Exhibit D - Overall Community Plan

CONVENTIONAL VILLAGE BREAKDOWN:

ONE PHASE(FALL 2018) = 103 TOTAL LOTS (55'x105') (AND MAIN AMENITY SITE)

NET ACREAGE = 24.97 ACRES

MINIMUM LOT SIZE = 5,705 S.F.
MAXIMUM LOT SIZE = 14,369 S.F.
AVERAGE LOT SIZE = 7,057 S.F

ESTATES VILLAGE BREAKDOWN:

ONE PHASE = 199 TOTAL LOTS

WATER PHASE 2 - 54 LOTS
EDGEWORTH (65'x115') LOTS = 17
SKYMEADOW (90'x115') LOTS = 37

WATER PHASE 3 - 63 LOTS
EDGEWORTH (65'x115') LOTS = 39
SKYMEADOW (90'x115') LOTS = 24

WATER PHASE 4 - 83 LOTS
EDGEWORTH (65'x115') LOTS = 48
SKYMEADOW (90'x115') LOTS = 34

NET ACREAGE = 79.00 ACRES

MINIMUM LOT SIZE = 7,425 S.F.
MAXIMUM LOT SIZE = 18,515 S.F.
AVERAGE LOT SIZE = 10,032 S.F

REGENCY VILLAGE BREAKDOWN:

PHASE R1 = 198 TOTAL LOTS

WATER PHASE 2 - 87 LOTS
CLAYMONT (55'x95') LOTS = 37
GLENWOOD (65'x95') LOTS = 30
MAYFIELD (75'x95') LOTS = 20

WATER PHASE 3 - 111 LOTS
CLAYMONT (55'x95') LOTS = 51
GLENWOOD (65'x95') LOTS = 29
MAYFIELD (75'x95') LOTS = 31

PHASE R2 = 144 TOTAL LOTS

WATER PHASE 1 - 39 LOTS
CLAYMONT (55'x95') LOTS = 13
GLENWOOD (65'x95') LOTS = 13
MAYFIELD (75'x95') LOTS = 13

WATER PHASE 2 - 46 LOTS
CLAYMONT (55'x95') LOTS = 9
GLENWOOD (65'x95') LOTS = 19
MAYFIELD (75'x95') LOTS = 18

WATER PHASE 3 - 59 LOTS
CLAYMONT (55'x95') LOTS = 15
GLENWOOD (65'x95') LOTS = 21
MAYFIELD (75'x95') LOTS = 23

PHASE R3 = 97 TOTAL LOTS

WATER PHASE 1 - 39 LOTS
CLAYMONT (55'x95') LOTS = 11
GLENWOOD (65'x95') LOTS = 12
MAYFIELD (75'x95') LOTS = 14

WATER PHASE 2 - 60 LOTS
CLAYMONT (55'x95') LOTS = 23
GLENWOOD (65'x95') LOTS = 20
MAYFIELD (75'x95') LOTS = 17

PHASE R4 = 88 TOTAL LOTS

CLAYMONT (55'x95') LOTS = 30
GLENWOOD (65'x95') LOTS = 30
MAYFIELD (75'x95') LOTS = 28

PHASE R5 = 100 TOTAL LOTS

CLAYMONT (55'x95') LOTS = 33
GLENWOOD (65'x95') LOTS = 39
MAYFIELD (75'x95') LOTS = 28

TOTALS = 627 TOTAL LOTS

CLAYMONT (55'x95') LOTS = 222
GLENWOOD (65'x95') LOTS = 213
MAYFIELD (75'x95') LOTS = 192

NET ACREAGE = 152.2 ACRES

MINIMUM LOT SIZE = 5,225 S.F.
MAXIMUM LOT SIZE = 23,223 S.F.
AVERAGE LOT SIZE = 7,228 S.F

COTTAGE VILLAGE BREAKDOWN

ONE PHASE(SPRING 2020) = 20 TOTAL LOTS (45'x100') (AND MAIN AMENITY SITE)

NET ACREAGE = 2.51 ACRES

MINIMUM LOT SIZE = 3,950 S.F.
MAXIMUM LOT SIZE = 11,235 S.F.
AVERAGE LOT SIZE = 5,466 S.F

REV	DESCRIPTION	BY	APPV	DATE

DATE: October 15, 2020
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: GB
DESIGNED BY: CLY
CHECKED BY: CLY
APPROVED BY: CLY
PROJECT #: 3110.609B

TOLL BROTHERS
8433 DOUBLE DIAMOND PARKWAY, BUILDING #3
RENO, NV 89506
PH:775.746.3000 FAX:775.746.3010

RCI ENGINEERING
565 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.433.2800 FAX: 702.433.0001

CARAMELLA RANCH ESTATES
OVERALL COMMUNITY PLAN

CITY OF RENO NEVADA

DRAWING
EXHIBIT 1

SHT 1 OF 1

HTE NUMBER

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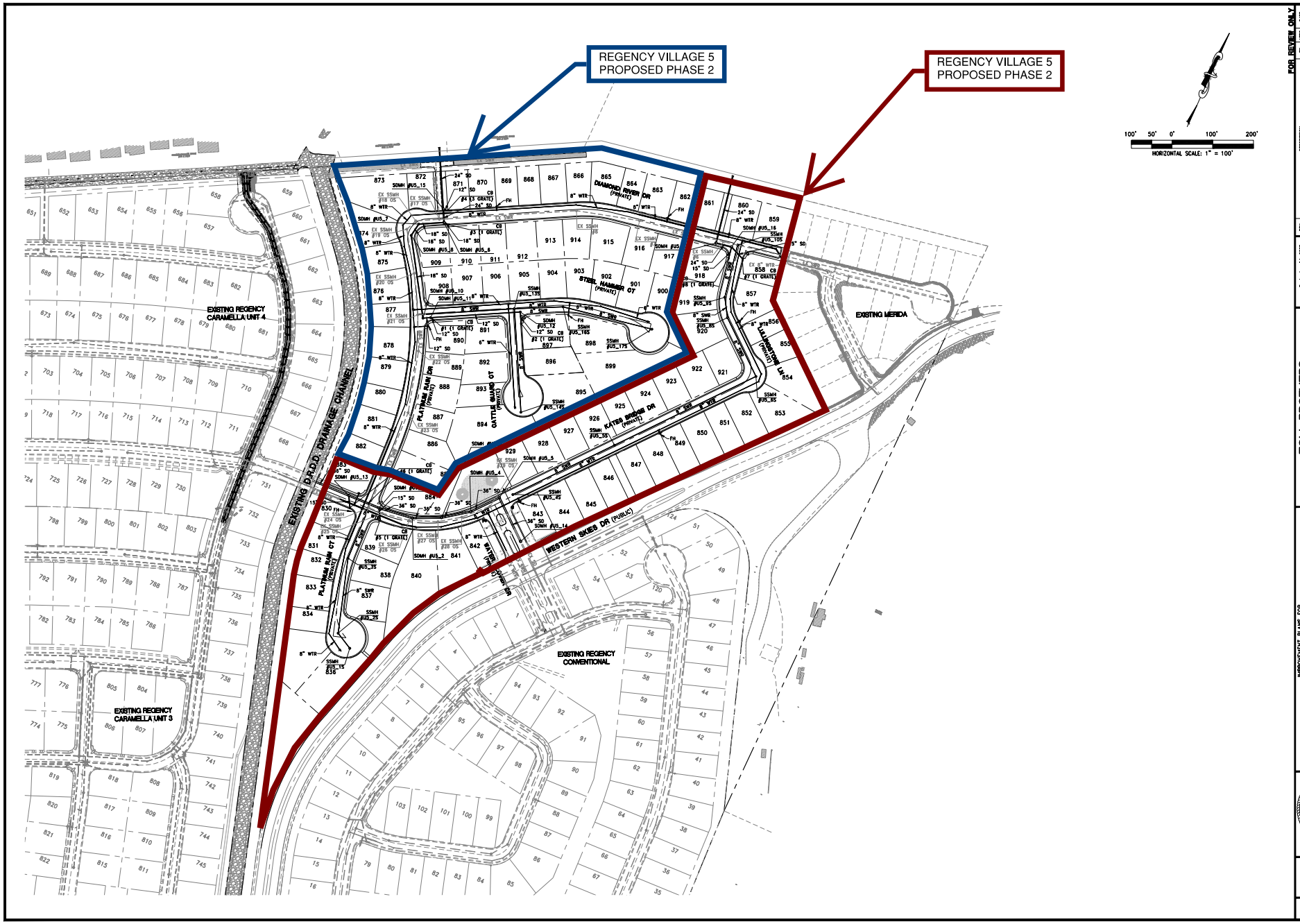
REGENCY VILLAGE 5
PROPOSED PHASE 2
REGENCY VILLAGE 5
PROPOSED PHASE 2
HORIZONTAL SCALE: 1" = 100'
EXISTING REGENCY CARAMELLA UNIT 4
EXISTING REGENCY CARAMELLA UNIT 3
EXISTING D.R.D.D. DRAINAGE CHANNEL
EXISTING MERIDA
EXISTING REGENCY CONVENTIONAL
DIAMOND RIVER DR (PRIVATE)
STEEL HAMMER CT (PRIVATE)
PLATINUM RAIN DR (PRIVATE)
CATTLE BARON CT (PRIVATE)
KATER BREAK DR (PRIVATE)
WATER PARK DR (PRIVATE)
WESTERN SKIES DR (PUBLIC)
FOR REVIEW ONLY
TOLL BROTHERS
9433 DOUBLE DIAMOND PARKWAY, BUILDING #3
RENO, NEVADA 89521
PH/775-850-7000 FAX/775-851-5810
RCI ENGINEERING
391 HARRELL WAY, PO LOOP, RENO, NEVADA 89506
PH/775-348-1900 FAX/775-348-5801
www.rciengineering.com
DATE: September 14, 2022
HORIZ. SCALE: 1"=100'
VERT. SCALE: ---
DRAWN BY: TAH
DESIGNED BY: KK
CHECKED BY: CJC
APPROVED BY: KK
PROJECT #: 3115.0006
IMPROVEMENT PLANS FOR
CARAMELLA RANCH ESTATES
REGENCY UNIT 5
A SINGLE FAMILY RESIDENTIAL SUBDIVISON
MASTER UTILITY PLAN
CITY OF RENO
NEVADA
CHRISTOPHER J. COONDS
Exp. 12/31/2023
CIVIL
No. 14572
08/14/2022
DRAWING
MU-1
SHT 16 OF 83
HTE NUMBER
G:\3115_Toll\0206_Caramella Ranch_CIVIL_APS\REGENCY\UNIT 5\5005_MU01-CIRS.dwg template 9/14/22 4:15pm