

PLUMGATE

SPECIFIC PLAN DISTRICT HANDBOOK

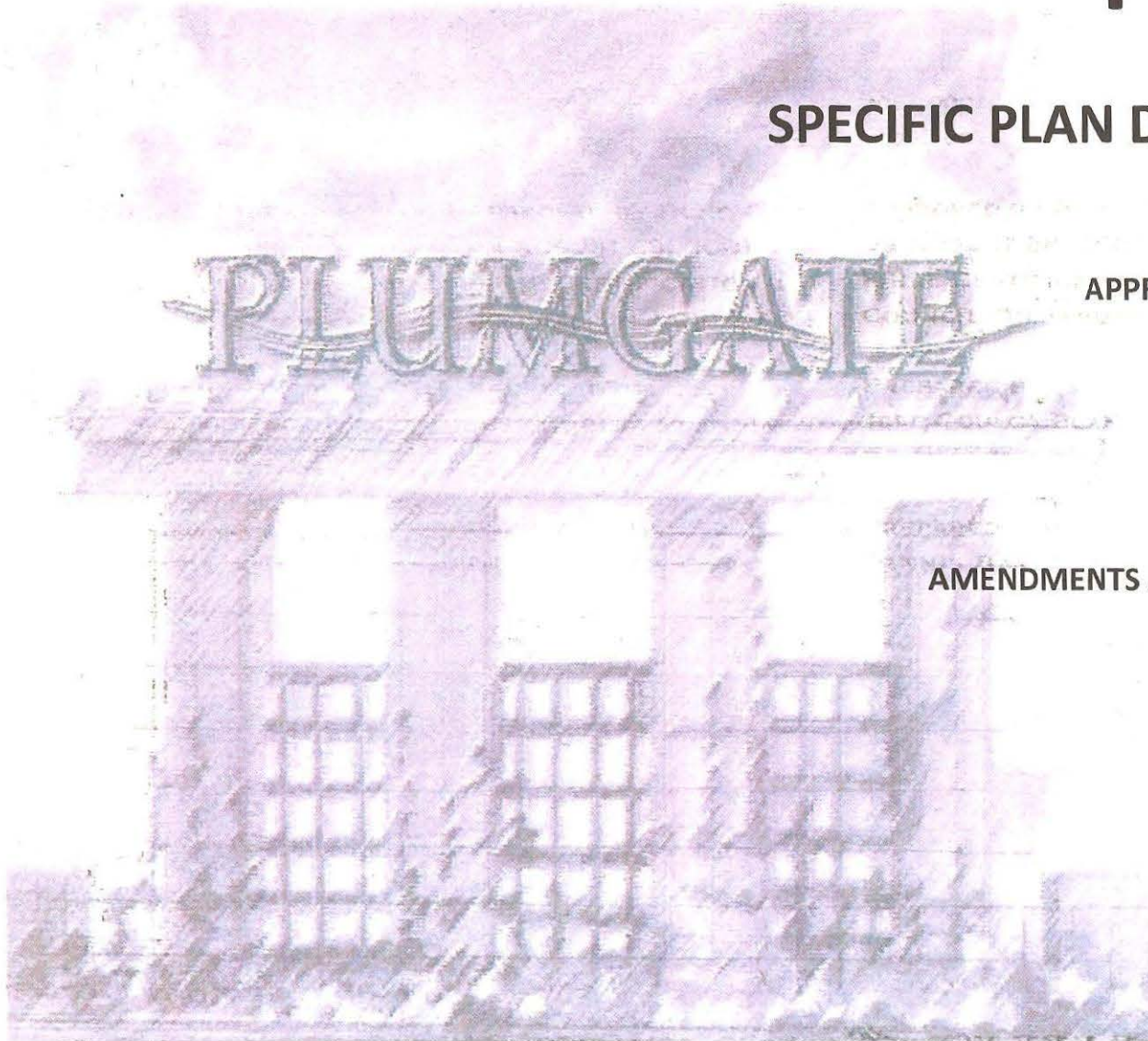
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TABLE 1-1

ARCHITECTURAL THEME

The architectural theme is traditional to blend with the residential character of the area to the south and east as well as blend with the office/retail aspect of nearby properties. Site design has taken into consideration the residential properties to the south and east on the higher elevations of the site, by placing residential units in the southeast corner of the site to create a transition into the office and retail uses.

Project Summary	
AP# 19-033-05, 09, 15 and 30	
Area	6.06± Acres
Land Uses	
Residential	5 units
Professional Office	
General	40,000 sq. ft.
Medical	10,000 sq. ft.
Retail Commercial	
Restaurant/Retail	20,000 sq. ft.
(no individual uses may exceed 5,000 sf. of floor plan)	
Building Height	Please refer to building height limits in Figure 1-2.
Parking	
Required:	
Office - 1 space/275 sq. ft.	145 spaces
Medical Office - 1 space/165 sq. ft.	61 spaces
Commercial - 1 space/220 sq. ft.	71 spaces
Restaurant - 1 space/88 sq. ft. (max. 2,000 s.f.)	14 spaces
Residential - 2 spaces/unit plus	16 spaces
1.25 spaces/unit for guest parking	
Total Required	307 spaces
Provided:	
Office	145 spaces
Medical Office	61 spaces
Commercial	73 spaces
Restaurant - 1 space/88 sq.ft. (max. 2,000 s.f.)	16 spaces
5 units	25 spaces
Total Provided	320 spaces
Handicapped	
Required	7 spaces
Provided	13 spaces
Landscaping	
Required	52,795 s.f.
Provided	84,400 s.f.
Trees	
Required	176 trees
Provided	244 trees

The Table 1-1 represents the maximum proposed uses to calculate the required parking. The square footages in commercial or office use could adjust as the center builds out. The project will comply with the parking code based on the uses and joint use calculations.

± 1' = 80'

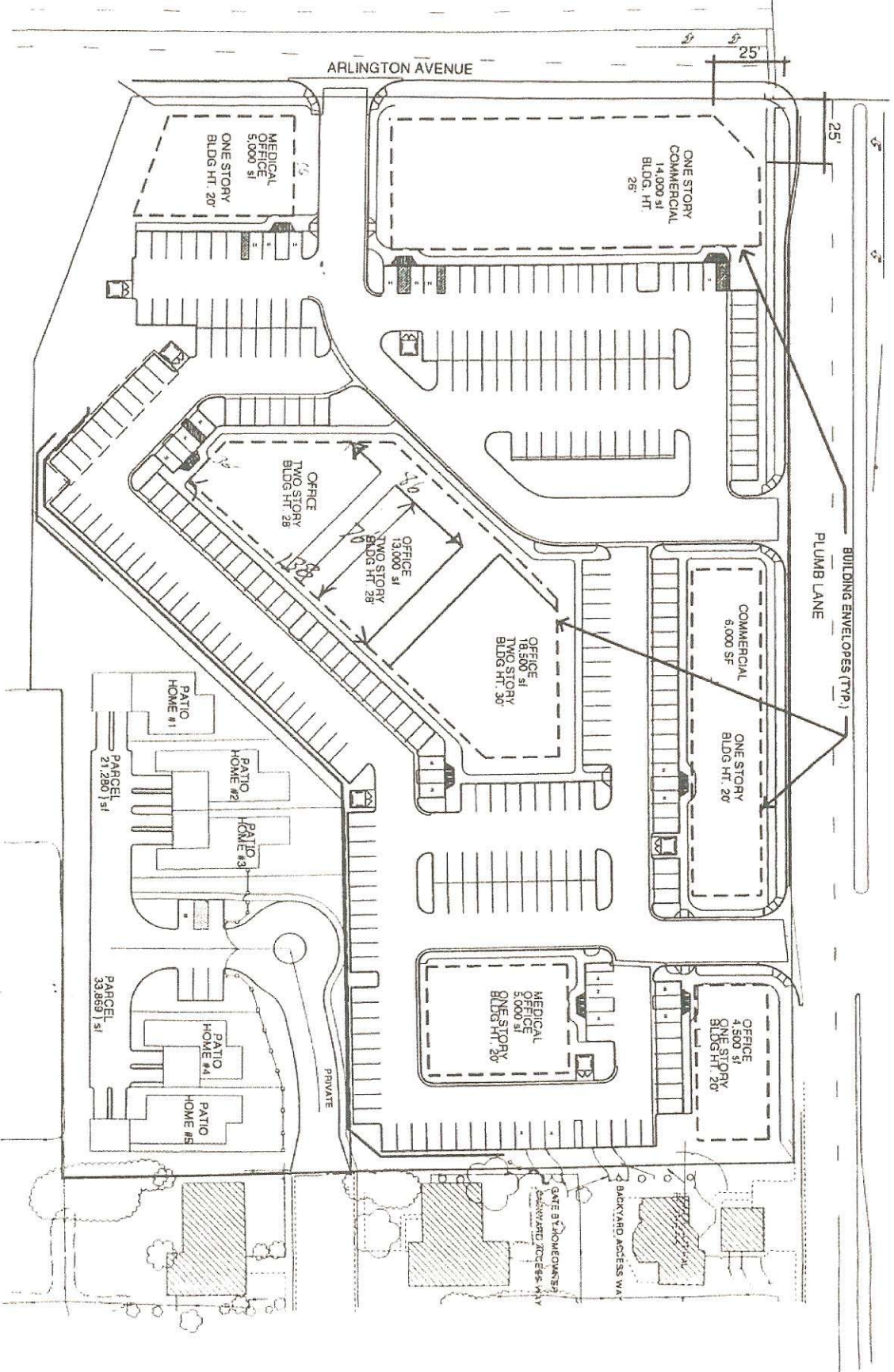


FIGURE 1-2 SITE PLAN

PROJECT PHASING

The project may be developed in phases depending on numerous factors such as market demand, interest rates, competition and other similar factors. The developer shall have the right to develop the project in phases in such order and at such times as the developer deems appropriate within the exercise of its subjective business judgement and the provisions of this Handbook. The developer shall not be obligated to develop the project.

It is anticipated that Plumgate will be developed in one phase. However, based on market demand, interest rates, competition, and other factors, the project may be completed within five (5) years.

The developer shall apply for a building permit for the first building within eighteen (18) months of the date of City Council approval and maintain the validity of that permit or the approval shall be null and void. Construction of the project shall be completed within 5 years or the applicant shall return to the Planning Commission and the City Council for further review. Each phase shall be supported with all required parking and associated landscaping and infrastructure improvements in a manner that will allow the phase(s) to stand on its/their own in the event successive phases do not get built.

PLAN AMENDMENT PROCESS

Administrative changes shall be in accordance with Section 18.06.403 (F) 6.

APPLICABILITY

This Handbook is applicable to new construction, signs and landscape elements to be located within the project area identified in Figure 1-2 Site Plan on page 1-3. Development of each component of the project will be governed by the standards in Chapter 2 relating to the type of development such as patio homes, office or commercial development.

Except as specifically modified herein, the project shall comply with all applicable City codes, and plans, reports, materials, etc. as submitted. In the event of a conflict between said plans, reports, and materials and City codes, City codes in effect at the time the building permit is applied for, shall prevail.

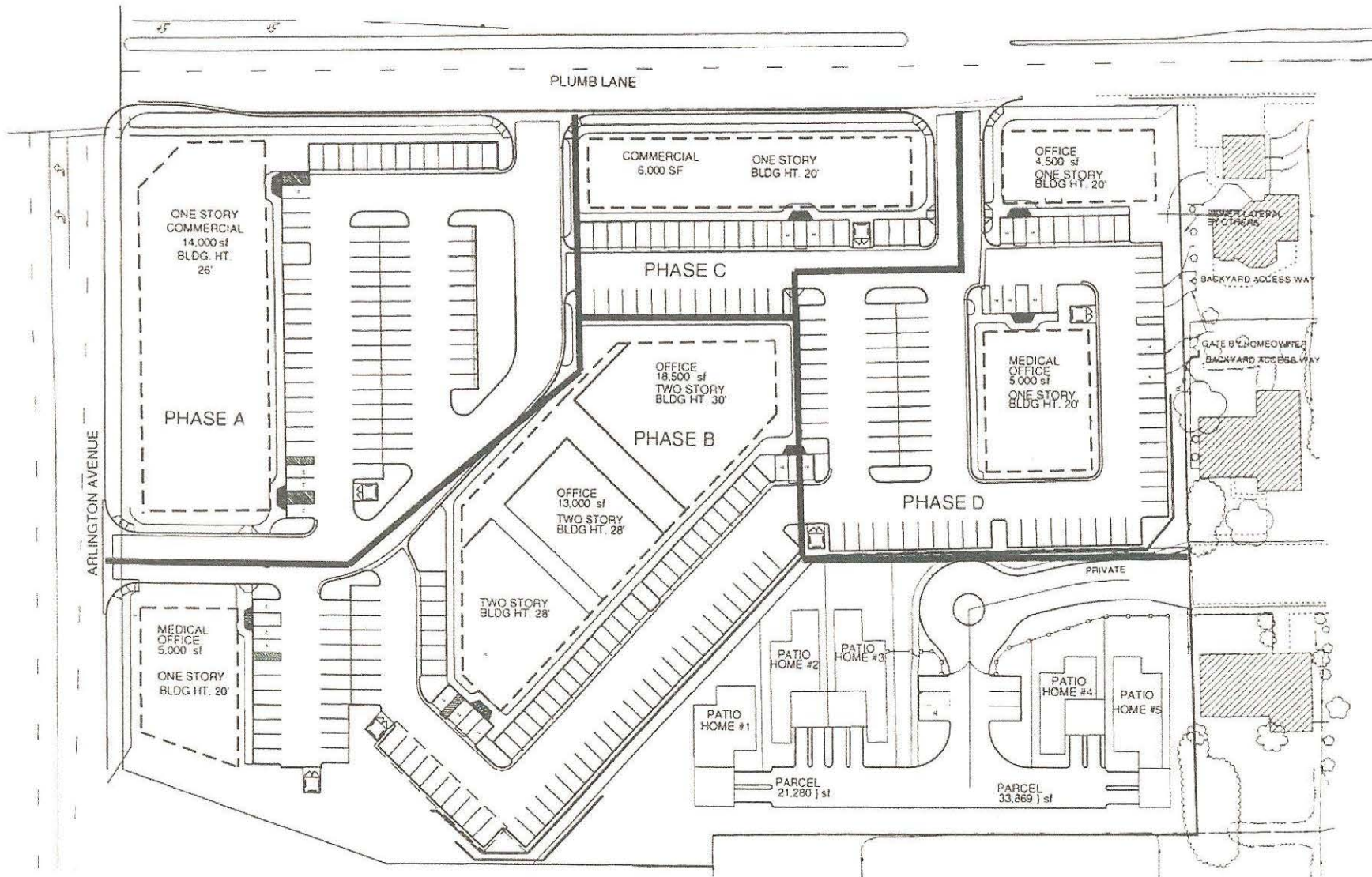


FIGURE 1-3 PHASING PLAN

CHAPTER TWO - SPECIFIC PLAN DISTRICT - DEVELOPMENT STANDARDS

INTRODUCTION

The purpose and intent of the Plumgate Specific Plan District Development Standards is to establish the standards for the development within the Plumgate Site. Prior to permits being issued for the patio home use, all necessary permits shall be obtained such as a tentative map and boundary line adjustment. A guard rail shall be installed along "Hillcrest Drive" to prevent vehicles from crashing into the parking lot below during bad weather.

The final site plan shall show all buildings adjacent to residentially zoned properties to be in conformance with the residential adjacency setback standard.

PATIO HOMES

Allowed Uses

- Patio Homes
- Single-family detached dwellings
- Home Occupations
- Temporary construction yard for residential construction only

Prohibited Uses

- No recreational vehicle, boat or trailer storage. Pickup trucks with campers or vans that serve as primary transportation, are exempted from this

- provision.
- Garages may not be converted into living space, nor used as primary storage, and must be retained for vehicle parking only
 - No other uses permitted.

Development Characteristics

- Density: 1 du/ 10,000 square feet
- Minimum Lot Width: 25 feet
- Maximum Building Height: 30 feet
- Maximum Stories: 2 (limited to a basement level and one floor above the basement level)

- Minimum Front Yard: 10 feet/20' to garage face
- Minimum Side Yard: 5 feet
- Minimum Rear Yard: 10 feet
 - Refer to Figure 2-1 Patio Home Yards on this page.
- Daylight basements shall be used as shown in figure 2-3 on page 2-5.

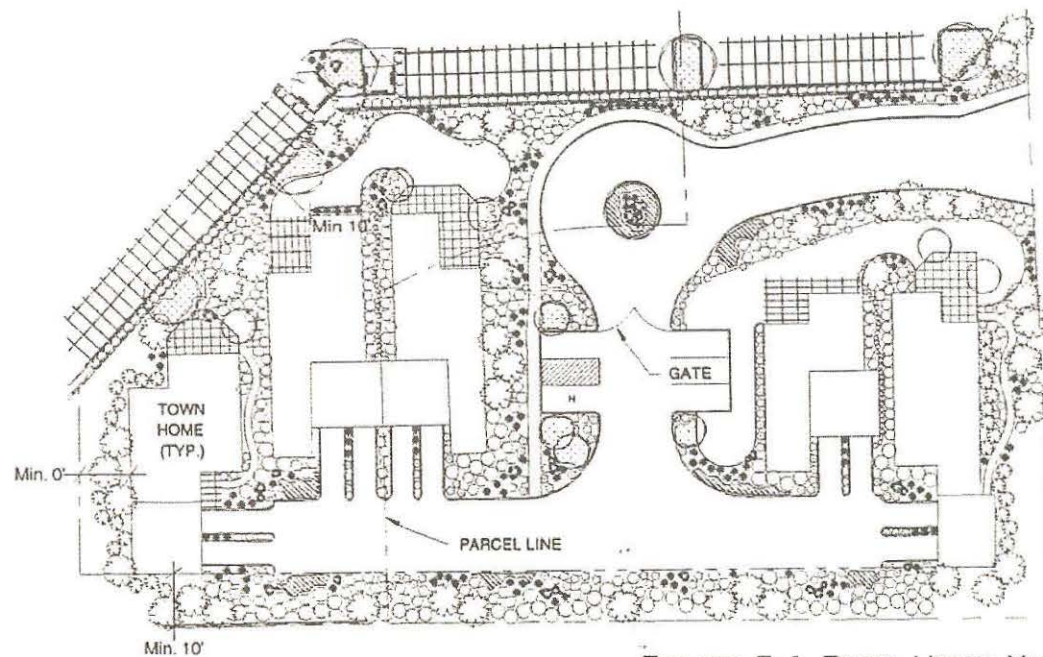


FIGURE 2-1 PATIO HOME YARDS

PROFESSIONAL/MEDICAL, OFFICE

Allowed Uses

- Professional/business/medical office.
- Public and quasi-public facilities and uses such as libraries or satellite offices.
- Business/vocational schools
- Basement storage
- Medical or dental laboratory (accessory to dental or medical offices).
Optical Centers
- Veterinarian offices or clinics (no outside kennels)
- One pharmacy accessory to medical office uses. (The pharmacy must be located within a medical office, but may serve all medical uses on site and shall count toward the medical office overall square footage).

Prohibited Uses

- Car rental offices with on site storage of rental vehicles.
- Rental offices with on site storage of rental equipment if needed to be stored outside.
- Any other uses not listed.
- Retail drug store

Development Characteristics

- Front Yard Setback: 10 feet (landscaped)
- Side Yard Setback: 5 feet, 20 feet if adjacent to residential with buffering
- Rear Yard Setback: 10 feet, 20 feet if adjacent to residential with buffering
- Maximum Building Height: Refer to Figure 2-2 Building Height Plan on page 2-3.
- Maximum Stories: 2

Loading

- Loading shall be limited to panel truck deliveries and shall not have a loading dock.

COMMERCIAL

Allowed Uses

- Bakeries, retail (baking on premises with all baked goods sold at retail on premises)
- Barber shop/beauty salon
- Cultural facilities (including art galleries, libraries, and museums) private and/or publicly owned.
- Dry cleaning (limited to pick up and delivery with no on-site cleaning).
- Small copy store (eg: 'Mail Boxes, etc.')
- Professional/business/medical (max. 10,000 s.f. of total office sq. ft) offices.
- Restaurants, maximum of three (3) with each limited to 5,000 s.f. The area of the three restaurants combined may not exceed 8,000 s.f. Table service of alcohol is allowed in two of the three restaurants. Alcohol may not be purchased for off-premise consumption. No gaming is allowed.
- A Single Restaurant with liquor sales. The lounge area may not exceed 20% of the gross floor area or 780 s.f., whichever is less, with no more than 8 bar stools. The restaurant shall have a full kitchen that is open whenever the lounge is open.
- Specialty retail shops (ie: jewelry, boutiques, books, craft, antiques, groceries, etc.)
- Fitness Centers, not to exceed 1,620 sq. ft. in gross floor area
 - Alcohol Service and sales (as an ancillary use to specialty retail) may be permitted on parcel number 019-033-50 only and shall not exceed 50% of the overall gross floor area or 1,200 square feet. Food in the form of appetizers shall be available at all times when the bars is open and drinks are being served. Water shall also be made available. Package alcohol sales are restricted to wine and beer,

including all gift baskets.

Prohibited Uses

- Car Washes
- Convenience Stores
- Car rental offices with on site storage of rental vehicles
- Outdoor storage of equipment and merchandise
- Service stations with or without convenience store.
- Drug store/pharmacy not accessory to medical office use.
- Individual retail businesses exceeding 5,000 sq. ft in floor area.
- Outdoor music shall be prohibited on the property.
- Entertainment facilities (including video arcade, game arcade fun center and other similar activities).
- No 24-hour uses. Hours of operation are limited to 7:00 a.m. to 10:00 p.m. seven days a week (customers must be out of the premises by 10:00 pm), except a bakery use and coffee shop may open at 6:00 a.m. and fitness center at 6:00 am. Alcohol service and sales, as permitted on parcel 019-033-50, shall be permitted to operate between 11:00 am and 11:00 pm (customers must be out of the premises by 11:00 pm).
- Freestanding ATM Machines
- Any other use not listed
- No 'Drive through' service windows are allowed.

Development Characteristics

- All residential adjacency standards shall be met
- Front Yard Setback: 10 feet landscaped
- Side Yard Setback: 10 feet, 20 feet if adjacent to residential with buffering
- Rear Yard Setback: 10 feet
- Maximum Building Height: Refer to Figure 2-2 Building Height Plan on page 2-3
- Maximum Stories: 1

CONSTRUCTION ACTIVITIES

Construction hours for the office and commercial components shall be limited to 7:00 a.m. until 8:00 p.m., Monday through Saturday (no construction permitted on Sundays and holidays). Construction hours for the residential component shall be limited to 8:00 a.m. to 5:00 p.m., Monday through Friday (no construction allowed on holidays). Construction employee parking shall be prohibited on Hill Crest Drive and surrounding residential streets, and construction staging must remain on site.

BOND FOR POSSIBLE MEDIAN MODIFICATION

A left turn lane shall be designed and constructed for the east leg of the Plumb Lane/Lander Street intersection for drivers turning left from Plumb Lane into the site. Median modifications shall be constructed to prohibit left turns from the east site access driveway onto Plumb Lane. The improvement shall be completed in accordance with approved plans and specifications by the end of the first construction season following issuance of the first C of O. Said improvement shall be bonded in accordance with City of Reno requirements.

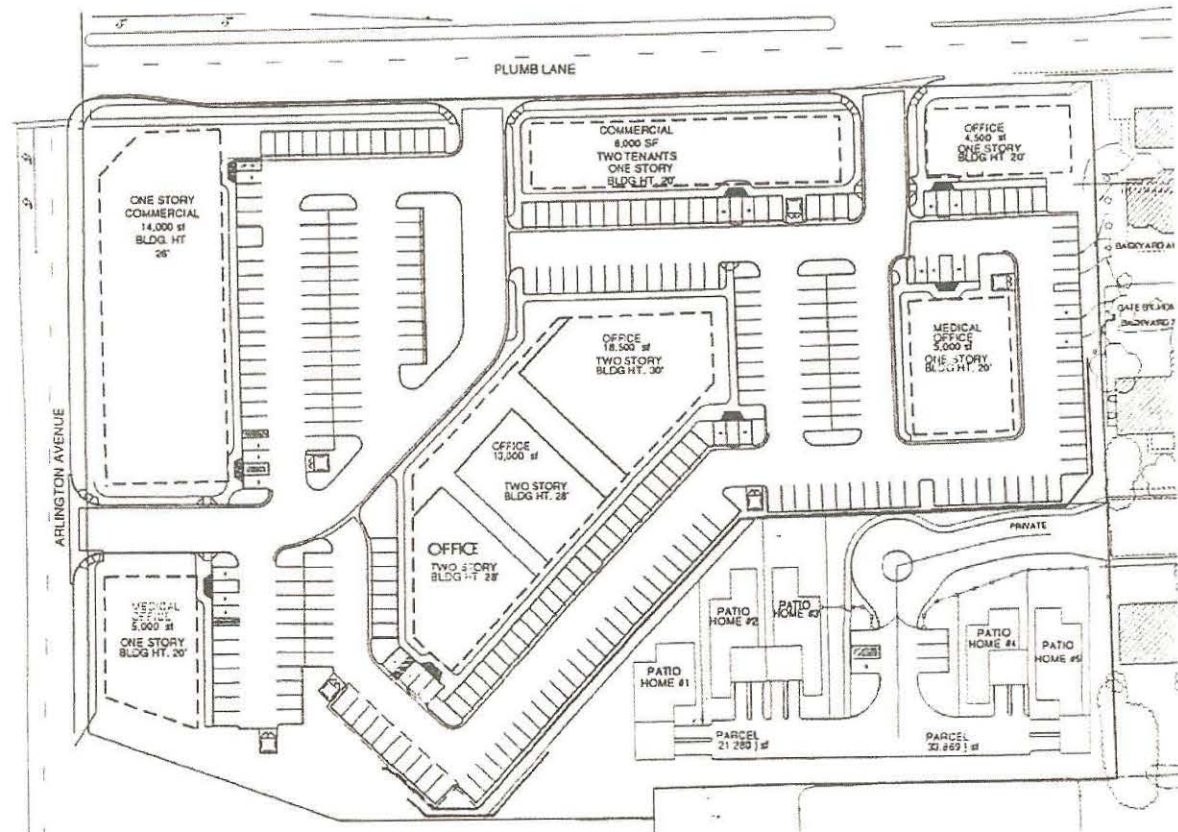


FIGURE 2-2 BUILDING HEIGHT PLAN

ARCHITECTURE

GENERAL STANDARDS

- Buildings shall be compatible in mass, height, material and color and shall incorporate common design elements such as awnings, landscaping, signs and lighting.
- Distinctive themes and stylized facade treatments which complement the intended architectural character shall be permitted.
- Exterior Building Colors: Vibrant Earth tones consistent with the architectural style as illustrated in the colored renderings.
- Building materials shall be used to create interest, focus, unity and compatibility.
- Buildings shall be articulated with variations or interruptions of surfaces or planes through the use of staggered vertical planes, multiple roof lines, insets such as windows or doorways, balconies, projections, or other similar features.
- Exterior elements and materials shall be limited in number and be compatible with one another, while being in scale with the building. Care should be taken that materials do not detract from the building's overall appearance or become visually complicated.
- Exterior Materials: Concrete block, both smooth and split face; concrete; brick or brick tile; "Stucco;" masonry, stone or cultured stone; metal; glass and tile. Wood as trim, only.
- Each building within the center shall be architecturally finished on all exterior sides.
- Perimeter parking stalls as identified on the plan, shall include architectural features that are designed

to look like/function as arbors or pergolas.

ARCHITECTURAL STANDARDS FOR PATIO HOMES

- Roof forms and general building massing shall be compatible with the traditional theme as illustrated in Figure 2-3 Patio Homes Architecture Concepts on page 2-5.
- Roof-appropriate materials include: Clay, metal, architectural grade composition shingle and concrete tile.
- Private entry walks shall be provided for each unit.
- Accent colors shall be used for shutters, trim, balcony rail, stucco recesses, or cornice bands and shall relate to the architectural character of the building.
- Patio Homes units shall be finished on all four sides with regard to rooflines, windows, and architectural features.

ARCHITECTURAL STANDARDS FOR OFFICE

- The design of offices shall reflect the architectural style as illustrated in Figure 2-4 Office Architecture Concepts on page 2-6.
- All buildings must incorporate traditional architectural design style.
- Low pitched roofs will be used on all office buildings.
- All roof-mounted equipment shall be screened from adjacent properties and public rights-of-way.
- Columns, projections, awnings, and exterior

detailing shall be used to architecturally demarcate and enhance buildings.

- Varied building heights and roof massing shall be required.

ARCHITECTURAL STANDARDS FOR COMMERCIAL

- The design of commercial buildings shall reflect the architectural style of traditional as illustrated in Figure 2-5 Commercial Architecture Concepts on page 2-7.
- All buildings must incorporate a unified architectural design style.
- Each exposed wall of each separate building shall maintain the architectural style of that building on all sides, including architecturally being finished on all exterior sides.
- Building materials shall be used to create interest, focus, unity and compatibility.
- Low pitched roofs will be used on all commercial buildings.
- All roof-mounted equipment shall be screened from adjacent properties and public rights-of-way.
- Columns, projections, awnings, and exterior detailing shall be used to architecturally demarcate and enhance buildings.
- Varied building heights and roof massing shall be required.



NORTH ELEVATION



SOUTH ELEVATION

FIGURE 2-3 PATIO HOME ARCHITECTURE CONCEPTS



FIGURE 2-4 OFFICE ARCHITECTURE CONCEPTS

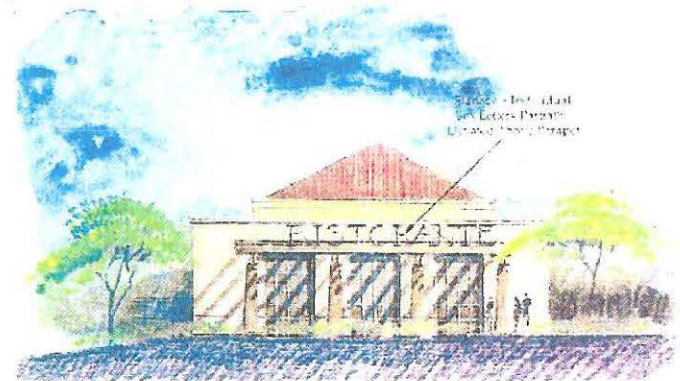
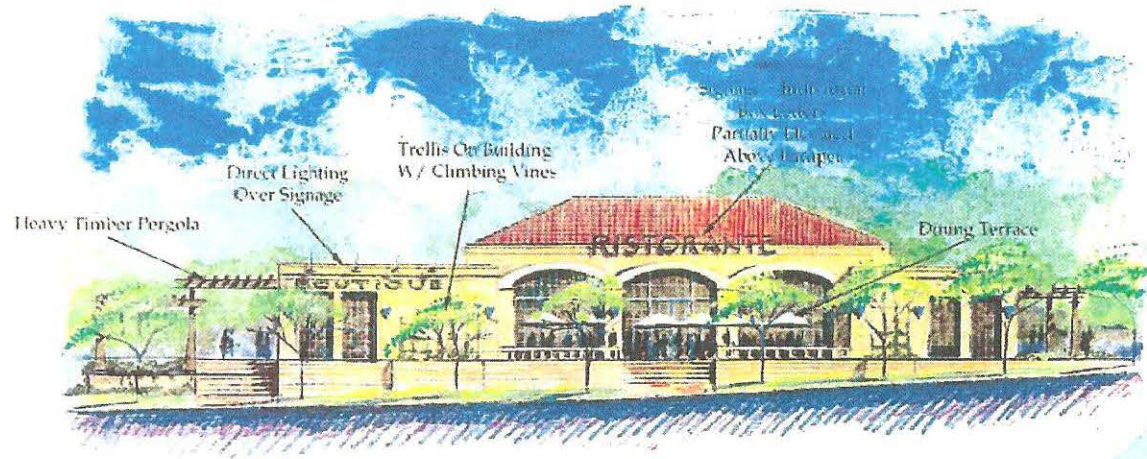


FIGURE 2-5 COMMERCIAL ARCHITECTURE CONCEPTS

SCREENING MECHANICAL/ELECTRICAL AND TRASH ENCLOSURES

STANDARDS

- All roof-mounted equipment shall be screened from adjacent properties and public rights-of-way. The roof-mounted equipment shall be screened by actual building elements or parapets rather than an open lattice enclosure. All mechanical and utility equipment shall be painted colors compatible with the area in which it is placed.
- Switch boxes, transformers, electrical and gas meters and other above ground or building-mounted utility elements shall be screened or located out of view from public roads or public areas, such as exterior public entrances.
- Mechanical equipment shall not exceed forty-nine (49) decibels at the property line.
- Trash dumpsters and enclosures shall be located either inside a closed building or behind a visual barrier to screen from streets/accessways and parking lot areas.
- Trash enclosures shall be shown in final plans. Refer to Figure 2-6 on this page.
- Exterior on-site utilities, including sewers, gas lines, water lines, electrical, telephone and communication wires and equipment shall be installed underground.
- Outdoor storage shall be prohibited.
- The screening design shall complement the building design. The method of screening shall be architecturally integrated in terms of materials, color, shape and size.

- All enclosures shall be designed of durable materials with finishes and colors that are consistent with or complementary to the overall architectural design.
- The trash enclosure gates shall be durable materials that visually screen the dumpster.
- Refer to Figure 2-6 Mechanical/Electrical and Trash Enclosure Screening Concept on this page.

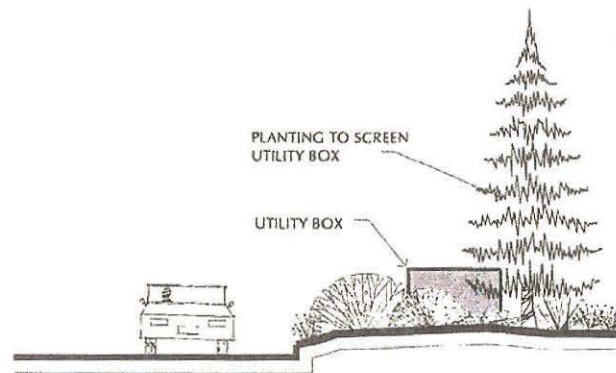
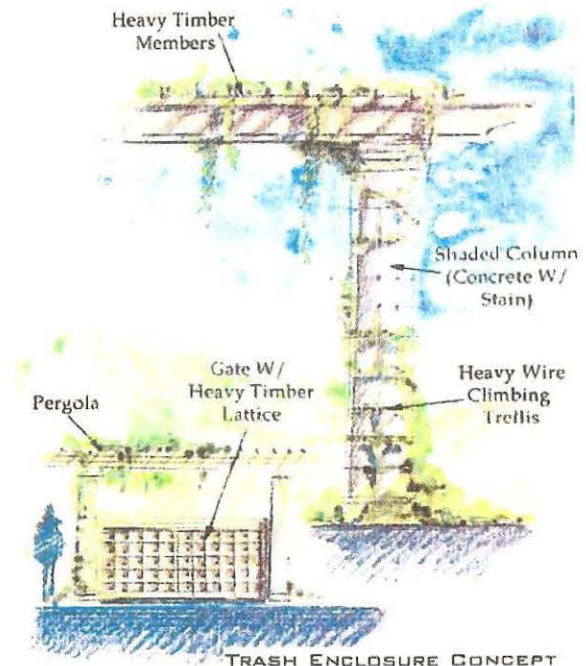


FIGURE 2-6 MECHANICAL/ELECTRICAL AND TRASH ENCLOSURE SCREENING CONCEPTS

LIGHTING

GENERAL STANDARDS

- Lighting shall coordinate with the associated architecture.
- Decorative lighting may be used to clarify pedestrian routes and highlight building entries.
- At a minimum, office and commercial areas shall provide parking lot lighting and lighting at all pedestrian and bicycle routes in accordance with Reno RMC.
- Decorative lighting shall be integrated into the architecture and design of the building.
- Decorative lighting such as accent lighting in planters, will be allowed as long as the lighting is directed away from the vision of pedestrians, bicycles, motorists and residential homes.
- Building illumination and architectural lighting shall accent the building in addition to providing functional lighting.
- Service area lighting shall be contained within the service area and not "spill-over" outside of service areas or the loading/trash enclosure area.
- Lighting fixtures shall be located to reduce shadow or interference from trees and other objects in landscape.
- Parking lot lights shall clarify vehicular and pedestrian circulation routes.
- Parking lot lights shall be shielded to prevent "spill-over" onto residential properties.
- Lighting for office and commercial parking lots shall be consistent with Figure 2-7 Lighting Concepts on page 2-10.
- All parking areas with more than 10 spaces shall

be lighted for security in accordance with Section 18.06.501 (E) Lighting. The lights must be designed and maintained to produce at least 0.1 foot-candle of light at pavement level throughout the parking area. Potentially hazardous locations must be individually illuminated. Lights within 100 feet of a residential property line shall be reduced to no more than 0.05 foot-candle of light after business hours.

- No parking lot light standard shall be placed within forty (40) feet of residential properties. No parking lot pole shall exceed twelve (12) feet in height within one hundred (100) feet of residentially used property.

PATIO HOMES LIGHTING STANDARDS

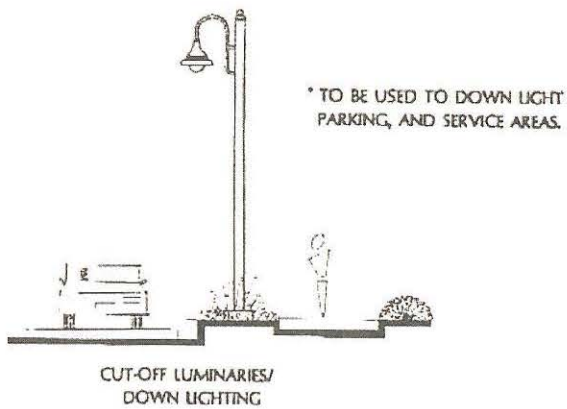
- Exterior fixtures mounted on buildings shall be no higher than the line of the first story eave or, where no eave exists, no higher than twelve (12) feet above finished floor.
- Exterior fixtures shall be provided over stairways for security and safety.
- Building lights shall be shielded to prevent light from spilling onto adjacent property or streets.
- There shall be no parking lot lights on poles in guest parking lots.

OFFICE AND COMMERCIAL LIGHTING STANDARDS

- Parking lot lights shall be shielded to prevent "spill-over" outside of office/commercial areas.
- Parking lot light standards shall not exceed sixteen (16) feet in height in office areas.
- Parking lot light standards shall not exceed

twenty-five (25) feet in height in commercial areas.

- All lighting for the center shall be on an automatic timing system. Lighting for the professional offices shall be turned off at 7:00 p.m. Lighting for the two (2) commercial pads shall be turned off at 11:00 p.m. Security lighting is required, but shall be the minimum necessary to ensure safety.



* RECESSED LIGHTING CAN BE USED TO ACCENTUATE SIGNS AND LANDSCAPE FEATURES.

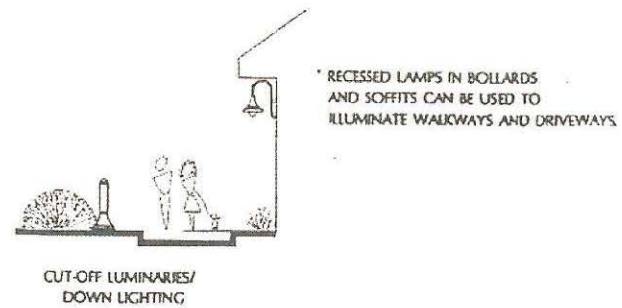
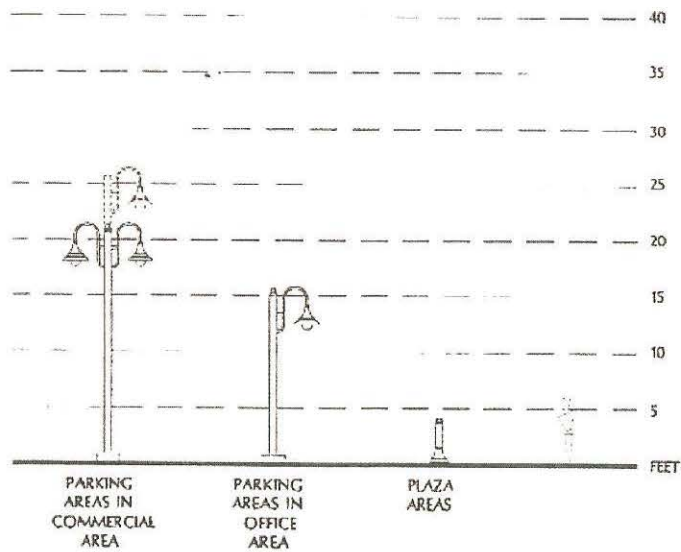
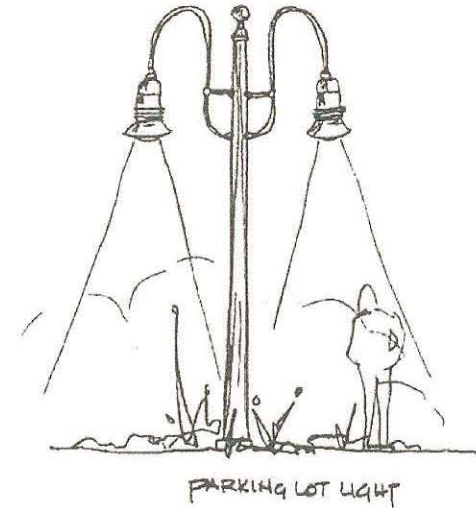
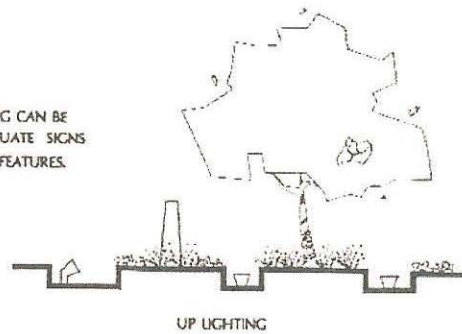


FIGURE 2-7 LIGHTING CONCEPTS

LANDSCAPE ARCHITECTURE GENERAL STANDARDS

- Plant selection shall be based on soils, climactic factors and function such as screening, spring, summer and fall color, etc.
- Plant selection shall contain a combination of materials with fast, medium and slow growth rates. Plants that have similar growing requirements shall be grouped into locations with appropriate environments.
- At least twenty (20) percent of the project area shall be landscaped.
- Plants shall be selected from the Plant Palette in the Appendix.
- One (1) tree and six (6) shrubs shall be provided for every 300 square feet of required landscaping.
- All inert landscaping areas shall not exceed twenty-five (25) percent of the landscape area.
- All landscape areas shall be maintained in a neat and attractive condition. Minimum requirements include replacing dead or dying plant material, mowing, pruning, regular fertilizing, watering and general clean-up.
- Plant species that produce falling fruit or berries shall not be located adjacent to paved areas.
- A blend of evergreen and deciduous trees, shrubs and ground covers shall be used to provide year-round visual interest.
- Use of vegetative groundcover is preferred over inert mulches.
- Site landscaping, walls, fences, sidewalks and pathways play an integral role in design. Colors and materials shall be complementary to finishes of the adjoining buildings and such detailing shall be considered in the final design.
- Irrigation systems shall be designed to provide

- fully water efficient, automatic, complete and adequate coverage (taking into consideration wind patterns and other disruptive factors) while using water conserving methods.
- All planting areas shall have automatic irrigation systems with backflow prevention per City of Reno code.
- Clustering or grouping of plant materials creates interest and variety. Enhancing the architecture of the buildings through landscaping is encouraged.
- Decorative Paving is encouraged in patios, entries, and/or other public areas. The materials shall complement building architecture.
- To extent possible, entries and courtyards/patios shall incorporate decorative paving such as stamped concrete, stone, or brick which are compatible with the buildings.
- Refer to Figures 2-8 Landscape Concepts on pages 2-12.

PATIO HOMES LANDSCAPE STANDARDS

- These standards apply to the common areas only - not the private yards.
- Along the southern boundary, there shall be a landscape buffer planted at a rate of one (1) tree planted at twenty (20) feet on center.
- The relocation of trees from the southern boundary to other locations on site may be permitted after consultation with adjoining property owners. A letter shall be submitted by the developer to Community Development stating the homeowner's request with their signature and the proposed relocation area.
- All developed areas shall have automatic irrigation systems that provides adequate water to establish and maintain landscape plantings

and promote conservation.

OFFICE AND COMMERCIAL LANDSCAPE ARCHITECTURE STANDARDS

- Parking Lot Requirements:
 - A fifteen (15) foot minimum wide landscape planter (includes walkways) including a two (2) foot high berm, wall or hedge shall be placed along the perimeter of the parking areas along street frontage.
 - There shall be a minimum of one (1) tree within seventy-five (75) feet of every parking space to include an overall tree total of one (1) per 10 spaces.
 - Minimum tree sizes shall be two (2) inch caliper for deciduous trees and eight (8) feet in height for evergreen trees.
 - Parking island trees shall be 100% deciduous.
 - Planters containing trees in parking lots shall be minimum of nine (9) feet in interior width.
 - Street trees along Plumb Lane and Arlington Avenue shall be 100% deciduous trees in formal rows of twenty foot on center. The minimum caliper size shall be three (3) inches.
 - Refer to Figure 2-9 Parking Lot Landscaping Concept on page 2-13.
- Perimeter planter shall be a mix of 30% +/- deciduous and 70% +/- evergreen trees. Refer to Figure 2-10 Perimeter Landscape Concepts on page 2-14.
- Unless stated above, landscaping shall comply with RMC 18.06.700.
- Selected perimeter parking shall have a carport trellis or arbor structure. Refer to Figure 2-10 Perimeter Landscape Concepts on Page 2-14 and Appendix D.

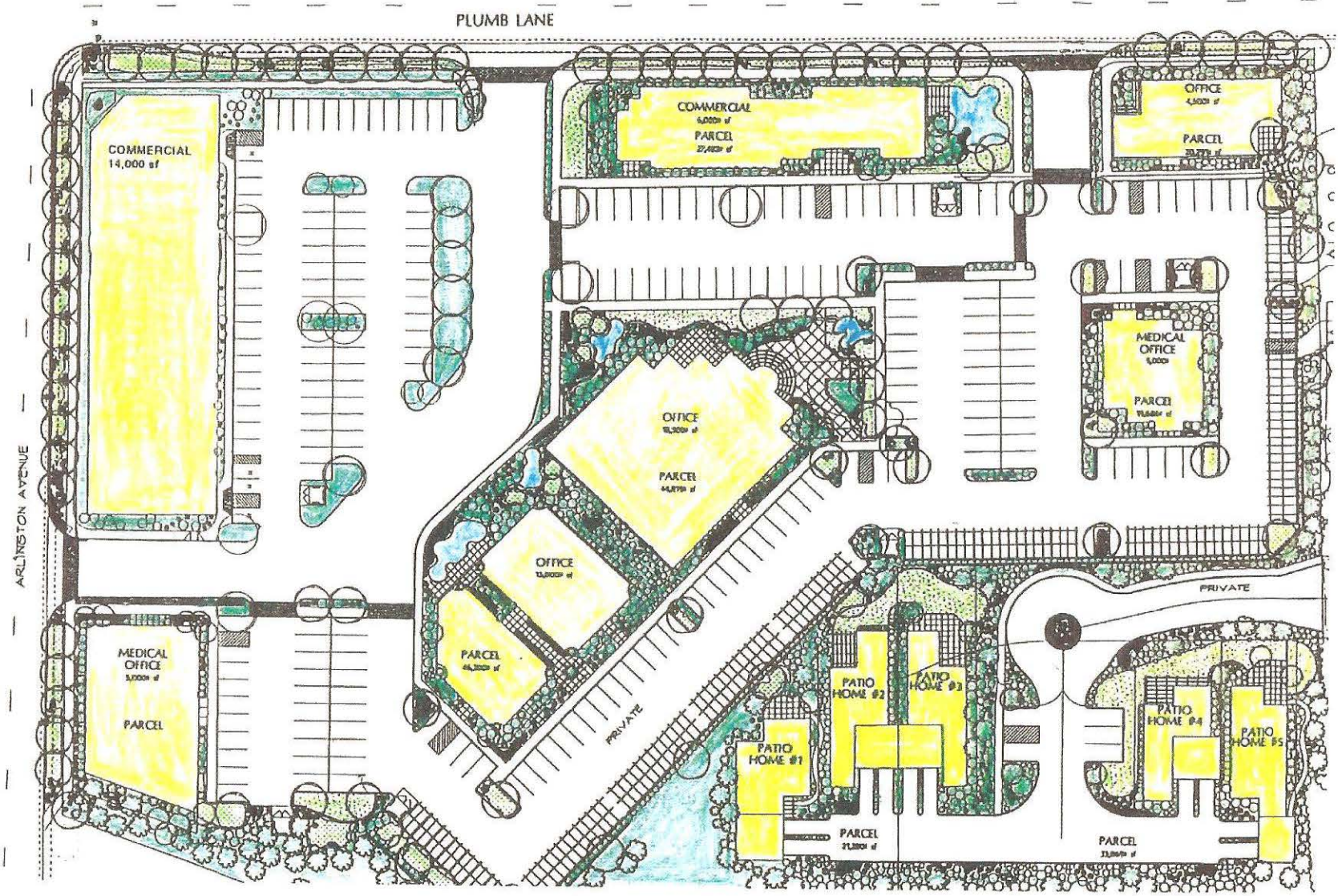
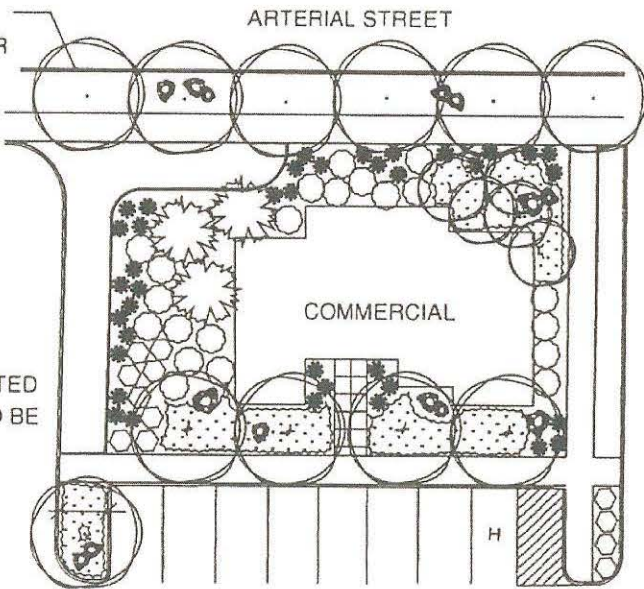


FIGURE 2-8 LANDSCAPE CONCEPT

STREET TREES TO BE
PLANTED AT 20' O.C.
AND TO BE 3" MIN. CALIPER



ISLANDS PLANTED
WITH TREES TO BE
9' MIN.

TREES IN ISLANDS TO BE
100% DECIDUOUS AND
2" MIN. CALIPER

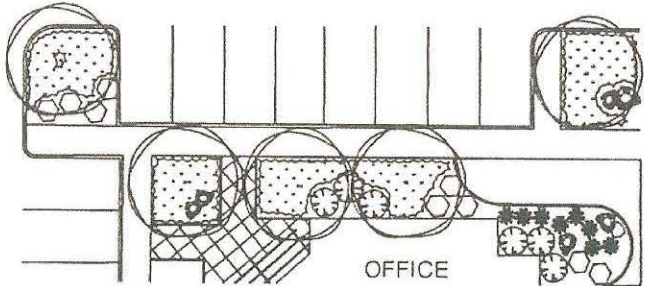


FIGURE 2-9 PARKING LOT LANDSCAPE CONCEPTS

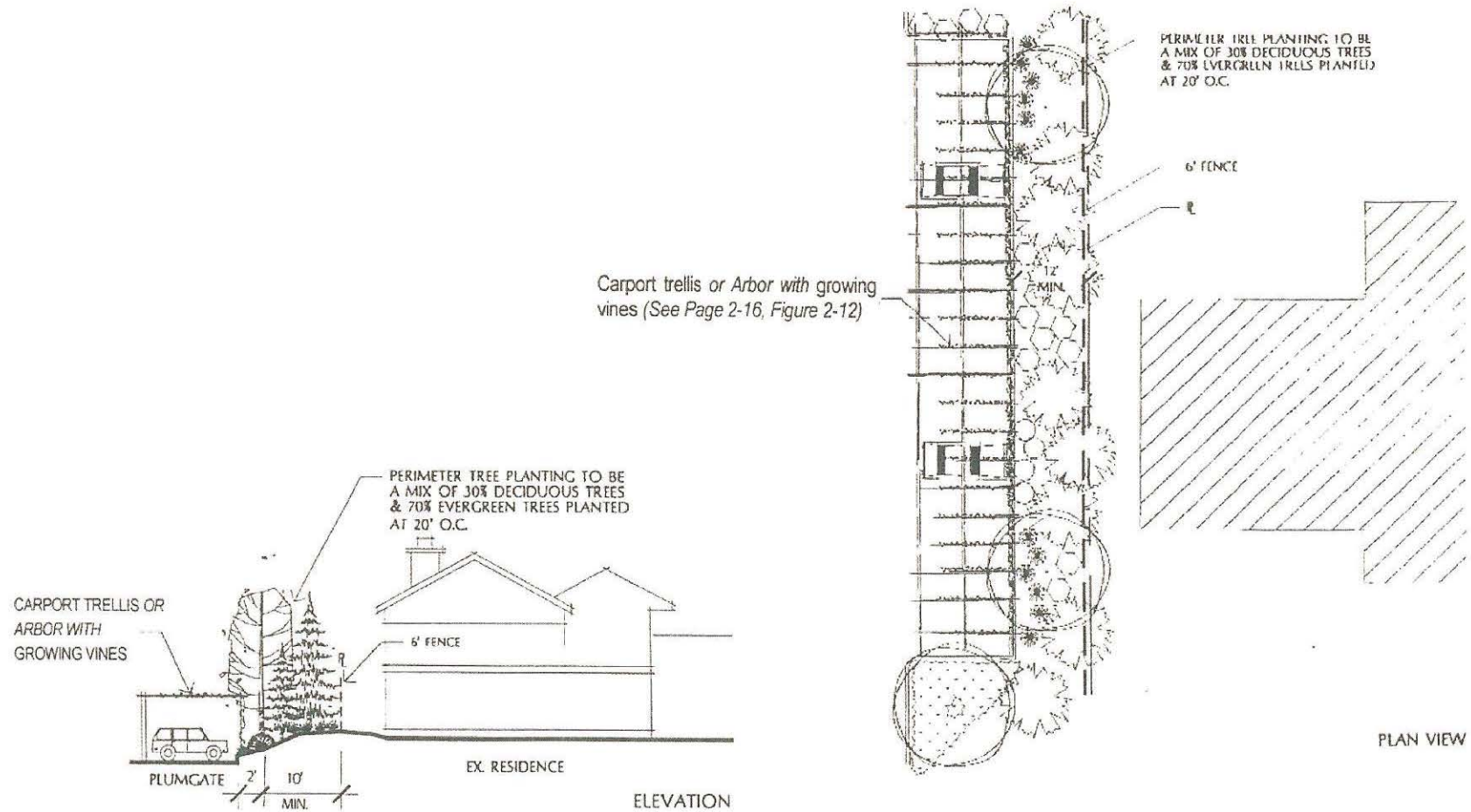


FIGURE 2-10 PERIMETER LANDSCAPE CONCEPTS

**FENCING ALONG SOUTH
PROPERTY LINE STANDARDS**

- Fences/walls shall be attractive from both sides (good neighbor fences).
- Fences/walls shall not exceed six (6) feet in height, except where not practical to accommodate grade change, subject to the Community Development approval. The pilasters shall not exceed eight (8) feet in height.
- The fence design and color scheme shall be consistent or compliment the project theme.
- Fences/walls shall slope parallel to grade and where grade slope is 5% or more. Pilaster shall be spaced thirty (30) feet on center maximum.
- Patios or decks may have a privacy fence and shall complement the architecture of the patio homes.
- Figure 2-11 Fencing Concept(s) are illustrations of the options of the fencing. The final selection will be made with final construction plans. The fencing shall be placed along the south and eastern boundaries.
- Refer to Figure 2-11 Fence Concept(s) on this page.

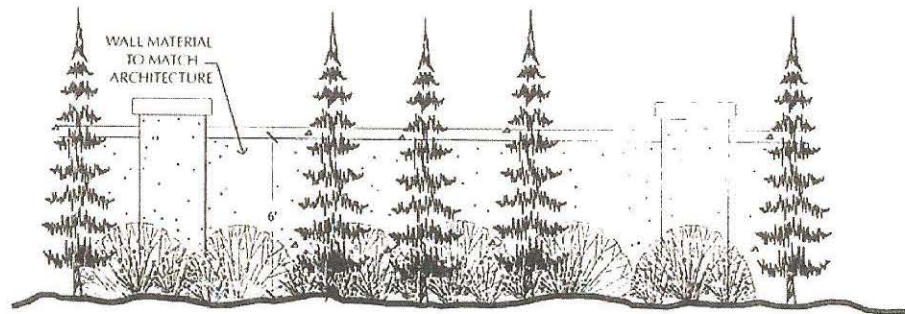
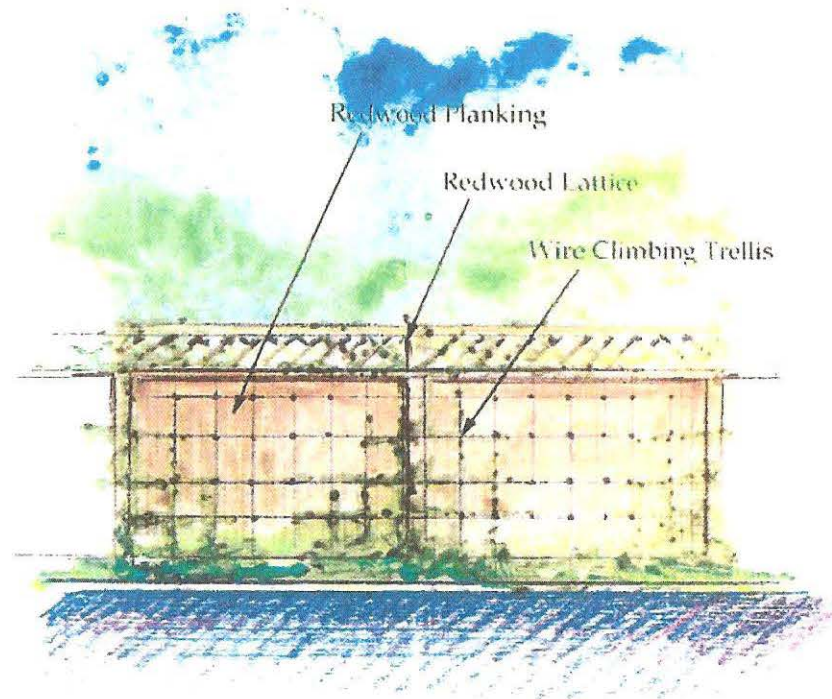


FIGURE 2-11 FENCING CONCEPT(S)

PARKING REQUIREMENTS, CONT'D

RETAINING WALLS STANDARDS

- Retaining walls shall not exceed ten (10) feet in height, except where not practical to accommodate grade change, subject to the Community Development approval.
- The retaining wall design and color scheme shall be consistent or complement the project theme.
- The landscape area adjacent to the uphill side of retaining walls shall not be encroached by footing or the rockery wall. The landscape width in front of the rockery wall may vary from five (5) to ten (10) feet depending on site constraints. In all cases there shall be a minimum 10 foot perimeter landscape planter around the project site.
- Refer to Figure 2-12 Retaining Wall Concept on this page.

- Prior to the issuance of any building permit (including tenant improvements) or business license for the commercial/office portion of Plumgate, a current parking summary shall be submitted showing building uses, square footages, and city code parking requirements in comparison with parking provided.

PARKING REQUIREMENTS

- Number of required parking shall be per Parking Requirements in Appendix D and RMC 18.06.600 including Joint Use Parking.
- Handicapped-Accessible parking shall be per RMC 18.06.600.
- Parking (including the number size, angle, dimensions, joint use parking and orientation of individual parking spaces) shall be designed in accordance with standards adopted in RMC 18.06.600.
- Parking lot sweepers may only operate between the hours of 7:00 a.m. to 10:00 a.m.

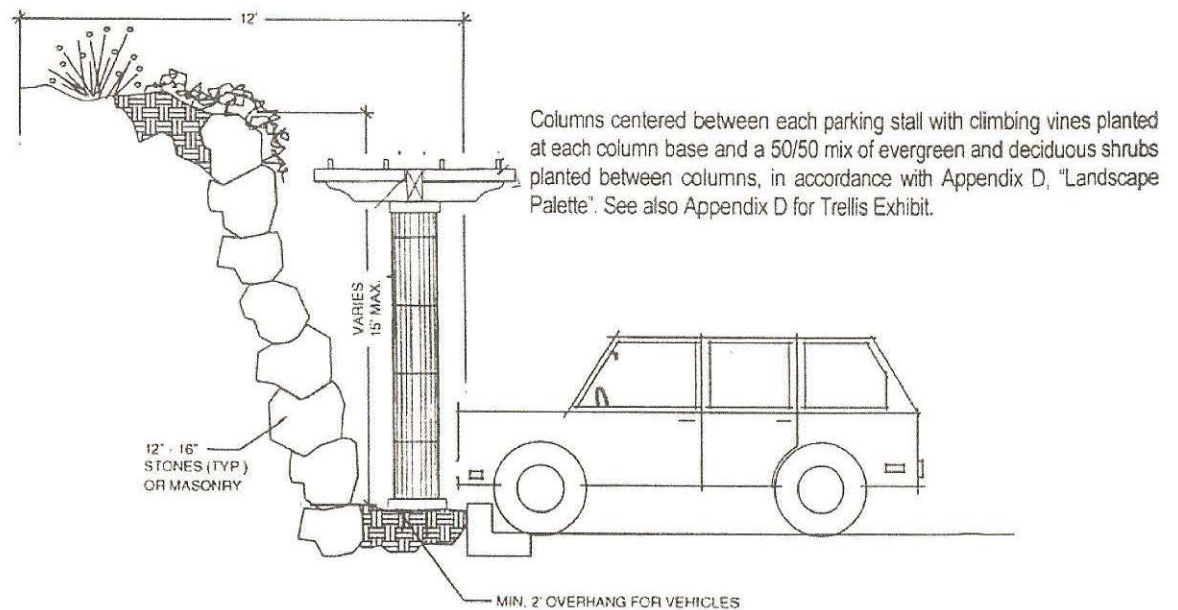
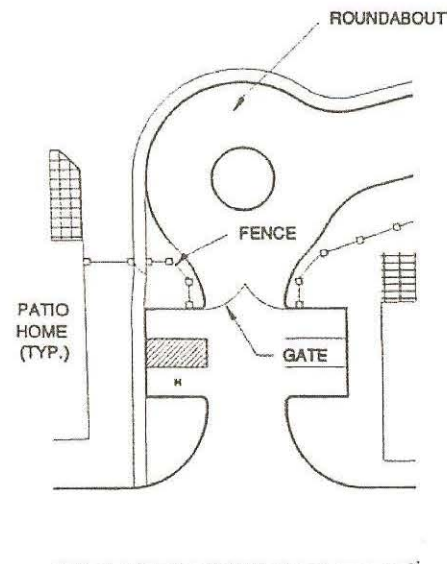
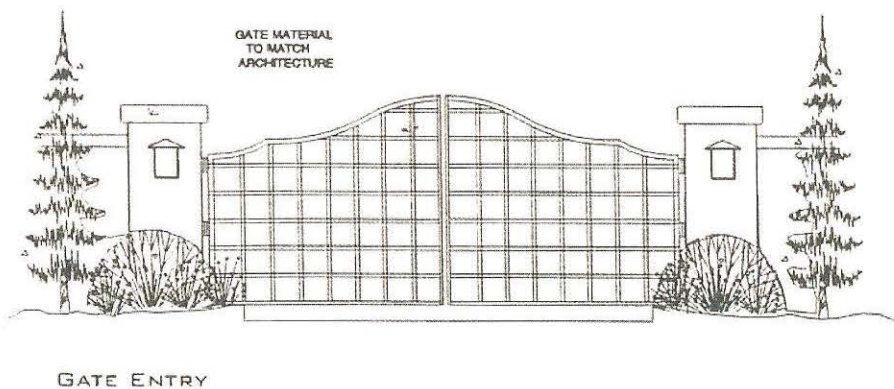


FIGURE 2-12 RETAINING WALL CONCEPT

PATIO HOMES ENTRY GATE STANDARDS

- The patio homes shall be gated with a roundabout for turnaround area.
- The gate controls shall be located prior to gate entry.
- Gate entry shall have an access control equipped with a control system to restrict entry.
- An intercom system will allow guests to contact residents.
- Gates shall comply with emergency agency requirements for entry.
- Refer to Figure 2-13 Entry Gate/Site Plan on this page.



NOTES:

- * GATE CONTROL SHALL BE LOCATED PRIOR TO GATE ENTRY.
- * SHALL HAVE ACCESS CONTROL EQUIPPED WITH AUTOMATIC CARD CONTROL SYSTEM.
- * INTERCOM SYSTEM WILL ALLOW GUESTS TO CONTACT RESIDENTS.
- * GATE SHALL COMPLY WITH EMERGENCY AGENCY REQUIREMENTS.

SITE PLAN

FIGURE 2-13 ENTRY GATE/SITE PLAN

SIGNS

GENERAL STANDARDS

- Signs shall identify and locate, rather than advertise and sell.
- Only monument and wall mounted signs shall be used.
- Signs shall not be standard cabinet construction (canned) using plastic components.
- Wall sign lighting shall be internally or indirectly illuminated with no exposed electrical wiring or company decal.
- Sign type face shall be simple, legible and well proportioned. Appropriate signs shall be designed to be legible for both the pedestrian and for a person in a moving vehicle. Legibility shall be related to the primary intended viewer.
- Directional signs maximum size shall be four (4) square feet with a maximum height of five (5) feet and placed throughout the site as needed.

CENTER IDENTIFICATION SIGN

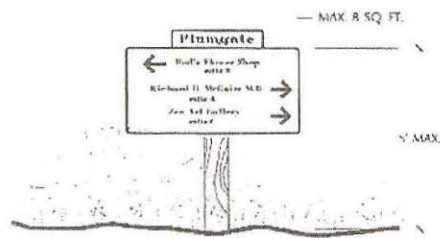
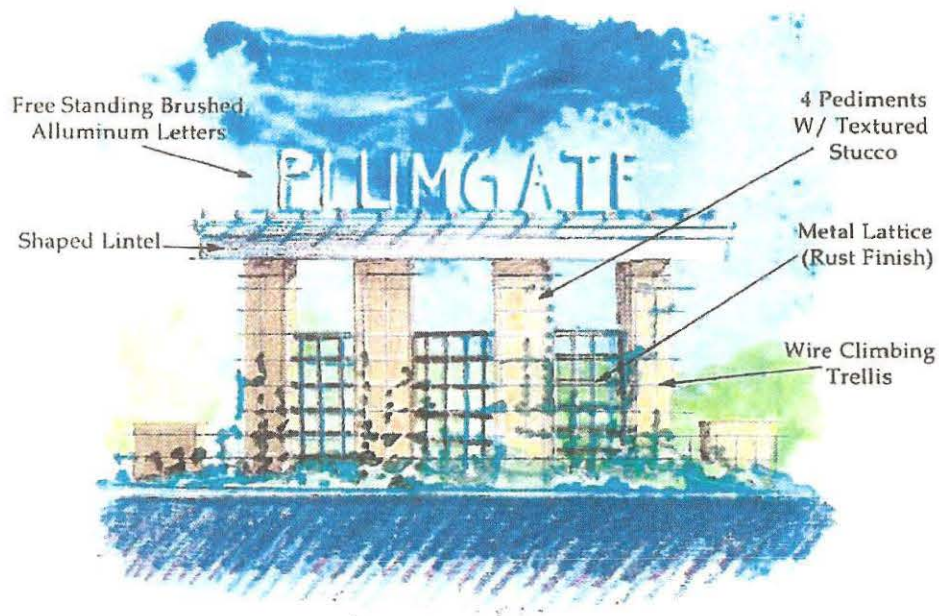
- Freestanding signs for individual buildings shall not be allowed.
- There shall be one (1) monument center identification sign located on the corner of Arlington Avenue and Plumb Lane. The maximum square footage shall be sixty (60) square feet with maximum height of twelve (12) feet and maximum width of ten (10) feet. Refer to Figure 2-14 Center Identification Sign on page 2-19.

PATIO HOMES SIGN STANDARDS

- The only other signs allowed shall be street address signs and any informational or directional signs as needed.

OFFICE AND COMMERCIAL SIGN STANDARDS

- Wall Mounted Signs:
 - Wall mounted signs shall be limited in location to facing the parking lot from which the building is accessed and the street only.
 - For commercial uses, there shall be one (1.0) square feet per 100 square feet of gross floor area. All signs combined shall not exceed 400 square feet per parcel with a maximum letter height of three (3) feet.
 - For office buildings, there shall be twenty (20) square feet of allowed sign area per building.
 - Refer to Figure 2-15 Office Wall Mounted Sign Concept on page 2-20.
 - Refer to Figure 2-16 Commercial Wall Mounted Sign Concept on page 2-21.



DIRECTIONAL SIGN CONCEPT

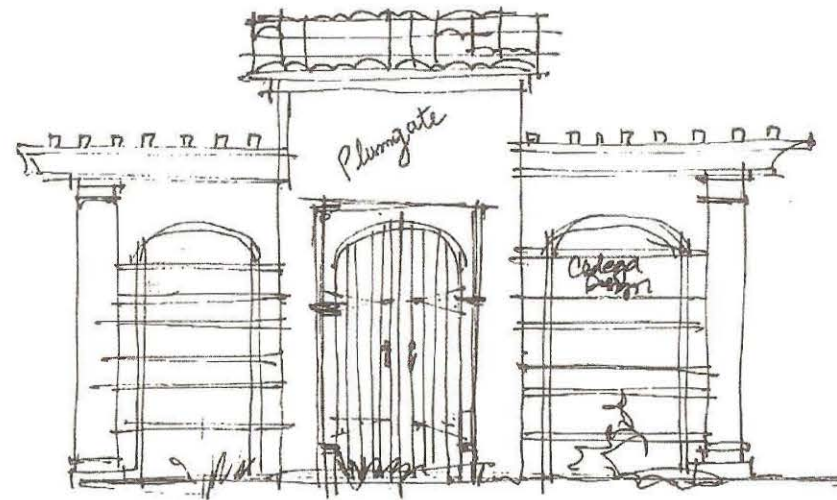


FIGURE 2-14 CENTER IDENTIFICATION SIGN CONCEPTS

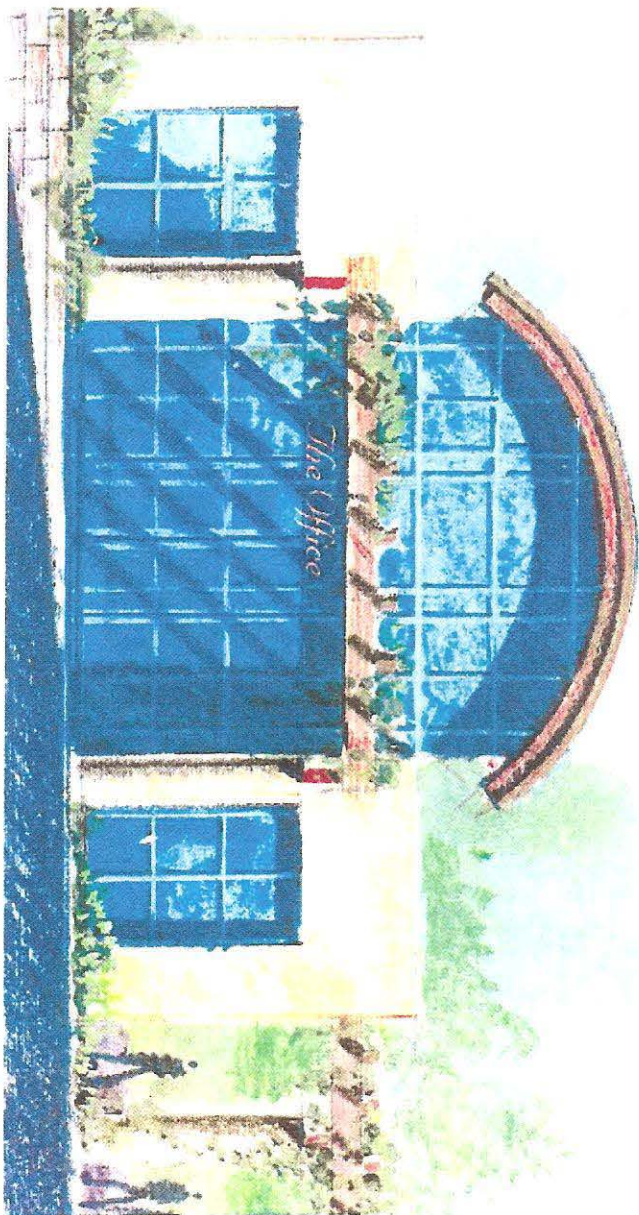


FIGURE 2-15 OFFICE WALL MOUNTED SIGN CONCEPT

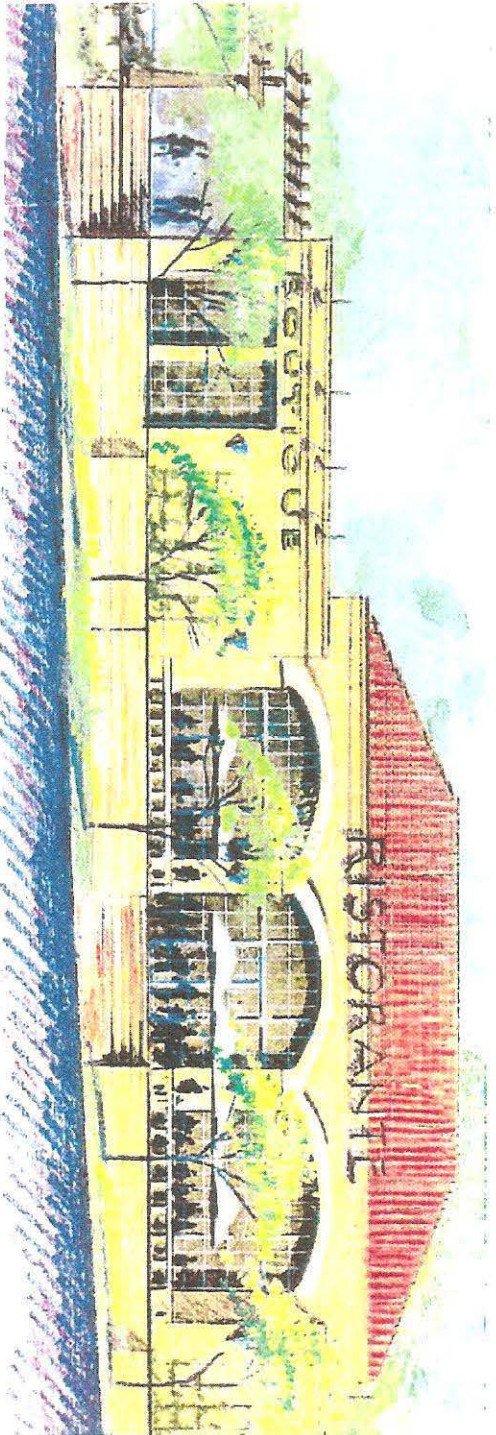


FIGURE 2-16 COMMERCIAL WALL MOUNTED SIGN CONCEPT

INFRASTRUCTURE - PUBLIC AND PRIVATE IMPROVEMENTS

The intent is to assure the design and construction of quality infrastructure/public/private improvements.

STANDARDS

- All on-site private improvements shall be certified to the Community Development Department.
- Prior to the issuance of any building permit, the applicant shall have improvement drawings for all public improvements approved by the City Engineer.
- Prior to the issuance of any building permit, the applicant shall provide an improvement agreement and security for improvements as required by the City Engineer in compliance with R.M.C. 18.08.080(c).
- Prior to the issuance of any certificate of occupancy, the applicant shall construct to City standards, and have verified by the Engineer of Record, all public improvements.
- Prior to the issuance of any permit, the applicant shall comply with the Quality Assurance Program as set forth in the Public Works Design Manual, Chapter VI, titles "Inspection, Testing and Verification" and "Quality Assurance Program".
- Prior to the issuance of any building permit, the applicant shall dedicate all public access, traffic signal, sewer and storm drain easements to the City.

- Prior to the issuance of any certificate of occupancy, the applicant shall construct all public improvements, including the box culverts, sanitary sewer, median modifications, concrete bus stop pad, curb, gutter or sidewalk and any other necessary public improvements.
- Site access, circulation, parking controls, traffic device location and design within site and along the adjacent streets shall be to the approval of the Community Development Department.

TRAFFIC ANALYSIS SUMMARY

Traffic generated by Plumgate will impact the adjacent street network. The following measures will be taken to mitigate project traffic impacts:

- All required signing, striping, or traffic control improvements shall comply with City of Reno requirements.
- A left turn lane shall be designed and constructed for the east leg of the Plumb Lane/Lander Street intersection for drivers turning left from Plumb Lane into the site. Median modifications shall be constructed to prohibit left turns from the east site access driveway onto Plumb Lane. The improvement shall be completed in accordance with approved plans and specifications by the end of the first construction season following issuance of the first C of O. Said improvement shall be bonded in accordance with City of Reno requirements.
- The project driveway on Arlington Avenue shall include single ingress and egress lanes.
- The project east driveway on Plumb Lane shall include single ingress and egress lanes and left-out movements shall be prohibited.
- The project west driveway on Plumb Lane shall include single ingress and egress lanes and be

- restricted to right-in/right-out only movements.
- The project driveways and on-site aisles shall be designed to provide adequate circulation for emergency and delivery vehicles.

ABANDONMENT OF HILLCREST DRIVE

- The order of abandonment shall reserve to the City all water rights, whether surface or groundwater, appurtenant to the area to be abandoned.
- Prior to the relocation or reconstruction of public utilities, sewer or storm drains, the applicant shall provide utility improvement plans for review and approval by the City Engineer and shall obtain an excavation permit from the City.
- Prior to the recordation of the order of abandonment, the applicant shall deposit with the City a check made payable to the Washoe County Recorder for the recording fee.
- The order of abandonment shall provide for easements for the existing utilities, unless the utilities are relocated to the approval of the City Engineer prior to issuing the order of abandonment. Prior to the recordation of the order of abandonment, the private streets, utilities and sewer and storm drain extensions shall be constructed and easements granted to serve the adjacent lots.