

**MULTI-FAMILY  
REQUEST FOR PLAN REVIEW BY  
THE LAUGHLIN RANCH DESIGN REVIEW BOARD (LRDRB)**

**To: LAUGHLIN RANCH DESIGN REVIEW BOARD (LRDRB)**

I wish to submit the following information and attached plans for review and approval by the LAUGHLIN RANCH DESIGN REVIEW BOARD (LRDRB). Pertinent information is as follows:

**Owner:**

Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_  
Phone \_\_\_\_\_

**Architect/Designer:**

Firm Name \_\_\_\_\_  
Contact \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_

**Project Location:**

Subdivision \_\_\_\_\_  
Lot # \_\_\_\_\_  
Street address \_\_\_\_\_  
Legal Description \_\_\_\_\_

**Contractor/Builder:**

Firm Name \_\_\_\_\_  
Contact \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_

**Site Information:**

Lot Size \_\_\_\_\_

**Fees:**

**Initial Home Construction:**

- Design review fee: \$1000.00 per unit
- Landscape design review fee: \$150.00 per acre
- Compliance/Clean-up deposit: \$1,000.00

**Additions/Modifications:**

- Design Review Fee: \$150.00
- Compliance/Clean-up deposit: \$1,000.00

**Resubmittal Fees (If applicable):**

**Second Final Review:**

- Design review fee: \$500.00
- Landscape design review fee: \$75.00

**Third and subsequent final review:**

- Design Review Fee: \$1,250.00
- Compliance/Clean-up deposit: \$187.80

### MULTI-FAMILY CHECKLIST

**TO:** LAUGHLIN RANCH DESIGN REVIEW BOARD (LRDRB)

As a record owner of Tract \_\_\_\_\_ Lot \_\_\_\_\_ in Laughlin Ranch.

I hereby appoint \_\_\_\_\_ to act as my agent in all dealings with the Laughlin Ranch Design Review Board pertaining to the construction of a residence or improvements thereto at the above described location. This authorization shall automatically terminate upon issuance of the Compliance Letter by the Laughlin Ranch Design Review Board. Should I elect to terminate this authorization at anytime prior to the issuance of the Compliance Letter, I shall provide the Laughlin Ranch Design Review Board with written notification of said termination.

**Owner's Signature:**

\_\_\_\_\_

Printed Name:

Date:

\_\_\_\_\_

I certify this information represents what is intended to be built, plus I acknowledge that I am aware that CC&R's and Laughlin Ranch Design Review Board Guidelines apply, and I will abide by them.

**Applicant's Signature:**

\_\_\_\_\_

Printed Name:

Date:

\_\_\_\_\_

#### For Committee Use Only:

##### Plan Review Fee:

Received from: \_\_\_\_\_ Amount: \_\_\_\_\_ Ck#: \_\_\_\_\_ Date: \_\_\_\_\_

##### Clean-up/Compliance Deposit:

Received from: \_\_\_\_\_ Amount: \_\_\_\_\_ Ck#: \_\_\_\_\_ Date: \_\_\_\_\_

Received from: \_\_\_\_\_ Amount: \_\_\_\_\_ Ck#: \_\_\_\_\_ Date: \_\_\_\_\_

**PRELIMINARY  
DESIGN REVIEW**

**MULTI-FAMILY  
REQUEST FOR PLAN REVIEW BY  
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Name \_\_\_\_\_  
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City/State/Zip \_\_\_\_\_  
Phone \_\_\_\_\_

**Architect/Designer:**

Firm Name \_\_\_\_\_  
Contact \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_

**Project Location:**

Subdivision \_\_\_\_\_  
Lot # \_\_\_\_\_  
Street address \_\_\_\_\_  
Legal Description \_\_\_\_\_

**Contractor/Builder:**

Firm Name \_\_\_\_\_  
Contact \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_

**Site Information:**

Lot Size \_\_\_\_\_

**Development Information:**

Enclosed Conditioned \_\_\_\_\_ SF  
Enclosed Unconditioned \_\_\_\_\_ SF  
Total Enclosed \_\_\_\_\_ SF  
Building Materials: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Items Submitted for Review:**

- Floor Plans
- Landscape Plans
- Pool Plans
- An Addition to Existing
- Fence/Wall Plans
- Other (Describe): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PRELIMINARY  
DESIGN REVIEW**

**MULTI-FAMILY CHECKLIST**

**Introduction/General Requirements:**

Req'd	Provided	
_____	_____	Application Form
_____	_____	Location Map
_____	_____	Design Approach Narrative
_____	_____	Approximate schedule of completion (home & landscaping)
_____	_____	Two full sized sets of Drawings
_____	_____	Two 11"x17" Reduced sets of Drawings

**Initial Construction:**

Req'd	Provided	
_____	_____	Design review previously paid: \$1,000.00 per unit (initial construction)
_____	_____	Landscape design review fee: \$150.00 per acre
_____	_____	Compliance/Clean-up deposit: \$1,000.00

**Additions/Modifications:**

Req'd	Provided	
_____	_____	Design Review Fee: \$150.00
_____	_____	Compliance/Clean-up deposit: \$1,000.00

**Parcel Survey (1:20 scale minimum):**

Req'd	Provided	
_____	_____	Property boundaries
_____	_____	Site area
_____	_____	Easements
_____	_____	100 year flood plain/404 limits
_____	_____	One foot contours
_____	_____	Any significant natural features to be accommodated

**Site Plan (1:20 scale min.):**

Req'd	Provided	
_____	_____	One foot countours
_____	_____	Proposed grading/drainage
_____	_____	Preliminary floor elevations
_____	_____	Building footprint/roof plan
_____	_____	Driveway location
_____	_____	Guest parking
_____	_____	Walls/fences
_____	_____	Patios,decks,pools

**PRELIMINARY  
 DESIGN REVIEW**

**MULTI-FAMILY CHECKLIST**

**Schematic Floor Plan (1/8" = 1'-0" min.):**

Req'd	Provided	
_____	_____	Room descriptions/proposed uses
_____	_____	Walls, doors, windows
_____	_____	Mechanical & electrical service locations

**Schematic Elevations (1/8" = 1'-0" min.):**

Req'd	Provided	
_____	_____	Building masses and heights
_____	_____	Existing and finish grades
_____	_____	Exterior colors and materials
_____	_____	1 set of black&white elevations
_____	_____	1 set of color elevations

**Schematic Roof Plans (1/8" = 1'-0" min.):**

Req'd	Provided	
_____	_____	Building Heights
_____	_____	Existing and finish grades
_____	_____	Roof color and material

**Preliminary Landscape Concept:**

Req'd	Provided	
_____	_____	Concise design concept statement
_____	_____	Basic site diagram showing grading, drainage and conceptual planting plan
_____	_____	Street tree (per neighborhood selection); type: _____
_____	_____	Decomposed granite type (per neighborhood selection); type: _____

**Residential Landscape Worksheet:**

Homeowner: _____	Landscape Designer: _____
Parcel: _____	Address: _____
	_____
	Phone: _____
	Contact: _____

**PRELIMINARY  
 DESIGN REVIEW**

**MULTI-FAMILY CHECKLIST**

**Residential Landscape Worksheet**

The following checklist is intended to serve as a guide for Landscape Submission for the Laughlin Ranch Owners Association Review. This worksheet must be complete and included with each Unit type. Incomplete worksheets will not be reviewed.

*Plan Submittal Worksheet*

Approved	Incomplete	Landscape Requirements	Additional Surfaces Parking Landscaping Required
*		Landscape Area* =        Sq. Ft. _____ Linear Street Frontage=        Lin.Ft. _____	Landscape Area* =        Sq. Ft. _____
		1 - 36" box theme street tree provided per 40' of street frontage =	1 - 24" Box tree per 10 parking spaces
		2 - 24 gal. trees (per 3,000 sq. ft.)	2 - 5 gal. shrub per 10 parking spaces
		1- 15 gal. tree (per 3,000 sq. ft.)	
		1 - 5 gal. shrub per 200 sq. ft.	2 - 1 gal. shrub per 10 parking spaces
		1 - 1 gal. shurb per 100 sq. ft.	
		Total number of plants provided =	Total number of plants provided =
		Grading Plans or notes	Grading Plans or notes
		Hardscape upgrades/lighting	Hardscape upgrades/lighting
		Total Lin. Ft. of header & type =	Total Lin. Ft. of header & type =

\*Landscape area is determined by measuring all area that is not being utilized for driveway, building, and/or hardscape elements.

*Plan Review Checklist*

Approved	Incomplete	
*		Base Information Complete Scale, property line, floorplan, engineered to lot _____
		Hardscape - Standard Driveway and Walk Proposed upgrades
		Grading Spot elevations, flow lines
		Planting Plan Layout, topdressing, plant legend, density, callouts
		Irrigation Plan Point of connection, controller, backflow, valves, labels, sleeves
		Overall Submittal

*Shaded Areas - Plan Review Use Only*

**F I N A L  
DESIGN REVIEW**

**MULTI-FAMILY  
REQUEST FOR PLAN REVIEW BY  
THE LAUGHLIN RANCH DESIGN REVIEW BOARD (LRDRB)**

To: LAUGHLIN RANCH DESIGN REVIEW BOARD (LRDRB)

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Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_  
Phone \_\_\_\_\_

**Architect/Designer:**

Firm Name \_\_\_\_\_  
Contact \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_

**Project Location:**

Subdivision \_\_\_\_\_  
Lot # \_\_\_\_\_  
Street address \_\_\_\_\_  
Legal Description \_\_\_\_\_

**Contractor/Builder:**

Firm Name \_\_\_\_\_  
Contact \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_

**Site Information:**

Lot Size \_\_\_\_\_

**House Information:**

Enclosed Conditioned \_\_\_\_\_ SF  
Enclosed Unconditioned \_\_\_\_\_ SF  
Total Enclosed \_\_\_\_\_ SF  
Building Materials: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Items Submitted for Review:**

- Green Building Check Sheet
- Floor Plans
- Landscape Plans
- Pool Plans
- An Addition to Existing
- Fence/Wall Plans
- Other (Describe): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**MULTI-FAMILY CHECKLIST**

**Introduction/General Requirements:**

Req'd	Provided	
_____	_____	Application Form
_____	_____	Location Map
_____	_____	Design Approach Narrative
_____	_____	Completed Green Building Certification Letter/Check Sheet
_____	_____	Approximate schedule of completion (home & landscaping)
_____	_____	Two full sized sets of Drawings
_____	_____	Two 11"x17" Reduced sets of Drawings

**Resubmittal Fee:**

Req'd	Provided	
_____	_____	Third resubmittal of Final Design Review: \$500.00 per unit
_____	_____	Additional resubmittal of Final Design Review: \$1,250.00 per unit

**Sample Boards (one or more 11"x17"):**

Req'd	Provided	
_____	_____	Roof material and color
_____	_____	Exterior materials and color
_____	_____	Exterior trim and color
_____	_____	Window material and frame color
_____	_____	Stone/Rock material, color and texture/pattern
_____	_____	Fence/Wall material and color
_____	_____	Exterior Railings
_____	_____	Hardscape/Driveway material and colors
_____	_____	Mortar color
_____	_____	Garage Door materials and color
_____	_____	Shutters, Awnings, etc.
_____	_____	Exterior lighting fixtures

**Site Plan (1:20 scale minimum):**

Req'd	Provided	
_____	_____	Existing typography and final grading/drainage concept (1ft. countours)
_____	_____	Finished floor elevation
_____	_____	Building footprint
_____	_____	Driveway location and dimension
_____	_____	Walls/fences, patios, decks, pools and other site amenities

## MULTI-FAMILY CHECKLIST

### Civil Plan (1:20 scale min.):

Req'd	Provided
_____	_____

Existing topography, finished grades, drainage elements and erosion control

### Floor Plan (1/8" = 1'-0" min.):

Req'd	Provided
-------	----------

_____	_____
_____	_____
_____	_____
_____	_____

Room descriptions/proposed uses  
Walls, doors, windows  
Mechanical & electrical service locations  
Exterior light fixture locations (keyed to fixtures shown on sample board)

### Elevations (1/8" = 1'-0" min.):

Req'd	Provided
-------	----------

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Building masses and heights  
Existing and finish grades  
Exterior colors and materials  
1 set of black&white elevations  
1 set of color elevations

### Landscape Plan: (1/8" = 1'-0" min.):

Req'd	Provided
-------	----------

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Concise design concept statement (either on landscape plan or separate)  
Identify front yard and rear yard.  
Home exterior wall with door/window openings, site walls, fences, property lines, easements  
Patios, decks, pools  
Name and size of plants  
Street tree (per neighborhood selection); type: \_\_\_\_\_  
Decomposed granite type (per neighborhood selection); type: \_\_\_\_\_  
Grading concept (drainage provisions, erosion control, etc.)  
Irrigation notes; (point of connection, type of irrigation, etc.)  
Landscape lighting concept (if applicable; light type, locations, quantities, transformer location, etc.)

**MULTI-FAMILY CHECKLIST**

**Residential Landscape Worksheet**

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		1 - 5 gal. shrub per 200 sq. ft.	2 - 1 gal. shrub per 10 parking spaces
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		Total number of plants provided =	Total number of plants provided =
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		Total Lin. Ft. of header & type =	Total Lin. Ft. of header & type =

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*Plan Review Checklist*

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		Overall Submittal

*Shaded Areas - Plan Review Use Only*

## MULTI-FAMILY CHECKLIST

### 2.0 – Green Building

#### Requirements For Green Building

All improvements in Laughlin Ranch will be developed using Green Building principles. To enforce this objective, all buildings will require certification for compliance. Laughlin Ranch has formed the Laughlin Ranch Sustainable Development Council (LRSDC), which has established the criteria for certification.

- Green building certification is provided.

### 3.0 – Site Design

Along with the natural wonders, there are several elements that are incorporated into the entire community that need to be considered. Laughlin Ranch has several parks, natural areas for open space and over Sixty miles of paths and trails. The same considerations and details must be given to these amenities, especially those developments that are adjacent to them.

#### Multi-Family Development:

- Residential structures are clustered on a portion of the land that is the least sensitive,
- Significant amount of the site are preserved as protected open space.
- No building at any point exceeds a height of Thirty-Five feet.
- Buildings do not exceed three stories.
- Building height is measured from natural or finish grade, whichever is lower.
- The building elevations step down on the ends to ensure compatibility with lower surrounding land uses and consistency in design within multi-family developments.
- Building height is not more than Twenty feet at the ends of a multi-family building and does not exceed an increase of a 2:5 relationship.
- Exterior building wall planes do not exceed Twenty feet in height.

#### Setbacks

Minimum setbacks are as follows:

- \*15' Front Yard Setback
- \*15' Rear Yard Setback
- \*5' Interior (non-street edge) Side Yard Setback
- \*10' Exterior (street edge) Side Yard Setback

*\*In some cases additional setbacks are required to ensure compatibility with surrounding land uses. These setbacks are indicated below.*

## MULTI-FAMILY CHECKLIST

- 25' setback for multi-family buildings, two stories in height or less, if the building is sited as follows:
  1. Parallel to adjacent single-family residential property lines or
  2. At an angle of less than 20 degrees to adjacent single-family residential property lines.
- 50' setback for all multi-family buildings and non-residential structures that exceed two stories in height.
- 25' setback for all accessory structures including garages and recreational features when adjacent to single-family residential uses.
- 50' front yard setback along all minor arterial roads. Minor arterials in Laughlin Ranch are Laughlin Ranch Blvd. and Silver Creek Road.
  
- The Maximum length for any multi-family building does not exceed 180'.
- Rows of parallel building orientations without varied setbacks are not proposed.
- No more than two buildings at the same setback are proposed.
- A five foot minimum offset is proposed for the next adjacent building.
- Buildings are located along interior (non-street edge) property lines, are oriented perpendicular to adjacent buildings.
- Buffers are provided between multi-family buildings and lower density residential uses to help lessen the buildings impact.
  - Buffer include, but are not limited to fences, walls, or heavy landscaping.
  - The buffers have been approved by the LRDRB.
- Outdoor storage is not proposed.

### Open Space

Open space should be integrated into multi-family projects in ways that foster a sense of place and provide individuals with a place to gather. Care should be taken to respect the land forms and existing conditions that were on a site before development occurs.

- Significant natural features on a site are preserved.
- Clustering of buildings is encourages to minimize their impact on a site.
- Buildings are organized around common open space, natural features, or community amenities.
- Open spaces are meaningful and thought out.
- Open spaces are not strips of land that remain after buildings and parking has been sited.
- Open space can consist of natural undisturbed or re-vegetated land, formal courtyards, or areas where passive and active recreation occur.
- Open space is integrated throughout the project, and connected through a system of paths or trails.
- Paths and trails for circulation throughout the site as well as to provide a linkage to community wide paths and trails are provided.
  
- A minimum of 15% of the projects net site acreage is dedicated to create common open space for use of its residents.
- Areas specified as open space are not one of the following:
  - Private yards, balconies, and patios dedicated for use by a specific unit

## MULTI-FAMILY CHECKLIST

- Public right-of-way or private streets and drives
- Parking areas and driveways
- Land areas between buildings less than 40' in width, unless this space is designed in a way that it provides a common use for the resident. It must be evident that this was designed in this manner and must be approved by the LRDRB.
- Land within minimum setbacks. (Unless otherwise approved by the LRDRB.)
- Detention/Retention facilities, including drainage swales (Unless otherwise approved by the LRDRB.)

### Amenities

Multi-family developments have a minimum amenity requirement as follows:

- 1 amenity per 25 dwelling units
- 2 amenities per 25-100 dwelling units
- 3 amenities containing over 100 dwelling units

Allowable amenities include:

- Resident clubhouse
- Tot Lots with a minimum of 500 square feet per lot
- Basketball, volleyball, or other sports court
- Picnic areas with a minimum of 500 square feet per area.
  - Area includes two picnic tables or other seating that yields similar numbers.
  - At least one seating area is covered.
- Formal courtyard(s) totaling 1,000 square feet.
  - May contain water features, seating areas, sculpture, or other artwork.
- Other amenities must be approved by the LRDRB

### Grading

Because of the desire to maintain an undisturbed look and feel to the community, designers will need to be creative with their site grading either with retaining walls or terracing to minimize grading.

- If the site's slope is 10% and under, any grading appears as natural as possible.
- If the site's slope is over 10%, architectural styles that lend themselves to more narrow compositions to minimizing grading and/or terraced retaining walls.
- Rooflines follow grade transitions and avoid exceeding height limit restrictions.
- Drastic grade changes greater than 4:1 do not occur.
- Excessive excavation or fill is not used.

### Drainage

Drainage ways that occur within a lot should be returned to a natural looking condition to preserve an undisturbed look and feel to the community.

- The developer has not introduce any new flow to the adjacent properties.
- All drainage ways maintain historical flow where possible.
- In the event of a disturbance, the flow exits the site from its historical location.
- The use of river rock is not used for drainage ways off the site or for non-functional, aesthetic drainages.

## MULTI-FAMILY CHECKLIST

### Site walls/Fences

At Laughlin Ranch, site walls and view fences have been designed and built to minimize any visual impact upon the community. The use of view fences are also utilized to break up long sections of walls as well as provide lot owners with views out to special areas of the property.

- All site walls and fences have be approved by the LRDRB
- All site walls and fences use approved materials and colors.
- Multiple retaining walls maintain consistent top of wall elevations.
- Walls do not step down, but are designed to blend in with the natural topography of the site.
- All retaining walls and view fences have been designed similar to the architectural style of the building with similar color and materials.
- Retaining walls do not exceed Six Feet.
- Terraced retaining walls do not exceed Twelve Feet above natural grade.
- Where multiple retaining walls occur, each terrace is separated by a horizontal planting area equal to or greater than the height of retaining wall and not less than four feet.
- Street setback areas (being both front and side in the case of corner lots) fences and walls do not exceed thirty-six inches (36") in height.
- Within each development, fences and walls visible from the street or neighboring properties are similar in design, block size and color to the Laughlin Ranch community walling system.
- Wire or chain link, topped with barbed wire are not used.
- Fences other than property division walls are of wood, metal, aluminum, wrought iron, or steel.
- Finishes continue down to finished grade.
- Retaining walls are minimized in the front yard to create seamless landscaping design to adjacent property.
- Retaining or accent walls that are visible from the street are designed to match the character, color and texture of the Laughlin Ranch Community Wall.
- Screen walls are consistent in design with the Laughlin Ranch community wall.
- Finished dimension of all site walls shall not be less than 8" and shall have finished tops.
- Dully Fence Walls are not proposed.

### Noise Abatement

- All exterior mechanical including HVAC and pool equipment is concealed not only from view, but in a manner to screen sound generated by equipment.
- If a wall is used to screen the mechanical equipment, the wall is extend 12" above the height of the tallest equipment.
- Walls are of similar style, materials and color as the residence and when possible are made to appear as an extension of the residence.
- Wherever possible, in addition to walls, the use of trees, as approved by the LRDRB, are used to screen the mechanical equipment.
- No roof top mechanical equipment is proposed.
- Electrical meters, satellite dishes, television and radio antennas are screened from the street, golf course,

## **MULTI-FAMILY CHECKLIST**

open space and adjacent properties.

- Any rooftop projections such as vents, gutters, etc. have been designed to compliment the architecture of the building.

### **Trash Receptacles**

- If trash and recycling receptacles are used, they are hidden from the street view, except on days of trash pick-up.
- Refuse Enclosures are screened with 6' high solid wall and fully screened gates complimentary to building design and materials.

### **Water Features**

- Water features, if applicable, are integrated into the overall design of the development rather than isolated.
- Materials, colors and design compliment and reflect the architectural style.
- Water features are designed as artistic features.

### **Play Equipment**

- Athletic courts , if applicable, are subject to approval by the LRDRB.
- Sport courts are designed to minimize glare and are colored to blend into the desert whenever possible.
- Swing sets and play structures , if applicable, are subject to approval by the LRDRB.

### **Solar**

- A north/south orientation for each development is encouraged - with limited or shaded west facing windows as an integral part of the design.

### **Address identification**

- Is visible from the street and designed in such a way that it appears to be of the same community themes
- Painted numbers on curbs are not proposed.

### **Mail Delivery**

Mail Delivery is distributed to a central mailbox(es) within the development.

- Mailbox design is consistent to building design in regard to color, material, and architectural style.
- No individual mailboxes or newspaper receptacles are proposed.

### **Garages**

- Parking for residents living in a multi-family development must be contained in an attached garage.
- Detached garages are subject to approval by the LRDRB.
- Garages are locate on the side of a building, not facing the street.
- Each two-car garage width has a Two Foot change in the elevation from adjacent garage doors.
- The garage is not the dominant architectural mass visible from the street.
- Garage doors are setback 18" from the adjacent wall surfaces when located in the front of a building.

## MULTI-FAMILY CHECKLIST

- Side entry or garage entries that are not parallel to the street are proposed
- Garages are designed and used as automobile storage and not converted into living space without the prior approval of the LRDRB.
- Minimum width of garage door is sixteen feet (16') for a 2 car garage door and nine feet (9') for a single door, unless otherwise approved by the LRDRB.
- Maximum height of garage door is 8'-0"

### Surface Parking

- No carports are allowed.
- Where possible, parking is internalized within building groups and oriented away from street frontage.
- Parking surfaces, placed to prevent it from having dominant visual effect from the street, are proposed.
- Surface parking is allowed in the front yard when not located off a public road.
- Surface parking is screened from public streets through landscaping or screen walls (max. 30" high)
- No more than five contiguous surface parking stalls are proposed without a minimum thirty-foot break.
- Parking stalls that are adjacent to a developments, used as access to that amenity, have no more than ten contiguous surface parking without a minimum five foot landscaped area.
- Parking stalls, circulation routes, and/or parking areas integrate brick, stone, colored exposed aggregate, stamped colored concrete, natural stone, or other patterned and texture methods.
- Parking areas containing only asphalt are not used.

### Driveways

- Entry drives are made of brick, stone, integrally colored concrete exposed aggregate concrete or integrally colored stamped concrete.
- Standard un-textured, uncolored concrete is not proposed.
- Entry paving is located to align with community path and trail crossings when they occur.
- A Minimum of two conduits are buried under each driveway at street access, extending 12 inches from the driveway on both sides and positioned approximately 10 feet back from the curb. The conduit shall be schedule 40 PVC, at least 2.0 inches in diameter.

### Swimming Pools

- Swimming pools conform to governing Regulatory Agency requirements.
- Pool decks are no closer than 3 feet from property walls with landscape infill.
- No above-ground pools are erected, constructed or installed on any development.
- All pools and/or spas are fenced in accordance with State, County and City Ordinances.
- Diving boards, or other vertical accessories are screened from adjacent property and golf course views.
- Draining of pools onto adjacent property, washes, golf course, or open space is not proposed.
- All pool equipment is concealed from view from streets, golf course and/or adjoining properties.

### Signage Design Criteria

- Signage should reinforce the specific character and theme of a development.
- Sign background and individual letters should compliment the development building design and materials.

## MULTI-FAMILY CHECKLIST

- Lighting is the minimum amount necessary to provide adequate illumination for readability.
- Monument Signage (as applicable)
  - Freestanding monument utilizing wood of different finishes and types, adobe block, stone, traditional brick or plaster.
  - Landscape/perimeter walls with identification in a low profile format.
    - Maximum individual sign area does not exceed: 50 sq. ft., including monument.
    - Lettering is cast in place graphics, individual dimensional letters and logos, sand blasted wood or stone, or painted features with individual letters/symbols attached to the monument face.
- Directional Signage (as applicable)
  - Maximum sign area does not exceed: 3 sq. ft.
  - Sign height is not greater than 30" from natural, or finish grade, whichever is higher.
- Any additional signs are subject to approval by the LRDRB.

### Golf Course Impact

- No structure or landscaping is proposed which would in any way physically or visually obstruct play.
- No visual or audio features that would, in the opinion of the golf course operators, create distraction are proposed.
- Residential design should consider hazards such as frequent errant golf balls and nuisances (such as golf course maintenance equipment or tournament activity).
- No enhanced protection such as nets, high walls, or landscaping of excessive heights are proposed.
- Features which in the opinion of the LRDRB may appear unsightly or unattractive when viewed from the golf course may be prohibited.
- Access to the golf course is controlled. Direct access from a development is prohibited.

### Patios and Gazebos

- Covered patios are architecturally integrated with the design of the building; with covers supported by substantial wood or masonry columns finish to match the building.
- Roofing material are the same as the building.
- Gazebos are located at least fifteen feet (15') from perimeter walls.

### Awnings and Canopies

- Awnings are encouraged and should have a minimum 5-year guarantee. They are a complementary color to the exterior.

### Ornamentation

- Driftwood, wagons, skulls, sculpture, ceramic figures, etc.... are not proposed.

### Building Elements

- All mechanical equipment antennas, satellite dishes, cable equipment have been screened from view.
- Columns are not less than 12" square or round.
- Column bases are integral to exterior character.

## **MULTI-FAMILY CHECKLIST**

- Archways and piers are a minimum of 12" thick.
- Bay windows are habitable space and continued down to ground.
- All exposed sheet metal, i.e. flashing, vent hoods are copper or painted to match adjacent surfaces or approved material.
- Arrestors are hidden.

### **Antennae and Satellite Receivers.**

- Satellite dishes, television or radio aerials or antennas are installed with sensitivity to screening from the road, adjacent development, golf course, and public areas.
- Umbrella covers over satellite dishes are prohibited.

### **Flags and Flagpoles**

- Flagpoles are subject to approval by the LRDRB.

## **4.0 – Project Lighting Standards**

### **Lighting Design Objectives**

- The amount of exterior lighting is minimized to preserve the nighttime dark sky.
- Low intensity, indirect light sources to the extent required for safety and subtle drama are used.

### **General Guidelines**

- Exterior building lighting, either attached to or as part of the building, is the minimum needed to provide for general illumination and security of entries, patios, and outdoor spaces.
- No "malibu" lights are proposed.
- No fluorescent lights are proposed.
- No colored bulbs are proposed (except temporary seasonal events).
- All lighting is installed and/or shielded so as to be aimed not to intrude on surrounding property or cause night sky pollution.

### **Pedestrian Pathways**

A network of meandering pedestrian pathways throughout the Project will connect through the multi-family projects. The developer will be responsible for connecting to the pathway scheduled to occur adjacent to their property. Path material, width, and lighting shall be constructed to the design criteria established in the Laughlin Ranch Master Design Criteria.

- Applicable pathways are to be provided.

## **MULTI-FAMILY CHECKLIST**

### **Surface Parking Areas.**

- Illumination levels of the open parking area are in accordance with, recommendations for effective outdoor lighting as determined by the International Dark-Sky Association (IDA), IES Recommended Practice RP-33-99 "Lighting for Exterior Environment" and RP-20-98 "Lighting for Parking Facilities."
- Fixtures chosen for the open parking area will be of an aesthetic design in keeping with the nostalgic preservation of the area.
- Fixtures and the associated aesthetically complementary support arms are be installed such that the bottom of the lighting fixture will reach no higher than 16 feet above grade.

### **Landscape Lighting**

- Where lighted, each element is be lighted using low wattage (20 watts or less) halogen lamps in the MR 16 package.

### **Entry monument illumination**

- Is restrained without sacrificing the observable nature of the entryways.
- Illumination is provided by low wattage (20 watts or less) halogen lighting in the smaller MR 16 or PAR 20 package.

### **Lighting Controls.**

Lighting fixtures will be illuminated from dusk until dawn in the following situations:

- Entryways and Monuments:
  - The lighting associated with the entryways and monuments as well as any internal navigation signage is allowed to be illuminated from dusk until dawn
- Parking Facilities:
  - Parking facilities will be lighted with full illumination from dusk until dawn.
  - Fixtures providing minimum-security illumination are allowable.

## **5.0 – Architectural Design**

### **Quality/Permanence**

- Meets or exceeds Laughlin Ranch Green Building Standards.
- Exterior material finished surface must be capable of withstanding the extreme temperature changes prevalent in the area.
- Exterior materials must maintain their original appearance or age in such a fashion that adds to the character and does not create a failure of structural or thermal integrity.
- Reflective materials are not allowed.
- Designs have been considered from all sides not just front or rear elevations, and all elevations maintain a visual cohesiveness.

## MULTI-FAMILY CHECKLIST

- Multiple material elevations are required.
- When stucco systems are utilized, finish textures shall be smoother "Sand" varieties. No heavy textures such as "Spanish Lace" are permitted.
- Major design elements, such as doors, porches, and prominent windows, should face the street or common open spaces.

### Roof

- Roof Materials may include:
  - Painted Metal- Corrugated Metal
  - Copper (Non-Reflective)
  - Clay Tile
  - Wood Shakes
  - Concrete Tile
  - Slate
- Roof slopes are to be no less than 2:12
- Flat roofs are permitted with minimum ¼" per foot minimum slope and all flashing, appurtenances, vents, and skylights adequately screened behind parapets of sufficient heights to do so.
- Projecting eaves are to be not less than 6" in thickness.
- Gutters may be of galvanized steel, copper or painted aluminum.
- Scuppers are integral to the architectural style of the house.
- Skylights proposed include detailed drawings showing location in plans and elevations.

### Windows/Doors

- Windows, Doors, and Garage Doors may be made of:
  - Wood/Painted or Stained
  - Steel (except front door)
  - Copper
  - Glass Block
- Monolithic glass less than 3/8" thick is prohibited as well as any reflective surfaces.
- All arched windows are of all the same type.
- Retractable awnings have wind sensors.
- Shade screens shall be colored to match home.

## **MULTI-FAMILY CHECKLIST**

### **11.0 – Landscape Design**

- Planting is arranged in simplistic random masses that provide medium height foundation planting, accentuate entries, maintain proper sight visibility for street traffic, and respect neighbors' views.
- Plants have been selected from the Approved Plant List.
- Irrigation trenches and emitters are to be located to maintain 20" minimum clearance from foundations.
- Grades along foundations slope away from structures, to allow unobstructed drainage and eliminate potential conflicts.

#### **Street Tree**

- 1 - 36" box tree is provided for every 40' of street frontage
- Pre-selected street tree is provided.

#### **Surface Parking Areas**

- In addition to open space landscaping, surface parking areas require the following minimum landscape density for surface parking has been provided:
- Landscaped areas shall contain a minimum of twenty-five square feet and have a minimum width of five feet.

#### **Grading**

- Landscape installation does not obstruct drainage through the lot as established by the Civil Engineer.
- Height of berm does not exceed 16" above established engineered grade.
- Decomposed granite is used to top dress all front yard landscape areas, with at least one application of pre-emergent herbicide.
- It is the property owner's responsibility to keep landscape areas weed free at all times.
- The specified granite is 1" minus (if available), or 3/4" minus and is per the pre-selected type.
- The use of headers as an individual element to divide or define property edge is not provided.
- Construction is completely contained within each development.
- Low growing ground cover has been utilized along driveway and street frontages to maintain site visibility.
- Any boulders integrated into the design have been clustered with varied sizes, buried 1/3 below grade and incorporated with grades to mimic a natural outcropping.
- Boulders do not exceed 3' in height (above street curb) and have a natural oval character that is compatible with specified decomposed granite.
- Colored and lava rock are not proposed.
- The use of river rock for non-functional decorative swales is not proposed.
- The use of polyethylene film below granite is not proposed.
- Accent walls do not exceed 30" (without specific approval) and are to be finished to match building finishes.
- Address identification is located adjacent to dwelling unit's main entry.

## MULTI-FAMILY CHECKLIST

### Private Area Design

- Irrigation water supply and electrical service is fed from the resident's services, per local code.
- Private Area landscape design does not compromise views or impact adjacent residences or open space.
- Perimeter fencing is not disturbed by construction or installation of rear yard improvements.
- Turf areas are not proposed within 24" of the building or perimeter walls.
- Pool equipment is located away from view fence and concealed from view.

### Irrigation Design

- Landscape irrigation is provided with an automatic irrigation system compatible with landscape designs.
- Turf areas (if used) have spray irrigation with 100% head to head coverage, designed to minimize overspray onto any pavement or granite area.
- All landscape areas shall be watered by an underground drip system to provide slow, deep watering. The following are specific irrigation requirements:
  - Irrigation design and installation must satisfy all local codes.
  - Irrigation equipment shall be located in an inconspicuous location out of view from public streets.
  - All irrigation equipment must be screened from adjacent properties and streets.
  - Turf valves shall have flow controls and be concealed in planting (outside of grass areas).
  - Drip tubing shall be buried on uphill side of plant.
  - Verify sleeves under driveway and walks, recommend 3" – Sch 40 PVC, buried 12" – 18" deep.
  - Turf spray heads shall have adjustable arc and radius to minimize over spray.
  - Backflow prevention assembly must be installed per City of Bullhead local codes. (Anti-siphon valves are not allowed)
  - Organize irrigation valves so plants with similar watering requirements are watered together.