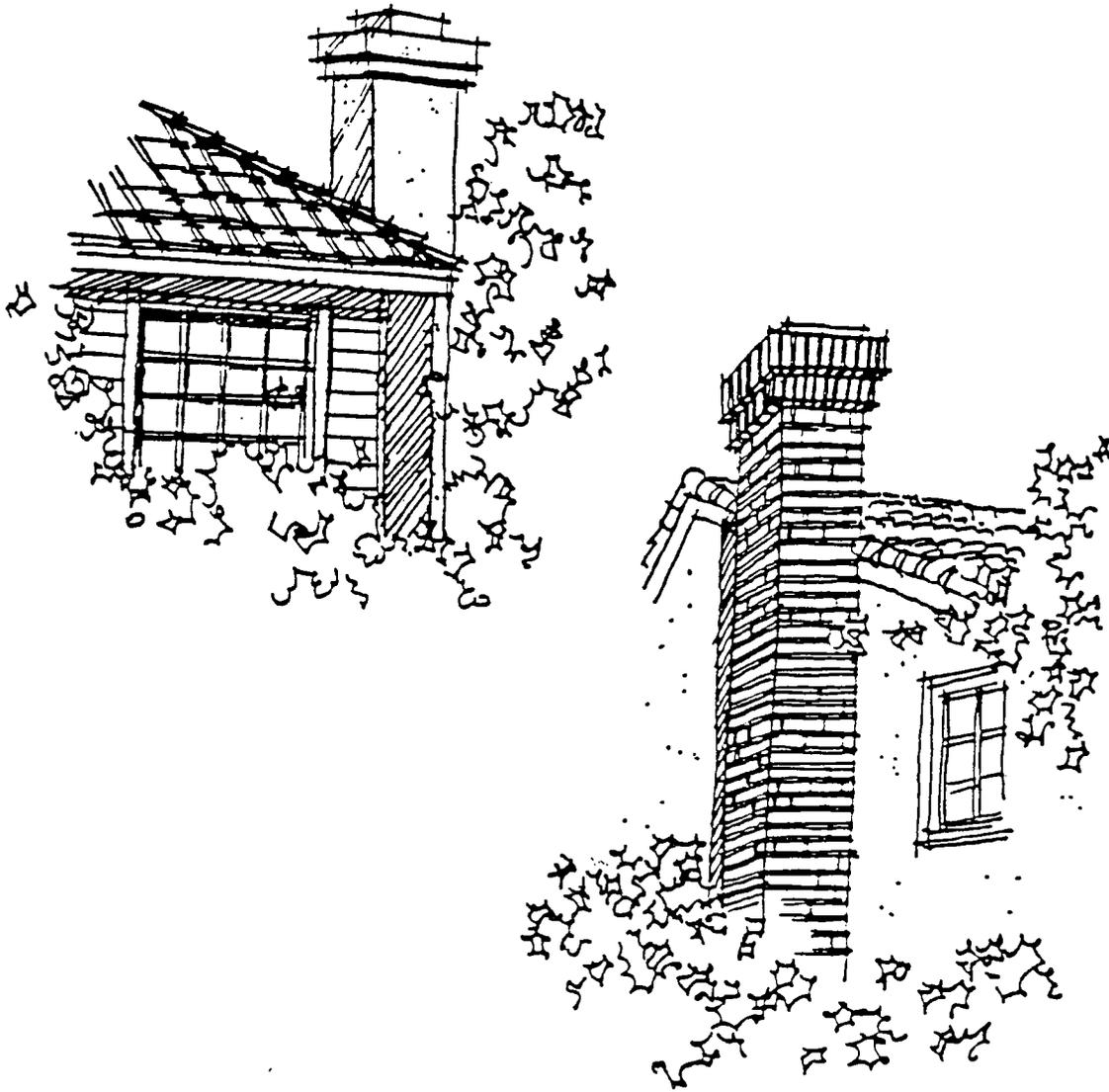


FIGURE 14

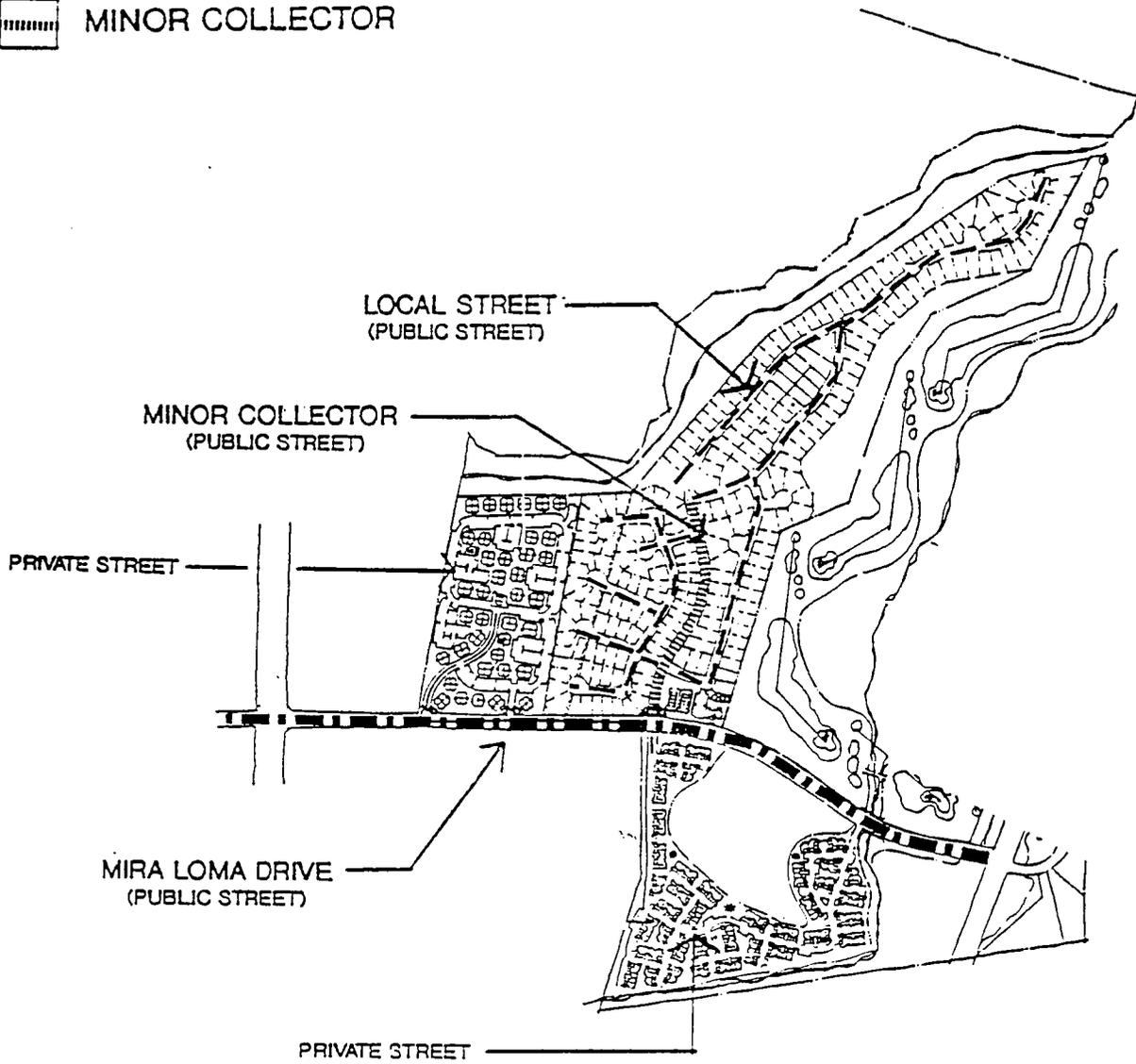
Inappropriate:

- Free standing or exposed flues (prohibited).
- Painted metal caps (prohibited).
- Woodburning fireplaces.

III. ROADWAY STANDARDS (See Figure 15)

LEGEND

-  MIRA LOMA DRIVE
-  LOCAL STREET
-  MINOR COLLECTOR



ROADWAY HIERARCHY
FIGURE 15

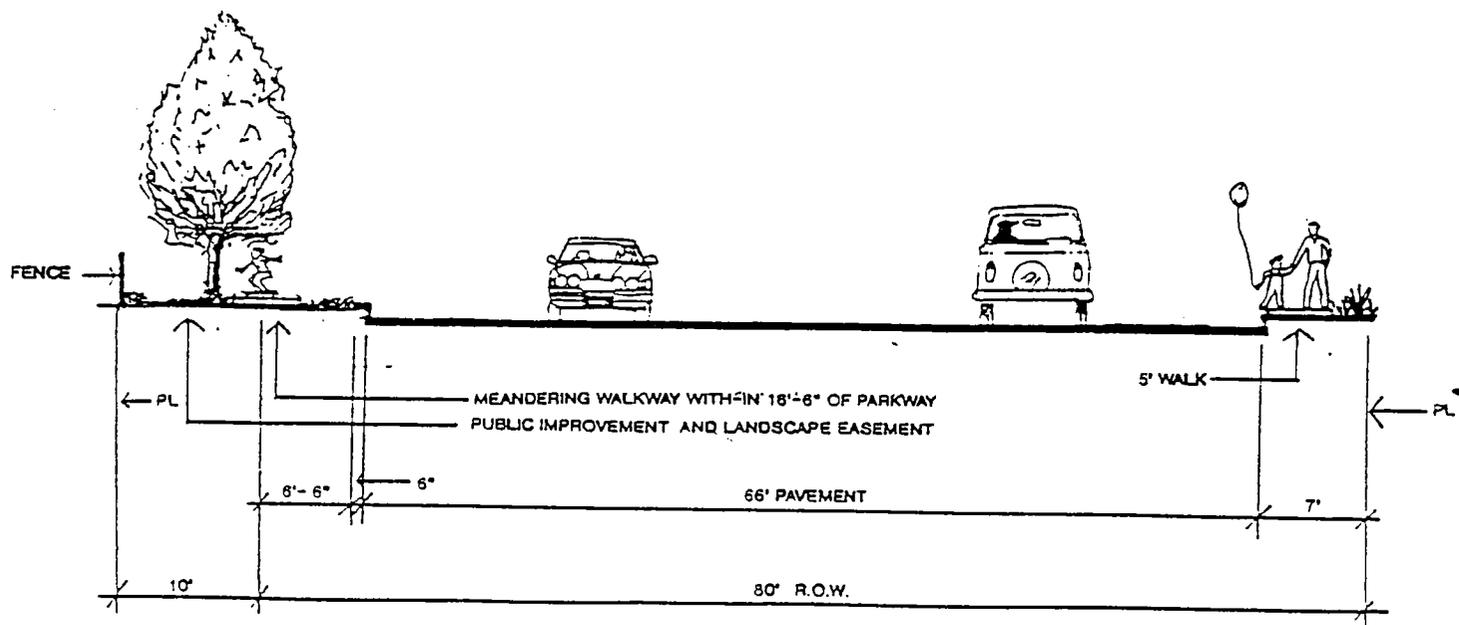
Entry Road and Major Collector Roads (Mira Loma Drive) (Public) (See Figure 16)

Goals:

- To establish a hierarchy of residential streetscapes that set the tone for the entire project.
- To provide visual identity when approaching the project.

Standards:

- Road widths to meet minimum City of Reno Standards for projected daily auto trips.
- 5 foot width landscape easements along north or project side Mira Loma Drive.
- 5 foot minimum meandering pedestrian sidewalk to be included as public easement on Mira Loma Drive.
- Maintenance of landscaped areas adjacent to all roadways is to be provided by the Rosewood Lakes Homeowners Association.

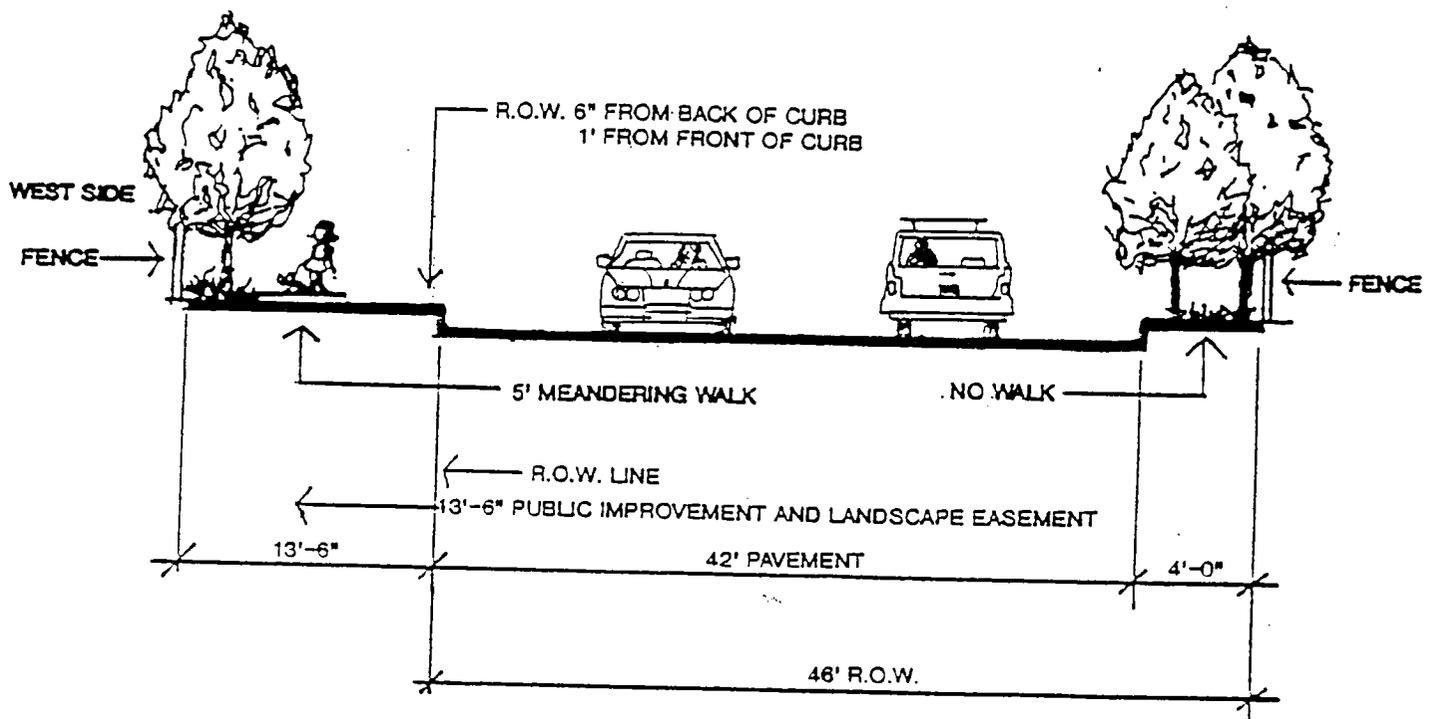


MIRA LOMA DRIVE
FIGURE 16

Minor Collector (Public) (See Figure 17)

Standards:

- Meandering sidewalk on one side only.
- Road width to meet minimum City of Reno standard.

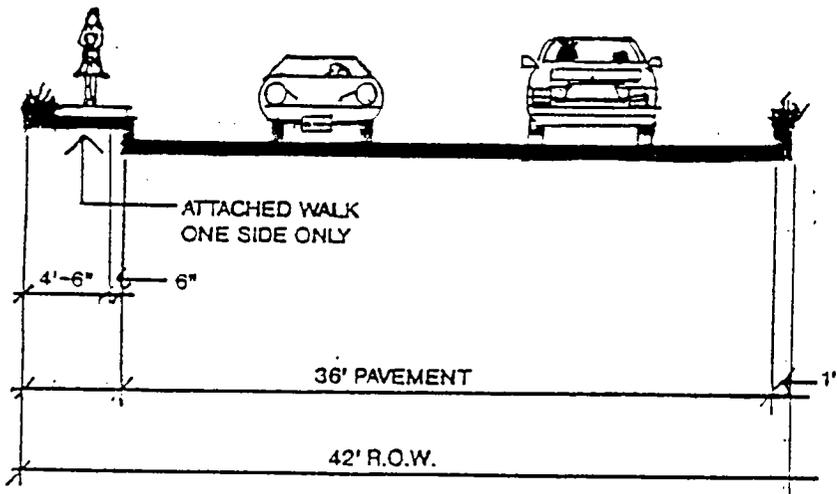


MINOR COLLECTOR (TYPICAL)
FIGURE 17

Local Roads (Public) (See Figure 18)

Standards:

- Roads widths to meet minimum City of Reno Standards for projected daily auto trips.
- 4 foot attached pedestrian sidewalk on one side only of the street along local roads.

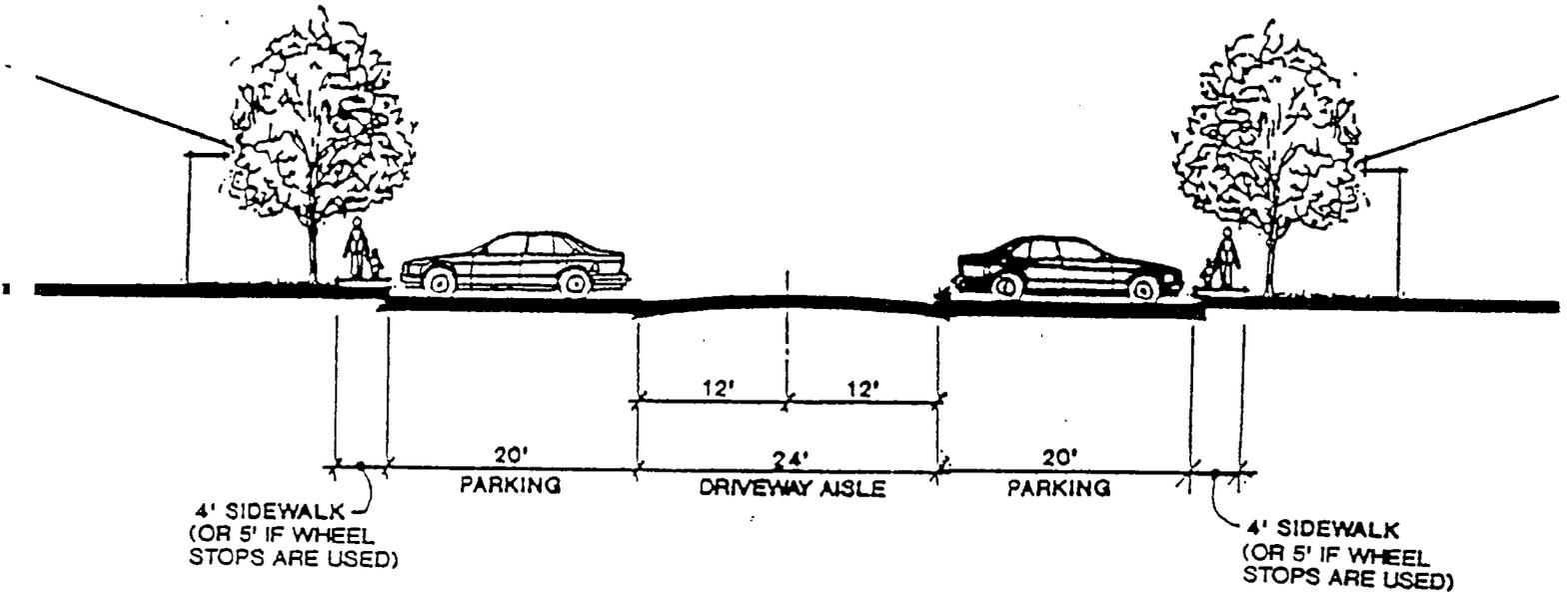


LOCAL STREET (TYPICAL)
FIGURE 18

Multi-Family (Private) (See Figure 19)

Standards:

- 24' drive with 2 - 12' lanes.



PRIVATE DRIVE
FIGURE 19

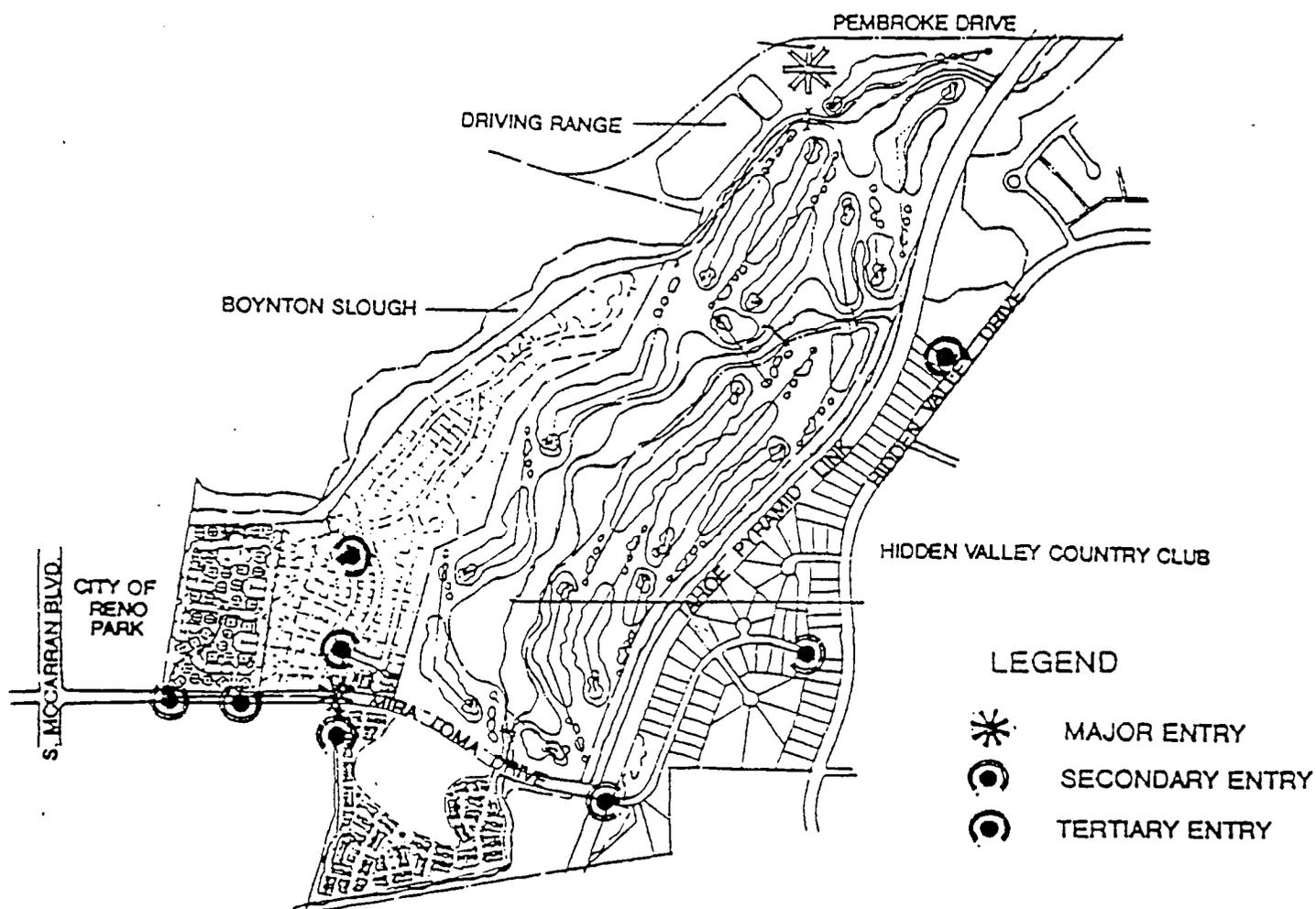
Major Entries and Intersections (See Figure 20)

Goals:

- To establish a "sense of arrival" to the community.
- To establish a strong landscape character for the project.

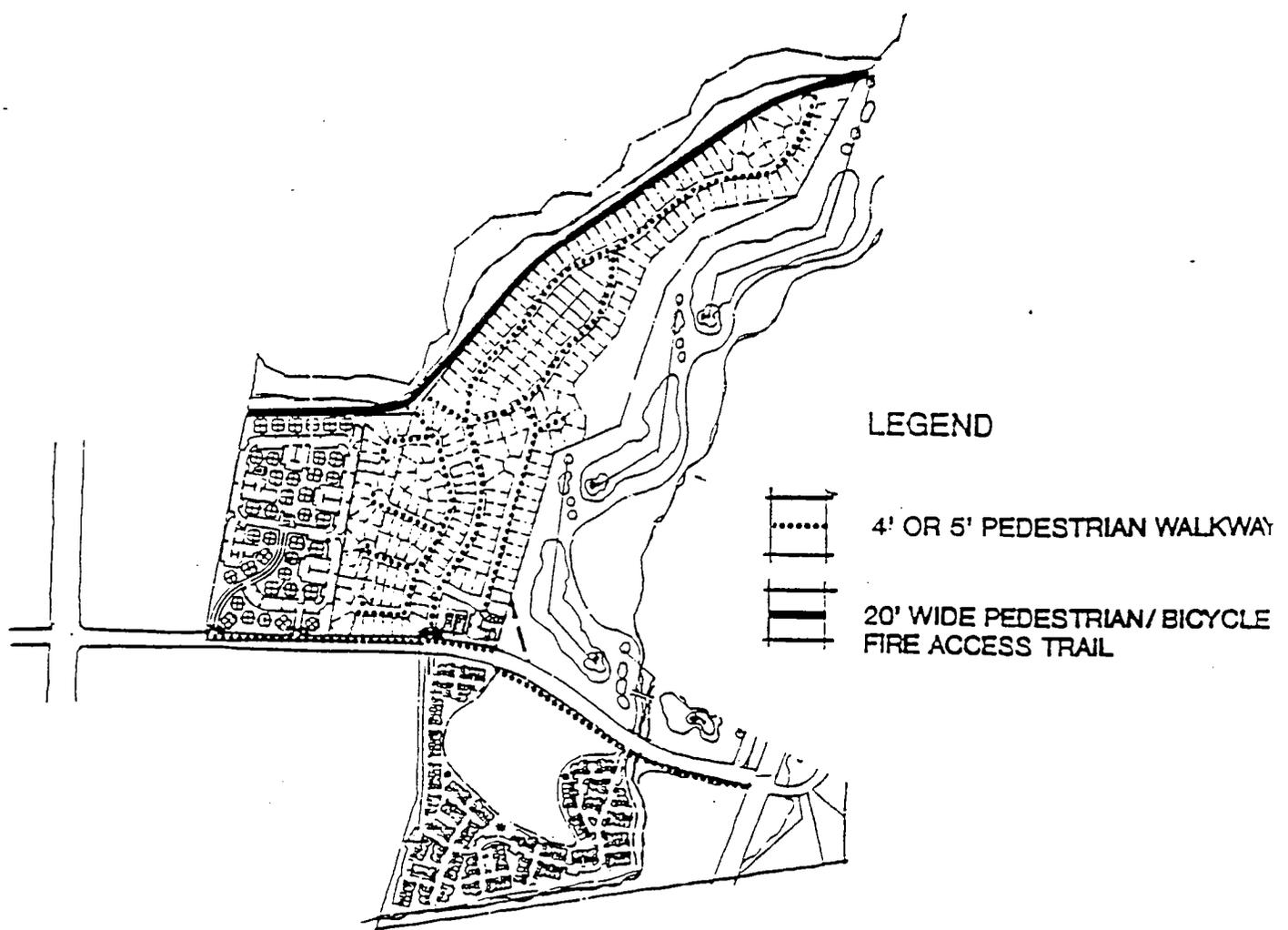
Standards:

- Provide signage (see Signage Guidelines)
- Maintain sight lines for traffic safety and for ease of visual recognition.
- Create a feeling of quality and richness.



MAJOR ENTRIES AND INTERSECTIONS

FIGURE 20



PEDESTRIAN CIRCULATION

FIGURE 21

General Pedestrian Circulation (See Figure 21)

Goals:

- To provide a network of pedestrian walkways.
- To link individual parcels with open space elements.
- To provide handicap access.

Standards:

- Provide 5 foot wide (minimum) meandering pedestrian walkways in public easements on Mira Loma and internal minor collector roadways.
- 20 foot wide pedestrian/bicycle/fire access trail along Boynton Slough.
- Provide adequate lighting and night time usage.
- Meet City and State Codes for handicap access.
- Provide pedestrian link between open space use areas and landscape easements.
- Provide 4' attached pedestrian walkways on one side only of local roadways.

Services and Utility Areas

Goal:

- To ensure that all service and storage areas, trash collection areas and all utilities are properly screened from streets, primary entry drives, recreation and open spaces.

Standards:

- Storage, service and maintenance areas shall be located either inside closed buildings or behind a visual barrier.
- Views of refuse collection areas shall be screened from adjacent lots, properties and streets. All screening shall be compatible with architectural style and character see landscape section for detail.
- Trash enclosures shall be located for convenient deposit and collection of refuse.
- All enclosures shall be designed of durable materials with finishes and colors that are in accord with the project's overall architectural theme.
- Exterior on-site utilities, including drainage sewers, gas lines, water lines, electrical, telephone and communications wires must be installed underground.
- Transformers and other utility equipment that must be above ground shall be screened with planting, berms or with an enclosure of a type acceptable to the utility company providing the service. It is recommended that, where possible, refuse containers and transformers share the same enclosure.
- To further minimize unsightly views, exterior mounted utility equipment must be installed in a neat and orderly fashion, and should be painted to blend with their backgrounds.

NOTES

LANDSCAPE DESIGN GUIDELINES

PURPOSE

The purpose of the landscape design guidelines is to establish design objectives which meet the overall community concept including:

- A distinctive community identity
- Individual neighborhoods organized by a unified landscape and open space treatment

LANDSCAPE CONCEPT

Goals:

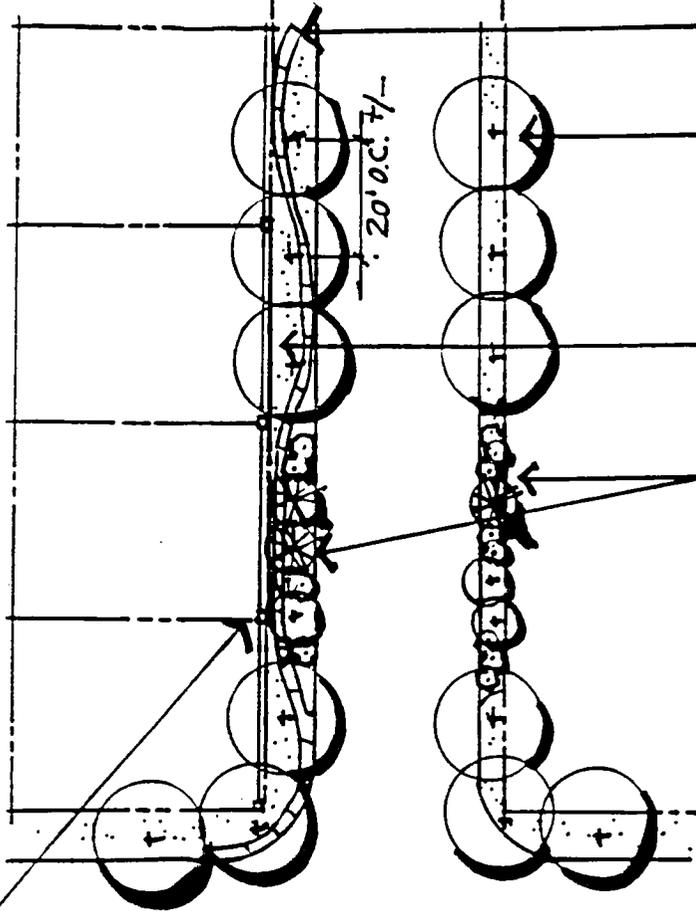
- To establish a hierarchy of landscape and open space treatments which identity, unify and organize the entire project.
- To establish standards which address high quality design and maintenance of landscape features.

Standards:

- Establish a major street treatment of the north side of Mira Loma Drive within 17' lineal parkway area, including a 10' public improvement/landscape easement.
- Establish a major street treatment on the unloaded major project road within a 13'-6" lineal public improvement/landscape area on the west side and an 6' lineal landscape area on the east side.
- Provide the following elements within the major collector and minor collector road treatment areas:
 - Repeated patterns of large shade trees to unify the streetscape appearance.
 - Informal groupings of ornamental trees, shrubs, mulches and groundcovers in landscape beds.
 - Irrigation for all landscape areas.
 - A meandering pedestrian walkway (5' minimum width) along one side of the street.
- Establish minor street treatments, each neighborhood with one shade tree per lot, to vary by neighborhood.
- Establish a hierarchy of entries to the overall project and to individual neighborhoods which include:
 - signage
 - lighting
 - walls and fencing
 - landscape materials
 - large shade trees
 - accent trees

- Establish pedestrian links from the project to Mira Loma Park along the Boynton Slough and along Mira Loma Drive.
- Maintain common landscape areas by the homeowners' association.
- Maintain all other private landscape areas by the owner/tenant.
- Comply with City of Reno landscape standards when landscape plans are developed for the multi-family and apartment parcels.
 - Future landscape plans must be approved by the Design Review Committee and a licensed landscape architect representative.
- Use recommended plant materials. (see Plant List).
- Prepare planting plans, details and specifications by a Landscape Architect licensed by the State of Nevada.

R.O.W. Varies.
See roads section



5' meandering walk -
one side of street

Repeated patterns of
large shade trees
- Along street corridor
- At intersections

Turf and berming

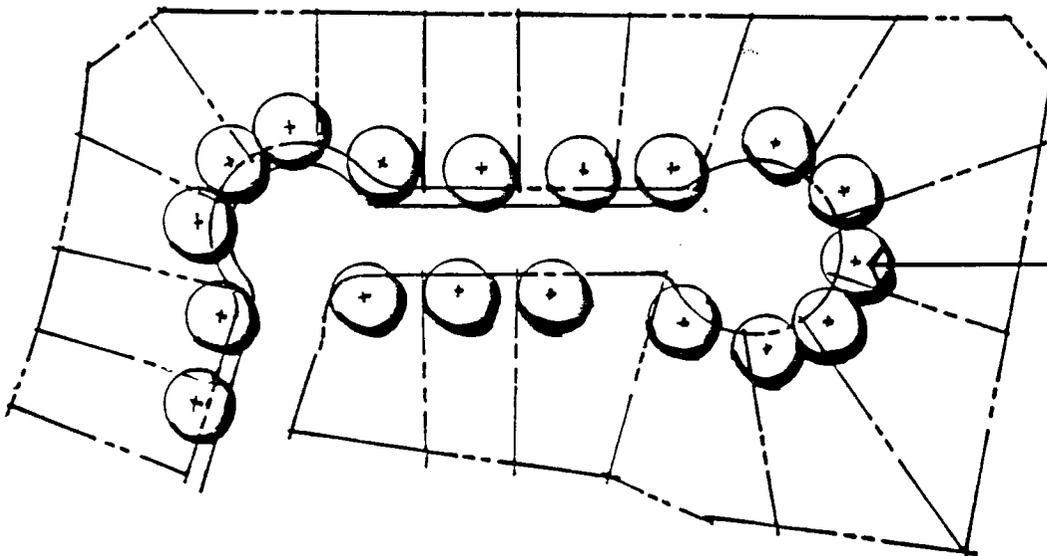
Informal landscape beds
between shade trees
- Ornamental trees & shrubs
- Ground cover & mulch

Major street treatment
to occur:

- Along unloaded major project street
- Along project side of Mira Loma Drive

Screen fence with special
pilaster on back of lots

MINOR COLLECTOR STREET TREATMENT



One large shade
tree per lot
- Tree species to
vary with each
neighborhood

LOCAL STREET TREATMENT

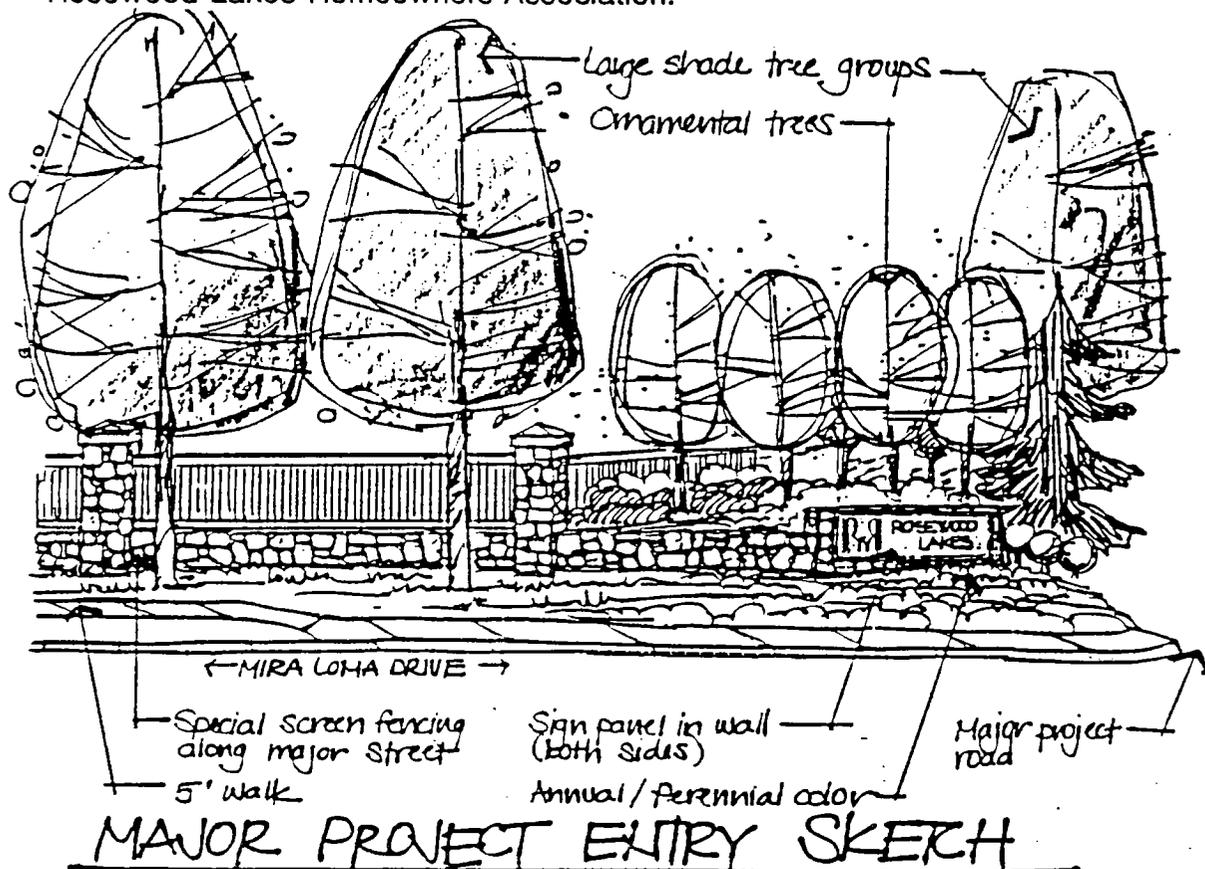
ENTRIES AND INTERSECTIONS

Goals:

- To establish a sense of arrival to the community and to each neighborhood.
- To establish an identity for each individual neighborhood and facility and to the overall project.
- To establish and unify the landscape character for the project.

Standards:

- Provide signage (see Signage Guidelines).
- Maintain sight lines for traffic safety and for ease of visual recognition.
- Establish a unified design of fencing, lighting, site walls, signage and landscaping to create a feeling of quality and richness.
- Use special pavements at important intersections for richness and special texture; by adding color to the concrete and surface textures.
- Use landscape material to accent the importance of entries with:
 - Large shade trees
 - Ornamental trees and shrubs with seasonal color
 - Annual and perennial flower color
- All landscaping and decorative paving treatments to be maintained by the Rosewood Lakes Homeowners Association.



5' walk - one side

Screen fence with special pilaster on back of lots

Informal landscape beds between shade trees
- Ornamental trees & shrubs
- Ground cover & mulch

Repeated patterns of large shade trees

RECREATION COMPLEX

Special Pavement
- Pavement design to conform to city street standards minimum.

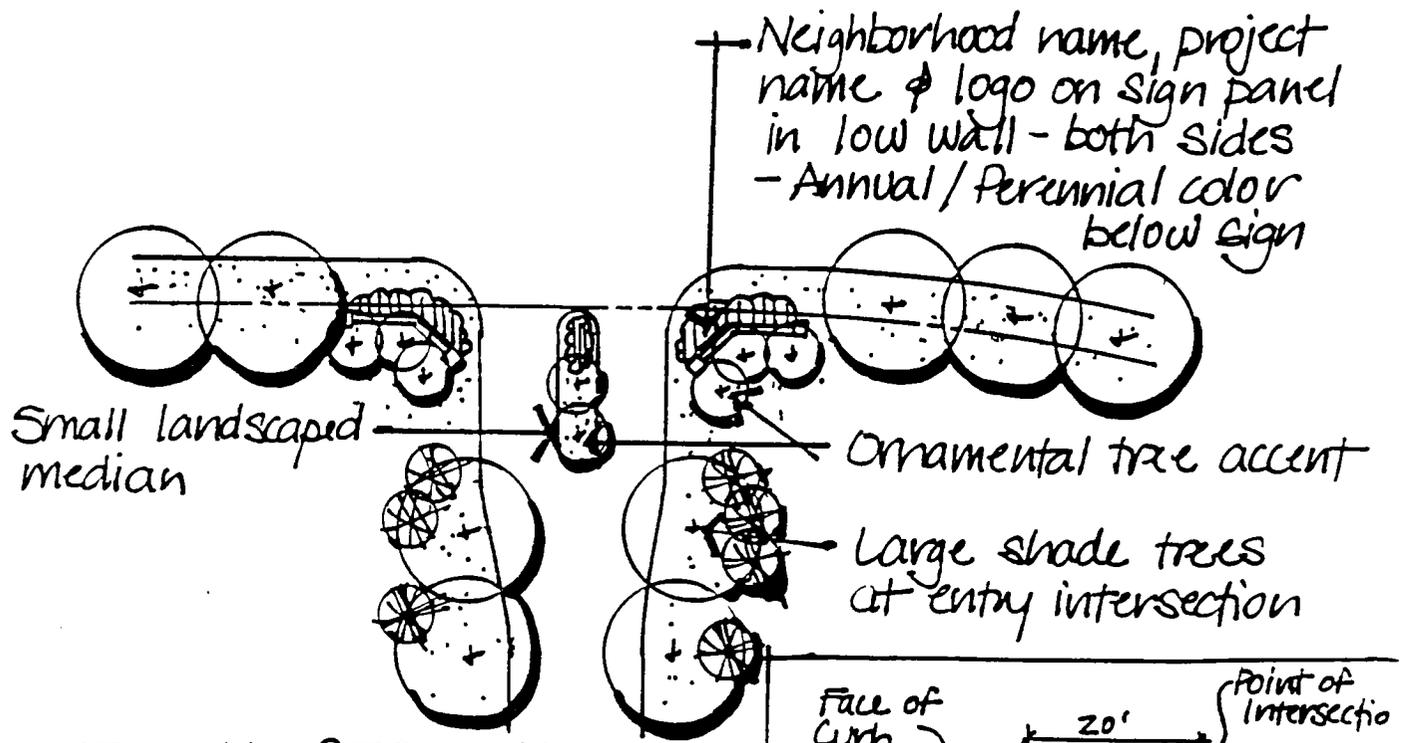
Ornamental tree accent

MIRA LOMA DRIVE

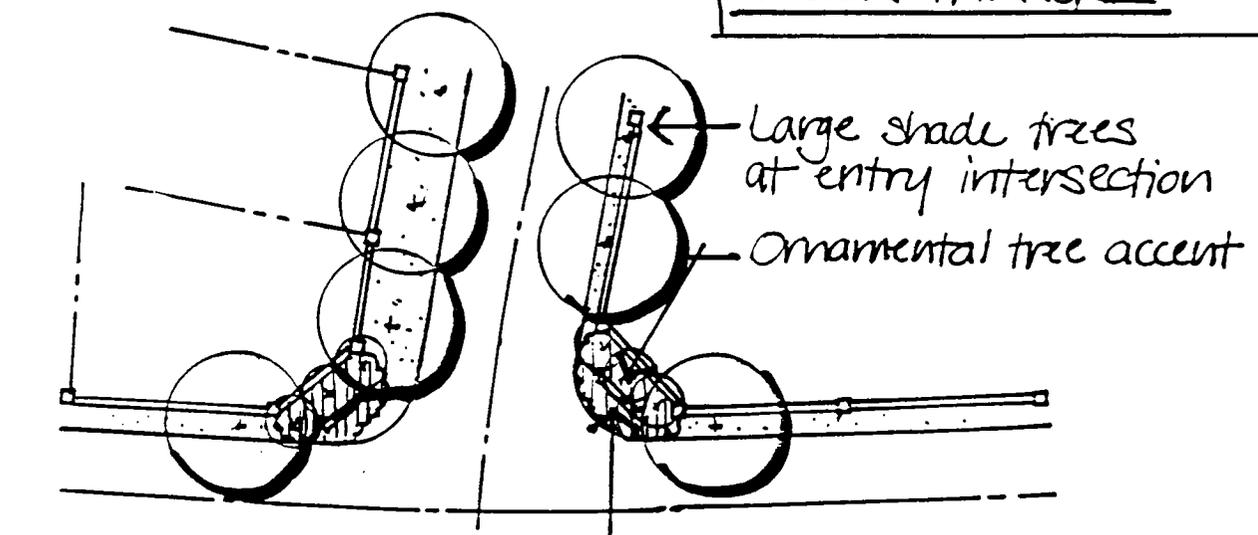
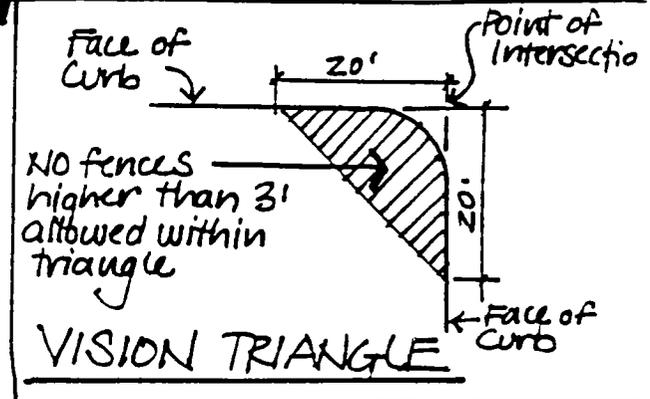
Landscaped island
- 10' wide

Project name & logo on sign panel in low wall both sides
- Annual / Perennial color below sign

MAJOR PROJECT ENTRY



TYPICAL SECONDARY ENTRY TREATMENT



TYPICAL TERTIARY ENTRY TREATMENT

- Neighborhood name, project name & logo on sign monument.
- Annual / perennial color below sign
- One sign for each neighborhood

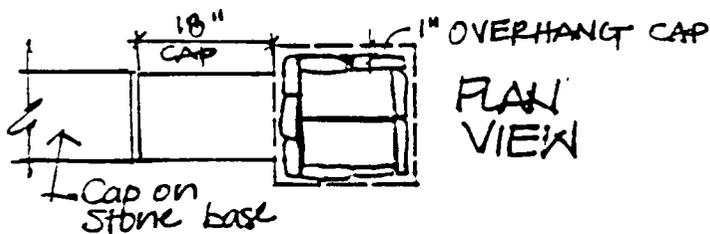
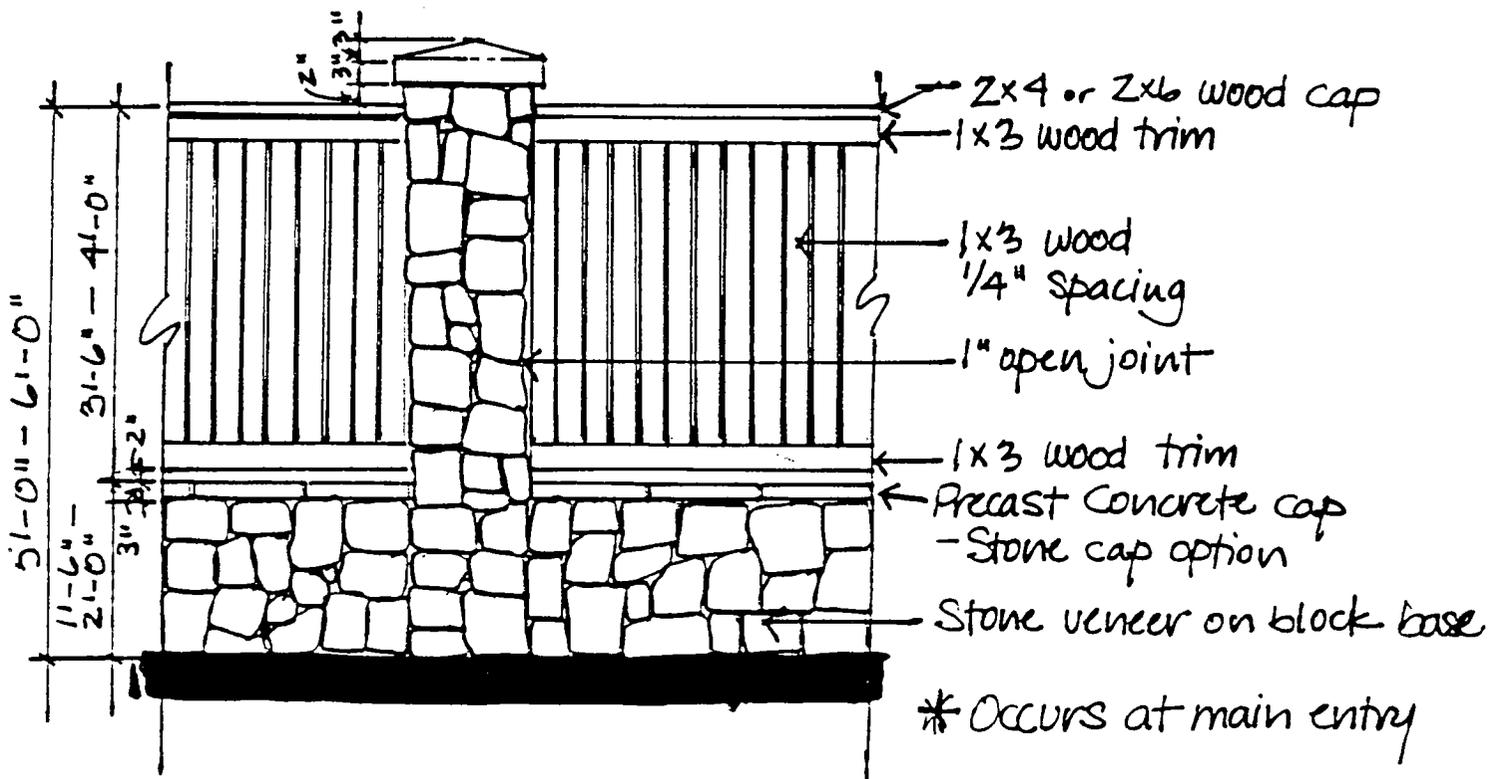
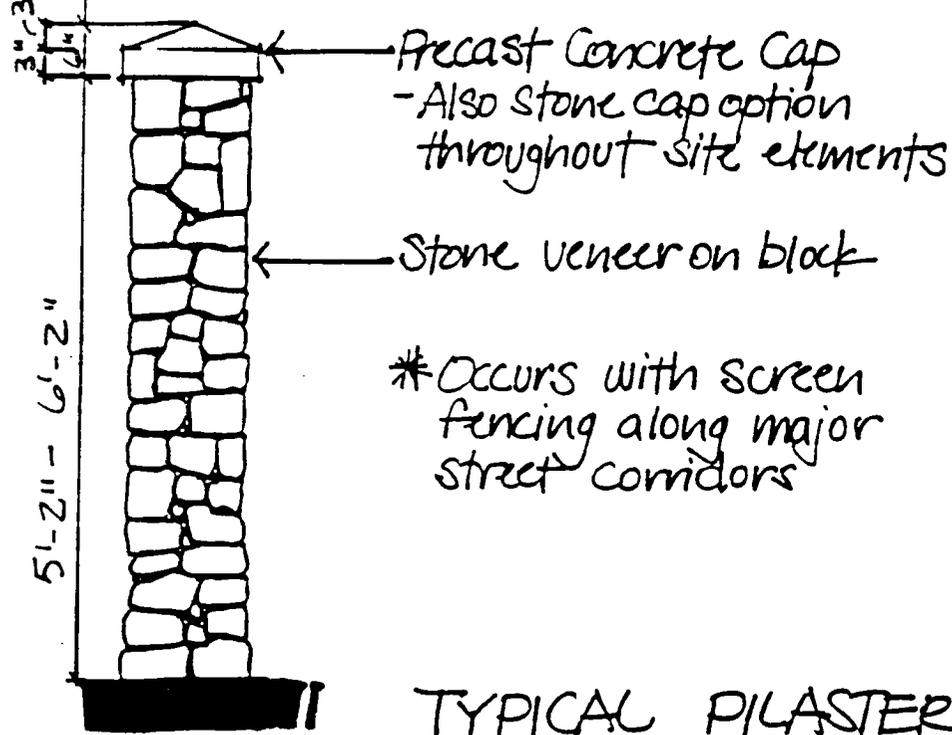
WALLS AND FENCES

Goals:

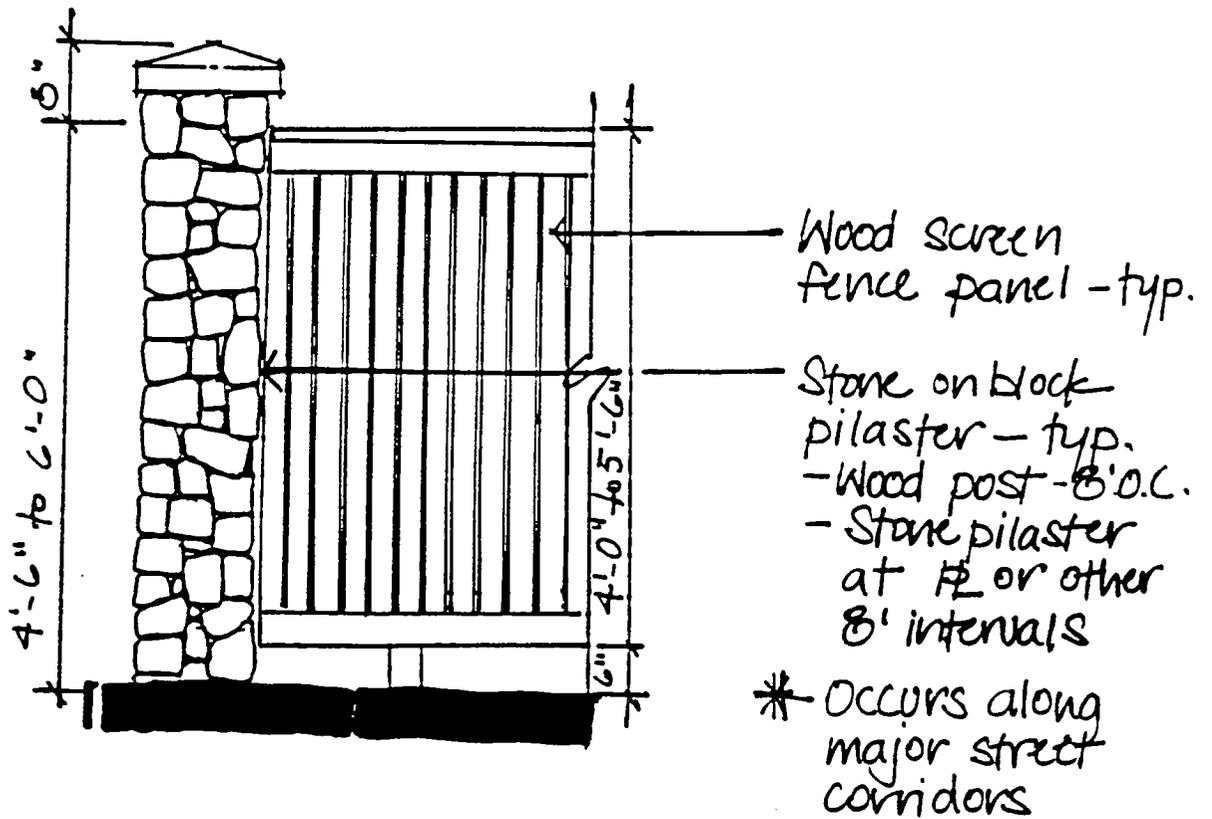
- To use fencing and walls to establish necessary screening, safety and site design/construction objectives.
- To use fencing and wall design to establish a high quality community identity.

Standards:

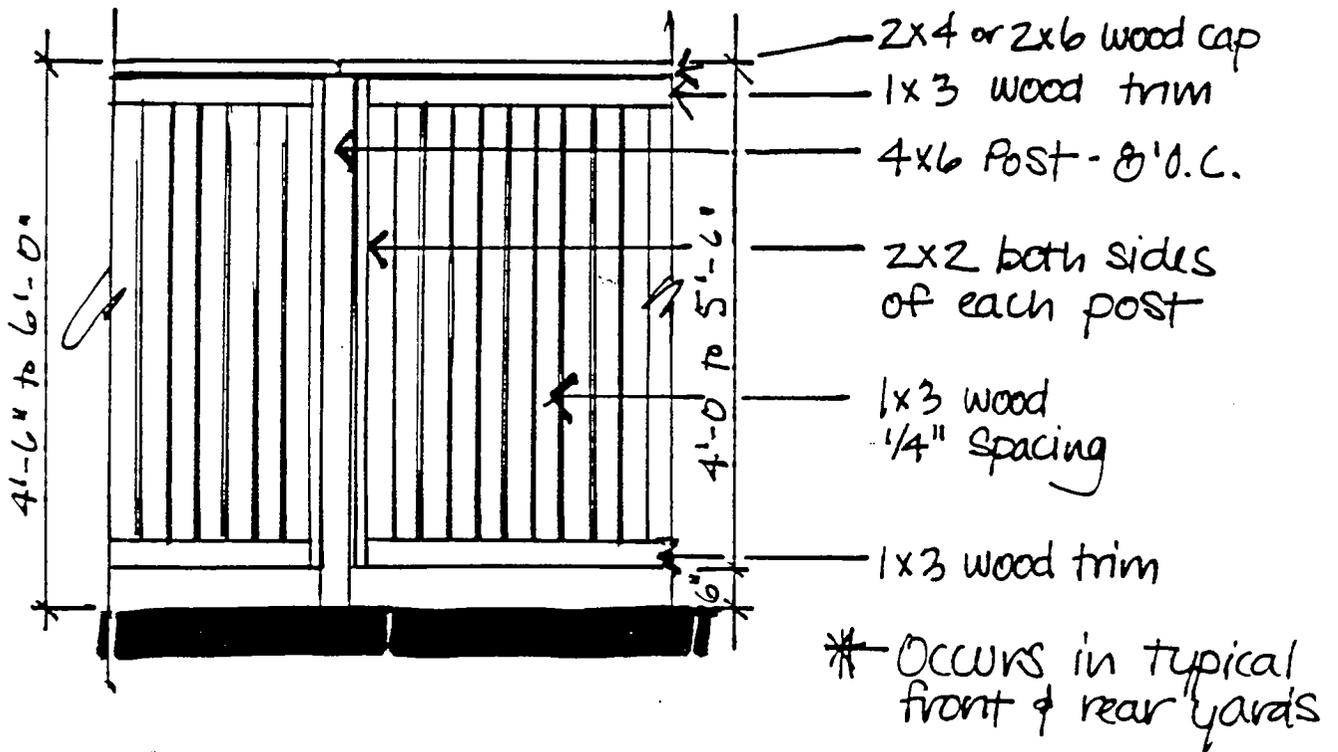
- Provide screen fencing from yards to major street corridors.
- Use site walls with signage and fencing to establish an integrated look.
- Use high quality materials and construction practices to establish project identity.
 - Use materials for pilasters and walls such as stone, brick, patterned and colored concrete block and colored concrete trims.
 - Use stained and treated wood or painted metals for fencing.
- Use color schemes for fencing and walls which are harmonious with or accent the color palettes selected for buildings.
- Provide open fencing pattern for views to off-site amenities:
 - Establish an open patterned fence and retaining wall where SFD homes abut the Rosewood Lakes golf course and wetlands.
 - Establish an open patterned fence where SFD homes and apartments abut the Boynton Slough.
 - Establish an open patterned fence where the apartments abut Mira Loma Park.
- Maintenance of fencing/walls to be provided by the Rosewood Lakes Homeowners Association.



SCREEN FENCING
AT MAJOR ENTRY



SCREEN FENCING ALONG MAJOR STREET



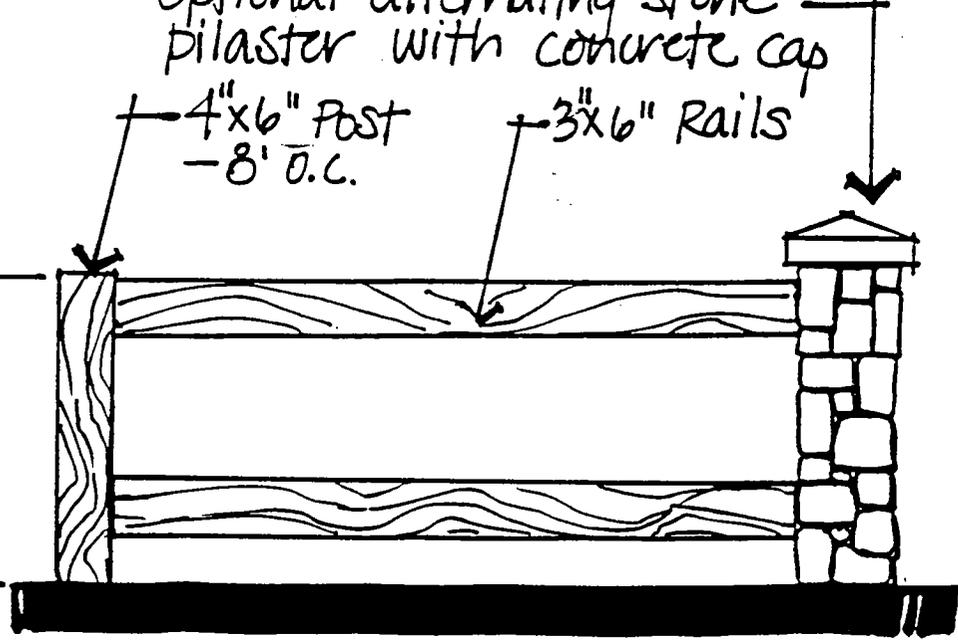
TYPICAL INTERNAL SCREEN FENCING

optional alternating stone
pilaster with concrete cap

4"x6" Post
- 8' O.C.

3"x6" Rails

Height varies
3 1/2' - 4' (with added rail)

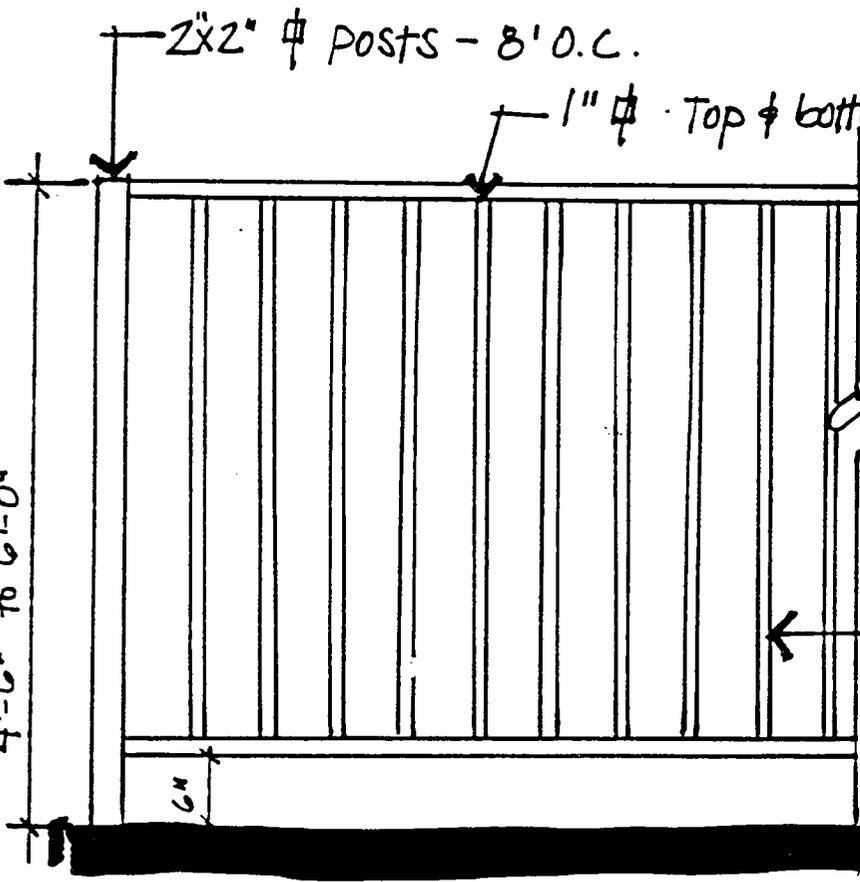


OPEN RAIL FENCE - WOOD

2"x2" ϕ Posts - 8' O.C.

1" ϕ Top & bottom stringers

4'-6" to 6'-0"



- Square, tubular
steel fencing
* Option - Prefab.
panels

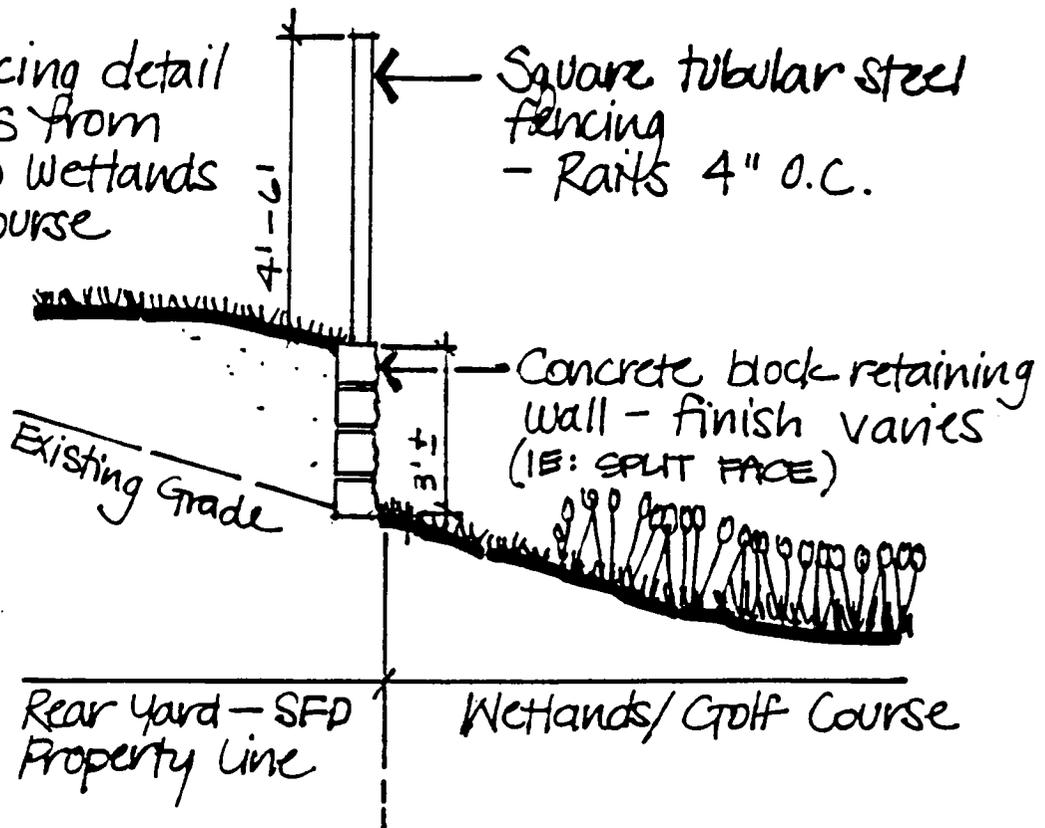
* Occurs along
Boynton Slough
in 'back of lots.

3/4" or 1" ϕ rails
4" O.C.

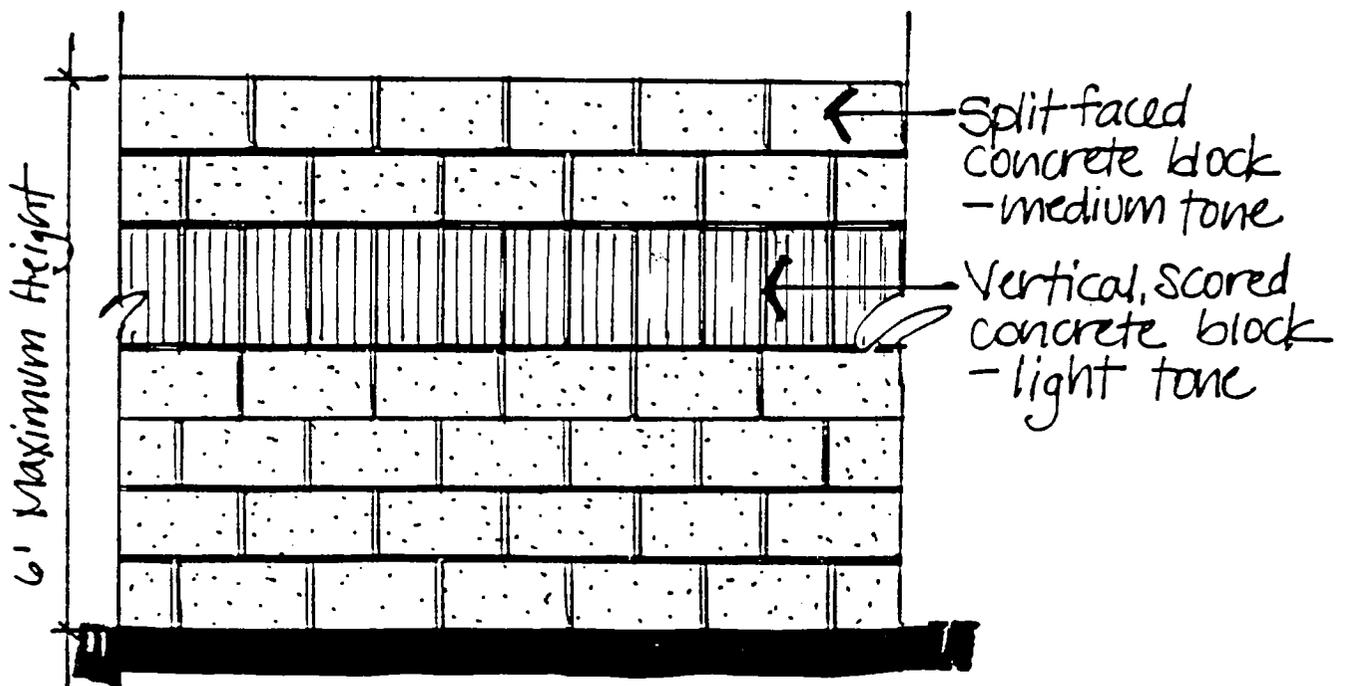
- 5' min. height
at pool enclosure

OPEN RAIL FENCE - METAL

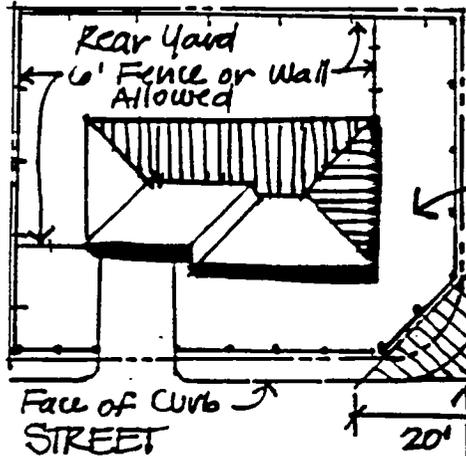
* Open fencing detail for views from yards to wetlands & golf course



OPEN FENCING & RETAINING WALL AT WETLANDS & GOLF COURSE

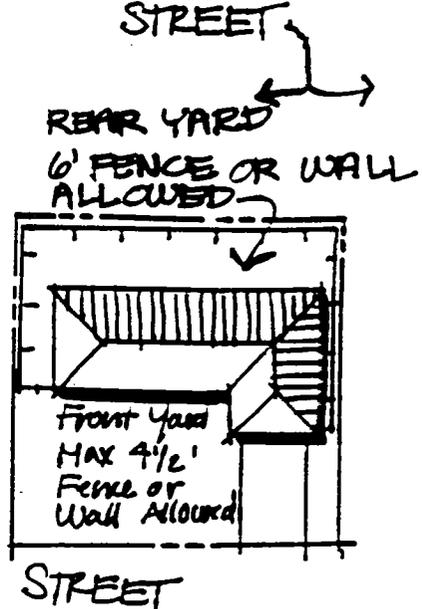


SOLID SCREEN BLOCK WALL
(BETWEEN SINGLE FAMILY & APTS. TO WEST)

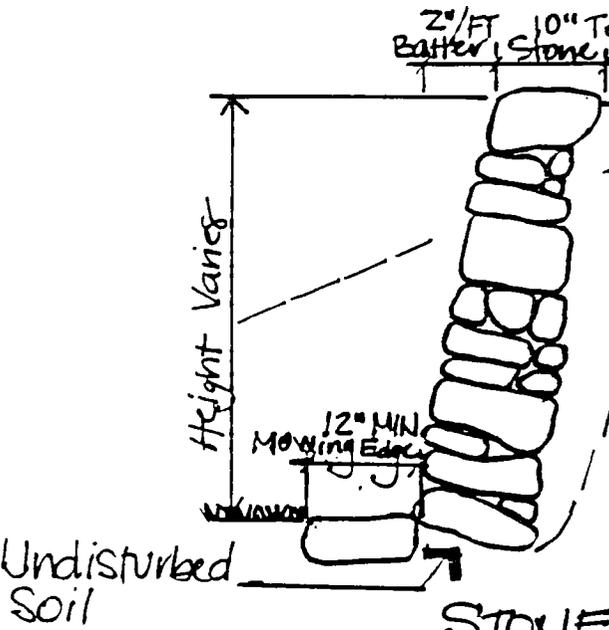


VISION TRIANGLE
 - No structures taller than 3' allowed

FENCING - CORNER LOTS



FENCING - THROUGH LOTS



- Wall to be dry laid or mortared / deep raked
 * Wall structural design to vary with application, additional reinforcement to be specified as necessary

STONE RETAINING WALL

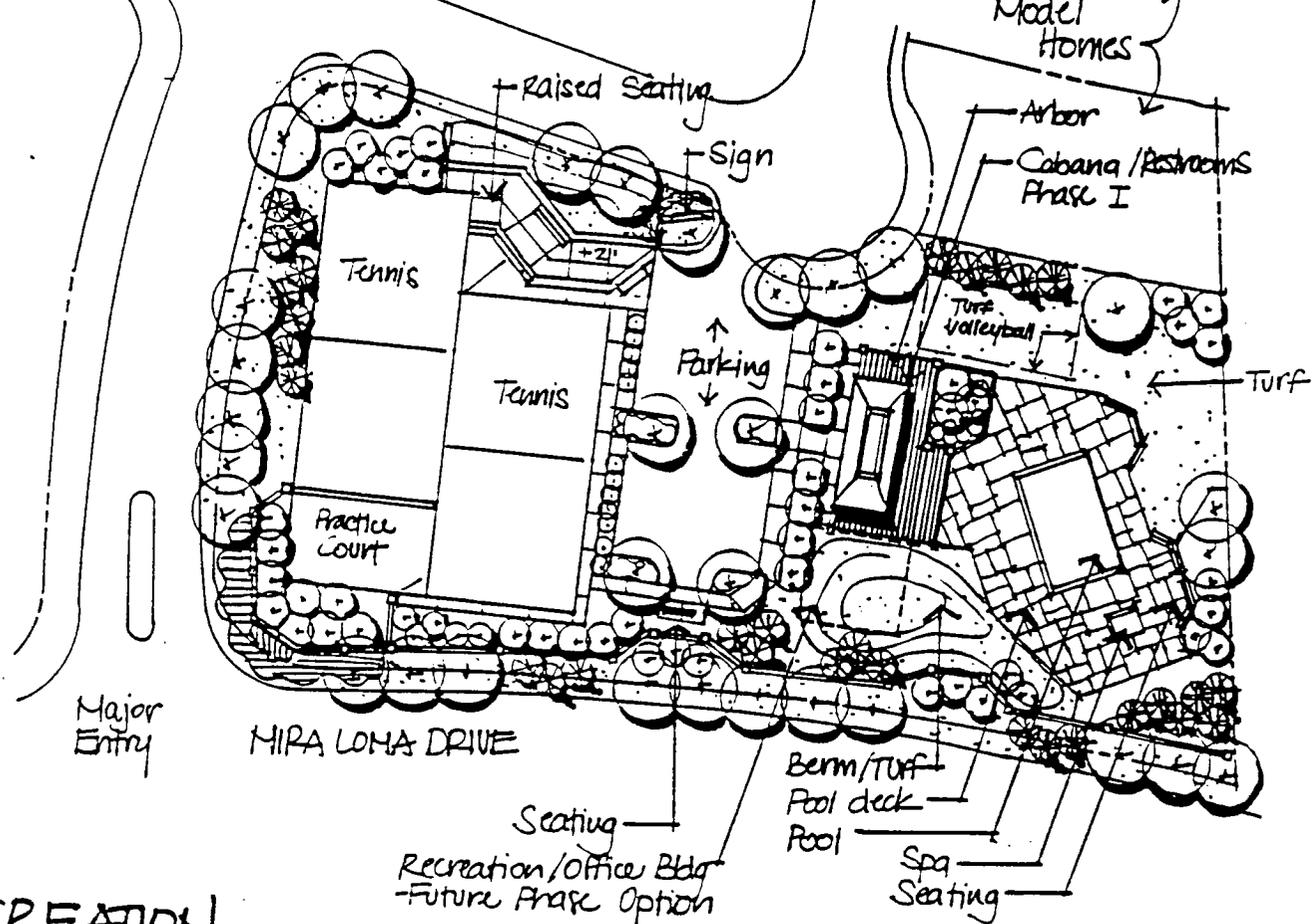
OPEN SPACE/TRAILS/RECREATION AREAS

Goals:

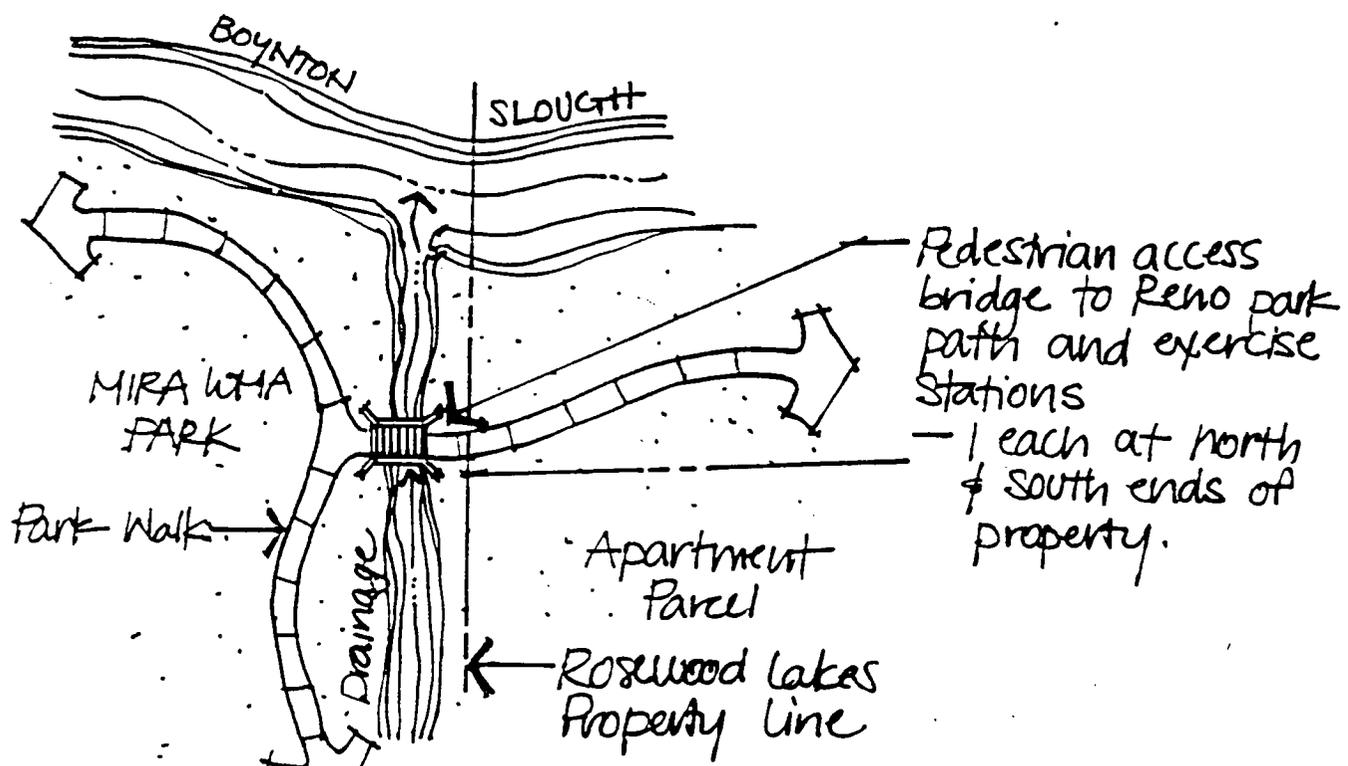
- Establish areas for active and passive recreation experiences within the project.
- Establish pedestrian/bicycle connections to off-site recreational areas.
- Establish community identity in the design of recreation and open space facilities.

Standards:

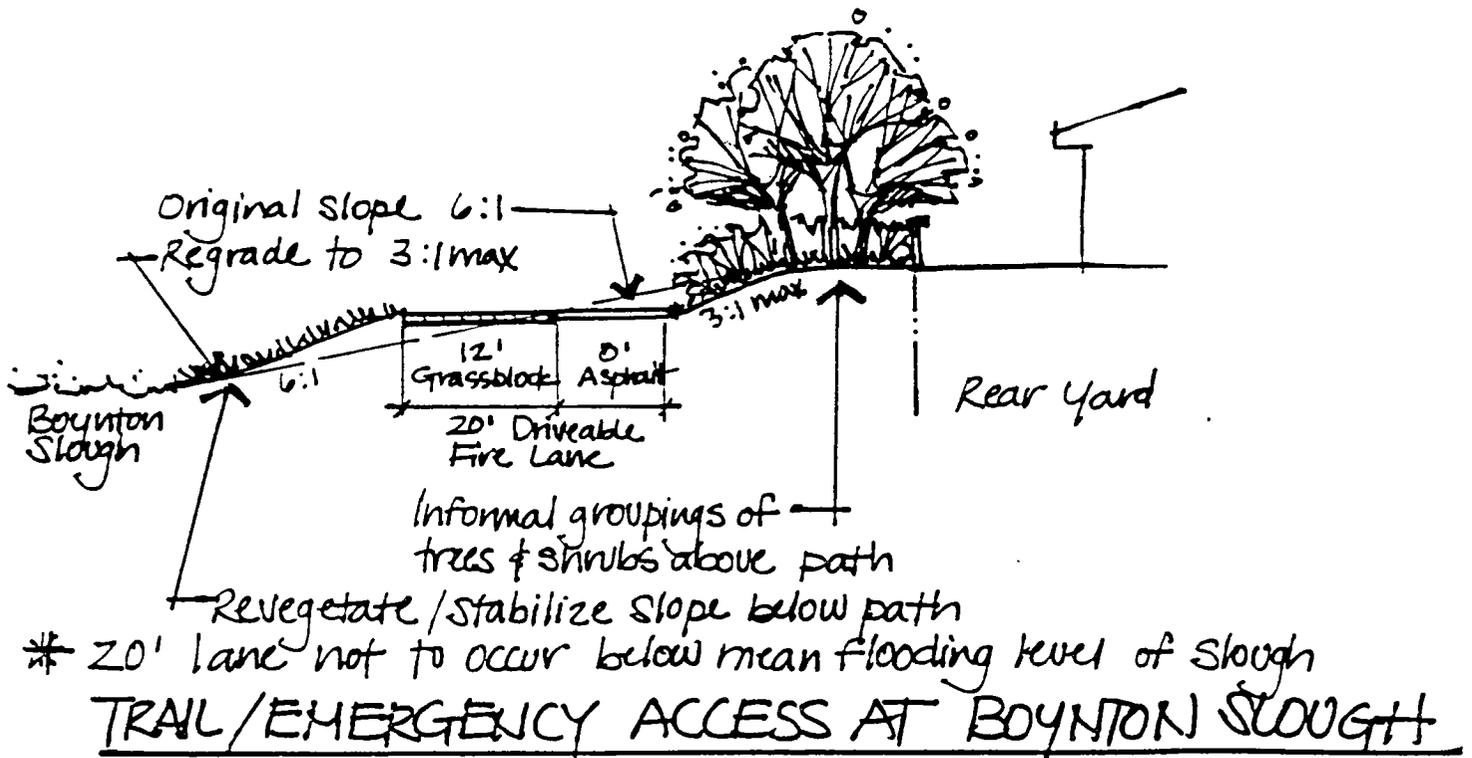
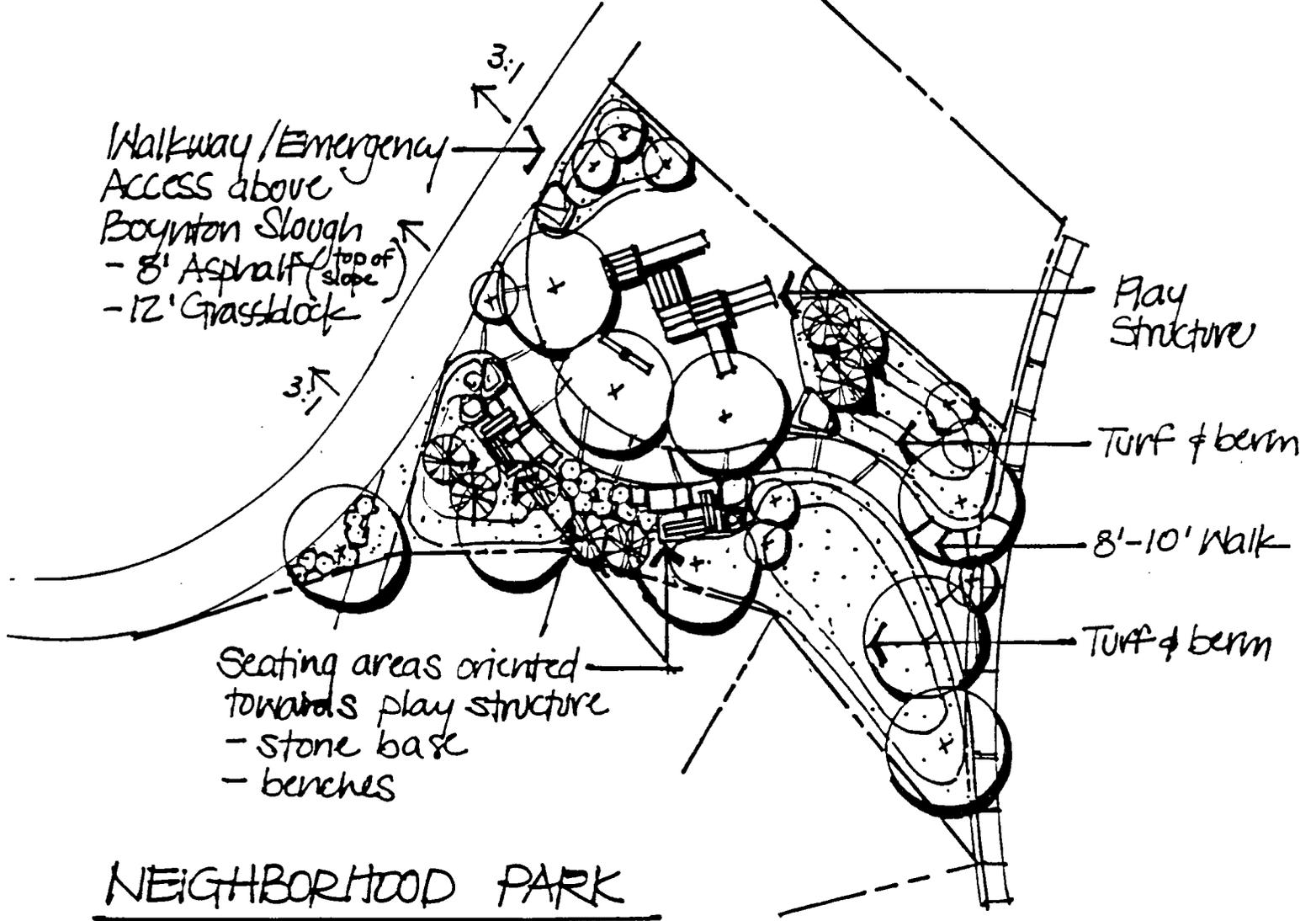
- Provide a recreation complex with a high-quality image at the main project entry.
 - Provide phase I facilities including separate parking, two tennis courts and a practice court, restrooms, swimming pool with decking, seating areas, turf and landscaping.
 - Provide for potential expansion of facilities including an office and meeting room structure.
 - Use unified, high quality materials for fencing, walls, decking and landscape material.
- Provide a neighborhood park with a play structure, seating area, turf and landscaped areas and a path connection from the internal project to the path at the Boynton Slough.
- Provide a trail connection, which can also be utilized as an emergency access, at the Boynton Slough.
 - 8' asphalt path
 - 12' grass block for a 20' total emergency access lane
 - Informal landscape treatment at the trail
- Neighborhood park and trails system are to be installed prior to any certificate of occupancy for Phase II of subdivision.
- Maintenance of all open space, trails, the recreation building and grounds, and the private park shall be provided by the Rosewood Lakes Homeowners Association.



RECREATION COMPLEX



TRAIL & BRIDGE ACCESS INTO PARK
 (TO CROSS DRAINAGE @ BOYNTON SLOUGH & MIRA LOMA DRIVE FOR ACCESS INTO MIRA LOMA PARK.)



LIGHTING

Goals: Pedestrian Areas

- To provide safe illumination for pedestrian movement.
- To visually unify public areas of project.
- To give human scale to pedestrian areas.

Standards: Pedestrian Areas

- Use pedestrian scale light standard and fixture.
- Fixtures shall be located in pedestrian areas at intervals which will provide continuity to illumination for pedestrian circulation.
- Locate lighting fixtures to minimize shadow/light interference from trees and other objects in the landscape.
- Minimize glare from fixture to pedestrian walk or access area.
- Walkway bollards to be placed to add secondary light source for continuity.
- Utilize lighting fixtures which shield the lightbulbs or light source from view by any residences.

Goals: Roadway

- To provide adequate illumination for safe use of roadways.
- To visually unify roadways through the project.
- To emphasize the main entry to the project.

Standards: Roadway

- On east side of project, within Hidden Valley sphere of influence, no street lights.
- Mira Loma Drive main entry to project, decorative street lights with dark standards and ornate lamps; within street section until the access to the neighborhood park.
- Individual neighborhoods will have standard light fixtures.
- Signage lighting will be up lights with screens to minimize over-saturation to surrounding areas.
- Low-level lighting, approved by the Planning Department, shall be permitted for signs on Mira Loma Drive, which advertise the multi-residential development portion of this project.

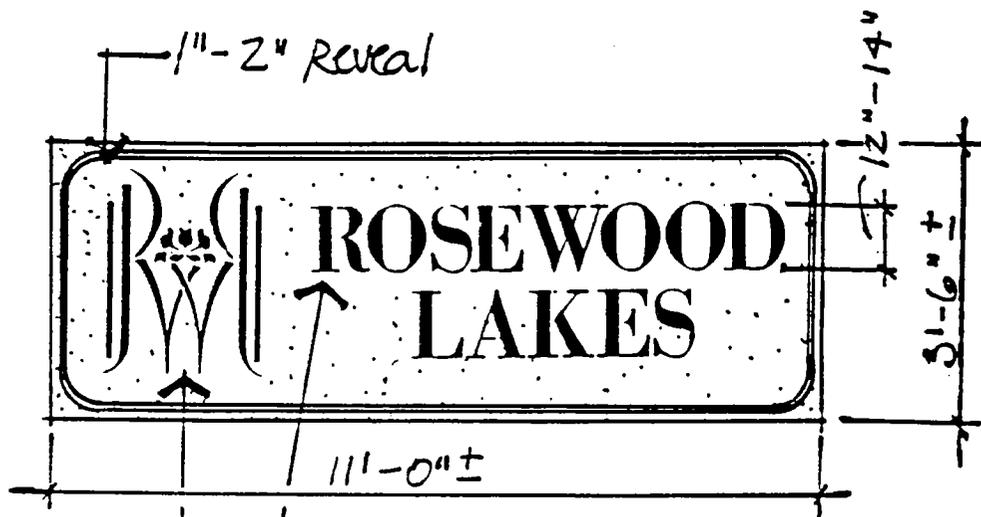
SIGNAGE AND GRAPHICS

Goals:

- To establish a unified project image.
- To establish a clearly visible and aesthetic identification system for the project and for all neighborhoods and features within the community.

Standards:

- Provide a consistent use of project name and logo on all signage
- Establish a layout and design for all project signage which is clearly readable.
 - Use letter sizing large enough for legibility at applicable driving speeds.
 - Use contrasting lettering and background tones.
- Establish signage materials of high quality and availability.
 - Use textured and tinted concrete or wood for sign panels.
 - Use lettering and graphics of metal or formed on the panel. Metals may be either highly polished or painted. Wood lettering may also be painted for high contrast with panel background.
- Establish a hierarchy of signage.
 - Establish the main project sign as the most important.
 - Establish less importance on secondary, tertiary and special signage treatments.
- Integrate signage design, layout and materials with walls and fencing, where appropriate, for a unified look.
- On-site temporary signs, not to exceed an aggregate area of two hundred-fifty (250) square feet in size, will be permitted within the subdivision for the purpose of selling lots within the subdivision.
- Advertising signs for the multi-family portion of this project shall be limited to what is allowed within the MF-21 zoning district -- one twenty (20) square foot non-illuminated sign per street frontage.
- Maintenance of all signs and graphics within this project shall be provided by the Rosewood Lakes Homeowners Association.



Logo & lettering relationship to be used in all project signs

- Bodoni bold lettering
- Rosewood lakes logo

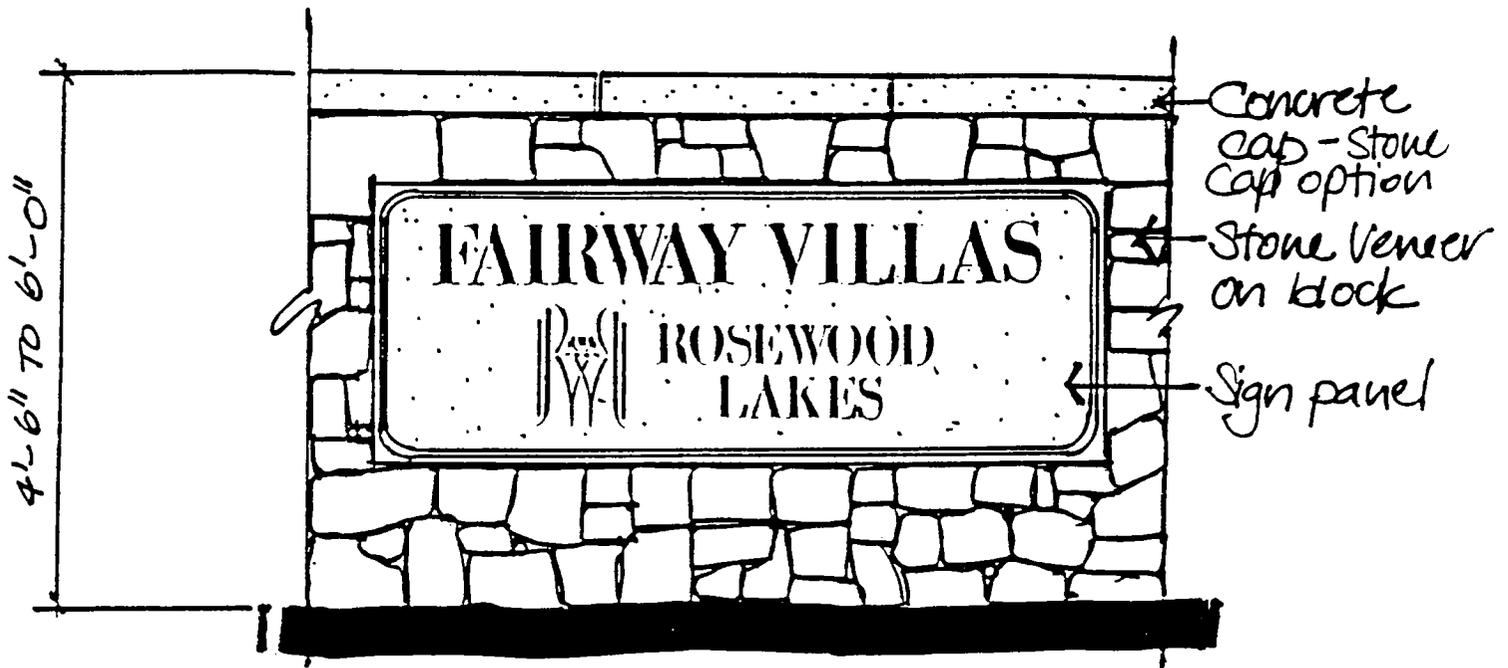
MAJOR ENTRY SIGN PANEL / TYPICAL LOGO & LETTERING LAYOUT



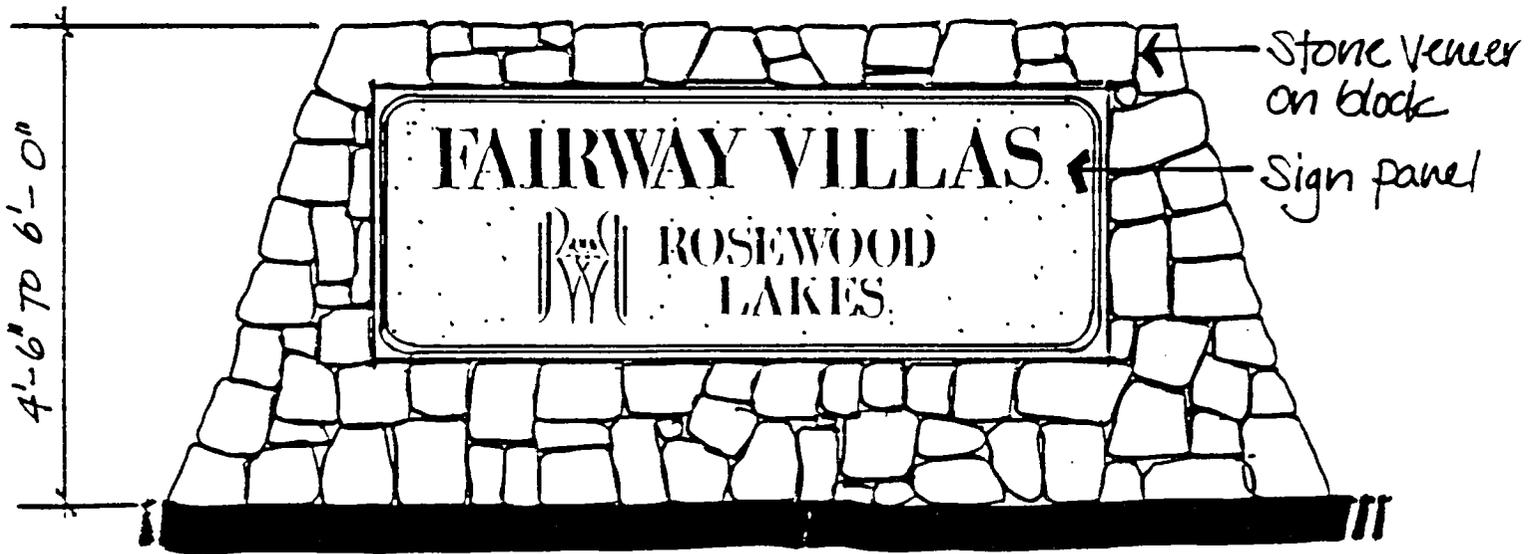
Non-Project lettering style may vary

	A	B	C	D
Secondary Sign	6"-10"	8"-12"	10' ±	3'-6" ±
Tertiary Sign	4"-6"	6"-10"	8' ±	2'-8" ±

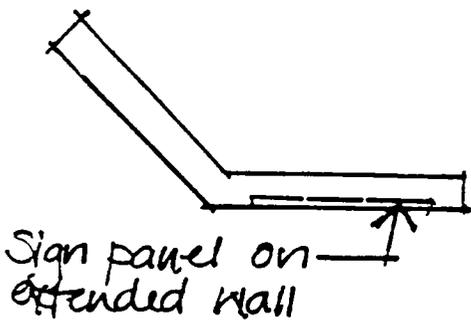
TYPICAL LAYOUT FOR SECONDARY & TERTIARY SIGN PANELS



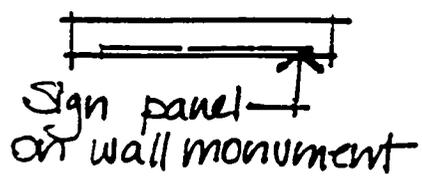
MAJOR & SECONDARY ENTRY
 - TYPICAL SIGN WALL
 (WIDTH VARIES WITH NAME BEING USED)



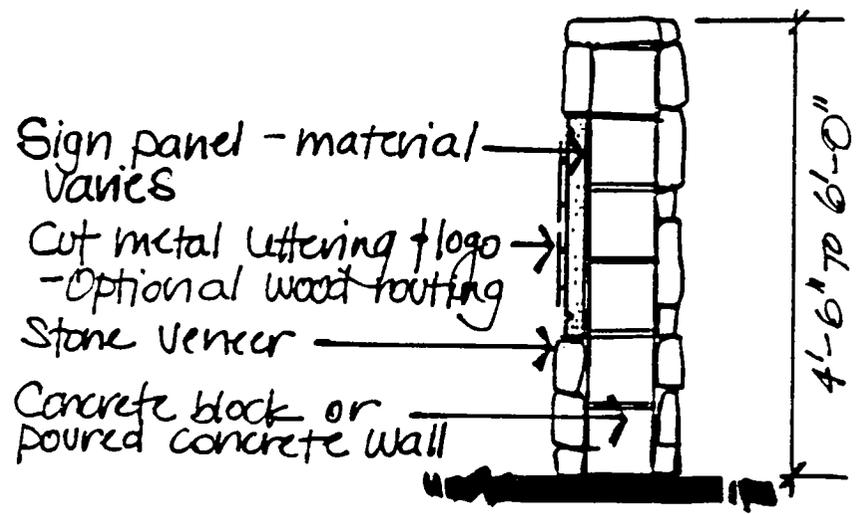
TERTIARY ENTRY - SIGN MONUMENT
 OPTION "A"
 (WIDTH VARIES)



SECONDARY ENTRY -
TYPICAL WALL-PLAN



TERTIARY ENTRY -
TYPICAL MONUMENT PLAN

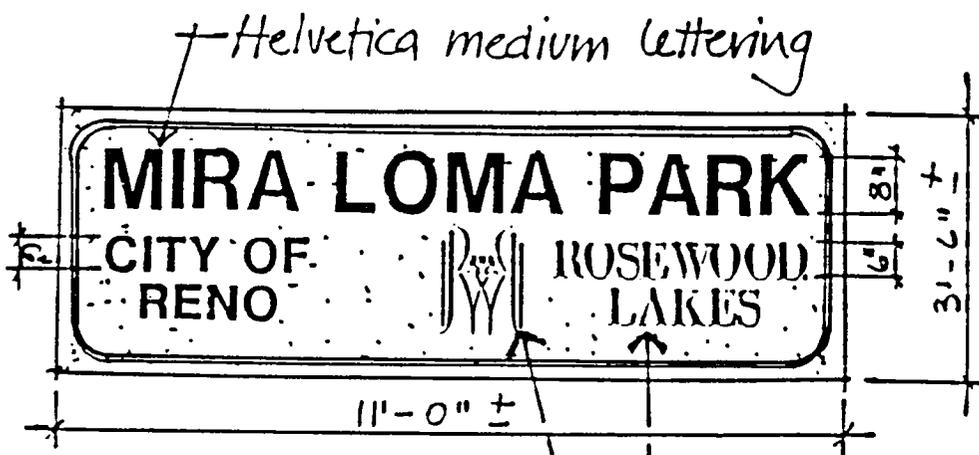


SIGN MONUMENT - TYPICAL SECTION



TERTIARY ENTRY - SIGN MONUMENT
OPTION "B"

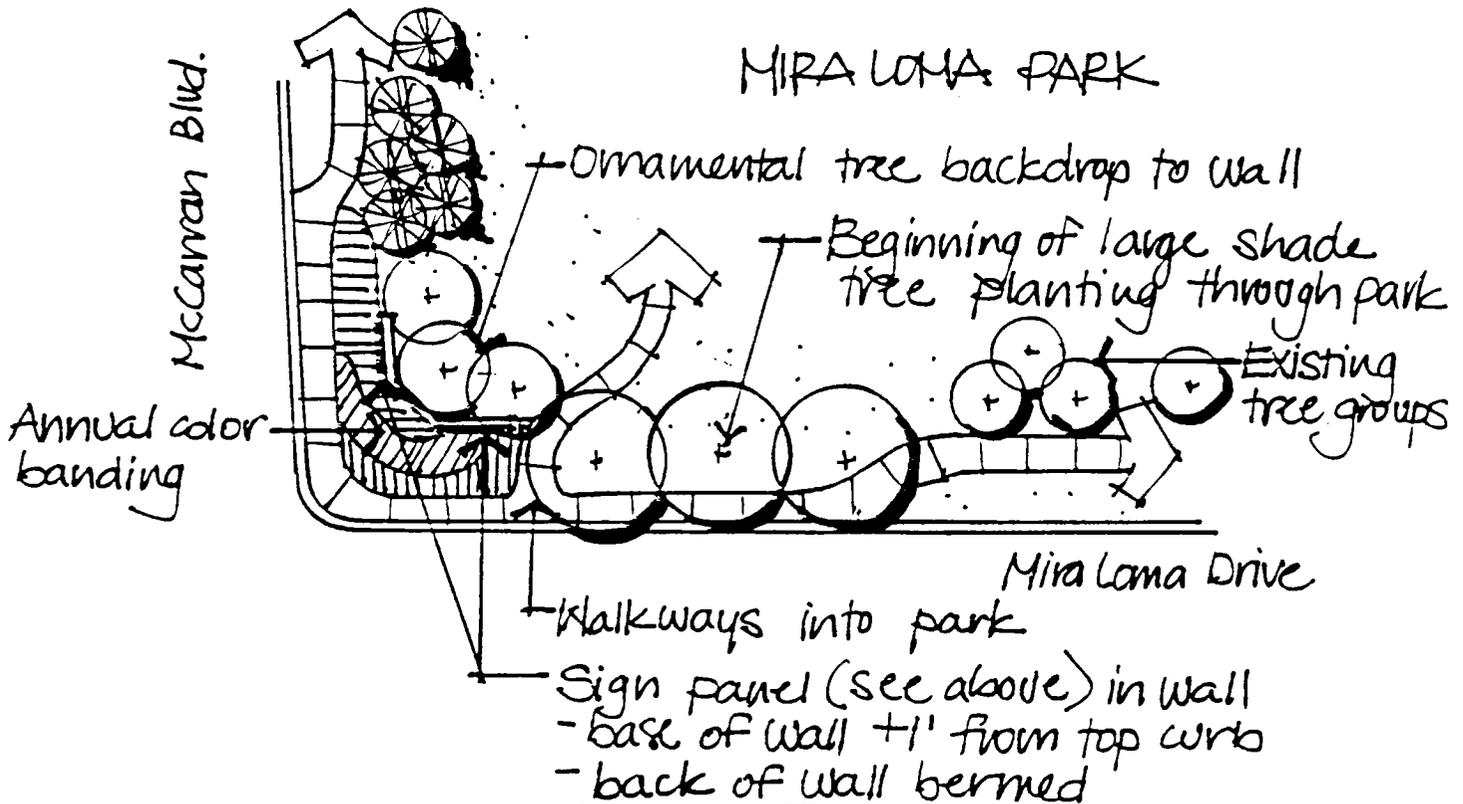
(WIDTH VARIES)



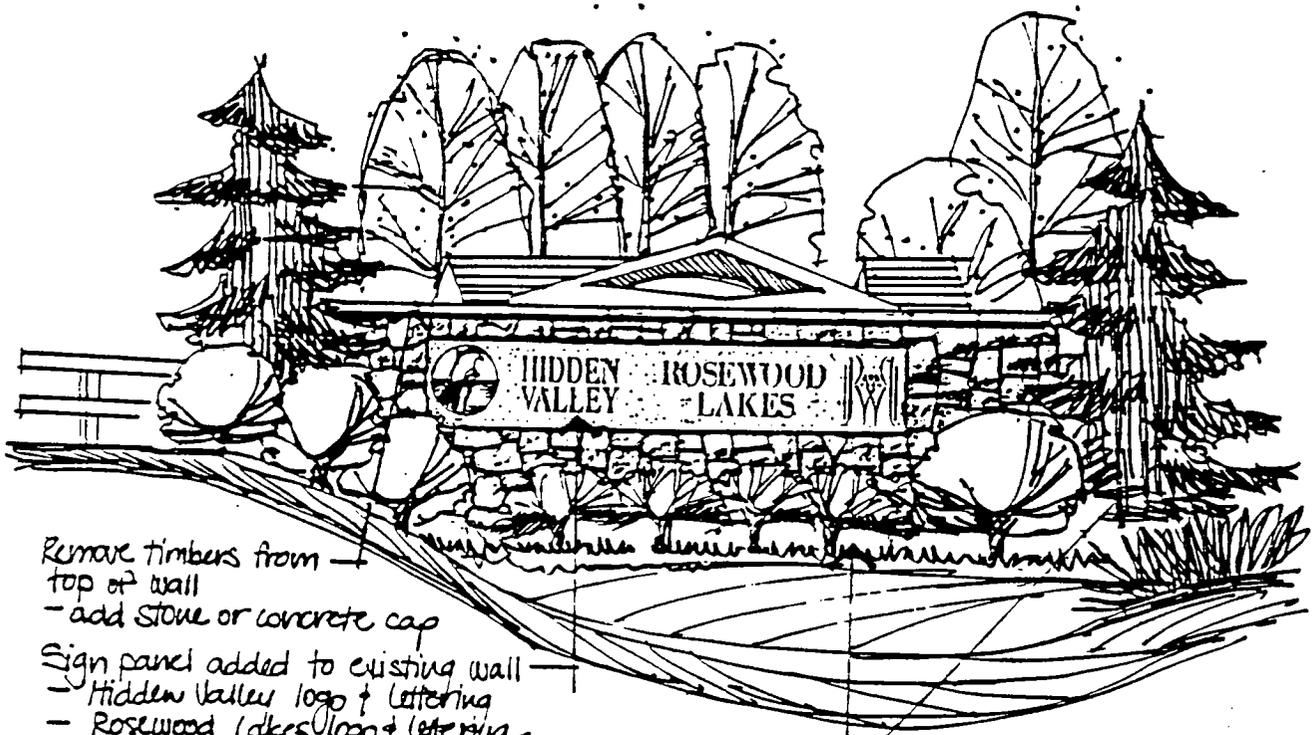
Rosewood Lakes logo
Bodoni Bold lettering

* Sign panel to be mounted in typical sign wall

SPECIAL SIGN AT
McCARRAN BLVD & MIRA LOMA DRIVE



SIGN WALL AT
McCARRAN BLVD & MIRA LOMA DRIVE

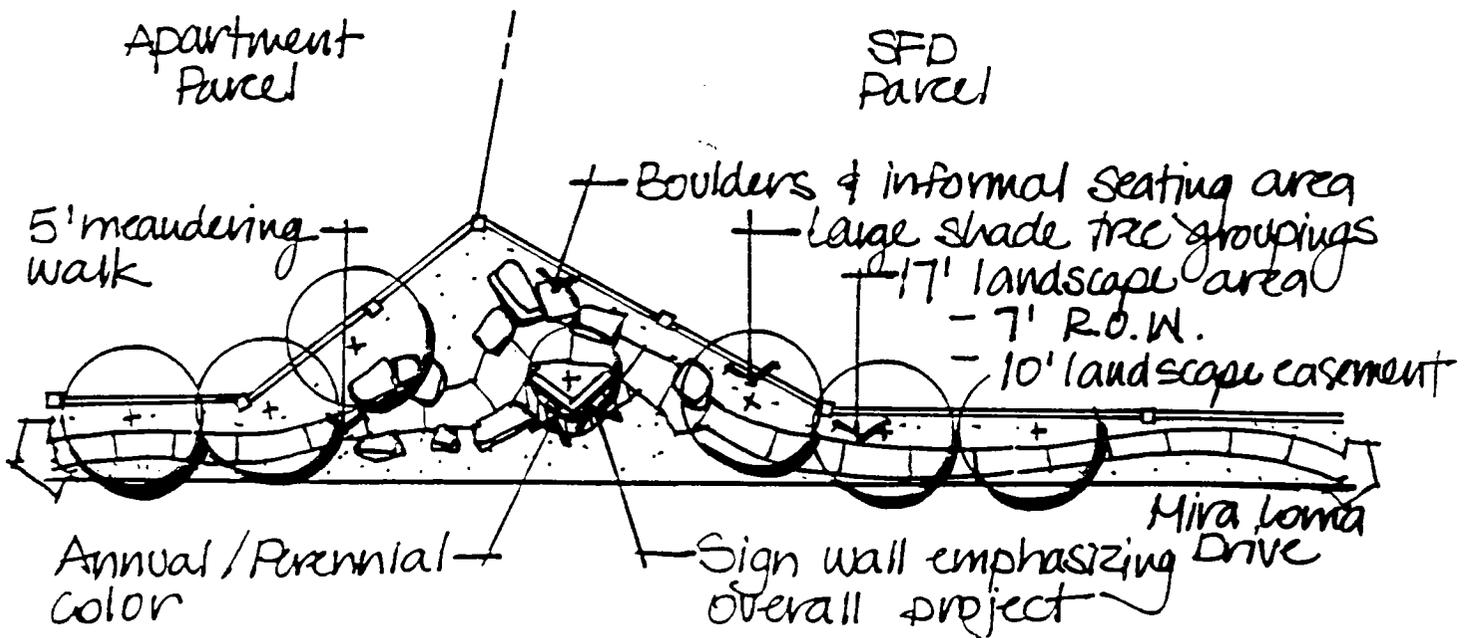


Remove timbers from top of wall
 - add stone or concrete cap

Sign panel added to existing wall
 - Hidden Valley logo & lettering
 - Rosewood Lakes logo & lettering

Existing plant material thinned in front of wall
 - Add shrubs & trees to balance existing material, & for seasonal color

SPECIAL SIGN WITH HIDDEN VALLEY AT PEMBROKE AVENUE



SPECIAL SIGN AT MIRA LOMA DRIVE

PLANT MATERIALS LIST

Suggested Plant Material List:

<u>Botanical Name</u>	<u>Common Name</u>
Evergreen Trees	
Abies concolor	White Fir
Cedrus atlantica 'Glauca'	Blue Atlas Cedar
Cedrus deodara	Deodar Cedar
Picea abies	Norway Spruce
Picea pungens	Colorado Spruce
Picea pungens 'Glauca'	Colorado Blue Spruce
Picea pungens 'Glauca Koster'	Koster Blue Spruce
Pinus contorta	Shore Pine
Pinus edulis	Pinon Pine
Pinus jeffreyi	Jeffrey Pine
Pinus monophylla	Singleleaf Pinon Pine
Pinus nigra	Austrian Black Pine
Pinus sylvestris	Scotch Pine
Sequoiadendron giganteum	Giant Redwood
Thuja plicata	Western Red Cedar
Deciduous Trees	
Acer saccharum	Sugar Maple
Acer glabrum	Rocky Mountain Maple
Acer rubrum	Red Maple
Acer palmatum 'Atropurpureum'	Red Japanese Maple
Acer circinatum	Vine Maple
Acer palmatum	Japanese Maple
Acer ginnala	Amur Maple
Acer platanoides	Norway Maple
Acer platanoides 'Crimson King'	Crimson King Maple
Acer platanoides 'Faassen's Black'	Faassen's Black Maple
Alnus rhombifolia	White Alder
Alnus glutinosa	Black Alder
Alnus tenuifolia	Mountain Alder
Betula pendula	European White Birch
Betula nigra	River Birch
Betula papyrifera	Paper Birch
Carpinus betulus 'Fastigata'	Columnar European Hornbeam
Celtis reticulata	Western Hockberry
Cercis canadensis	Eastern Redbud
Cornus florida 'Rubra'	Pink Flowering Dogwood

Cornus florida 'Cherokee Chief'	Cherokee Chief Rose-Red Dogwood
Cornus florida 'Cherokee Princess'	Cherokee Princess White Dogwood
Cornus kousa	Kousa Dogwood
Crataegus lavalleyi	Lavalle Hawthorne
Crataegus oxyacantha 'Paul's Scarlet'	Paul's Scarlet Hawthorne
Crataegus phaenopyrum	Washington Hawthorne
Eleagnus angustifolia	Russian Olive
Fagus Sylvatica	European Beech
Fagus Sylvatica 'Atropunicea'	Purple Beech
Fraxinus holotricha 'Moraine'	Moraine Ash
Fraxinus pennsylvanica 'Marshall'	Marshall Seedless Green Ash
Fraxinus velutina 'Modesto'	Modesto Ash
Gleditsia triacanthos 'Inermis'	Thornless Honey Locust
Gleditsia triacanthos 'Moraine'	Moraine Locust
Gleditsia triacanthos 'Sunburst'	Sunburst Honey Locust
Koelreuteria bipinnata	Chinese Flame Tree
Liriodendron tulipifera	Tulip Tree
Liquidambar styraciflua	Sweet Gum
Malus 'Radiant'	Radiant Crabapple
Malus 'Almey'	Almey Crabapple
Malus 'Arnoldiana'	Arnold Crabapple
Malus floribunda	Japanese Flowering Crabapple
Malus 'Hopa'	Hopa Crabapple
Malus purpurea 'Eleyi'	Eley Crabapple
Malus 'Red jade'	Red Jade Crabapple
Malus 'Robinson'	Robinson Crabapple
Malus 'Liset'	Liset Crabapple
Malus 'Candied Apple'	Candied Apple Crabapple
Plantanus acerifolia	London Plane Tree
Prunus serrulata 'Shirotae'	Mt. Fuji Cherry
Prunus pissardi	Purple-leaf Plum
Prunus cerasifera 'Krauter Vesuvius'	Krauter Vesuvius Plum
Prunus cerasifera 'Thundercloud'	Thundercloud Plum
Prunus blireiana	Flowering Plum
Prunus serrulata 'Kwanzan'	Kwanzan Cherry
Pyrus calleryana 'Bradford'	Bradford Pear
Pyrus calleryana 'Aristocrat'	Aristocrat Pear
Quercus palustris	Pin Oak
Quercus robur 'Fastigiata'	Pyramidal English Oak
Quercus rubra	Red Oak
Rhus glabra	Smooth Sumac
Rhus typhina	Staghorn Sumac
Robinia idahoensis 'Purple Robe'	Purple Robe Locust
Tilia cordata	Little Leaf Linden

Tamarix parvifolia

Spring Flowering Tamarisk

Evergreen Shrubs

Arctostaphylos uva-ursi
Berberis buxifolia 'Nana'
Berberis verruculosa
Cotoneaster microphyllus
Cotoneaster salicifolius 'herbstfever'
Cotoneaster 'Lowfast'
Euonymus japonica
Euonymus japonica 'Variegata'
Euonymus japonica 'Silver king'
Euonymus patens 'Manhattan'
Ilex aquifolium
Ilex aquifolium 'Silver'
Ilex crenata 'Convexa'
Juniperus chinensis 'Sargentia'
Juniperus horizontalis
Juniperus horizontalis 'Bar harbor'
Juniperus horizontalis 'Plumosa'
Juniperus horizontalis 'Wiltonii'
Juniperus procumbens
Juniperus chinensis 'Columaris'
Juniperus chinensis 'Hetzii'
Juniperus chinensis 'Torulosa'
Juniperus chinensis 'Stricta'
Juniperus scopulorum 'Pathfinder'
Juniperus scopulorum viridis 'Tolleson's'
Juniperus squamata meyeri
Juniperus virginiana 'Cupressifolia'
Juniperus procumbens 'Variegata'
Juniperus sabina 'Broodmoor'
Juniperus sabina 'Buffalo'
Juniperus sabina 'Tamariscifolia'
Juniperus chinensis, 'Armstrong'
Juniperus chinensis, 'Blue vase'
Juniperus chinensis, 'Mint Julep'
Juniperus sabina 'Blue danube'
Juniperus chinensis, 'Pfitzeriana'
Juniperus chinensis, 'Pfitzeriana Auréa'
Juniperus chinensis, 'Pfitzeriana Glauca'
Juniperus chinensis, 'Pfitzeriana Compacta'
Kalmia Latifolia
Mahonia aquifolia

Kinnikinnick
Dwarf Magellan Barberry
Wartz Barberry
Rockspray Cotoneaster
Autumn Fire Cotoneaster
Lowfast Cotoneaster
Evergreen Euonymus
Variegated Euonymus
Silver King Euonymus
Manhattan Euonymus
English Holly
Silvery English Holly
Convexleaf Japanese Holly
Sargent Juniper
Prostrata Juniper
Bar Harbor Juniper
Andorra Juniper
Blue Carpet Juniper
Japanese Garden Juniper
Chinese Blue Column
Hetz Blue Juniper
Hollywood Juniper
Spiny Greek Juniper
Pathfinder Juniper
Tolleson's Weeping Juniper
Meyer Juniper
Hillspire Juniper
Variegated Japanese Garden Juniper
Broodmoor Juniper
Buffalo Juniper
Tam Juniper
Armstrong Juniper
Texas Star Juniper
Mint Julep Juniper
Blue Danube Juniper
Pfitzer Juniper
Golden Pfitzer Juniper
Blue Pfitzer Juniper
Compact Pfitzer Juniper
Mountain Laurel
Oregon Grape

Mahonia bealei
Mahonia lomarifolia
Photina frazeri
Photina serrulata
Photina serrulata 'Nova'
Phyllostachys aurea
Picea glauca 'Conica'
Pieris japonica
Pinus mugo
Pinus mugo mughus
Polystichum munitum
Prunus laurocerescus 'Otto Luyken'
Prunus laurocerescus 'Zabeliana'
Prunus laurocerescus
Pyracantha coccinea
Rhododendron species (hardy varieties)
Taxus baccata
Taxus baccata 'Stricta'
Taxus cuspidata
Yucca filamentosa

Deciduous Shrubs

Azaleas - hardy varieties
Adiantum pendatum
Berberis thunbergii 'Crimson pygmy'
Berberis thunbergii 'Altropurpurea'
Berberis thunbergii 'Altropurpurea Nana'
Chaenomeles
Clethra alnifolia
Corylus avellana 'Contorta'
Cornus alba
Cornus alba, 'Variegata'
Cornus alba, 'Siberica'
Cornus kousa
Cornus nuttalli
Cotinus coggygria
Cotinus coggygria 'Purpureus'
Cotoneaster apiculata
Cytisus kewensis
Cytisus scoparius
Cytisus praecox
Eleagnus pungens
Equisetum Hyemale
Euonymus alatus 'Compacta'

Leatherleaf Mahonia
Burmese Mahonia
Fraser Photonia
Chinese Photonia
Red Twig Photonia
Golden Bamboo
Dwarf Alberta Spruce
Andromeda
Swiss Mountain Pine
Mugho Pine
Sword Fern
Otto Luyken Laurel
Zabel Laurel
English Laurel
Pyracantha
Rhododendron
English Yew
Irish Yew
Japanese Yew
Adam's Needle

Azaleas
Western Maidenhair Fern
Dwarf Red Barberry
Red-leaf Japanese Barberry
Dwarf Red-leaf Barberry
Flowering Quince
Sweet Pepperbush
Contorted Filbert
Tartarian Dogwood
Variegated Tartarian Dogwood
Redbark Dogwood
Kousa Dogwood
Western Dogwood
Smoke Tree
Purple Smoke Tree
Cranberry Cotoneaster
Kew Broom
Scotch Broom
Warminster Broom
Silverberry
Horsetail Reed
Compact Winged Euonymous

Euonymus alatus
 Forsythia intermedia
 Forsythia suspensa
 Hypericum patulum 'Henryi'
 Hibiscus syriacus
 Hibiscus syriacus 'Alba'
 Kerria Japonica
 Kolkwitzia amabilis
 Lonicera heckrottii
 Lonicera tartarica
 Magnolia soulangiana
 Mahonia aquifolia 'Compact'
 Nandina domestica
 Nandina domestica 'Dwarf'
 Potentilla frutescens
 Philadelphus virginialis
 Prunus glandulosa
 Prunus persica 'Dwarf'
 Rhododendron deciduous
 Ribes alpinum
 Ribes sanguineum
 Rosa
 Spiraea bumalda 'Anthony Waterer'
 Spiraea contoniensis
 Spiraea prunifolia
 Spiraea vanhouttei
 Symphoricarpos alba
 Symphoricarpos orbiculatus
 Syringa persica
 Syringa vulgaris
 Viburnum opulus 'Sterile'
 Viburnum prunifolium
 Weigela florida
 Weigela florida 'Bristol Ruby'
 Weigela florida purpurea 'Java Red'
 Weigela florida 'Variegata'
 Wisteria - tree

Groundcovers & Vines

Achillea filipendulina
 Ajuga reptans
 Ajuga reptans 'Atropurpurea'
 Alyssum saxatile
 Arenaria verna caespitosa

Winged Euonymus
 Border Forsythia
 Weeping Forsythia
 Henry St. Johnswort
 Rose of Sharon
 White Rose of Sharon
 Japanese Rose
 Beauty Bush
 Coral Honeysuckle
 Tartarian Honeysuckle
 Saucer Magnolia
 Compact Oregon Grape
 Heavenly Bamboo
 Dwarf Heavenly Bamboo
 Potentilla
 Mock Orange
 Dwarf Flowering Almond
 Dwarf Peach Tree
 Hardy Varieties
 Alpine Currant
 Red Flowering Currant
 Rose: Climbing, Standard
 Anthony Waterer Spiraea
 Double Bridalwreath Spiraea
 Bridalwreath Spiraea
 Vanhoutte Spiraea
 Snowberry
 Coral Berry
 Persian Lilac
 Common Lilac
 Common Snowball
 Black Haw
 Pink Weigela
 Bristol Ruby Weigela
 Java Red Weigela
 Variegated Weigela
 Wisteria

Fernleaf Yarrow
 Carpet Bugle
 Bronze Carpet Bugle
 Basket of Gold
 Irish Moss

<i>Armeria vulgaris</i> 'Maritima'	Sea Pink
<i>Calluna vulgaris</i>	Scotch Heather
<i>Campanula poscharskyana</i>	Serbian Bellflower
<i>Campsis radicans</i>	Trumpet Creeper
<i>Cerastium tomentosum</i>	Snow in Summer
<i>Clematis</i> - Deciduous clematis	Clematis
<i>Clematis</i> 'Countess de Bouchard'	Countess de Bouchard Clematis
<i>Clematis</i> 'Henryi'	Henryi Clematis
<i>Clematis</i> 'Jackmandi'	Jackmandi Clematis
<i>Clematis</i> 'Jackmandi Rubra'	Jackmandi Rubra Clematis
<i>Clematis</i> 'Nelly Moser'	Nelly Moser Clematis
<i>Clematis</i> 'Tangutica'	Tangutica Clematis
<i>Coronilla varia</i>	Crownvetch
<i>Daphne cneorum</i>	Garland Daphne
<i>Daphne cneorum</i> 'Ruby Glow'	Ruby Glow Daphne
<i>Erica carnea</i>	Spring Heather
<i>Erica carnea</i> 'Springwood White'	Springwood White Heather
<i>Erica carnea</i> 'Springwood Pink'	Pink Springwood Heather
<i>Equisetum hyemale</i>	Horsetail
<i>Euonymus fortunei</i>	Winter Creeper
<i>Euonymus fortunei</i> 'Gracilis'	Chinese Variegated Euonymus
<i>Euonymus fortunei</i> 'Coloratus'	Purpleleaf Winter Creeper
<i>Festuca ovina</i> 'Glauca'	Blue Fescue
Grape -Concord	Concord Grape
<i>Hedera helix</i>	English Ivy
<i>Hedera helix</i> 'Hahnii'	Hahn's Ivy
<i>Hedera helix</i> 'Needlepoint'	Needle Point Ivy
<i>Hedera helix</i> 'Baltic'	Baltic Ivy
<i>Heuchera sanguinea</i>	Coral Bells
<i>Hypericum calycinum</i>	Creeping St. Johnswort
<i>Iberis sempervirens</i>	Evergreen Candytuff
<i>Liriope spicata</i>	Creeping Lily Turf
<i>Lobularia maritima</i>	Sweet Alyssum
<i>Lobularia maritima</i> 'Carpet of Snow'	Carpet of Snow Alyssum
<i>Lobularia maritima</i> 'Royal Carpet'	Royal Carpet
<i>Lonicera japonica</i> 'Halliana'	Hall's Japanese Honeysuckle
<i>Lonicera japonica</i> 'Purpurea'	Purple Japanese Honeysuckle
<i>Pachysandra terminalis</i>	Japanese Spurge
<i>Parthenocissus quinquefolia</i>	Virginia Creeper
<i>Parthenocissus tricuspidata</i>	Boston Ivy
<i>Phlox subulata</i>	Moss Phlox
<i>Polygonum aubertii</i>	Silverlace Vine
<i>Potentilla verna</i>	Spring Cinquefoil
<i>Sagina subulata aurea</i>	Scotch Moss

Santolina chamaecyparissus
Santolina virens
Sedum acre
Sedum anglicum
Sedum brevifolium
Sedum sarmentosum
Sedum spurium 'Dragon's Blood'
Strawberry - Fruiting 'Ozark'
Thymus serpylloum
Thymus serpylloum 'Rosens'
Thymus serpylloum 'Albusa'
Viola odorata
Vinca major
Vinca major 'Variegata'
Vinca minor
Wisteria sinensis

Lavender Cotton
Green Lavender Cotton
Goldmoss Sedum
Perry's Green
Green Stonecrop
Sarmento Sedum
Dragon's Blood Sedum
Alaskan, Good Varieties/Strawberry
Mother of Thyme
Pink Creeping Thyme
White Creeping Thyme
Sweet Violet
Periwinkle
Variegated Periwinkle
Dwarf Periwinkle
Chinese Wisteria

Flowers - Perennial

Aquilegia formosa
Antirrhinum major
Armeria vulgaris
Aster dumosus
Aurina saxtilis
Chrysanthemum frutescens
Chrysanthemum maximum
Colchicum autumnale
Cosmos
Crocus
Daffodils
Delphinium elatum
Dianthus barbatus
Dianthus caryophyllus
Dianthus plumarius
Dicentra spectabilis
Digitalis
Euphorbia marginata
Galanthus nivalis
Hemerocallis hybrid
Hosta lancifolia
Iris - Dwarf, intermediate & tall
Kniphofia unaria
Lupinus polyphyllus
Lupinus russel hybrids
Muscari

Columbine
Snapdragon
Sea Pink
Brush Aster
Basket of Gold
Marguerite Daisy
Shasta Daisy
Autumn Crocus
Cosmos
Crocus
Daffodils
Delphinium, Candle
Sweet William
Border Carnation
Cottage Pink
Bleeding Heart
Foxglove
Snow in the Mountain
Snowdrop
Day Lily
Plantain Lily
Bearded & Beardless Iris
Red-hot Poker
Lupine
Russel Lupine
Grape Hyacinth

Papaver nudicaule	Iceland Poppy
Phlox subulata	Moss Pink Phlox
Phlox paniculata	Summer Phlox
Physalis alkekengi	Chinese Lantern Plant
Portulaca grandiflora	Portulaca
Rudbeckia hirta	Gloriosa Daisy
Scilla hispanica	Spanish Bluebell
Sedum sieboldii	Siebold Sedum
Sedum spectabile	Showy Stonecrop
Sedum spectabile, 'Meteor'	Meteor Stonecrop
Tulipa - Darwin, Parrot, Fringed, etc.	Tulip

Note:

- Additional plant species may be selected to fulfill specific site conditions, soil characteristics, other criteria or site planning concepts.
- Plant lists for each specific site plan shall be reviewed by Nevada Registered Landscape Architect.

Exhibit "A"

Engineering Mitigations

1. Prior to approval of each final map, an on-site lot grading plan shall be submitted to and approved by the Department of Building and Safety and the Engineering Division. Said plan shall include detailed plans for grading and drainage on each lot and erosion control.
2. Prior to the approval of any final map, the applicant shall have an approved emergency access.
3. Prior to the approval of any final map, the applicant shall grant any necessary easements for the Steamboat interceptor sewer through this development on an alignment agreed to by the applicant and the City. The developer shall coordinate with the City for the construction of the interceptor.
4. The applicant shall comply with the provisions of the 404 permit issued for the Brookside Lakes Golf Course (now Rosewood Lakes Golf Course)

Homeowners Association

1. Prior to final approval of the SPD zoning map amendment, the applicant shall incorporate into the Development Standards Handbook provisions for maintenance by the homeowners association of all common areas, landscaping, decorative paving within public streets, signage, the private park, the recreation building and grounds, trails and common area fencing. These maintenance provisions shall be approved by the Department of Planning and Community Development.
2. Prior to final approval of the SPD zoning map amendment, the applicant shall have approved conditions, covenants and restrictions (CC&R's) to the satisfaction of the Department of Planning and Community Development; and approved as to form by the City Attorney.

Airport Authority

Prior to approval of the SPD zoning map amendment, the property owner(s) shall grant an avigation easement to, and acceptable to, the Airport Authority of Washoe County over the entire property. The property owner(s) shall provide the Building Department with appropriate documentation indicating the avigation easement has been granted and accepted by the Airport Authority of Washoe County, prior to the issuance of a building permit.

Exhibit "A"

Postal Service

Prior to approval of a final map, the applicant shall coordinate with the U.S. Postal Service to establish a centralized mode of mail delivery. In the event structures and/or land area is required to facilitate a centralized mail system, the applicant shall provide the land area and appropriate structures/equipment not provided by the U.S. Postal Service prior to issuance of a certificate of occupancy. The location, design, and landscaping for the centralized postal site shall be approved by the City Traffic Engineer and the Department of Planning and Community Development consistent with the design criteria listed in the landscaping and screening sections contained within the Development Standards Handbook.

Exhibit "A"

Traffic Mitigation Conditions to be Made a Part of the Development Standards Handbook

With development of the single family residential area easterly of the proposed Tahoe/Pyramid Link, the applicant shall construct a two lane roadway as an extension of Mira Loma Drive, which may remain unpaved during construction for use as a haul road, but which shall be paved prior to the issuance of the first certificate of occupancy for a residential structure in the single family residential section. With further development, additional road improvements to Mira Loma Drive shall consist of its expansion to a four lane paved roadway in accordance with applicable City standards from the westernmost boundary of the Rosewood Lakes development to the easternmost edge of the multi-family residential area proposed for development on Mira Loma Drive's southerly side.

Prior to the issuance of any certificate of occupancy, the applicant shall dedicate right-of-way and construct bus turnouts on Mira Loma Drive to the satisfaction of the RTC and City Traffic Engineer.

The applicant shall participate in the installation of signalization and channelization at the intersection of Longley Lane with Rock Boulevard in the amount of \$17,000.00. Payment in cash to the City of Reno in accordance with Resolution No. 3688 shall be made at the time of recordation of each final map or prior to the issuance of any building permit, whichever occurs first on the basis of \$50.00 per dwelling unit.

The applicant shall participate in the installation of signalization and channelization at the intersection of Rio Poco Road and McCarran Boulevard in the amount of \$19,000.00. Payment in cash to the City of Reno in accordance with Resolution No. 3688 shall be made at the time of recordation of each final map or prior to the issuance of any building permit, whichever occurs first on the basis of \$50.00 per dwelling unit.

With the construction of the 200th unit, the applicant shall construct a capacity improvement measure at the intersection of McCarran Boulevard with Mira Loma Drive to include dual left-turn lanes for southbound traffic, free right-turn lanes for northbound to eastbound traffic and westbound to northbound traffic, to the satisfaction of the City Traffic Engineer.

**FIRST AMENDMENT
TO THE ROSEWOOD LAKES
DEVELOPMENT STANDARDS HANDBOOK**

SITE PLANNING AND DEVELOPMENT STANDARDS

(AMENDED TO INCORPORATE SMALL LOT RESIDENTIAL (SLR)
DEVELOPMENT FOR ROSEVIEW SUBDIVISION)

1. Single Family Detached Dwellings shall conform to the standards as set forth in Medium Density Residential or for Small Lot Residential Development as enumerated below:

The following standards apply for Small Lot Residential (SLR) Development:

- (a) General Design Requirements:
 - 1) Integrated Design: All SLR development must be an integrated site design which considers the inter-relationships of adjoining houses and lots, the public streetscape, parking, fencing, and other aspects of urban design which contribute to the feeling of a planned community rather than merely an agglomeration of small residential lots. Each SLR lot must be planned for a specific floor plan which works with the lot to create reasonable private space and an acceptable relationship with the adjoining lots.
 - 2) Exterior Use Easements: Within an SLR development, easements may be established on the individual lots which allow the use of portions of one residential lot by another, adjoining lot. Fences and other permanent construction are permitted within these easements. The owner of the property upon which the easement is established must have reasonable access to this portion of his/her property for maintenance purposes.

- 3) Substitution of floor plans: No substitution of floor plans shall be permitted once a final lot and floor plan layout has been approved by the City staff and a final map recorded.
- 4) Variation in Elevations: Every effort will be made to provide variety in the house street frontage elevations. No two identical front elevations will be sited on adjacent lots.

(b) Minimum Lot Area: 2,200 square feet

(c) Minimum Lot Frontage at R.O.W.: 20 feet

(d) Minimum Lot Depth: 50 feet

(e) Minimum Building Setbacks: (See Figure 1)

1) Front (measured from Right of Way line):

a) Front of Garage: 19 feet
(Up to 1/3 of total units may have a setback of 5 feet)

b) Front of Living Space: 10 feet
Porches may extend to within 5 feet of the front property line.

2) Side: 4 feet between houses

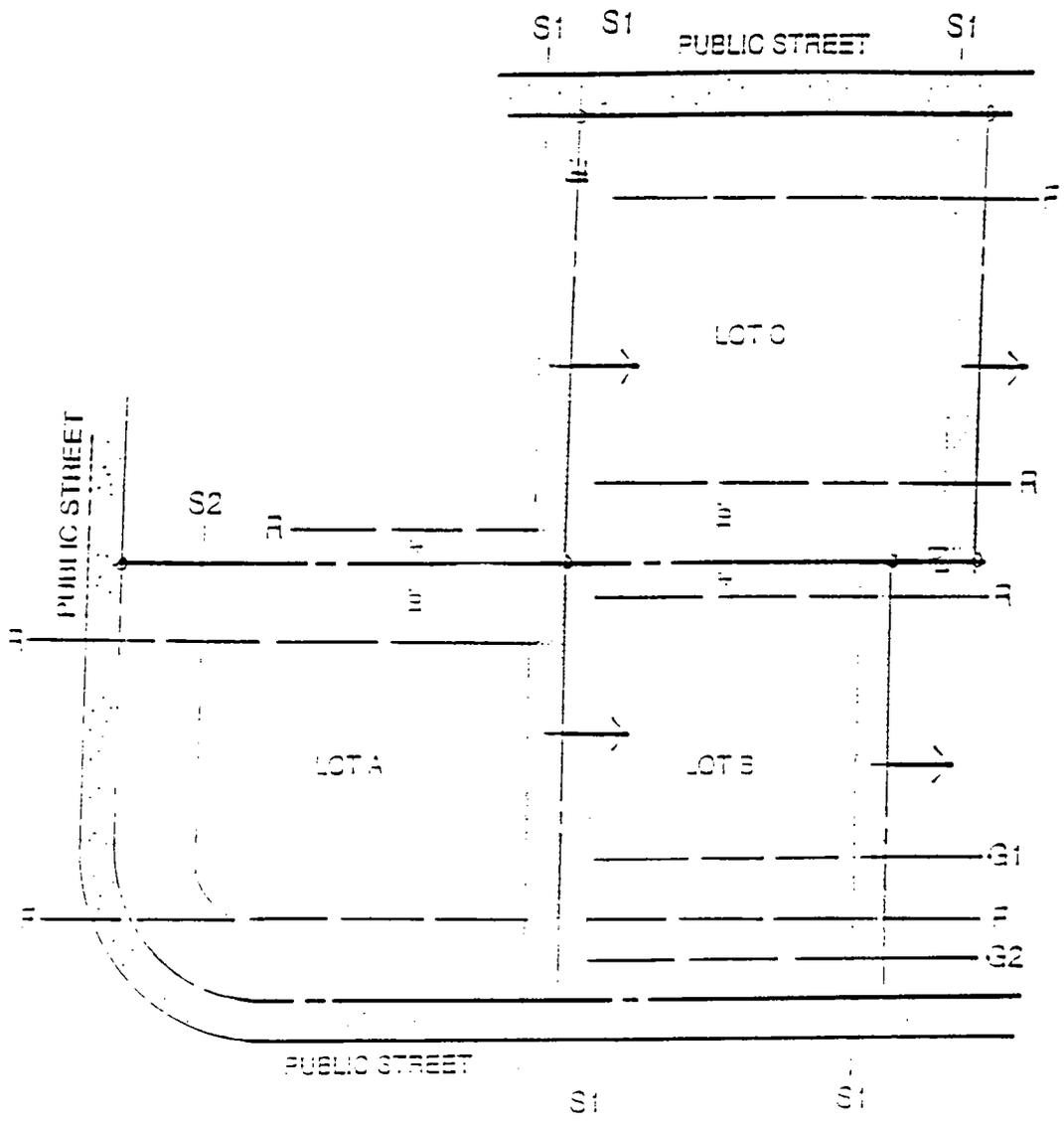
10 feet for side yards with street frontage

3) Rear: 4 feet

4) Driveway Length (measured from Right of Way line): 19 feet except that 1/3 of houses may have a 5 foot driveway

5) Each lot shall contain at least one side or rear yard setback of 10 feet or more which is not adjacent to a street.

- F = 10' FRONT LIVING SPACE SETBACK
- G1 = 10' GARAGE SETBACK (TYPICAL)
- G2 = 5' GARAGE SETBACK (FOR UP TO 1/3 OF LOTS)
- S1 = 4' SIDE YARD SETBACK (TYPICAL)
- S2 = 10' SIDE YARD SETBACK FOR EXTERIOR LOTS
- R = REAR YARD SETBACK (10' - OR 4' IF ABUTTING 10' SETBACK)



TYPICAL USE EASEMENT
 ARROW POINTS TO LOT WHICH MAY USE EASEMENT

OFA, INC.
 3.93

FIGURE 1
SETBACK DIAGRAM

- (f) Projections into required setbacks:
The roof overhang may project up to 1 foot into the required setbacks. No chimneys, open stairs, eaves or similar architectural features are permitted in any setback area less than 10 feet in width.

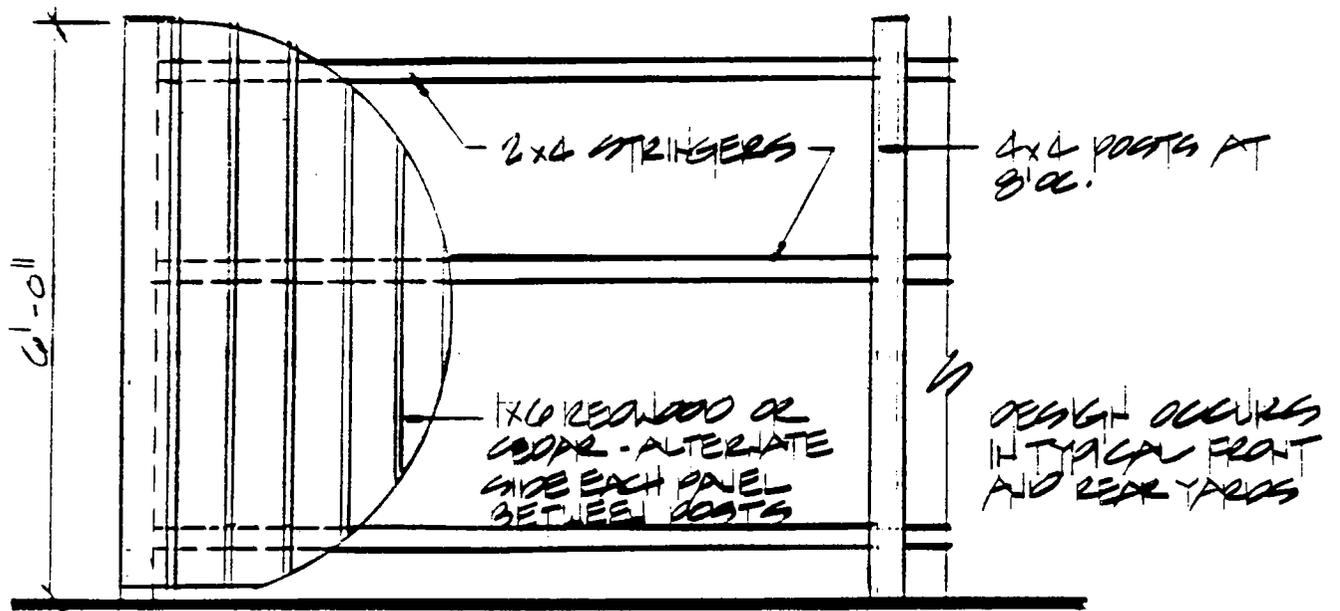
- (g) Air conditioning equipment may not be placed in any setback area less than 10 feet in width and shall be screened from view of adjacent streets.

- (h) Maximum building height: 2 stories

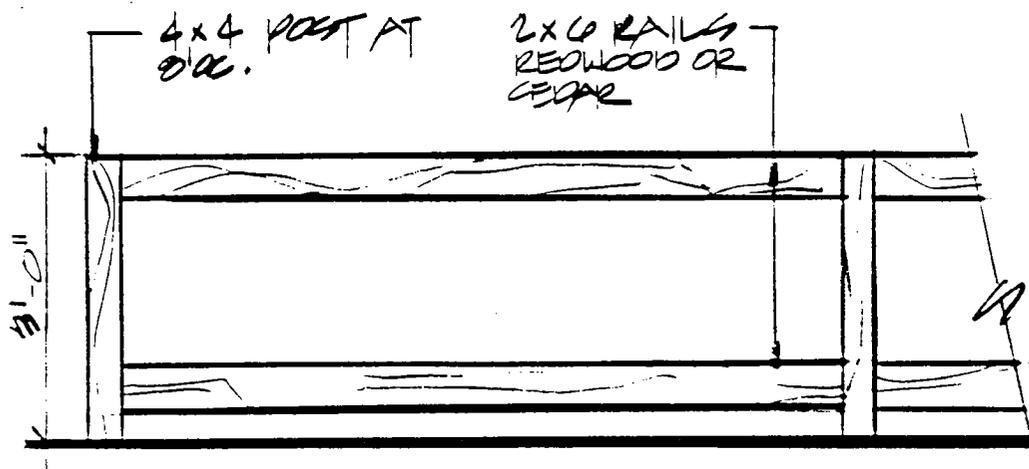
- (i) Fences and walls:
 - 1) Walls: All walls shall be of masonry, stone, or a combination of these materials and may not exceed 6 feet in height.

 - 2) Fences: Fences may not exceed 6 feet in height. No chain link or other open wire type fencing is permitted within the front yard setback of the lots or within the side yard setback if that setback fronts on a street. See "Open Rail Fence - Wood". for the decorative front and exterior side yard fencing. 6 foot tall fencing shall be per the detail "Typical Internal Screen Fence" . Both of these details are shown on the following page.

 - 3) Fence and Wall Heights: Fences or walls within the front yard setback shall not exceed 3 feet in height. Fences abutting public streets shall be set back from the street a minimum of 3 feet from the back of the sidewalk. 6 foot tall walls or fences must be set back a minimum of 10 feet from the back of the sidewalk.



Typical Internal Screen Fence



Open Rail Fence - Wood

- 4) Visibility : No fence or wall or similar structure may be constructed which creates a visibility problem for motorists on the public streets.
- (j) No solid fuel burning devices are permitted within SLR units.
 - (k) Recreational vehicles, boats, and trailers shall not be stored on individual lots or parked in the streets at any time. Pickup trucks with campers or vans (up to 20 feet in length), which serve as primary transportation are exempted from this provision. This provision shall be included with the disclosure statement at the time of sale for each house within an SLR project.
 - l) Accessory structures are prohibited within the SLR. This provision shall be included with the disclosure statement at the time of sale for each house within an SLR project.
 - m) Garages shall not be converted into living space or used exclusively for storage. This provision shall be included with the disclosure statement at the time of sale for each house within an SLR project.
 - n) No structural additions shall be permitted to the original house. This provision shall be included with the disclosure statement at the time of sale for each house within an SLR project.
 - o) Owners and visitors to the SLR project shall be prohibited from parking across public sidewalks at all times. This provision shall be included with the disclosure statement at the time of sale for each house within an SLR project.

Proposed Street Section:

Figure 2 illustrates the proposed street section within the SLR community. This section consists of a 34 foot wide street within a 44 foot wide right of way with 4 foot sidewalks on each side of the street and a 1 foot utility easement between the rear

of the sidewalk and the right of way line. Street radii may be reduced below the minimum 20 mph design speed, subject to City staff approval.

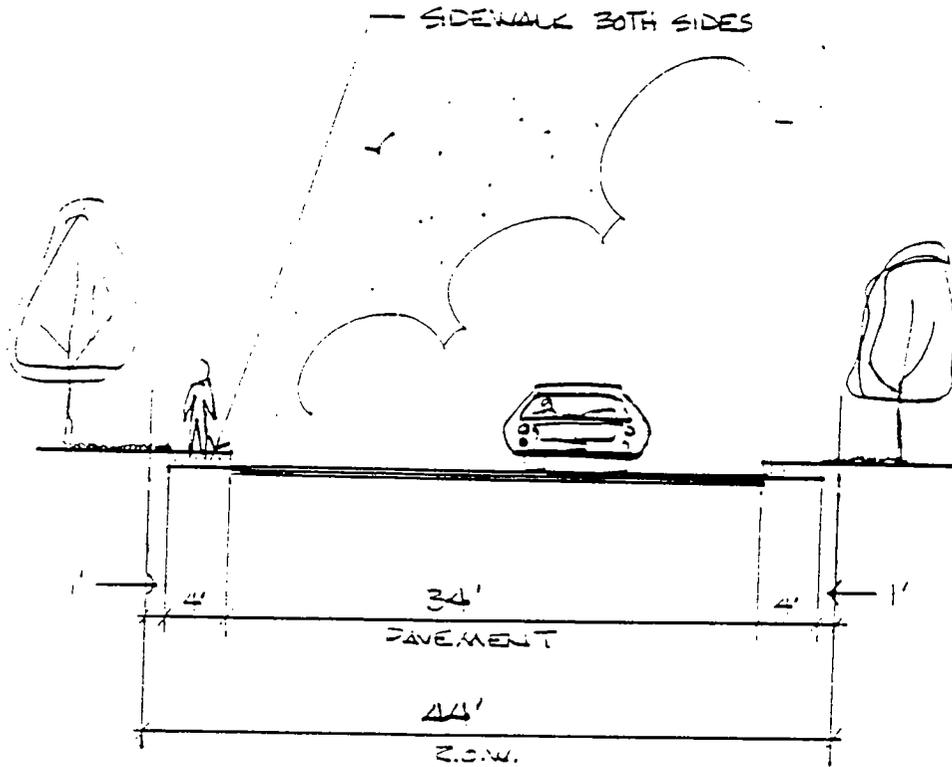


FIGURE 2
TYPICAL SLR STREET SECTION

**SECOND AMENDMENT
TO THE ROSEWOOD LAKES
DEVELOPMENT STANDARDS HANDBOOK**

SITE PLANNING AND DEVELOPMENT STANDARDS

(AMENDED TO INCORPORATE SMALL LOT CLUSTER RESIDENTIAL (SLCR) DEVELOPMENT FOR HERON'S LANDING)

1. Single Family Detached Dwellings shall conform to the standards for Small Lot Cluster Residential Development for Heron's Landing enumerated below:

The following standards apply for Small Lot Cluster Residential (SLCR) Development:

(a) General Design Requirements:

- 1) Integrated Design: All SLCR development must be an integrated site design which considers the inter-relationships of adjoining houses and lots, the public streetscape, parking, fencing, and other aspects of urban design which contribute to the feeling of a planned community rather than merely an agglomeration of small residential lots. Each SLCR lot must be planned for a specific floor plan which works with the lot to create reasonable private space and an acceptable relationship with the adjoining lots.
- 2) Exterior Use Easements: Within an SLCR development, easements may be established on the individual lots which allow the use of portions of one residential lot by another, adjoining lot. Fences and other permanent construction are permitted within these easements. The owner of the property upon which the easement is established must have reasonable access to this portion of his/her property for maintenance purposes.
- 3) Substitution of floor plans: No substitution of floor plans shall be permitted once a final lot and floor plan layout has been approved by the City staff and a final map recorded.

4) Variation in Elevations: Every effort will be made to provide variety in the house street frontage elevations. No two identical front elevations will be sited on adjacent lots.

(b) Minimum Lot Area: 2,400 square feet

(c) Minimum Lot Depth and/or Width: 50 feet

(d) Minimum Building Setbacks: (See Figure 1 and Fencing and Yard Identification Plan in map pocket)

1) Front (measured from Right-of-Way line):

a) Front of Garage:

On Courts: 4 feet

On Streets: 10 feet

b) Front of Living Space: 8 feet

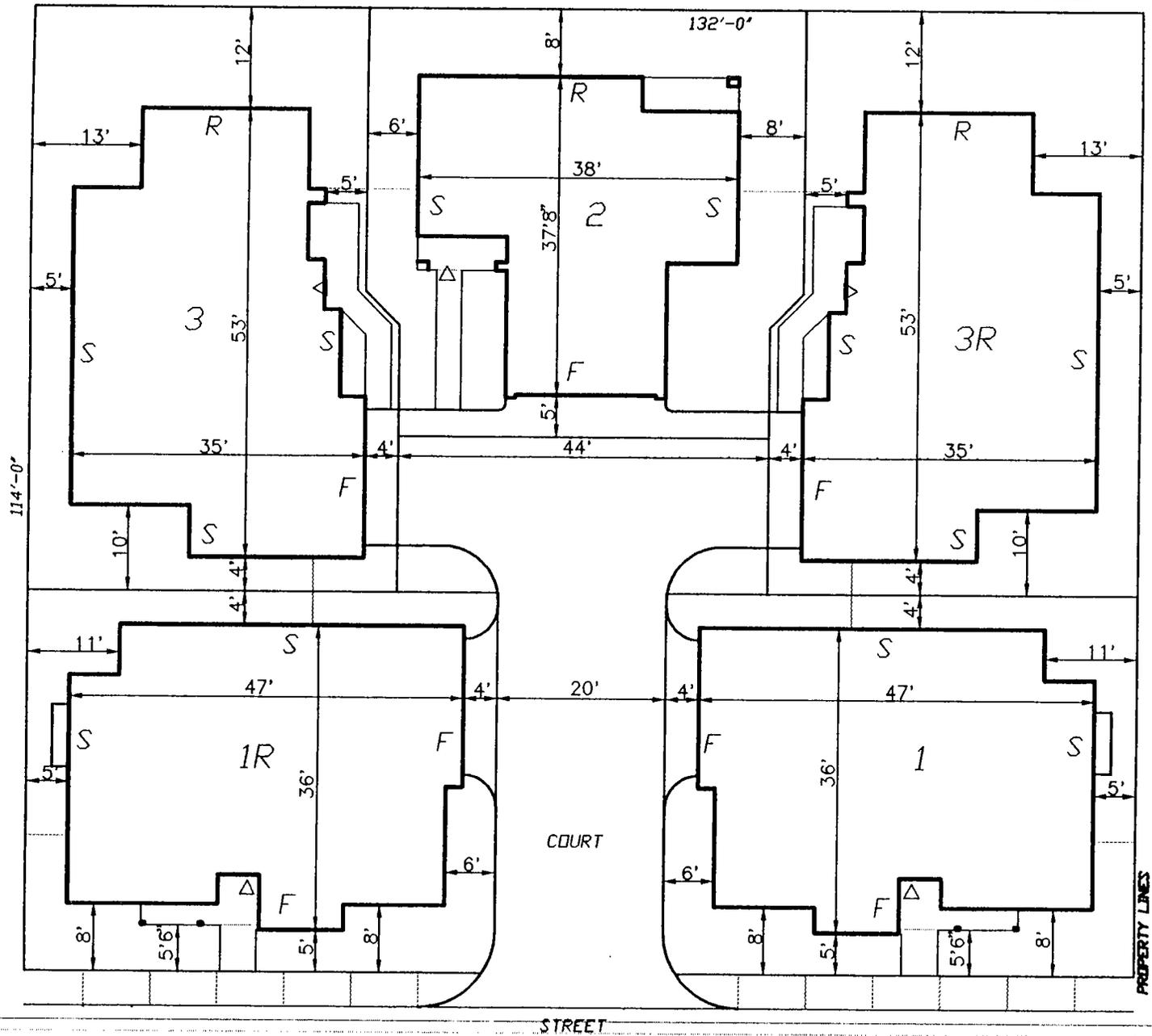
Note: Plans 1 and 1R may extend to within 5 feet of the front property line with an encroachment that does not exceed a dimension of 10' wide by 3' deep.

c) Front of Porches: Porches may extend to within 5 feet of the front property line.

2) Side: 4 feet with a minimum of 8 feet between houses, 5 feet for side yards with street frontage

3) Rear: 4 feet

4) Each lot shall contain at least one side or rear yard area of 10 feet or more which is not adjacent to a street.

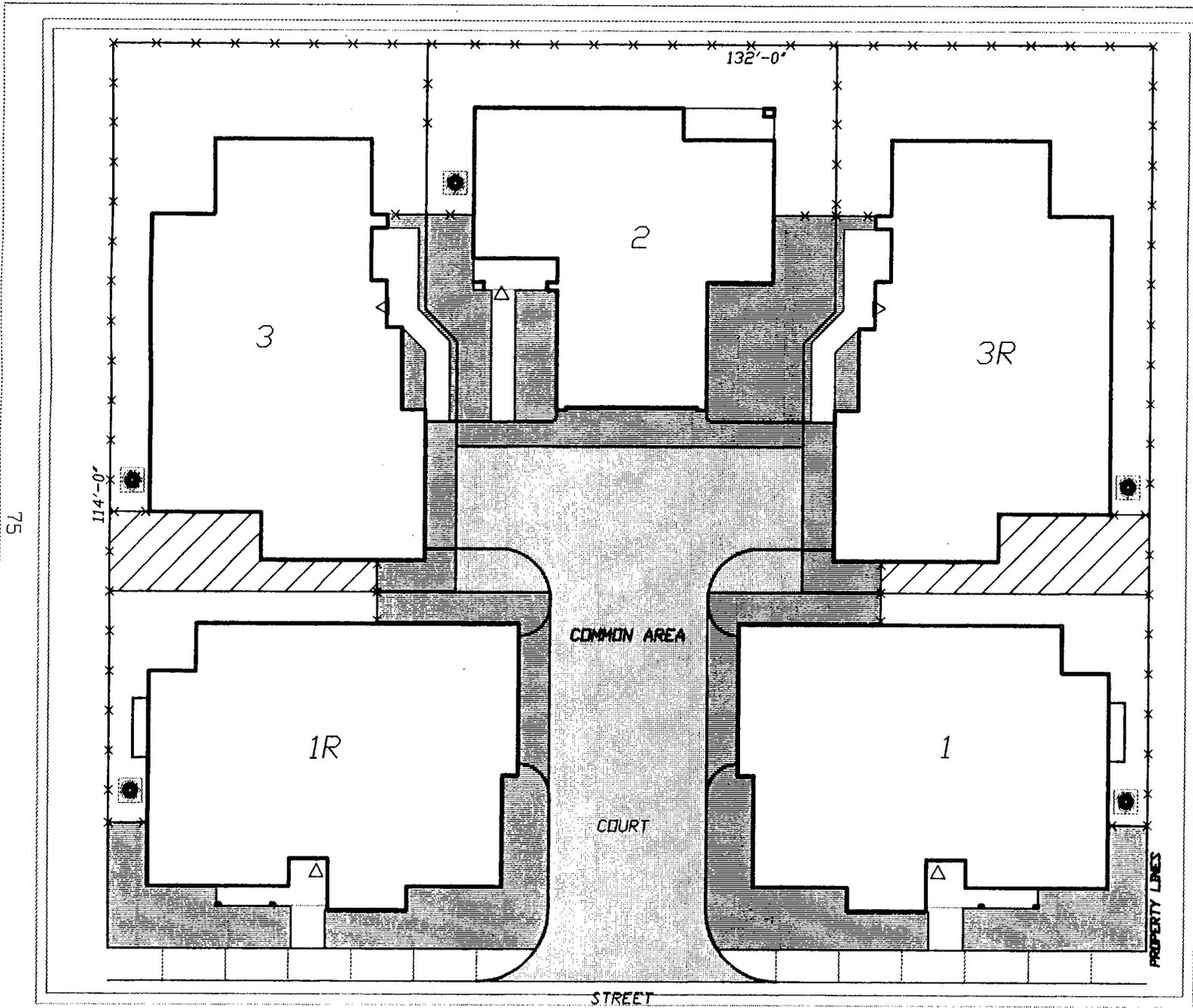


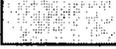
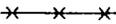
R = REAR
 S = SIDE
 F = FRONT

TYPICAL COURT PLAN

FIGURE 1

- 5) Driveway Length:
 - On Courts: 4 feet
 - On Streets: 10 feet
 - 6) All courtyard driveways and driveways connecting directly to the street shall have 24 feet of back-up space. No parking shall be permitted within driveways or courts.
-
- (e) Projections into required setbacks: The roof overhang may project up to 18 inches into the required setbacks. Gas-fired appliance /entertainment center enclosures (24" in depth) may not be placed in any setback less than 5 feet in width, shall not exceed 8 feet in length, and shall be designated with each final map.
 - (f) Air conditioning equipment may not be placed in any setback area less than 4'6" in width and shall be screened from view of adjacent streets. Air conditioning equipment will be placed at a deadend within the fenced yard and designated with each final map.
 - (g) Maximum building height: 2 stories
 - (h) Fences and walls: (See Figures 2 through 5 and Fencing and Yard Identification Plan in map pocket)
 - 1) Walls: All walls shall be of masonry, stone, or a combination of these materials and may not exceed 6 feet in height.
 - 2) Fences: Fences may not exceed 6 feet in height. Pilasters may not exceed 6'8" in height. No chain link or other open wire type fencing is permitted.



-  AREAS MAINTAINED BY HOMEOWNER'S ASSOCIATION
-  COMMON AREA
-  RIGHT-TO-USE EASEMENT AREAS
-  A/C CONDENSOR LOCATIONS
-  FENCE

TYPICAL COURT PLAN

FIGURE 2

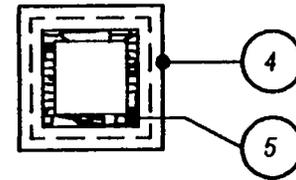
FENCES/COMMON AREA

KEYNOTES:

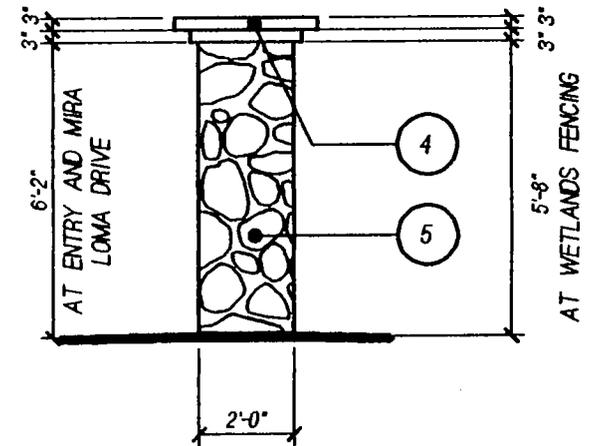
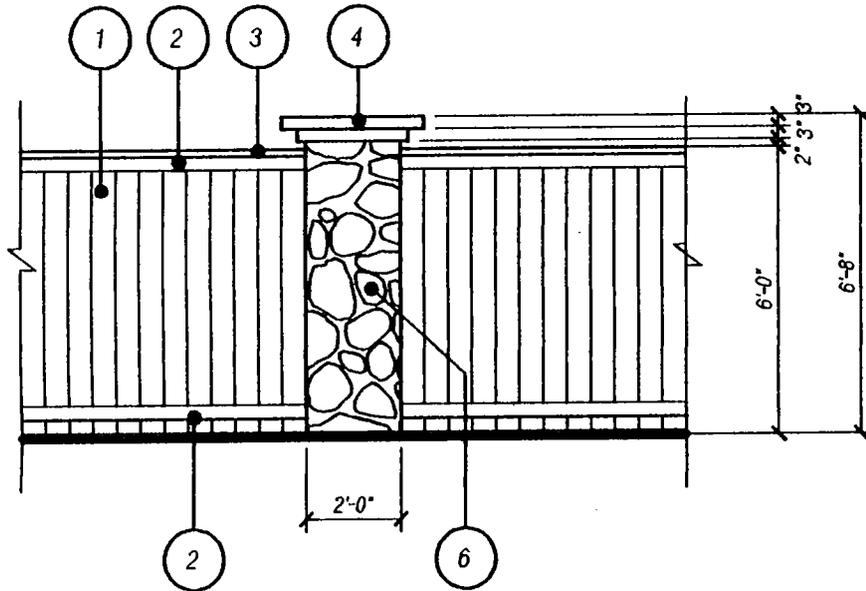
1. 1X6 WOOD FENCING - TYPICAL
2. DOUBLE 2X4 WOOD TRIM
3. 2X6 WOOD CAP
4. PRECAST CONCRETE CAP
5. ROCK VENEER
6. ROCK PILASTERS - REFER TO FENCING PLAN FOR LOCATION

- NOTE: REFER TO FENCING AND YARD IDENTIFICATION PLAN IN MAP POCKET OF THIS BOOKLET

PLAN VIEW



76



6' SCREEN FENCING AT MAJOR ENTRY AND AT MIRA LOMA DRIVE

TYPICAL PILASTER

FIGURE 3

TAYLOR WOODROW HOMES

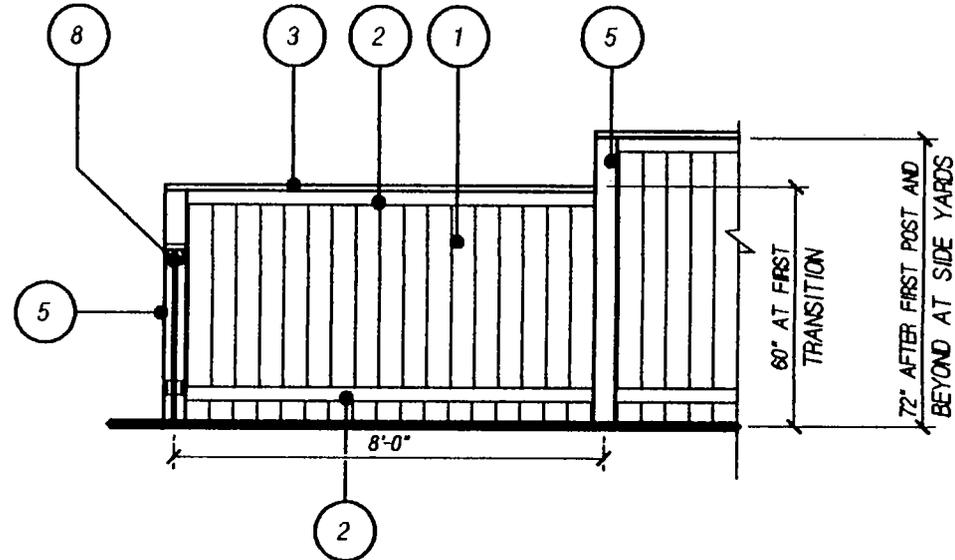
HERON'S LANDING - TYPICAL PILASTER & SCREEN FENCING

SCALE: 1/4" = 1'-0"
PZH OF NEVADA

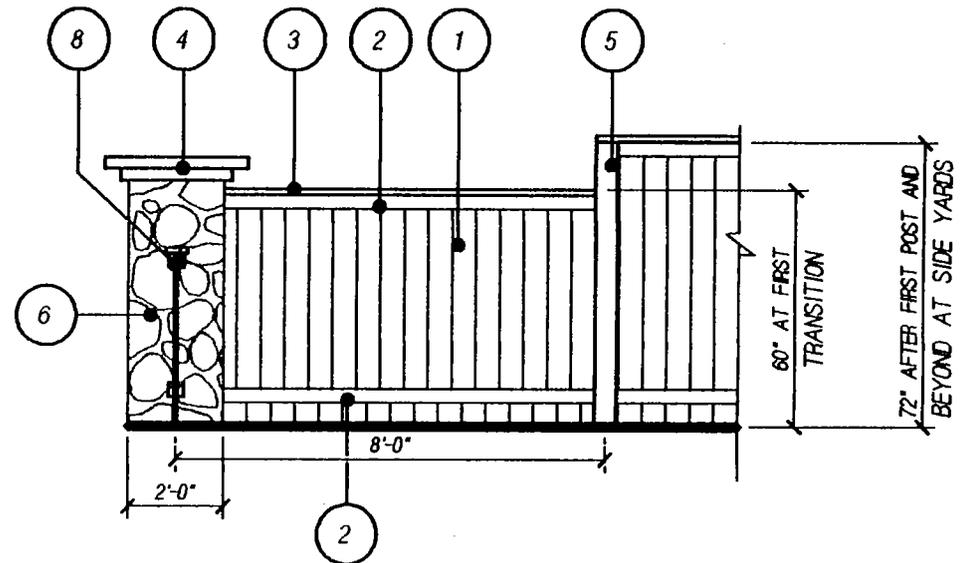
KEYNOTES:

1. 1X6 WOOD FENCING - TYPICAL
2. DOUBLE 2X4 WOOD TRIM
3. 2X6 WOOD CAP
4. PRECAST CONCRETE CAP
5. 4X6 POST AT 8'-0" O.C.
6. ROCK PILASTERS - REFER TO FENCING PLAN FOR LOCATION
7. SCREEN FENCING BETWEEN UNITS (SHOWN IN SECTION)
8. FENCING AT WETLANDS (SHOWN IN SECTION)

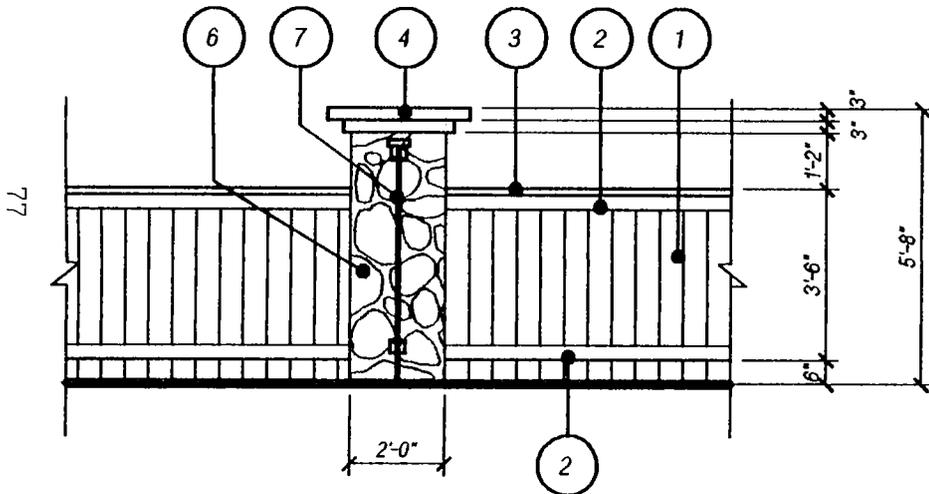
- NOTE: REFER TO FENCING AND YARD IDENTIFICATION PLAN IN MAP POCKET OF THIS BOOKLET



TRANSITION OF WETLAND FENCING TO SIDE YARD FENCING W/OUT PILASTER



TRANSITION OF WETLAND FENCING TO SIDE YARD FENCING W/ PILASTER



SCREEN FENCING AT WETLANDS

FIGURE 4

TAYLOR WOODROW HOMES

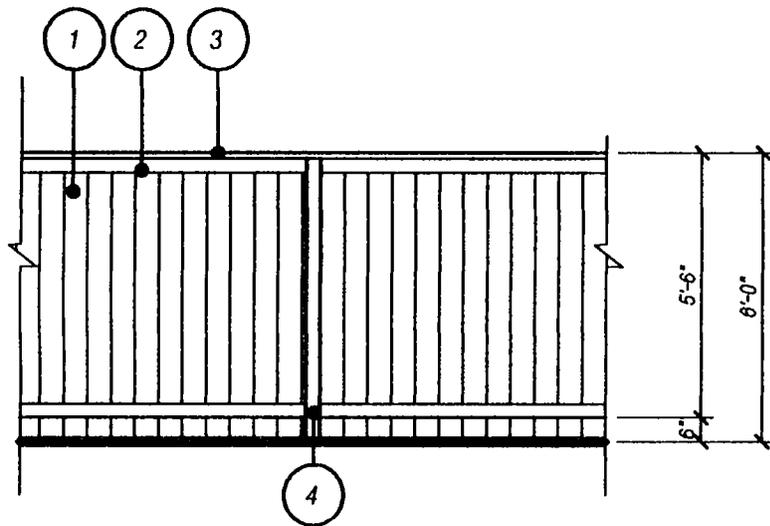
HERON'S LANDING - TYPICAL RETAINING WALL AND SCREEN FENCING AT SIDE YARDS AND FACING WETLANDS

SCALE: 1/4" = 1'-0"
PZH OF NEVADA

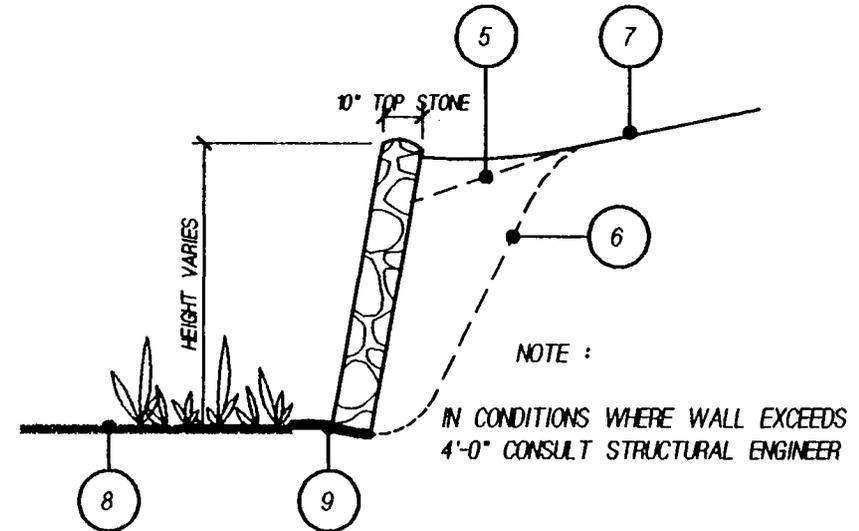
LEGEND:

1. 1X6 WOOD FENCING - TYPICAL
2. DOUBLE 2X4 WOOD TRIM
3. 2X6 WOOD CAP
4. 4X6 POST AT 8'-0" O.C.
5. EXISTING GRADE
6. LINE OF EXCAVATION
7. FINISH GRADE
8. WETLANDS
9. UNDISTURBED SOIL

- NOTE: REFER TO FENCING AND YARD IDENTIFICATION PLAN IN MAP POCKET OF THIS BOOKLET



TYPICAL INTERNAL SCREEN FENCING AND PROJECT PERIMETER FENCING



ROCK RETAINING WALL

FIGURE 5

TAYLOR WOODROW HOMES

HERON'S LANDING - TYPICAL RETAINING WALL AND SCREEN FENCING AT PROJECT PERIMETER FENCING

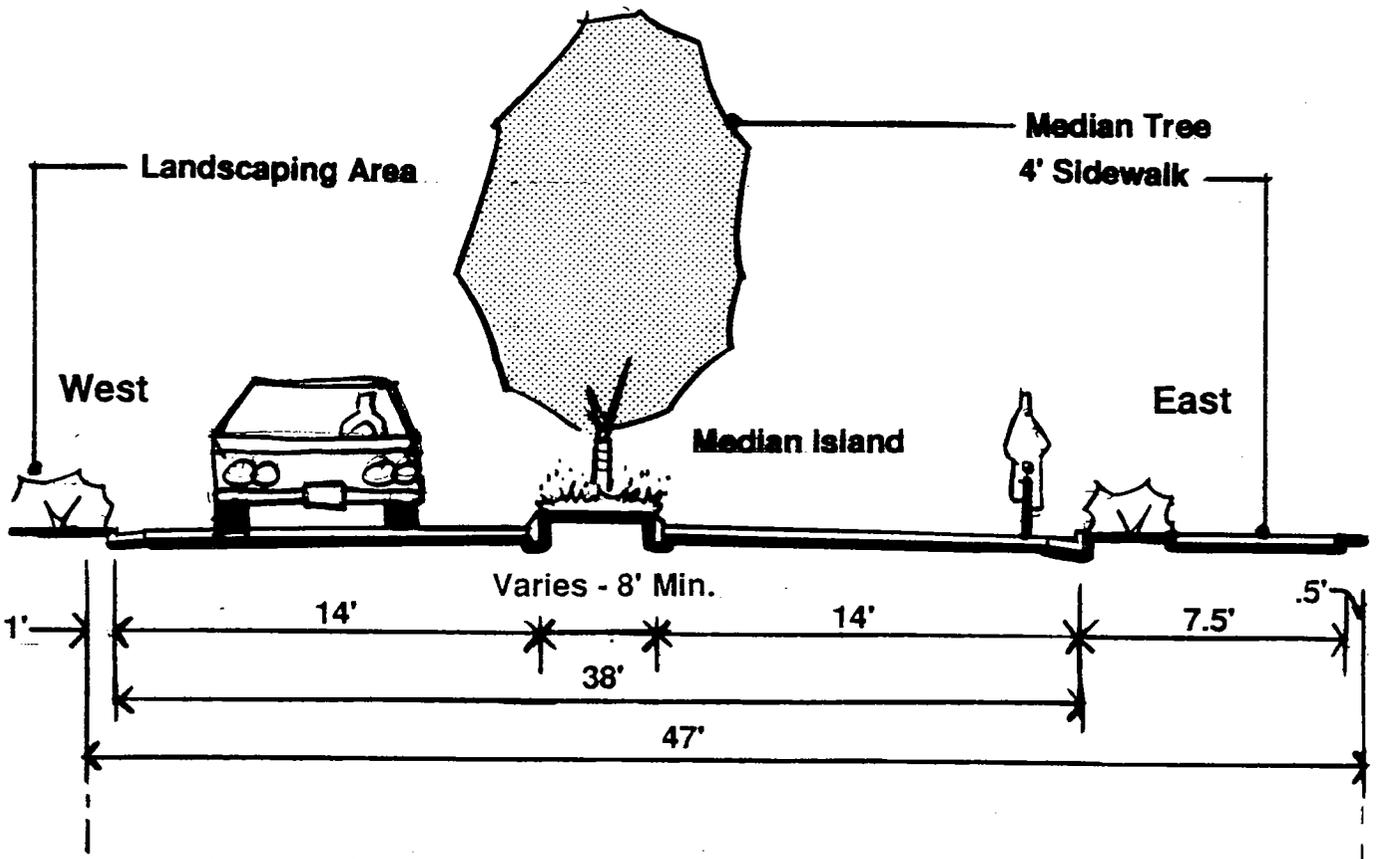
SCALE: 1/4" = 1'-0"
PZH OF NEVADA

- 3) Fence Heights: Fences within the front yard shall not be permitted. Fences abutting public streets shall be set back from the street a minimum of 3 feet from the back of the sidewalk. Six (6) foot tall fences must be set back a minimum of 10 feet from the back of the sidewalk. Rear yard fences on lots adjacent to the wetlands shall not exceed 4 feet in height. All fencing shall be constructed in conformance with Figures 2 through 5.
- 4) Visibility: No fence or similar structure may be constructed which creates a visibility problem for motorists on the public streets.
 - (i) No solid fuel burning devices are permitted within SLCR units.
 - (j) Recreational vehicles, boats, and trailers shall not be stored on individual lots or parked in the streets at any time. Parking in courtyards is prohibited. Homeowners and guests shall park in the garage or in designated parking areas. This provision shall be included with the disclosure statement at the time of sale for each house within an SLCR project.
 - k) Accessory structures are prohibited within the SLCR. This provision shall be included with the disclosure statement at the time of sale for each house within an SLCR project.
 - l) Garages shall not be converted into living space or used exclusively for storage. This provision shall be included with the disclosure statement at the time of sale for each house within an SLCR project.
 - m) No structural additions shall be permitted to the original house. This provision shall be included with the disclosure statement at the time of sale for each house within an SLCR project.

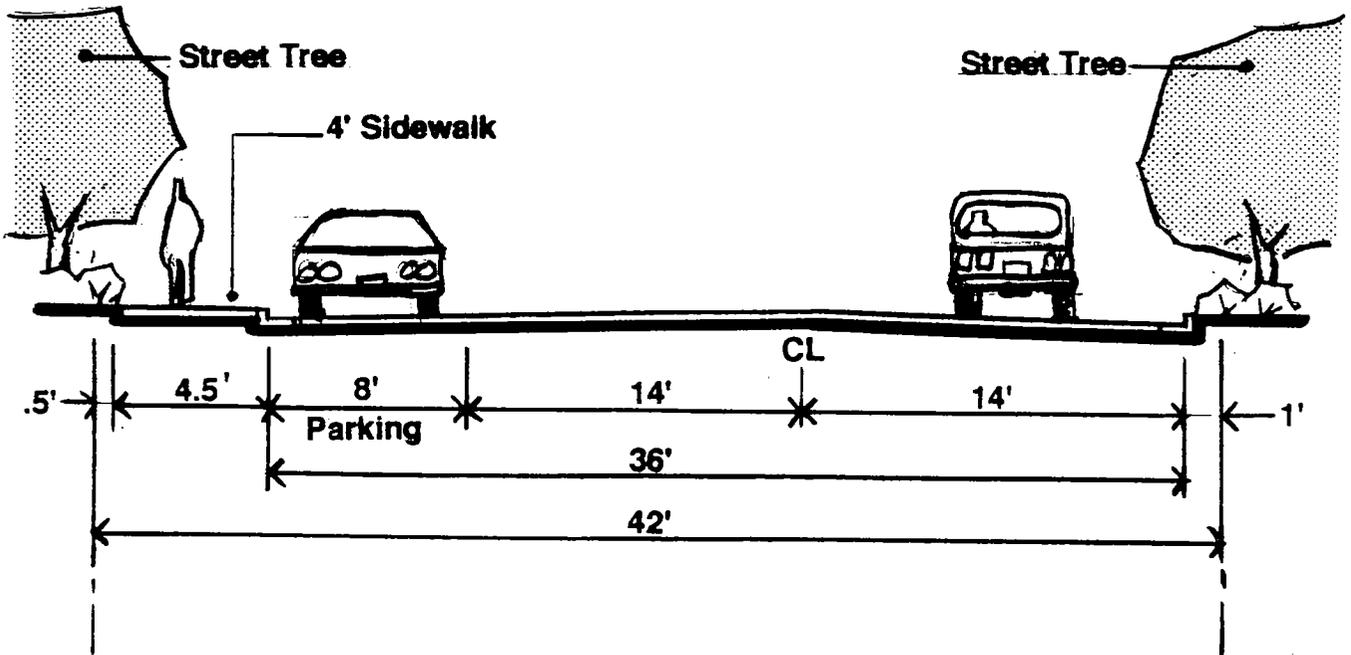
- n) Owners and visitors to the SLCR project shall be prohibited from parking across sidewalks. This provision shall be included with the disclosure statement at the time of sale for each house within an SLCR project.

Proposed Street Section:

Figures 6 and 7 illustrate the proposed street section within the SLCR community.

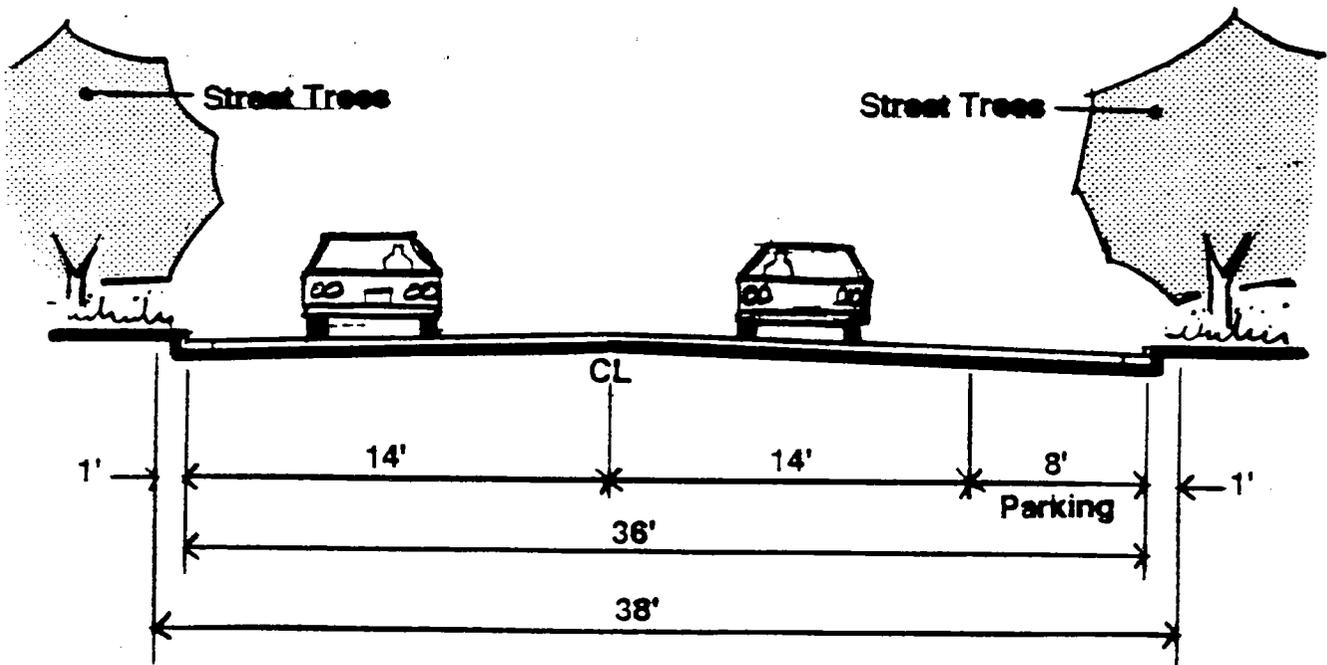


Heron's Landing Entry - 47' R/W
Private

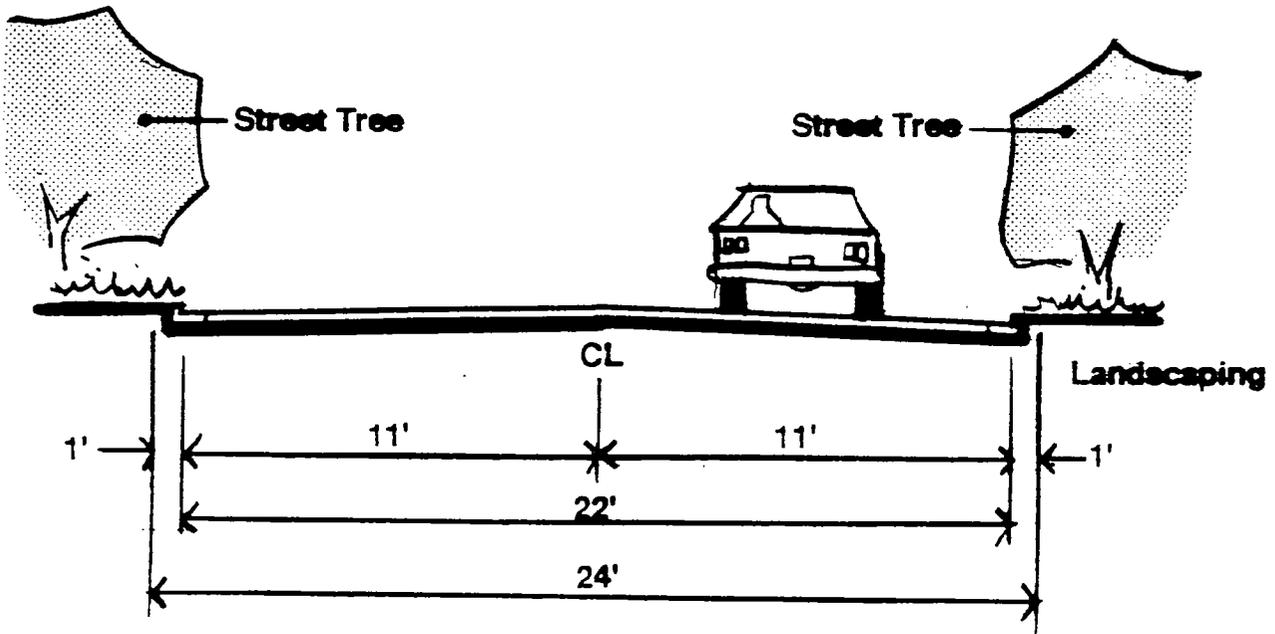


Heron's Landing - 42' R/W
Private

FIGURE 6
No Scale



Heron's Circle - 38' R/W
Private



Heron's Court - 24' R/W
Private

FIGURE 7
No Scale

