

APN# 163-090-26

Recording Requested by:

Name: Reno Engineering Corporation
Address: 1 East First Street, Suite 1400
City/State/Zip: Reno, Nevada 89501

When Recorded Mail to:

Name: The City of Reno
Address: P.O. Box 1900
City/State/Zip: Reno, Nevada 89505

Mail Tax Statement to:

Name: Reno Engineering Corporation
Address: 1 East First Street, Suite 1400
City/State/Zip: Reno, Nevada 89501

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Requested By
RENO ENGINEERING CORP
Washoe County Recorder
Lawrence R. Burtness - Recorder
Fee: \$38.00 RPTT: \$0.00
Page 1 of 527



Design Guidelines

South Meadows

Planned Unit Development Phase III

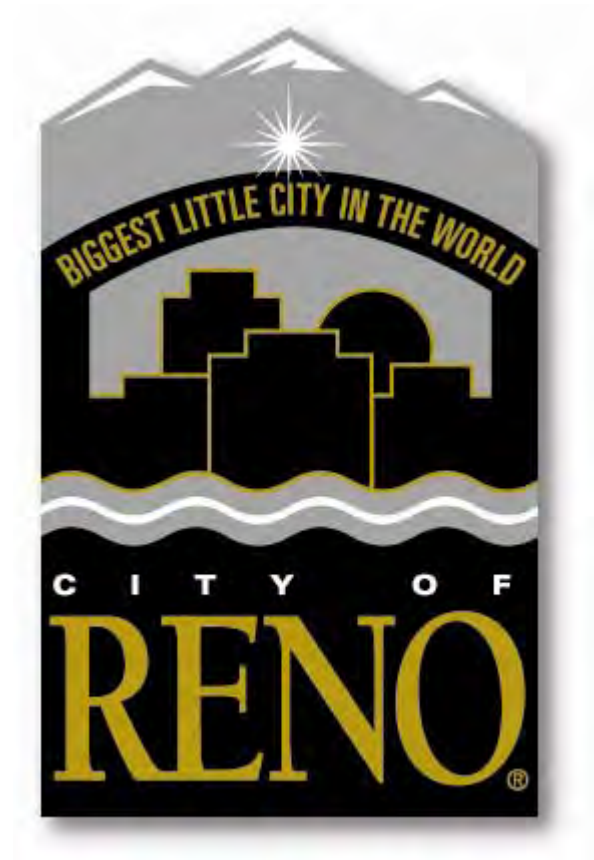
September 1995

First Revision -December 1996
Second Revision -January 1999
Third Revision -October 1999
Fourth Revision -March 2003
Fifth Revision -May 2003
Sixth Revision -August 2003
Seventh Revision -February 2004
Eighth Revision -April 2004
Ninth Revision -October 2004
Tenth Revision -April 2008
Eleventh Revision -May 2008
Twelfth Revision - May 2009
Thirteenth Revision - April 2010
Fourteenth Revision - December 2012
Fifteenth Revision- February 2013
Sixteenth Revision - June 2016
Seventeenth Revision - January 2018

Prepared for: City of Reno

CITY OF RENO
South Meadows

Planned Unit Development Phase III



REVISED DATE
JANUARY 2018

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Sixteenth Revision – June 2016
Seventeenth Revision – January 2018

Prepared for: City of Reno

When Recorded Return to:
The City of Reno
Community Development Department
P.O. Box 1900
Reno, NV 89505

**NOTICE OF DESIGN GUIDELINES FOR SOUTH MEADOWS
PLANNED UNIT DEVELOPMENT, PHASE III
(SEVENTEENTH REVISION, January, 2018)**

Notice is hereby given that the Planned Unit Development Guidelines for the South Meadows Business Center Phase III, entitled "Design Guidelines for South Meadows Planned Unit Development, Phase III", June 2016 have been revised, effective January 2018. A copy of the revised guidelines is attached hereto and incorporated herein.

The revision supersedes and terminates the applicability of all previous revisions to the Guidelines. The June 2016 version was the last version that was recorded in the office of the Washoe County Recorder on September 20, 2016 as document No. 4634338.

DATED this 31st day of January, 2018.

SOUTH MEADOWS PROPERTIES LIMITED
PARTNERSHIP, a Nevada limited partnership

By: South Meadows Management, LLC.
A Nevada limited liability company, General
Partner

By: Norman Properties, Inc., a California
Corporation, Manager

By: Robert M. Sader
Robert M. Sader,
Authorized Representative

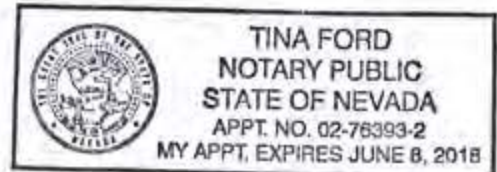
State of Nevada

County of Washoe)ss.

On this 31st day of January, 2018, personally appeared before me, a Notary Public, Robert M. Sader, Authorized Representative for South Meadows Properties, Inc., a Nevada Corporation, General Partner of South Meadows Properties Limited Partnership, a Nevada Limited Partnership personally known to me (or proved) to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed this instrument.

In witness whereof, I have hereunto set my hand and affixed my official stamp at my office in the Count of Washoe the day and year in this certificate first above written.

Tina Ford (Seal)
Signature of Notary Public



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PROJECT OVERVIEW

South Meadows Planned Unit Development (PUD) Phase III is a 669± acre site purchased by South Meadows Properties Limited Partnership, a Nevada Limited Partnership, the of South Meadows PUD Phases I&II (Refer to Figures 1 and 2.) The three phases together include portions of the former Double Diamond, as well as the Flindt, Pecetti, and Dotta Ranches. The PUD is generally situated in the northwest corner of the 1800 ± acre Double Diamond Ranch. Approximately 669 acres are zoned PUD and covered by these Design Guidelines. The remaining 1,260 acres either have specific zoning (e.g., SFR-6, MF-21, PF) or are located within the Double Diamond Ranch Residential Community, which is also zoned PUD.

APPROVAL PROCESS

A master plan amendment, and zoning map amendment, for South Meadows were approved by the Reno Planning Commission on December 7, 1994 and by the Reno City Council on January 10, 1995. (The approved zoning is shown in Figure 3.) The Council's action was subject to conformance review and approval by the Regional Planning Commission. The project was reviewed and approved by the Regional Planning Commission for conformance with the Regional Plan and as a project of regional significance on February 8, 1995.

The first amendment modified the previously approved land use designations in several areas. The zoning on several parcels was also modified to be consistent with the approved land use designations. These amendments were approved by the Reno City Council on January 9, 1996. The changes to the Design Guidelines, which were approved as part of this amendment, were combined with the changes made as part of the second amendment described in the next paragraph.

The second amendment again modified certain provisions of the Design Guidelines and added Planning Unit "O" to the PUD. The purpose of Planning Unit "O" is to create a planning unit with a specific architectural character which allows an architectural style that provides a transition between the commercial areas to the west, which are predominately Mediterranean in character, and the residential developments to the east. These amendments were approved by the Planning Commission on September 4, 1996 and the Reno City Council on September 24, 1996.

The third amendment added Planning Unit "P" to the PUD and modified certain provisions of the Design Guidelines to reflect this addition. Planning Unit "P" encompasses 36 acres at the northeast corner of South Virginia Street and Damonte Ranch Parkway. This area is designated for future commercial use. These amendments were approved by the Reno Planning Commission on November 4, 1998, and the Reno City Council on December 8, 1998.

The fourth amendment created Planning Units "Q", "R", and "S" and added more acreage to Planning Units "N" and "P". A total of 144 ± acres were added to the PUD with this amendment, which was approved by the Reno Planning Commission on September 1, 1999 and the Reno City Council on September 28, 1999. Planning Unit "P" was removed from the PUD with the adoption of the SVTC in 2007.

The fifth amendment included two modifications. First, the permitted uses on 19.5 acres located in Planning Unit J were changed. Multi-family residential (MF21) uses were added to the list of permitted uses on these 19.5 acres which are located at the southeast corner of Double Diamond Parkway and Double R Boulevard. The second modification changed the permitted uses in Planning Unit S to allow the addition of Community Commercial (CC) uses to the already permitted office and light industrial uses. These amendments were approved by the Reno Planning Commission on February 19, 2003 and the Reno City Council on March 26, 2003.

The sixth amendment created a planning unit overlay for in Planning Unit S. Sign requirements in Planning Unit S were modified to allow for additional allowances and restrictions along the freeway and within the planning unit. These amendments were approved by the Reno Planning Commission on April 2, 2003 and the Reno City Council on May 28, 2003.

The seventh amendment added three permitted uses to a portion of Planning Unit S, described on page E-22 as APN 160-030-34 & 160-030-36. The permitted uses are non-gaming hotels with interior access, 100 or fewer rooms and a maximum height of 55 feet; bowling alleys, and skating rinks. These amendments were approved by the Reno Planning Commission on July 17, 2003 and the Reno City Council on August 20, 2003.

The eighth amendment added a permitted use to a portion of Planning Unit R described on page E-23 as APN 160-793-02. The permitted use is self storage.

This amendment was denied by the Reno Planning Commission on December 2, 2003 and the Reno City Council overturned that decision on January 28, 2004.

The ninth amendment prohibits the installation of additional billboards in Phases I, II and III. This amendment was approved by the Reno Planning Commission on August 8, 2004 and the City Council on September 8, 2004. On December 8, 2004, the City Council certified the amendment to the South Meadows PUD.

The tenth amendment created a Planning Unit Overlay for medical facilities / day use only in Planning Unit J. Time restrictions for Churches were removed in all Planning Units allowing IC zoning. These amendments were approved by the Reno Planning Commission on February 20th, 2008 and the Reno City Council on March 26th, 2008.

The eleventh amendment is for a zoning text amendment to modify the development standards for portions of Planning Units K and L of the South Meadows Phase III PUD. The changes consist of: (1) allowing commercial and office uses in Planning Unit K; (2) allowing residential units (condominiums) in Planning Unit K; (3) increasing the site coverage from 30% in Planning Unit L and from 50% in Planning Unit K to 90%; (4) modifying setbacks in Planning Units K and L; (5) increasing building height from 55 feet to 360 feet for Planning Units K and L; (6) modifying the residential and non residential parking rates contained in the PUD; (7) modifications to the architectural standards; and (8) other changes necessary to effectuate changes 1-7. These changes will allow 140,000 square feet of office/retail/restaurant space; and 1,726 condominium units. This amendment affects + 11.63 acres of Planning Unit K and+ 4.58 acres of Planning Unit L. These amendments were approved by the Reno City Planning Commission on October 3rd, 2007 and the Reno City Council on November 28th, 2007. Appendix J contains all standards for Planning Unit K-1.

The twelfth amendment is a request for a zoning text amendment to the Planning Unit K-1 of the South Meadows Phase III PUD. The changes consist of (1) adding for lease independent/assisted living, respite care and memory care facilities for seniors to the list of allowed uses which will be located on the southern +/-6.42 acre portion of the site; (2) modify the setbacks adjacent to the lake as contained in appendices J and J-1 of the handbooks; (3) allow surface parking lots for the senior facility; (4) allow temporary surface lots on an interim basis throughout the rest of the project until full project build out; (5) allow the senior housing project to be approved subject to meeting the revised standards in this amendment in lieu of a tentative map; (6) allow a hotel within the project subject to meeting maximum building height limits and total traffic generation numbers contained in the original 2007 Traffic Report for this project; and (7) remove the 140,000 square feet of total office/retail space and the 15,000 single tenant maximums, subject to the entire project not exceeding the approved 2007 Traffic Report generation numbers. All conditions of approval and certification letters related to J-1 can be found in Appendix J.

The thirteenth amendment clarified and added medical uses that are accessory to the existing Renown Hospital use such as physicians offices, laboratories and helistops; allowed additional signage including monument/freestanding, building and directional signs for the hospital; allowed a 240 square foot, 26.5 foot tall, freestanding hospital project identification site to be placed 40± feet east of the U.S. 395 right-of-way; and increased the building height for a maximum of one building from 55 feet to 135 feet on the combined 33.86± acre Renown Hospital (6.87± acres of which is located in South Meadows PUD Planning Unit S, Phase III and 26.99± acres of which is located in South Meadows PUD Planning Unit G, Phases I and II).

The fourteenth amendment addresses a new Fire Station 12 alternative location at the corner of Steamboat Parkway and Veteran's Parkway in the Damonte Ranch PUD. The existing South Meadows PUD fire station location is limited in size (one acre) and building size (6,000 square foot proposed). A fire station this small only serves a limited geographical area and therefore is inadequate to serve the greater southeast area stated in the Standards of Coverage 2011 report.

The fifteenth amendment added one acre to Planning L. The one acre addition is located along the north side of South Meadows Parkway +/- 675 feet east of Double Boulevard and is designated as Planning Unit L-1. Planning Unit L-1 allows the same uses as Planning Unit L and is subject to the same standards as modified on page 84 of this handbook.

The sixteenth amendment affected Planning Unit K by removing 7.1± acres located on the west shore of Lake South Meadows from Appendix J and J-1, creating new standards contained in Appendix J-2.

The seventeenth amendment modified the provisions of Planning Unit J to allow for multifamily residential at a density of 30 dwelling units per acre on a ±15 acre site located on the northeast corner of Double Diamond Parkway and Double R Boulevard. The amendment included modifications to all development standards associated with multifamily residential in Planning Unit J.

The requirements of NRS Chapter 278A have guided preparation of this handbook. The contents of this handbook are largely based on the requirements of Section 278A.470. Items not specifically discussed (e.g., assessments for the maintenance of common open space, liens for assessments) will be addressed in supplemental Conditions, Covenants, and Restrictions (CC&Rs) prepared by South Meadows Properties Limited Partnership. Except for Appendices J and J-1 the documents in the appendices are provided for ease of reference and are not a part of the Design Guidelines. Appendices J and J-1 contain all standards for Planning Unit K-1.

As is the case for all Planned Unit Developments (except for Planning Unit K-1 which will require tentative maps), once the final plan has been recorded, the PUD zoning will be

effectuated, and no further public hearings will be necessary for the implementation of the project. Specific projects will be reviewed for consistency with the design guidelines and the CC&Rs. Only after South Meadows Properties Limited Partnership has approved a proposal will it go to the city staff. City staff will then review projects for consistency with the approved plan (includes both graphic and written material). In essence, the PUD ordinance for this project is a site-specific zoning district. Where this PUD is silent, the applicable Reno development regulations apply.

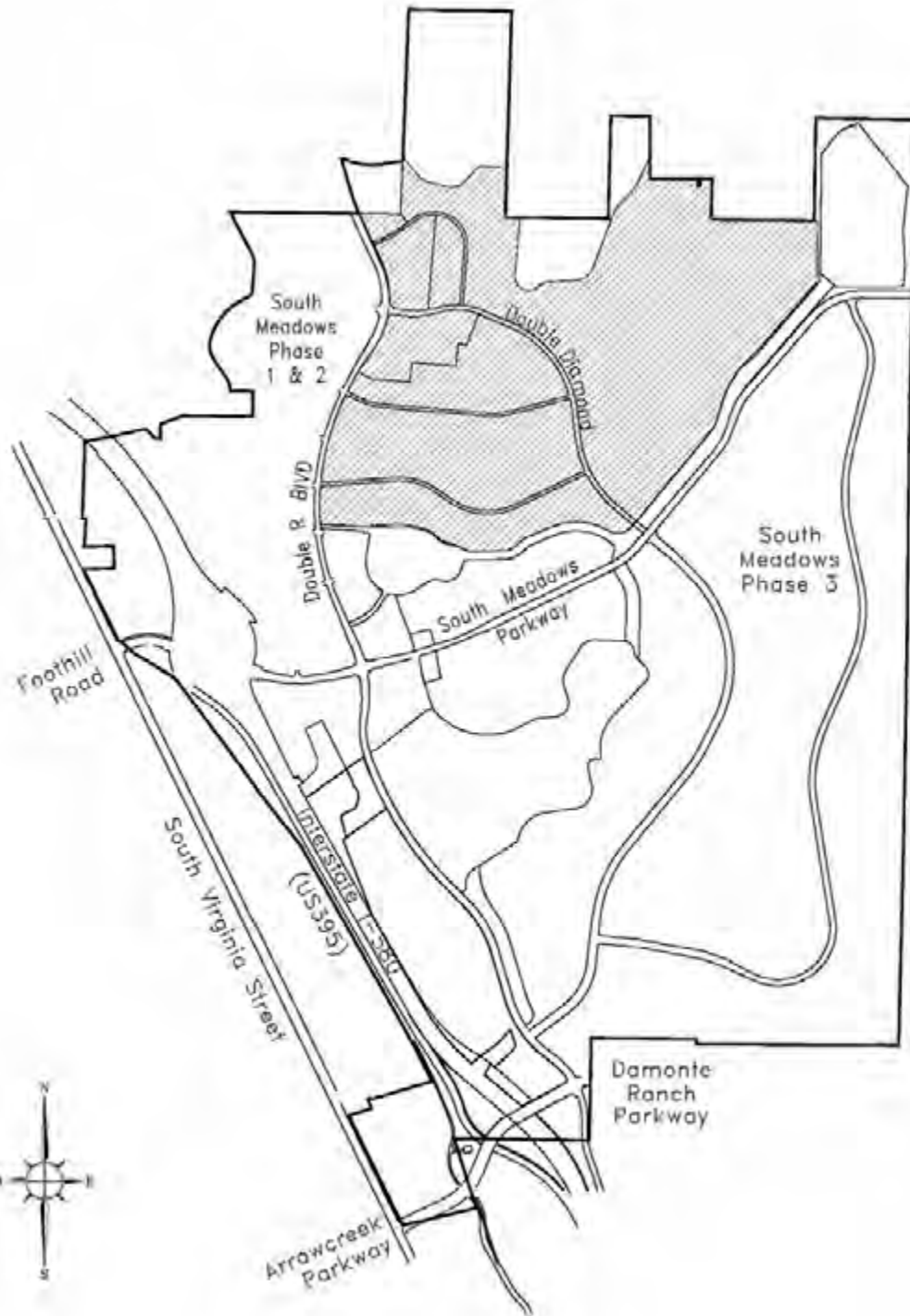


FIGURE 1
Vicinity Map

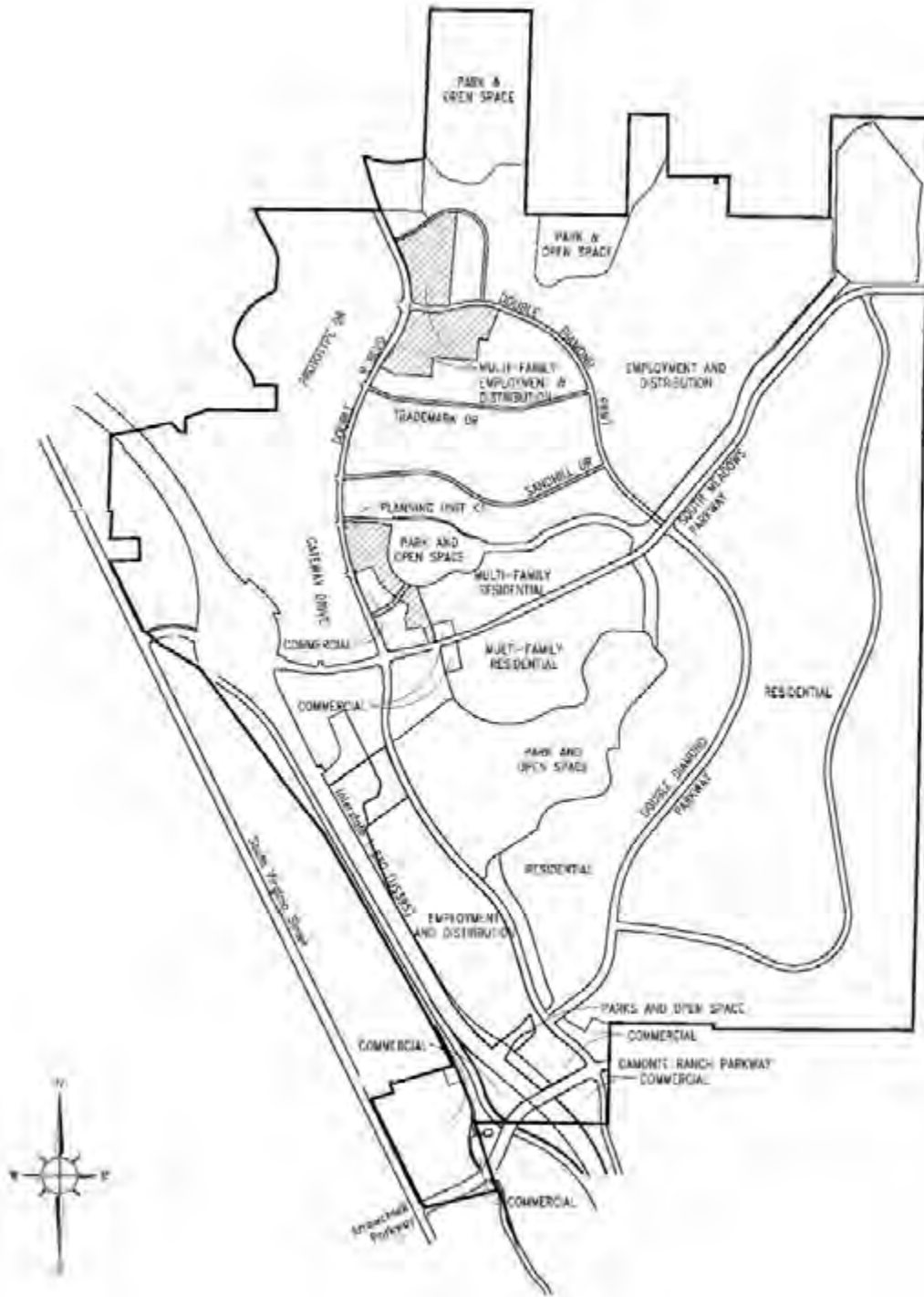


FIGURE 2
South Meadows, Phase III

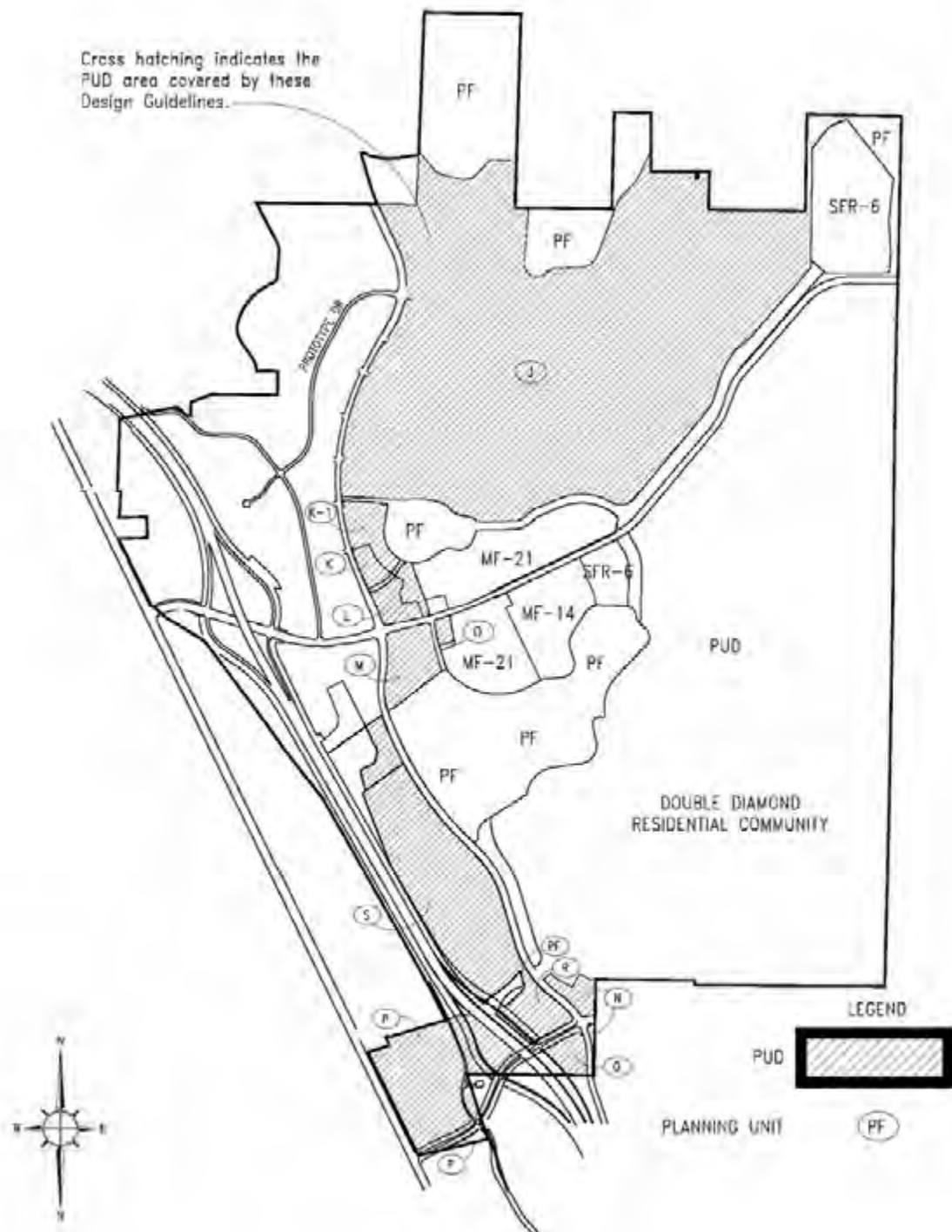


FIGURE 3
Approved Zoning

PROJECT ISSUES

Wetlands

The U.S. Army Corps of Engineers performed two wetland delineations on the Double Diamond Ranch. The first delineation was conducted in 1988 and the second delineation was performed in 1991 and is valid until November 1996. In the northeast corner of the ranch, 310 acres may be subject to additional field verification by the Corps of Engineers.

Currently there are 143.42 acres of jurisdictional wetlands present within Phase III of South Meadows. Of this number, 4.62 acres are proposed for impacts. Mitigation to offset wetland losses is proposed which consists of creating wetlands at a 2:1 ratio (i.e., two acres of wetlands will be created for every acre of wetland impacted), totaling 9.24 acres of created wetlands. Wetland mitigation and construction will commence concurrently with impacts. Water rights necessary for natural and constructed wetlands will be reserved in perpetuity to wetlands.

A Wetland Mitigation Plan and Wetland Monitoring Plan (Mitigation Plan) will be provided that will monitor the existing wetlands and the created wetlands for a five-year annual monitoring period to be followed by an additional monitoring period once every three years for a six-year period, or per Federal Guidelines, or the 404 Permit. Additionally, portions of the natural wetland areas that may be affected by future development will be monitored to ensure their preservation. The Mitigation Plan will have specific habitat success criteria to ensure that existing and created wetlands are continuing to function within the watershed. The Mitigation Plan will include a contingency plan to determine effects from surrounding development so that if created and natural wetlands success goals are not achieved, contingency measures can be implemented to ensure success criteria and goals are met. The cost of the wetland construction, mitigation, monitoring, and maintenance will be financed by the South Meadows Properties Limited Partnership or a designated assignee, which may also be financially responsible for the maintenance and preservation of the open spaces throughout the project.

Seismic Activity

A 1983 map produced by the Nevada Bureau of Mines and Geology indicates that this site is within an area of "possible severe liquefaction potential".

Liquefaction is the propensity of soil particles to flow (as a liquid) under conditions of seismic activity. For this to occur, certain soil characteristics must be present. Generally, the subsurface soil must have a large granular component for a liquefaction potential to exist.

Harding Lawson Associates and Ferrari and Associates (geotechnical and structural engineers, respectively) conducted an analysis of the potential for earthquake damage on the site. The Harding Lawson report concluded that the earthquake damage potential was essentially no different on this site than anywhere else in the Truckee Meadows. No special construction techniques can be generically recommended to mitigate the variable earthquake damage potential, but site-specific investigations shall be made with appropriate geotechnical and structural recommendations for each individual project.

Sanitary Sewer Service

Currently sewer service is provided to the South Meadows Planned Unit Development by connection to the South Truckee Meadows Wastewater Treatment Plant via the county interceptor in Double R Boulevard. Expansion of the project can also be accommodated in the county sewer plant.

A city sewer interceptor exists in Longley Lane just north of South Meadows. An extension from that interceptor would provide a connection to the Reno-Sparks Joint Sewer Treatment Plant. In the future, as sewer capacity is allocated between these two treatment plants, either plant could serve the project or service may be divided between the two.

Water Service

The Washoe County Utility Division provides water service to the non-residential portions of South Meadows. The potential exists for a significant reduction of potable water use by the application of treated sewer effluent or untreated surface water for landscape irrigation. Treated effluent from the South Truckee Meadows Wastewater Treatment Plant will be available for irrigation purposes. The Washoe County Utility Division processed a special use permit (Case No. 66-92/File 28) to use non-potable water in South Meadows. The permit was approved by the Reno Planning Commission on February 21, 1996.

Storm Drainage

Phase III consists of drainage/irrigation channels as well as a deep narrow engineered channel that will be filled and exchanged for a wider and shallower, contoured channel. The shallow channels will fit the topography of the land while still containing the 100-year flood. Flood flows reach the site through three major box culverts that collect sheet flow west of the freeway and South Virginia Street and concentrate the flows at specific points. The South Meadows master drainage system will connect to these box culverts and transport the flood flows safely through the site. The flood flows that reach the site come from Whites and Thomas Creeks. The master channel system will reexamine property now mapped in FEMA Zones A and B, which is approximately 45 percent of the site. Nimbus Engineers has calculated flows entering the site as 2,550 cfs north and 2,650 cfs south of South Meadows Parkway.

Individual sites will be graded to drain to a flood control channel or to a storm drain system connected to a channel. A collector drainage system capable of handling the 5-year storm will be provided in the backbone streets to serve each site. The city of Reno requires that peak runoff from the 5-year storm leaving the site (under the developed condition) not exceed current 5-year levels. Control and treatment of 5-year, on-site runoff will be accomplished through detention ponds and other appropriate drainage facilities constructed as needed for individual sites. Overland drainage will be provided for storms exceeding the 5- year storm.

Noise

Any portion of the site which falls inside the current noise maps as published by the Reno-Tahoe Airport Authority shall follow current City standards, as amended.

Boron Contamination

The question has been raised about possible boron contamination of the soil or water courses as part of the development of this site. Boron, a useful chemical in the manufacture of glass and other products, is toxic to plant life. It is a naturally occurring chemical element which is often present in the soil and water within areas affected by geothermal activity. Boron has been demonstrated to be present in the groundwater underlying areas adjacent to the South Meadows project site.

In 1991, the Cardinal Point Company, a local groundwater analysis firm, conducted a groundwater sampling program in South Meadows. The tests revealed that boron is present in concentrations of less than one part per million. There are presently no state or federal standards for boron contamination. However, in the opinion of the testing company, based on the most reliable scientific evidence available, this level of boron poses no threat to plant or animal life and the groundwater is suitable for irrigation purposes.

The February 28, 1995 conditions of approval require that a boron management plan be submitted prior to issuance of a building permit, special use permit, or approval of a final map (Condition #48). In response to this condition, the information presented in Appendix F was prepared.

Parks, Open Space and Trails

The conditions of approval for South Meadows Phase III (specifically, Conditions 53 and 54) required that an open space program be prepared. In response to the conditions, a Parks, Open Space, and Trails Program was prepared. (Refer to Appendix G.) It was approved by the Community Development Department and the Recreation and Parks Commission in May 1995. The first revision to the Open Space Program was reviewed and approved in December 1996.

DESIGN GUIDELINES

PURPOSE

These Design Guidelines set forth land uses and development standards for the non-residential portions of South Meadows, Phase III. These Design Guidelines also apply to the 19.5-acre multi-family site at the southeast corner of Double Diamond Parkway and Double R Boulevard. As is the case with Phases I and II, this large property is particularly well suited for long-range comprehensive planning, which will aid in the protection of the environment, while at the same time facilitating the development of an aesthetically-pleasing planned development that will enhance the community's overall image and value.

As mentioned above, these Guidelines apply to the non-residential portions of South Meadows, Phase III and to the 19.5 acres that were amended from nonresidential use to a combination of residential and non-residential uses. The other multi-family and single-family neighborhoods are generally not covered by these Guidelines. Instead, these areas will be reviewed by the city staff for compatibility with the overall development plan through the approval of tentative maps for the single family neighborhoods and special use permits for the multifamily neighborhoods. Since the 19.5-acre area mentioned previously is covered by these Design Guidelines, a special use permit is not required. Even though the residential areas are not covered by these guidelines, it is understood that some guidelines will still be applicable (e.g., treatment of wetland areas, standards and purposes for pedestrian trails, landscaping, roadway design).

The purpose of these Design Guidelines is primarily twofold. The first objective is to provide a comprehensive description of the specific guidelines for development within South Meadows, Phase III. The Design Guidelines (hereinafter sometimes referred to as the "the Guide") will be used by the Master Developer (refers to South Meadows Properties Limited Partnership or its successor) and government agencies to review each individual Parcel Developer's proposal for conformance with the overall design objectives. The second objective is to conform to the requirements of NRS 278A, which governs Planned Developments. NRS 278A.010 through 278A.590, as revised in 1991, outline specific requirements that must be addressed in either the graphic or the written material accompanying the tentative plan for a Planned Unit Development. Most of those requirements have been addressed either in this Guide or in other sections of this application package. Certain topics, such as assessments for maintenance of common open space and lien authority, will be addressed in detail in the supplemental Conditions, Covenants, and Restrictions (CC&Rs) that will be prepared and recorded by the Master Developer. The Conditions of Approval, Appendix A attached hereto, are an integral part of these design guidelines and standards.

SITE PLANNING STANDARDS

Building Square Footage

Overall building square footage to be determined when wetlands delineation are complete. When this information is complete, it will be appended to these design standards. Total square footage for the combined 33.86± acre Renown hospital site (6.87± acres of which is located in South Meadows PUD Planning Unit S, Phase III and 26.99± acres of which is located in South Meadows PUD Planning Unit G, Phases I and II) is limited to 917,201 gross square feet with a maximum of 663,146 square feet of gross hospital/medical office space (see Exhibit A, Conceptual Site Plan and Exhibit B, Renown South Meadows Campus Master Plan Summary on pages 22 and 23).

Site Coverage

Site coverage shall, on the average, not exceed 30 percent in commercial and office areas, 40 percent in multi-family areas, and 50 percent in industrial areas. Site coverage is defined as the building-ground contact area divided by the total gross lot area. Site coverage can be increased by 5 percent on parcels that receive off-site credit for landscaping adjacent to wetlands. This landscape credit may be used on site, as determined by the Master Developer; however, the use of such credit shall be limited as stated in the landscape section. The Master Developer shall maintain a list of all landscape credits (i.e., amount and location), which shall be updated and submitted to the Community Development Department with each building permit application.

Building Height

Except as allowed on the 6.87± acre Renown Hospital Parcel in Planning Unit S and in Planning Unit K-1 (See Appendix J and J-1) no building shall exceed 55 feet, except for the business hotel, which may have a maximum height of 75 feet. In terms of the Renown Hospital parcel, the maximum overall building height on the combined 33.86± acre site (6.87± of which is located in South Meadows PUD Planning Unit S, Phase III and 26.99± acres of which is located in South Meadows PUD Planning Unit G, Phases I and II) is 135 feet for one building (future nursing tower). All other buildings on the site shall not exceed 55 feet in height. Height is measured from the average street curb elevation of the proposed building parcel to the top of the occupied floor. As stated in the section entitled Permitted and Prohibited Uses, no gaming, as defined in Chapter 18.24.203 of the City of Reno Annexation and Land Development Code, will be allowed within the project. The building height profile shall be harmonious with all existing approved adjacent buildings.

Setbacks

At a minimum, building setbacks shall be those established by Chapter 18, Zoning Ordinance, which apply to the district in which that use would normally be allowed. (Refer to Appendix B.) Supplemental CC&Rs prepared by South Meadows Properties Limited Partnership may establish additional setback criteria and will not allow zero lot line setbacks, except on parcels L, M & N.

On the multifamily use sites located in Planning Unit J, garages will be placed on the side or rear property line. When a garage is constructed on the property line, it will serve as a substitute for the wall and will be architecturally integrated into the wall on either side. The garages will be spaced relatively evenly along the side and/or rear property lines and, in locations where there is no garage, a solid wall will be constructed and landscaping will be installed. Additionally, any building that is not a garage shall be setback a minimum of 70 feet from the side and/or rear property lines.

Grading

Street Grading and Drainage - Public roads shall be dedicated to the City of Reno and shall be designed to conform to City of Reno standards, including those for right-of-way width, lane width, structural section, cross fall, curb and gutter, curve radius, tangent length, allowable grade, grade breaks, vertical curves and bike paths. A roadway drainage system capable of handling the 5 year storm, per City of Reno standards, shall be provided in all public roads.

Parcel Grading and Drainage - Parcels shall be graded in accordance with the City of Reno standards and the Uniform Building Code. Minimum grade on plane-graded areas (paved or unpaved) and unpaved swales shall be 1 percent. Minimum grade on paved swales shall be 0.4 percent. Buildings within FEMA Flood Zone B (500-year flood) shall have the finished grade of the basement floor or the bottom of the lowest floor beam elevated to at least 2 feet above highest adjacent undisturbed ground. Parking areas shall be graded to drain away from buildings. Fire and emergency access shall be provided as required by the City of Reno.

Roof drains shall discharge to erosion-resistant pervious (non-paved) surfaces where possible. If on-site storm water detention is required, parking areas may be used provided that the maximum water depth does not exceed 9 inches in automobile parking areas or 24 inches in truck parking areas. Stormwater drainage will comply with city, county, state, and federal standards that are in effect at time of application for each building permit.

STREET, PARKING LOT, AND SIDEWALK STANDARDS

Streets

- The right-of-way for Double R Boulevard shall provide for an ultimate three, 12-foot wide travel lanes in each direction. The required right-of-way width will be 100 feet. (Refer to Figure 5.) An 8-foot wide meandering walk will be included in the 15-foot landscaped easement. No on-street parking will be permitted. Traffic volumes may not warrant six travel lanes. In that case, an alternative street section showing four travel lanes is depicted in Figure 6.
- The right-of-way for South Meadows Parkway shall provide for three, 12-foot wide travel lanes in each direction. The right-of-way will be 100 feet. (Refer to Figure 7.) An 8-foot wide meandering path will be included in the 15-foot landscaped easement. No on-street parking will be permitted. Traffic volumes may not warrant six travel lanes. In that case, an alternative street section showing four travel lanes is depicted in Figure 8.
- Collector streets shall have a right-of-way of 42 feet, which includes two 14-foot wide travel lanes and a center turn lane. (Refer to Figure 9.) A 13-foot wide landscape easement is shown on both sides of the street. If parcels along the collector street are connected to the internal pathway system, a 5-foot wide meandering walk will be constructed on one side of the street. If parcels along the collector street are not connected to the internal pathway system, an 8-foot wide meandering walk/bike path shall be constructed on one side of the street within the 13-foot wide landscape easement. No on-street parking will be permitted.
- A system of local streets will be developed as needed. The exact location has not been determined and will depend on the configuration of future parcels. Local streets will have a right-of-way of 31 feet, with two, 14-foot travel lanes. (Refer to Figure 10.) No on-street parking will be allowed. A sidewalk will either be located on one side or the parcel will be connected to the internal pathway system.

- The intersection configuration at Double R Boulevard and South Meadows Parkway, and Double R Boulevard and Prototype Drive/Retirement Community Access Road are shown on Figures 11 through 13, per Conditions of approval 8 through 14.
- Streets will be graded to a 1 percent minimum for drainage. Since the site is flat, it is not anticipated that street grades will exceed 3 to 4 percent. Cross drainage will be provided on all streets with curb and gutter directing water to the storm drains or swales.
- All non-conventional sidewalks (e.g., paths, bike paths) shall be located in a public use easement to provide public access to all parcels within the project. Maintenance of those paths shall be provided by either the Master Developer or individual Parcel Developer.
- The Master Developer or individual Parcel Developer shall have all plans relating to bicycle and pedestrian access approved by the City Traffic Engineer and the Community Development Department. Such facilities shall provide for continuity with other transportation facilities and should provide access to all project entrances.

Conceptual Site Plan

Scale: 1" = 200'-0"

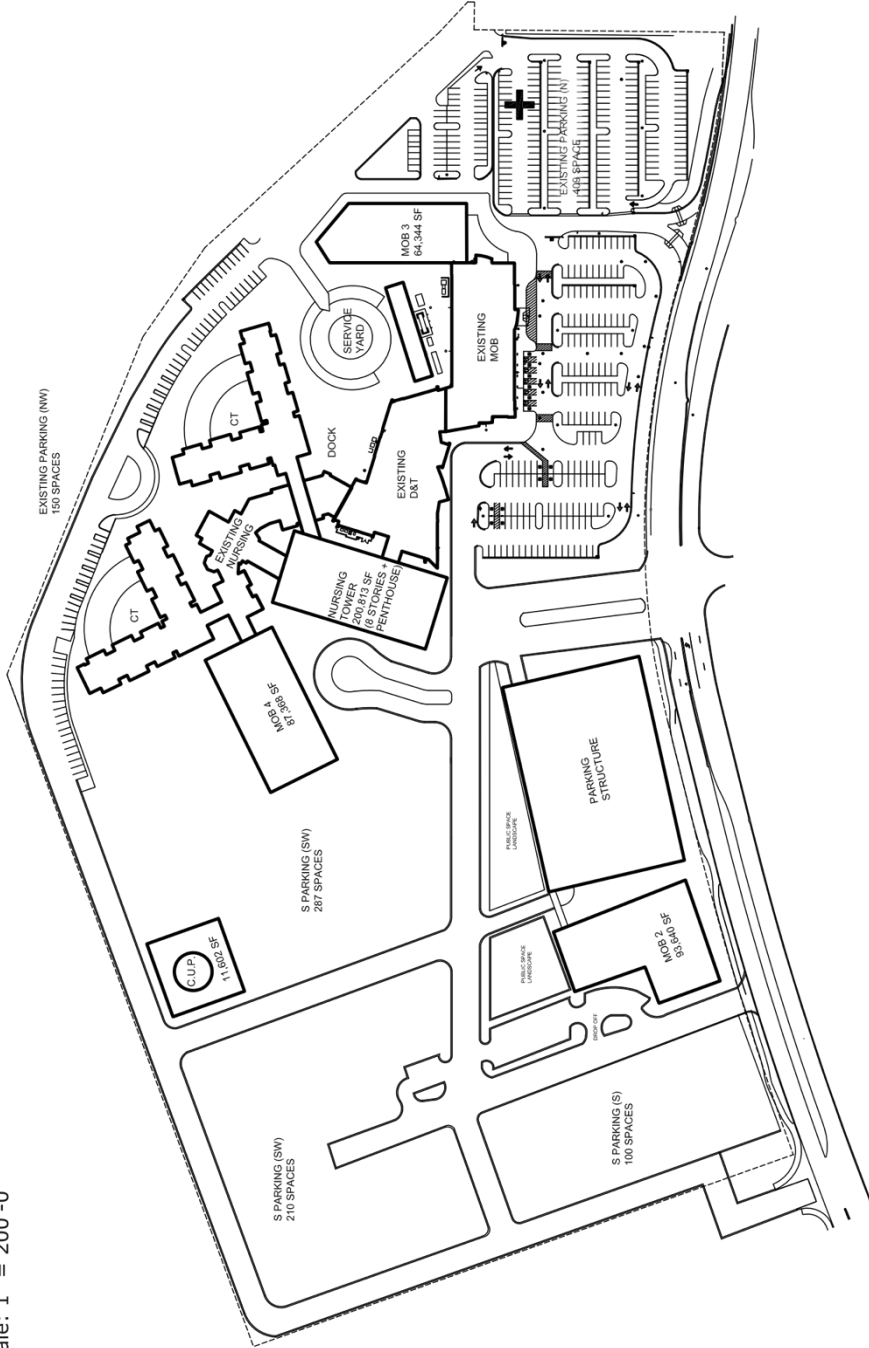


Exhibit A

	Footprint SF	Total Building SF	# of Stories	Max Building Height
Existing Buildings				
Existing D&T	23,110 SF	45,104 SF	2 Stories	Existing
Existing Nursing	59,225 SF	121,716 SF	3 Stories	Existing
Existing Medical Office Building	20,658 SF	61,974 SF	3 Stories	Existing
Total Existing Buildings	102,993 SF	228,794 SF		
Future Medical Office Buildings				
Future MOB 2	23,410 SF	93,640 SF	4 Stories	55 ft
Future MOB 3	16,086 SF	64,344 SF	4 Stories	55 ft
Future MOB 4	21,842 SF	87,368 SF	4 Stories	55 ft
Total Future MOB	61,338 SF	245,352 SF		
Future Nursing Tower Additions				
Future Nursing Tower Addition	23,625 SF	189,000 SF	8 Stories + Unoccupied Penthouse (see below)	120 ft to roof of highest occupied floor
Support Structures				
Existing Central Utility Plant	11,602 SF	11,602 SF	1 Story	Existing
Future Parking Structure	57,660 SF	230,640 SF	4 Stories	48 ft
Future Nursing Tower Penthouse	11,813 SF	11,813 SF	1 Story	15 ft
Total Support Structures	69,262 SF	254,055 SF		
Total Square Footages				
Total Bldg SF (w/o Support)	187,956 SF	663,146 SF		
Total Bldg SF (all Buildings)	257,218 SF	917,201 SF		
Total Lot Area	1,474,941.6 SF			
Lot Coverage (w/o Support)	187,956 SF / 1,474,941.6 SF = 12.8%			
Lot Coverage (all Buildings)	257,218 SF / 1,474,941.6 SF = 17.4%			

	Phases I & II	Phase III	Total SF
Hospital	355,820		355,820
Medical	213,686	93,640	307,326
Subtotal	569,506	93,640	663,146
Support	23,415	230,640	254,055
Total	592,947	324,280	917,227

Exhibit B

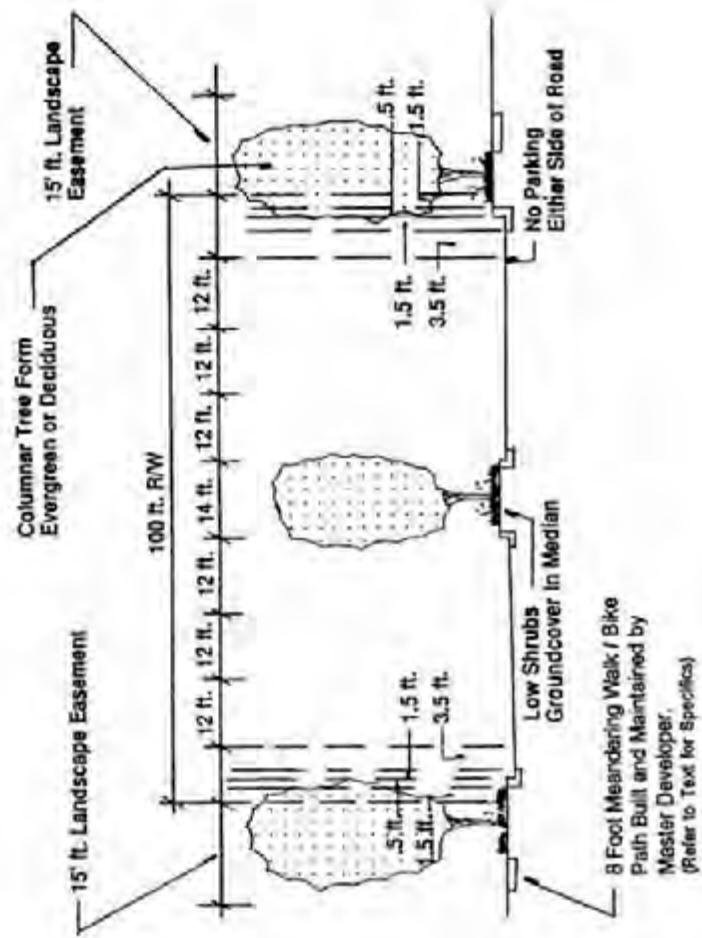


Figure 5
Double R Boulevard
 (Formerly known as Wilbur May Parkway)
 6 Lane Alternative

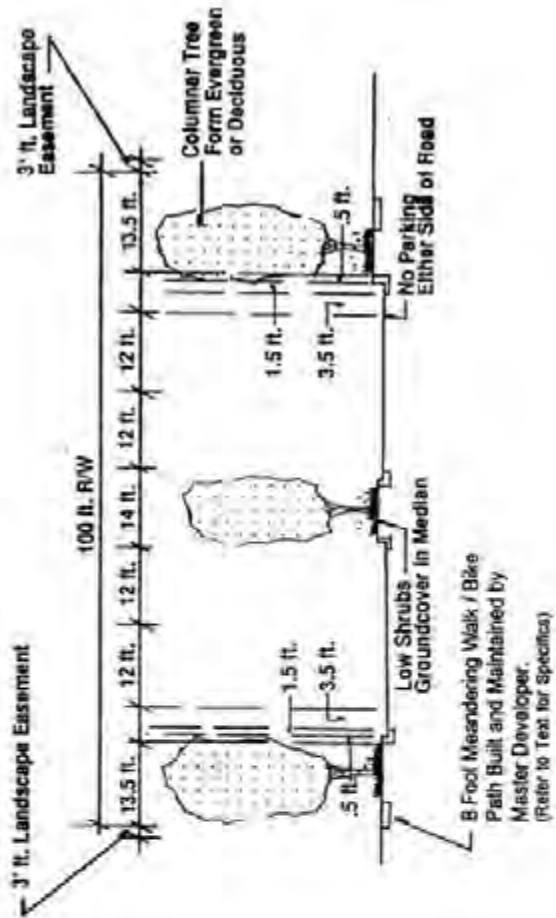


Figure 6
Double R Boulevard
 (Formerly known as Wilbur May Parkway)
 4 Lane Alternative

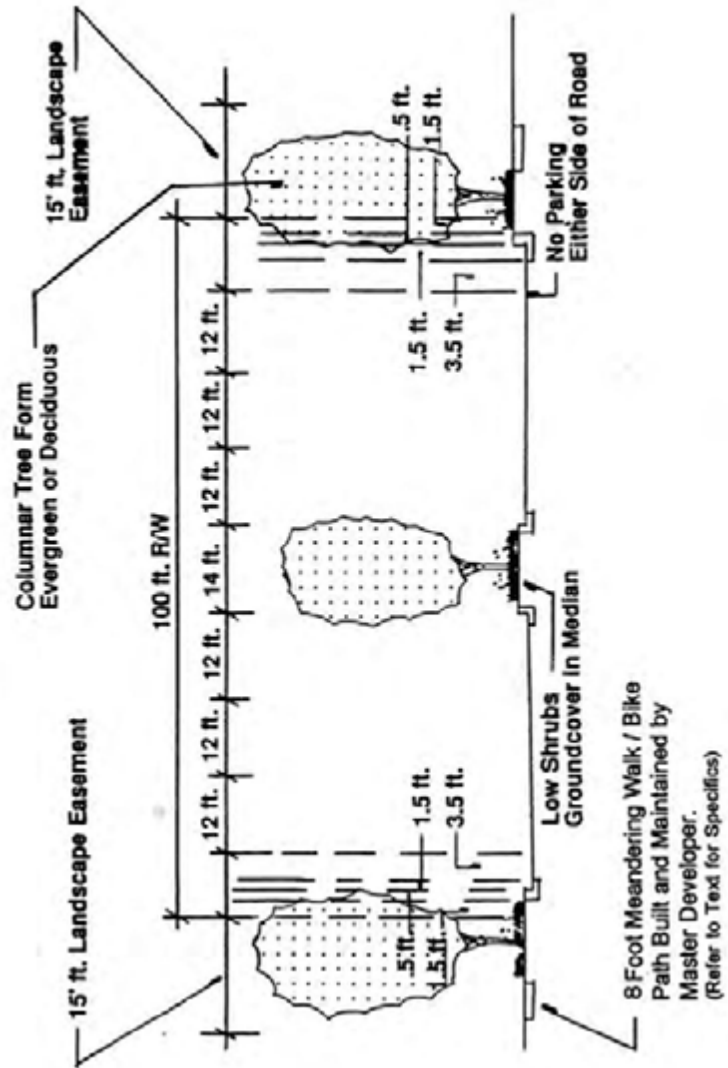


Figure 7
South Meadows Parkway
 6 Lane Alternative

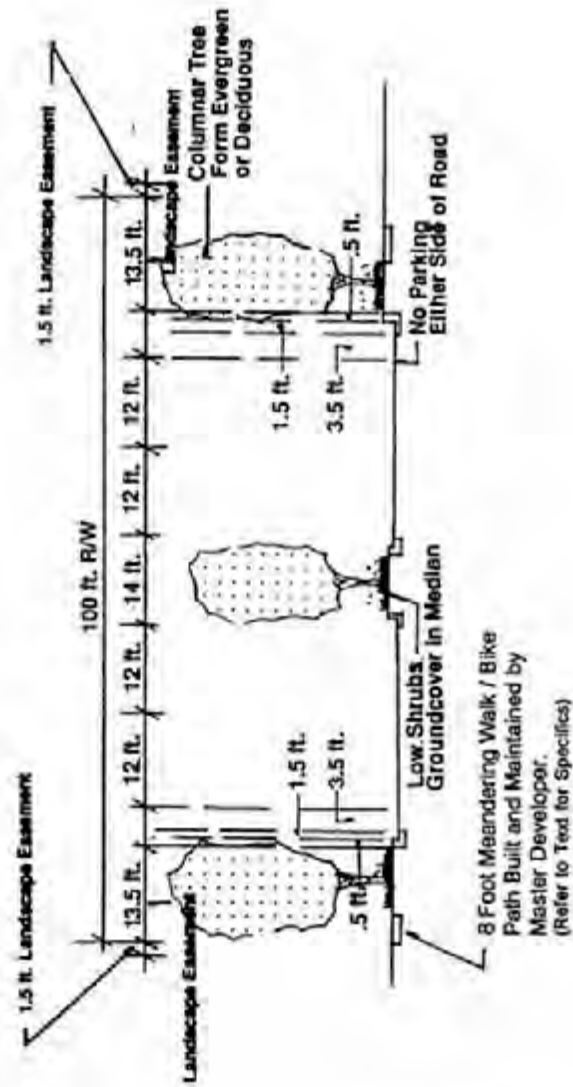
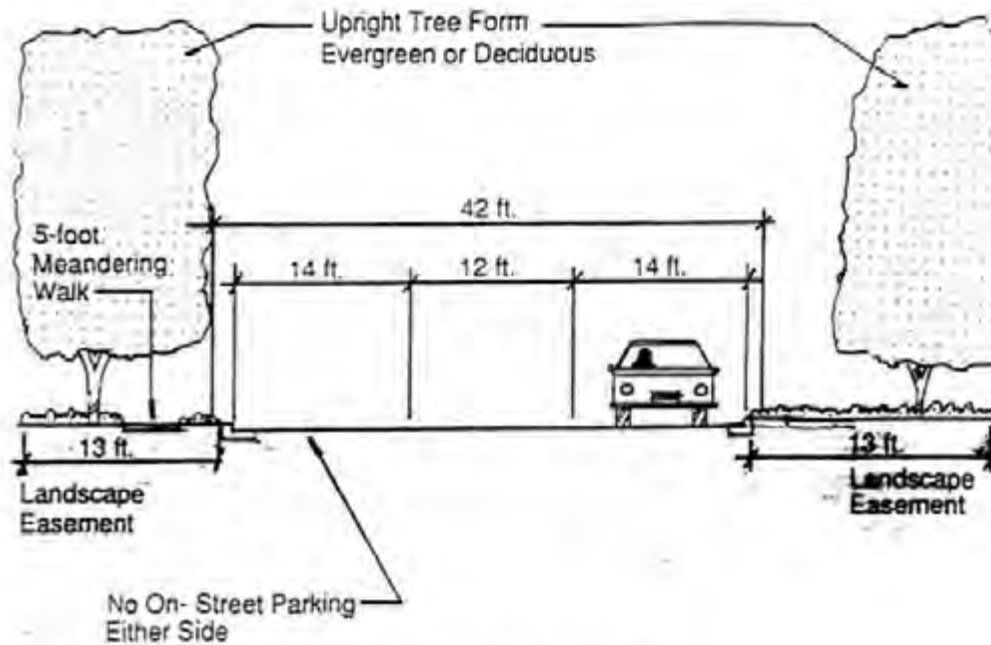


Figure B
South Meadows Parkway
 4 Lane Alternative



Note: If parcels are not connected to the internal pathway system, an 8-foot wide meandering walk/bike path shall be constructed on one side of the street within the 13-foot landscape easement.

Figure 9
Collector Street

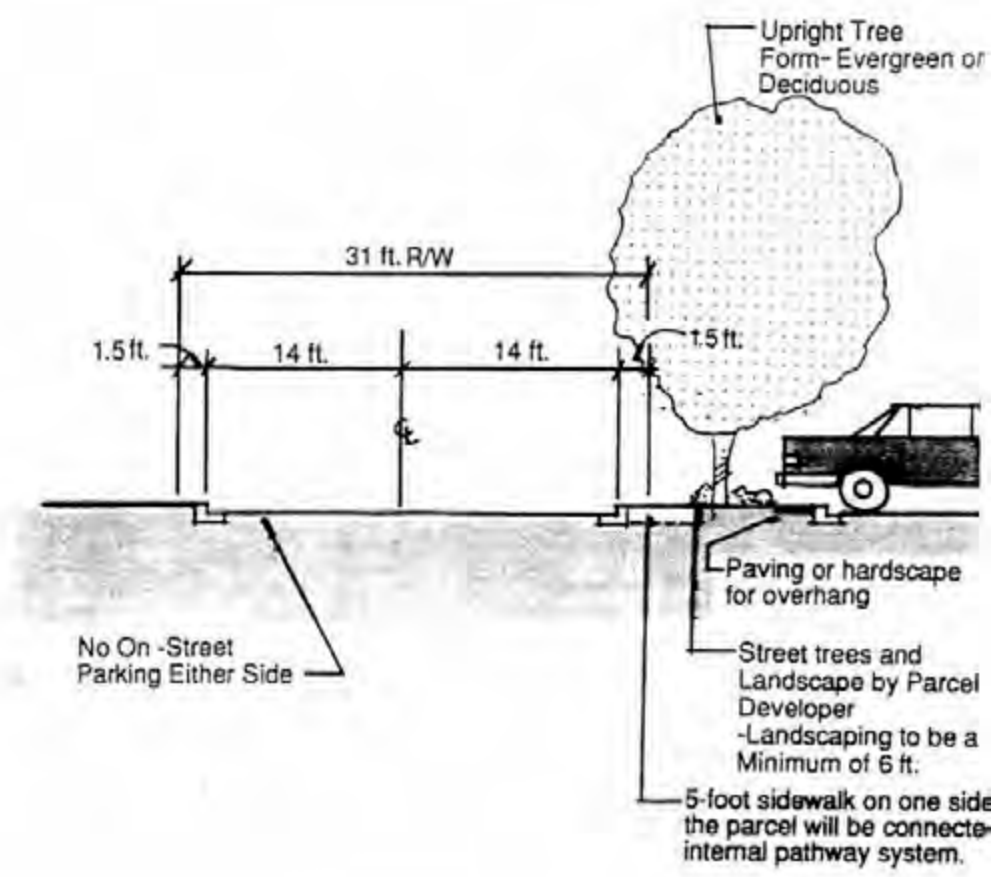


Figure 10
**Local Street
 within PUD Boundary**

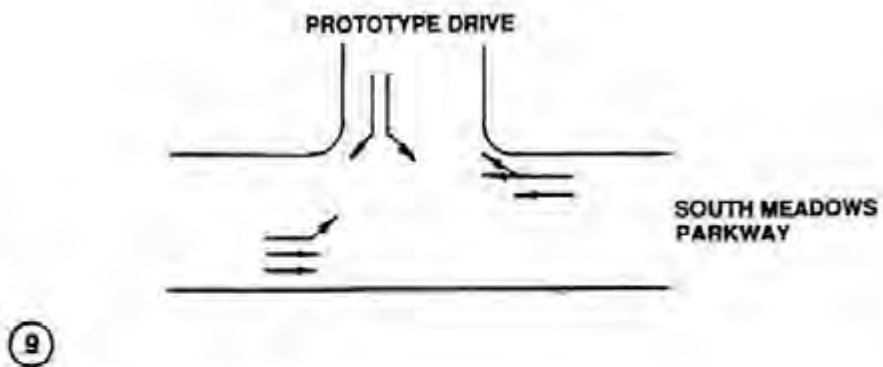
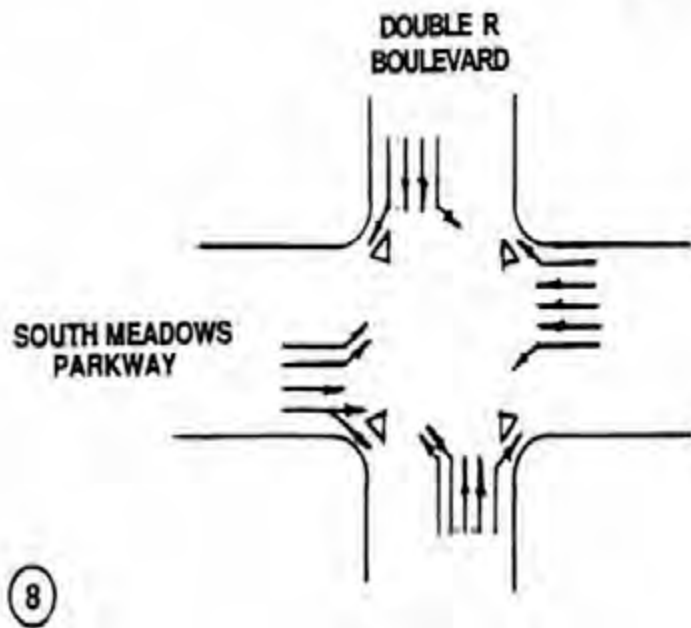


Figure 11
**MAJOR INTERSECTION LANE AND TURN MOVEMENT
 DIAGRAMS. (REFER TO CONDITIONS OF APPROVAL ITEMS 8
 THROUGH 14 FOR TEXT)**



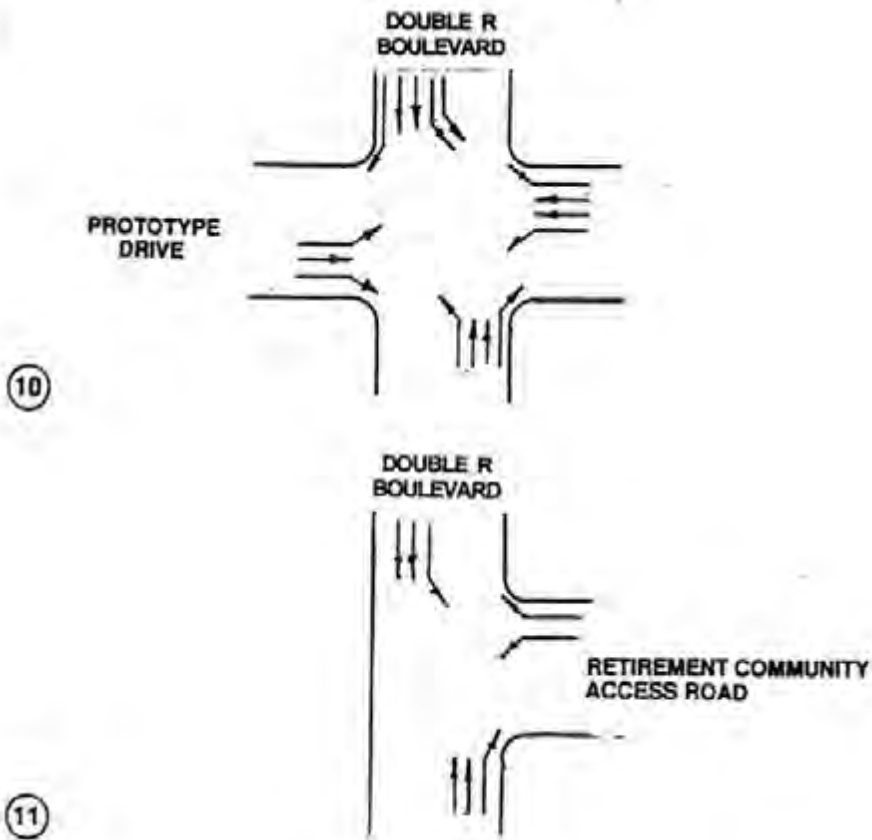
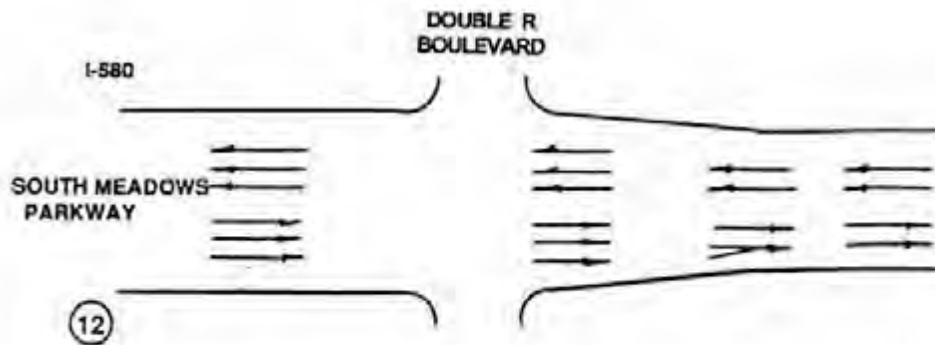


Figure 12
**MAJOR INTERSECTION LANE AND TURN MOVEMENT
 DIAGRAMS. (REFER TO CONDITIONS OF APPROVAL ITEMS 8
 THROUGH 14 FOR TEXT)**





13 SEE FIGURES 5 AND 6

14 SEE NEW SKETCHES 9 AND 10

Figure 13
**MAJOR INTERSECTION LANE AND TURN MOVEMENT
 DIAGRAMS. (REFER TO CONDITIONS OF APPROVAL ITEMS 8
 THROUGH 14 FOR TEXT)**



Parking Lots

Parking for all land uses will provide an efficient layout for both vehicles and pedestrians. (Refer to Figure 14.) The amount of on-site parking will be as required by Section 18.06.340 of the City of Reno Zoning Ordinance. (Refer to Appendix B.) Specific standards include the following:

- When parking layout exceeds a depth of two rows, align aisles to direct users to building entry locations.
- Reduce parking lot size to relate to building scale. Provide several lots separated with landscaped islands rather than one large lot.
- Share vehicular driveways between lots to minimize access points to arterial or collector streets. Spacing between driveways will conform to City of Reno standards.
- Hardscape may be substituted for wheel stops. When wheel stops are not provided, a minimum of 18-inches of hardscape shall be installed between the landscaping and the end of the space and may be included as part of the overall length of the parking space. Landscaped islands are to be a minimum of 5-feet wide at aisle ends.
- All dimensions will meet those required by city standards.
- To provide orientation in the parking lot, one tree will be planted at the aisle ends and another at the center planters.
- For retail developments, the trees along the arterial will be clustered to ensure the visibility of signs, retail display windows, and store entries.
- At the end of the row, parking stalls shall provide adequate paving or hardscape to the side of vehicles to avoid maintenance problems with landscaping. The use of alternative parking space striping (e.g., double lines) may be utilized within parking lots.
- Parking lot design will provide for sight distance as required by City of Reno standards both internally and at connections to public streets.

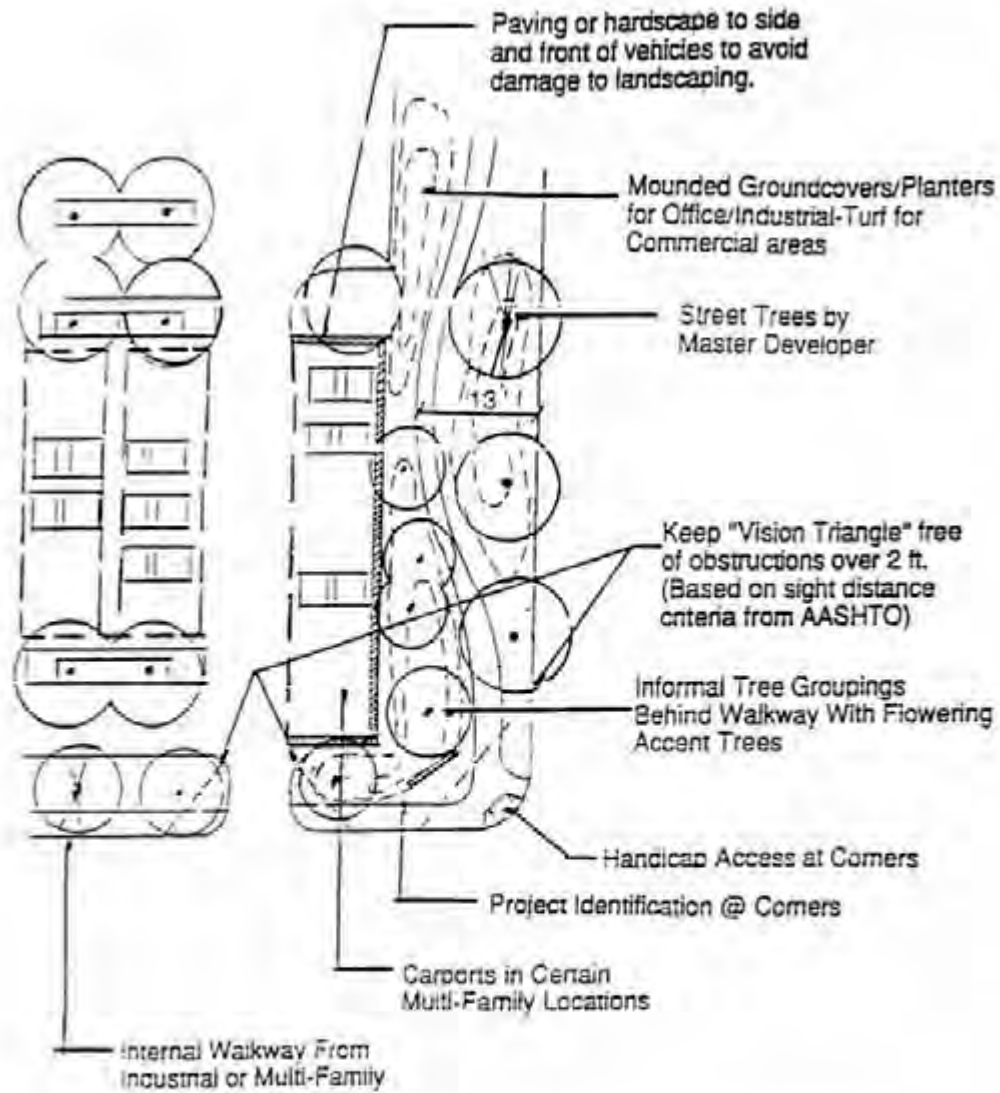


Figure 14
Parking Lot Standards

Sidewalks and Internal Pathways

Sidewalks at Streets- Sidewalk locations are shown in Figures 5 through 10.

- **Double R Boulevard** will include an 8-foot wide meandering walk. (Refer to Figure 5 and 6.) There will be direct connections to the internal pathway system of the commercial and industrial parcels.
- **South Meadows Parkway** will include an 8-foot wide meandering walk/bike path. (Refer to Figure 7 and 8.) There will be direct connection to the internal pathway system of the commercial and industrial parcels.
- Parcels along **Collector streets** that are connected to the internal pathway system will also have a 5-foot wide meandering walk on one side of the street. If parcels along the collector street are not connected to the internal pathway system, an 8-foot wide meandering walk-bike path will be constructed within the 13-foot landscaped easement.
- **Local Streets** will either have a 5-foot wide sidewalk on one side or each parcel will connect to the internal pathway system.

Internal Pathways The location of internal pathways will be determined when the wetlands delineation is complete.

- Combination pedestrian and bike paths will be 8-feet wide. Paths will be required to be located to allow all users access from adjacent parcels. Internal paths connect to sidewalks at the street to create a usable pattern for walkers exercising at lunch or bicyclists from adjacent multi- or single-family developments.
- Fitness stations, located along the internal path system, will be similar to those being used at Virginia Lake and other parks in the City of Reno.
- Figure 15 illustrates a multi-purpose path around the perimeter of the wetlands and a deck that may be built to allow pathway users to see out over ponds and adjacent to the wetlands. The deck railing could contain photos and information on birds. No improvements will be permitted within delineated wetlands.

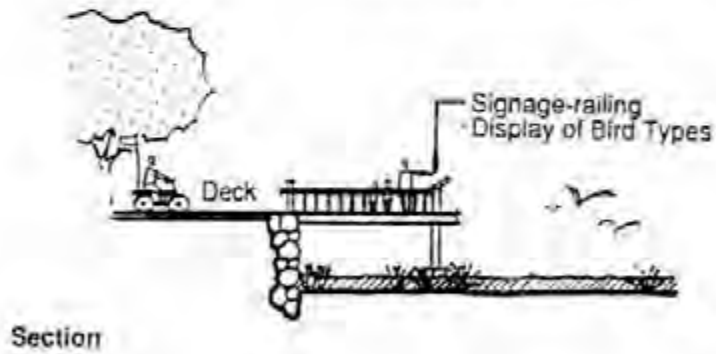
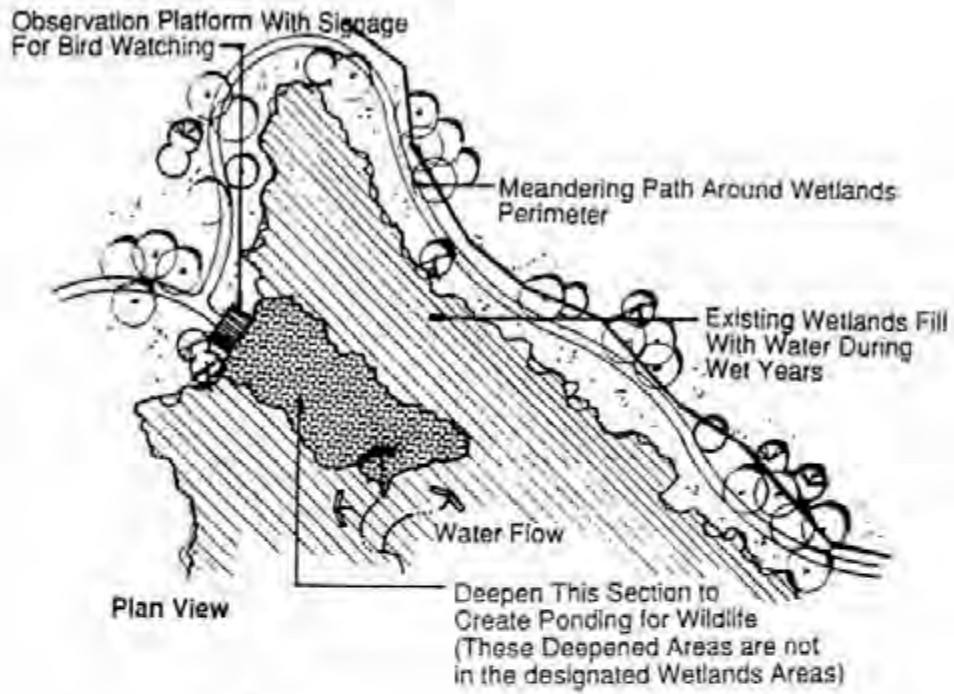


Figure 15
Pathways and Ponding Adjacent to Wetlands

ARCHITECTURAL STANDARDS

The purpose of the architectural guidelines is to provide general parameters that will ensure a consistent level of design quality and visual cohesion through South Meadows, Phase III. The guidelines are not intended to discourage creative design or individuality. Rather, they are intended to permit and encourage creativity and imagination in architectural quality. It should be noted that these guidelines consider not only the project site, but also the geographical location and climate of the Truckee Meadows and the city's desire to create a strong positive community identity and image.

Architectural Styles

The following styles typify the architectural design to be incorporated into South Meadows.

Contemporary Mediterranean- This style will be prevalent in the commercial areas and may also be used for offices. This is an amalgamation of styles from several countries of the Mediterranean. It is characterized by roofs of shallow pitch and simple building forms of white, off-white, cream, or pastel stucco. With accent colors on windows, doors, shutters, awnings, and wainscots. Windows are typically simple recessed rectangular openings with various forms of ornamentation such as iron grilles, tile or plaster surrounds, and shutters. Doors are also usually recessed but with more ornamentation and detailing than the windows. Detail treatments include tiles, color accents, pediments, moldings, and small roofs. Balconies, verandas, and porches are common.

A specific architectural character has been identified for Planning Unit O and for the 19.5-acre multi-family site in Planning Unit J. In Planning Unit O, the architectural style will provide a transition between the commercial areas to the west, which are predominately Mediterranean in character, and the residential developments to the east. The proposed architectural style recalls the proportions and detailing of the craftsman style of architecture. Characteristics include roofs of medium pitch with broad overhangs and well-detailed building forms. The materials may include combinations of cement plaster, wood, faux slate or concrete roofing tile, stone and concrete. In Planning Unit J, the multi-family project will have a contemporary style with stucco, rock veneer accents, and tile roofs.

Contemporary – The architectural style is a product of current modern design philosophies. Frequently utilized for larger commercial and office structures where the mass of the building predominates over artistic detailing. Building identities are created by their distinctive function and variations in the basic building materials. In South Meadows, this style will be predominate in the industrial areas. Glass will be a commonly used material and will be incorporated in a manner similar to that shown in the photographs in Figures 16 and 17.

Building Image

- While architectural styles may vary between Planning Units, each Planning Unit will utilize a uniform architectural style that compliments adjacent Planning Units. (A map of the Planning Units is presented in Figure 32.) All new buildings on the combined 33.86± acre Renown Hospital parcel (6.87± acres of which is located in South Meadows PUD Planning Unit S, Phase III and 26.99± acres of which is located in South Meadows PUD Planning Unit G, Phases I and II) shall be architecturally consistent with existing buildings and the architectural character as shown on Figure 17a on page 42.
- Architectural detailing should be clean and simple and in harmony with the surroundings.

Building Massing

- Massing can vary from building to building but must reinforce the concept of visual cohesion, the creation of pedestrian spaces, and a strong contemporary character.
- Utilize building forms to create pedestrian areas that are protected from the wind but oriented to the sun.
- Utilize steps and/or recessed exterior balconies to articulate building form.
- Articulate the building base with material changes, fenestration changes, provision of an arcade, or expression of building entrance.



Common Area Between
Office Use and
Wetlands



Office/Industrial
Site Plan, With
Major Arterial



Contemporary Office
Exterior

**Photographic
Examples**

Figure 16- Photographic Example



Contemporary Offices &
Their Relationship to
Wetlands

Contemporary
Mediterranean
Architectural Style



Office/Industrial
Site Plan

Photographic
Examples

Figure 17 –Photographic Example



Mediterranean
Architectural Style

Photographic Examples:




Mediterranean
Architectural Style

Photographic Examples

Architectural Character



The architectural character of the proposed future tower shall be consistent with the existing Diagnostic & Treatment Center and adjacent Medical Office Building.

 Renown Health
South Meadows Campus
Planning Submittal

 HMC
Architects
November 11, 2009

Figure 17a- Renown Hospital Architectural Character

Façade Treatment

- **Exterior Materials:**
 - Preferred building materials include, but are not necessarily limited to, glass, glass block, stone, tile, brick, concrete block, pre-cast concrete, metal panels, and composition panels. Glass will be a commonly used material through the project. Various hues, including blues, greens, and silvers will be used. Stucco will be used on buildings with Mediterranean architecture and on the multi-family buildings.
 - The use of exterior wood siding and wood shingles is prohibited.

- **Surface Articulation:**
 - Use variation of surface textures in harmonious combinations.
 - Use variations of wall and window surface planes achieved through use of reveals, recesses, projections or attachments.
 - Where a rear or side façade is exposed to public view, it will be given architectural treatment compatible with the overall buildings architectural design.
 - Articulate spandrel panels with the use of multiple colors, tones of the same color or changes in texture.

- **Color:**
 - Exterior all materials should be predominately earth tones. In areas where Mediterranean architecture is predominant, colors consistent with this architectural style should be used (e.g., white, off-white, cream pastel).
 - There should be some diversity and contrast of color value, tone and hue.
 - Bright colors are to be used sparingly for design accent.
 - All flashing, sheet metal, vent stacks, and pipes shall be painted to match the adjacent building surface and roofs.
 - Each Planning Unit shall have a consistent and uniform color palette for signage.

Ground Floor Treatment

- Visually integrate building materials and design features with materials and design features of both landscapes and free-standing signs.
- Accent main building entries with use of entry courtyards or other features so as to be easily recognizable from approaching automobiles and to provide “ceremonial” entry for pedestrians.
- Provide plaza areas adjacent to buildings from pedestrian activity. These spaces should be protected from the wind and oriented to the sun.
- Articulate the building base with attention to detailing, materials, colors, finishes, lighting, and arcades.
- Large, blank walls at the building base shall be avoided.

Rooftop Screening

- Roof-mounted mechanical equipment shall be screened with materials architecturally integrated with the building design.
- Communication equipment such as satellite dishes and radio antennas may remain unscreened if necessary for proper function; however, it should be visually integrated with the building design.
- All HVAC ducting and other piping must be concealed from view.

Rainwater Drainage

- Gutters and downspouts shall be concealed, unless designed as continuous architectural feature painted to match adjacent roof and wall materials.

LANDSCAPE DESIGN ELEMENTS

The purpose of this section is to establish comprehensive design guidelines by defining requirements for project entries, landscaping, walls, fences, lighting, and signs. Installation specifications, maintenance guidelines, and the definitions of areas of responsibility are also outlined so that each Parcel Developer will understand and conform to the overall design concept.

Installation and Maintenance

The installation and maintenance of all design elements including walls, landscaping, signs, etc. is initially the responsibility of either the Master Developer or the individual Parcel Developer. The Master Developer is responsible for the installation and maintenance of the landscape design elements in the public rights-of-way, landscaped easements, and common open space. As Streets are constructed, associated landscaping will be installed. Initially, the Master Developer will retain responsibility for the maintenance of these areas. After this initial period, maintenance responsibility will be relinquished to the Building Owners' Association. The Parcel Developer is responsible for the installation of landscape design elements in private common areas and parking areas.

Approximately 290 acres of common open space adjoin the PUD. (The exact size and configuration will be based on the final wetland delineation.) It is anticipated that additional common open space (non-wetlands) will be identified as development occurs. As required by NRS 278A.120, all common open space will be set aside for the use and benefit of the owners of South Meadows. The City may accept the dedication of common open space or any interest therein for public use and maintenance. The Building Owners' Association may own and maintain the common open space and may not be dissolved. No common open space may be disposed of by either the Master Developer or the Building Owners' Association without first offering to dedicate the common open space to the City of Reno (N RS 278A.130).

Project entries

The intent of the project entry landscaping and signs is to announce arrival at both the project and individual parcels, establish a level of project quality and unity, and provide a distinct identity. Entry locations are shown in Figure 18. Conceptual plans for the entries are presented to further clarify the intent of the design guidelines. As the project is developed, additional major and minor entries may be identified.

Minor Project Entries– The Master Developer is responsible for the installation of the minor project entries.

- As shown in Figure 19, landscaping will consist of signs and plant material in a semi-circle at corner locations. Plantings will be either in formal rows or

clusters, with evergreens for winter form and low perennials for spring and summer color. An accent tree row around the perimeter will provide a backdrop for the entry.

Major Project Entries – The Master Developer is responsible for the installation of the major project entries.

- Major entries will be distinguished from minor entries by size of landscaping, size and shape of signs, and plant material type. (Refer to Figure 20.) Major entries could have displays of annual flowers planted each spring and bulb displays planted in the fall. A more formal look may be created by planting in rows and massing.

Fences and walls

Fences and walls will be used for screening, sound attenuation, and as a division between common open space, private parcels, and different land uses.

Low Fences between wetlands and private parcels will consist of a 36-inch high split rail fence with two horizontal rails. (Refer to Figure 21.) The intent is to define common area and private land without walls.

Solid, view-screening walls, berms or landscaping will provide a barrier between different land uses and will be used in locations where noise attenuation is necessary. Walls will also screen service areas and trash enclosures. (Refer to Figures 22.) Integral color blocks consistent with the building material will be utilized with a split-face texture. An accent band of an oversized block will be added for horizontal pattern. In areas where Mediterranean Architecture is predominant, decorative walls and fences, consistent with this architectural style, may be used.

On the multifamily use sites located in Planning Unit J, a solid wall or garages will be constructed on the side and/or rear property line. When a garage is constructed on the property line, it will serve as a substitute for the wall and will be architecturally integrated into the wall on either side. Open view, security fencing may be incorporated into the landscaping along Double R Boulevard and Double Diamond Parkway, with the exception of fencing required along wetlands (above). The entries to the project may be gated.

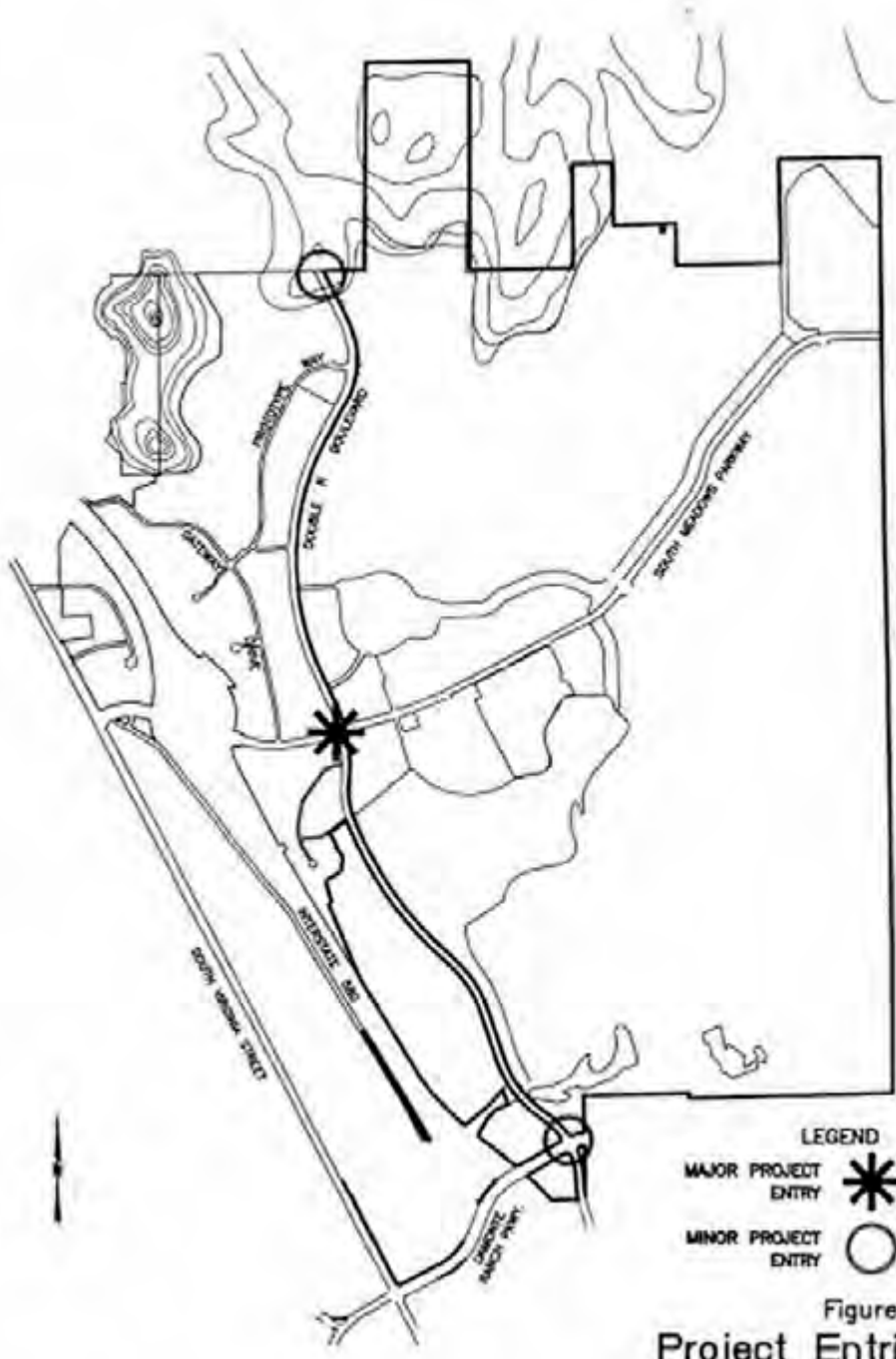


Figure 18
Project Entries

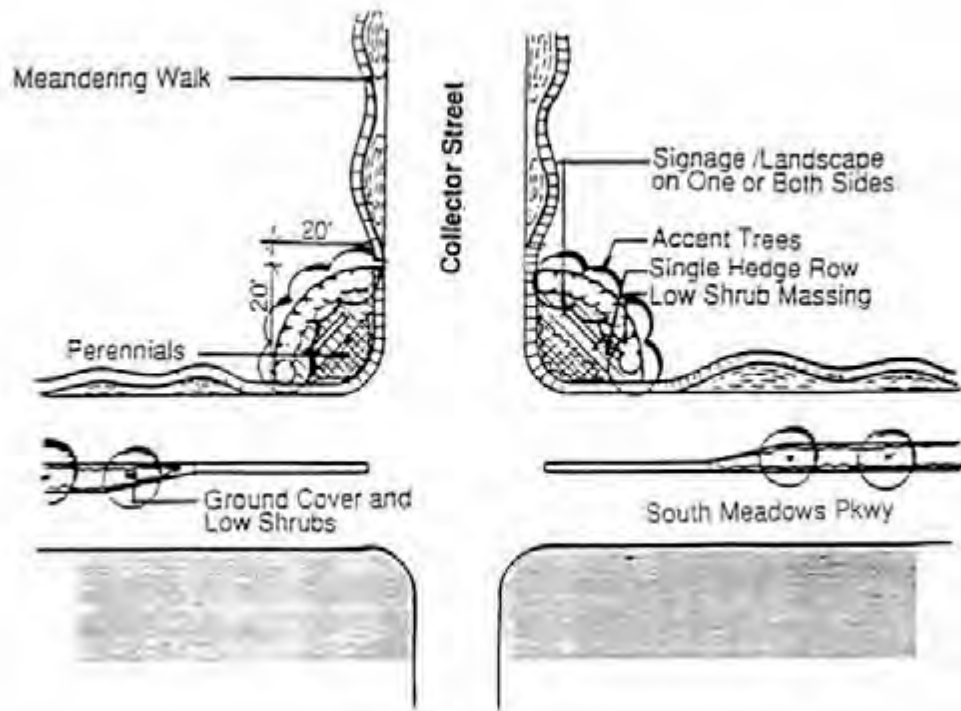


Figure 19
 Typical Minor Project Entry

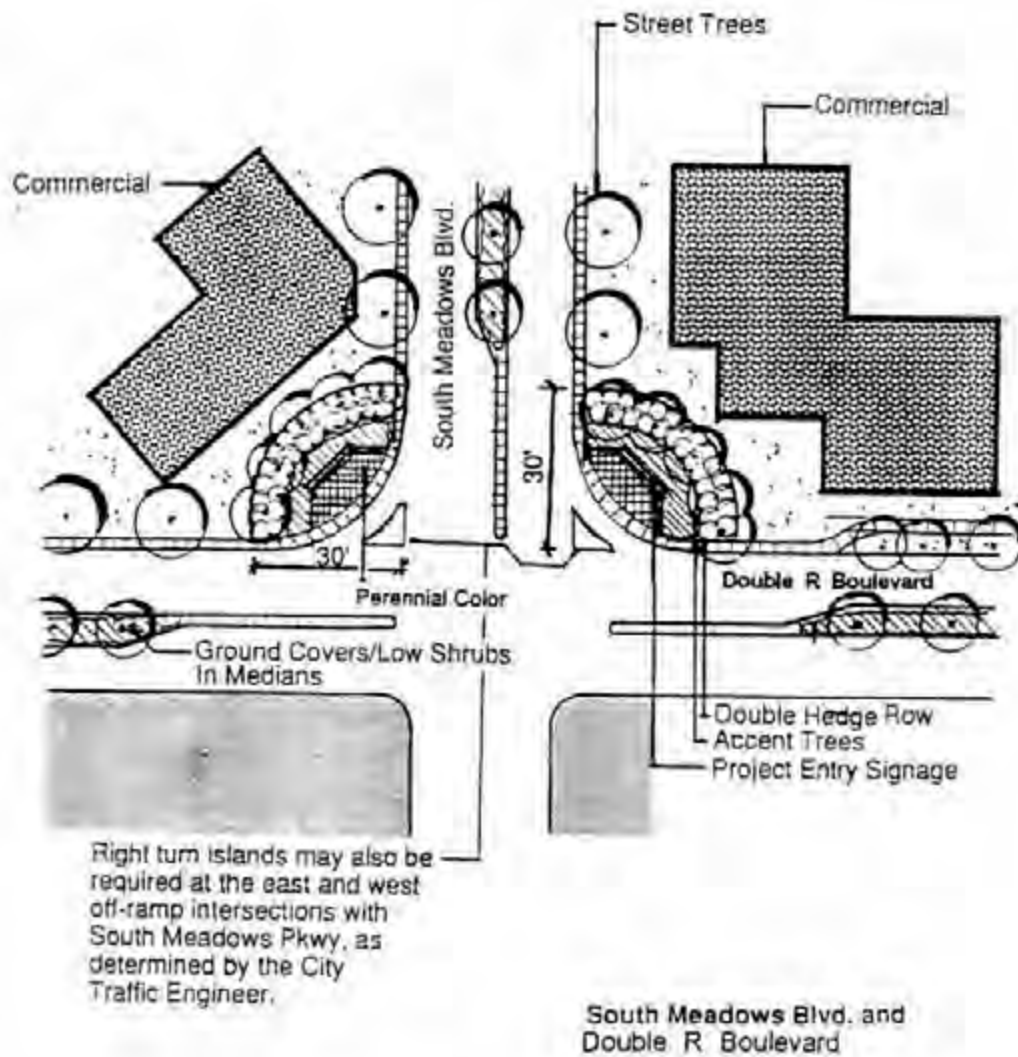


Figure 20

Typical Major Project Entry

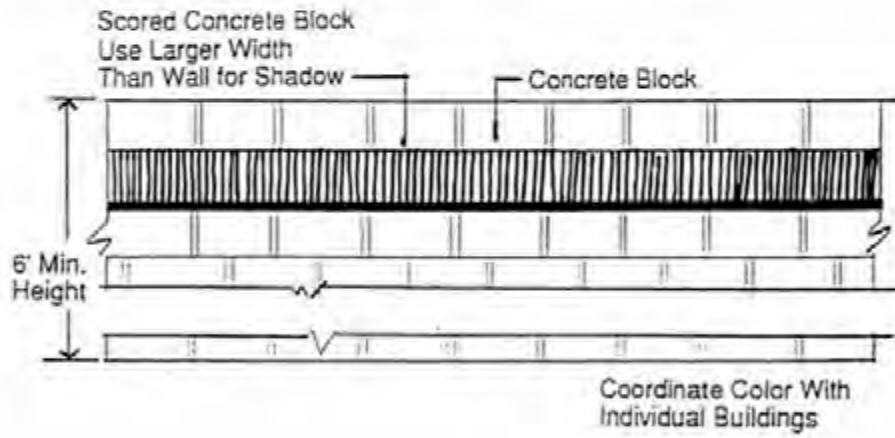
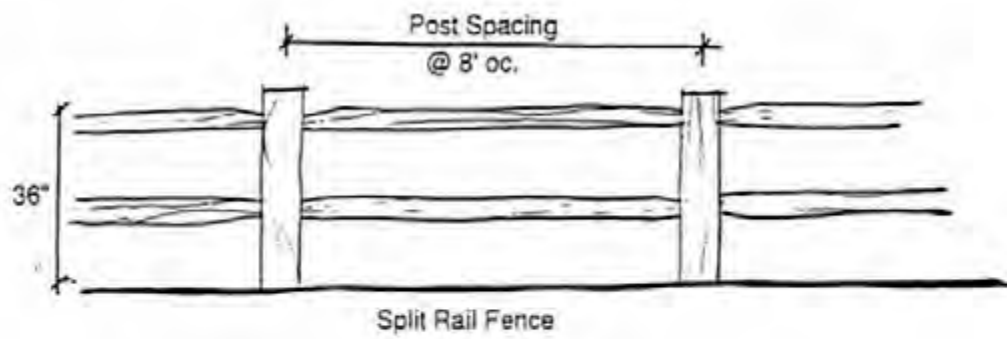


Figure 21
Fences

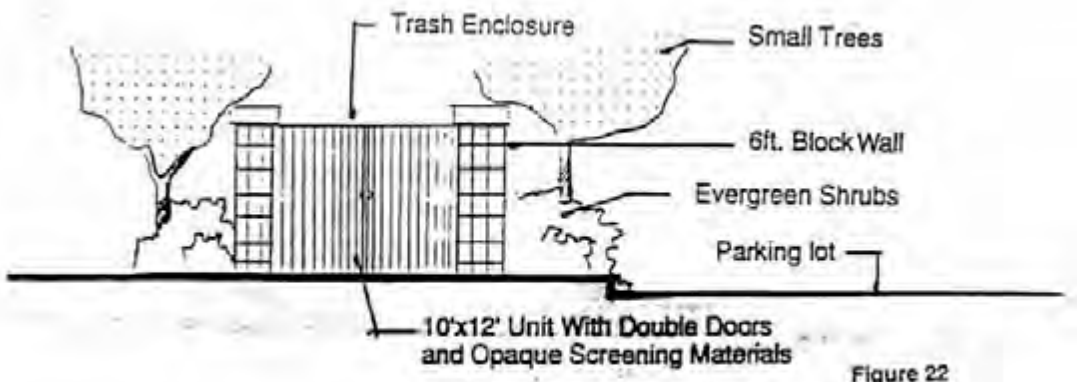
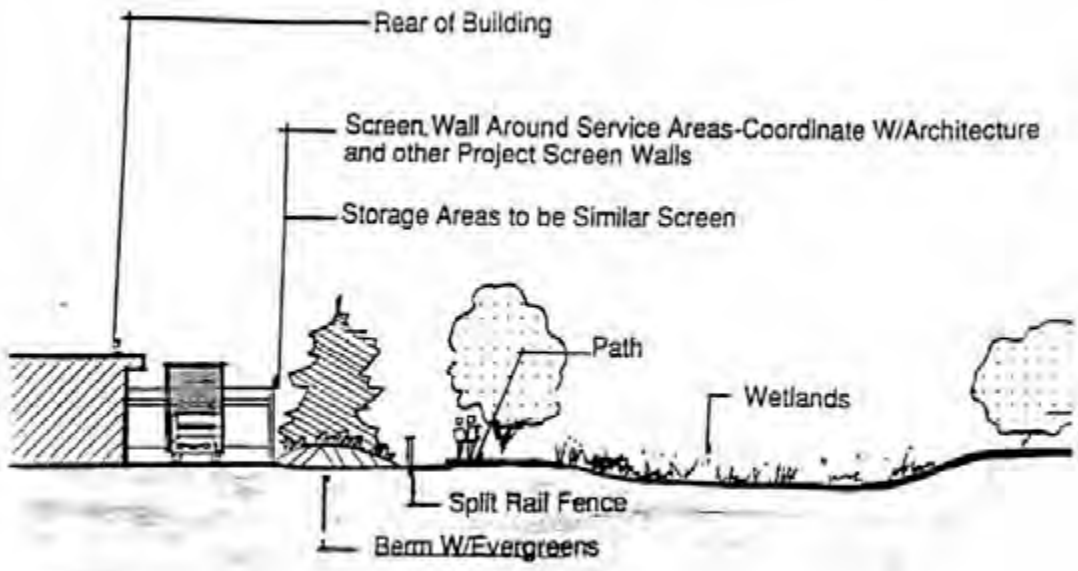


Figure 22

Screening Walls

Lighting

The overall design concept is to create a cohesive hierarchy of lighting with clear delineation of use areas. The intent is to provide night safety without glare or spill over of light onto adjacent uses. The guidelines describe lighting in common areas and private property. Lighting within the public right-of-way will comply with City standards. Any special lighting hardware will be maintained by the developer.

Parking lots will be lit to provide for safe use after dark. Entries to buildings will be a lower level light to help identify pedestrian walkways. Light standards will be located to avoid shading by trees, canopies, and buildings. The primary light source is the double-headed "shoe box" style light on a 16-30 foot pole. (Refer to Figure 23.) In areas where Mediterranean Architecture is predominant, decorative lighting, consistent with this architectural style, may be used.

Pedestrian zones around building entries and interior walkways will utilize 20-foot tall poles constructed of metal with matching color. Fixtures will be located at intervals that provide continuity for pedestrian illumination. Lighting on walls (recessed or wall-mounted) and indirect up-lighting for trees or sculpture will be encouraged.

Buildings will use indirect light from interior illumination spillover or overhead down lights. The intent is to prevent lighting from casting glare onto adjacent lots, streets, and residential units. Lighting should accent building design and provide functional lighting for safety. Service area lighting will be minimal and designed to stay within screen walls.

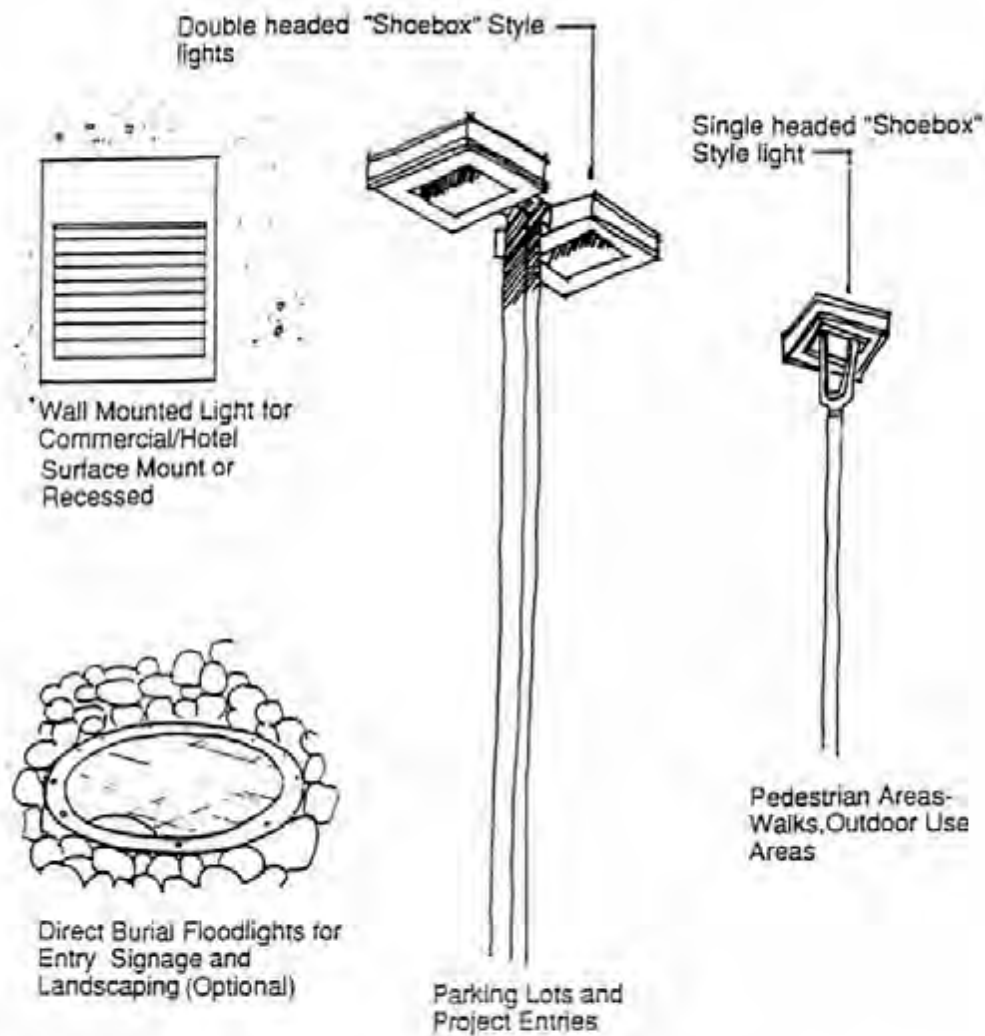


Figure 23
Lighting

Landscaping

All areas to be landscaped shall be planted with trees, shrubs, groundcover, etc. selected from the plant material list to be developed by the master Developer. This list will stress the use of evergreen plants for a pleasing look in all seasons. Parcel Developers should assess existing landscaping adjacent to their property, and whenever possible, reinforce and complement that established character.

Landscape plans are to be prepared by a licensed landscape architect. Parcel Developers shall submit landscape plans to the Master Developer for approval. After approval by the Master Developer, the landscape plans shall be submitted to the proper agencies for approval prior to installation.

The minimum portion of the parcel to be permanently landscaped is identified below:

- In all Planning Units except for J as discussed below, a minimum of 15 percent of the gross site area. On the multi-family site in Planning Unit J, a minimum of 20 percent of the gross site area. (the Planning Units are shown in Figure 32.)
- Parking lot and street frontage landscaping is required and cannot be reduced with wetland and median credits. This landscaping may be counted towards the total area percentages.

Landscaping in Medians – Median landscaping and decorative paving installed in public streets may count toward the landscape requirement for parcels abutting Double R Boulevard and South Meadows Parkway, at the discretion of the Master Developer. The Master Developer will receive landscape credit, at a ratio of 1:1, for any landscaping installed in medians. This credit may be used on-site, as determined by the Master Developer and in accordance with other landscaping provisions. The Master Developer shall maintain a list of all landscape credits (i.e., amount, location), which shall be updated and submitted to the Community Development Department with each building permit application.

Landscaping on Multifamily Sites – Landscaping throughout the multifamily projects shall be as follows:

Minimum tree size:

- Large deciduous trees (70% of total) 2 ½" caliper
- Small deciduous trees (30% of total) 1 ½" caliper
- Evergreen trees (100% of total) 10-foot minimum

Tree mix:

- Deciduous: 50% of the total number of trees.
- Evergreen: 50% of the total number of trees.

Revegetation Around Wetlands – Several edge conditions will be present around wetlands – berming, ponding, and revegetating disturbed areas. A berm is shown around one wetland area as a part of the flood control channel. The height of the berm will be determined by hydraulic analysis. The side slopes will be 3:1 or less and covered with seeding and straw matting for stability. The seeding will be a combination of grasses.

In several areas, ponding will occur adjacent to wetlands. Ponds may be mechanically deepened to allow for the natural accumulation of water. Regraded areas between wetlands and parking/service areas/buildings will include a minimum 5-foot wide landscape strip with berming. (Refer to Figure 24.) Landscaping may include a combination of ground covers, shrubs, and trees. Water-loving trees, such as cottonwoods, alders, and willows, may be planted. Evergreen trees will be used to screen adjacent private use. A 3-foot high, 2-rail wood fence will indicate the edge of the wetlands.

The Master Developer will receive landscape credit, at a ratio of 1:1, for landscaping installed in and adjacent to designated wetlands. The credit may be used on-site, as determined by the Master Developer and in accordance with other landscaping provisions. The Master Developer shall maintain a list of all landscape credits (i.e., amount, location), which shall be updated and submitted to the Community Development Department with each building permit application.

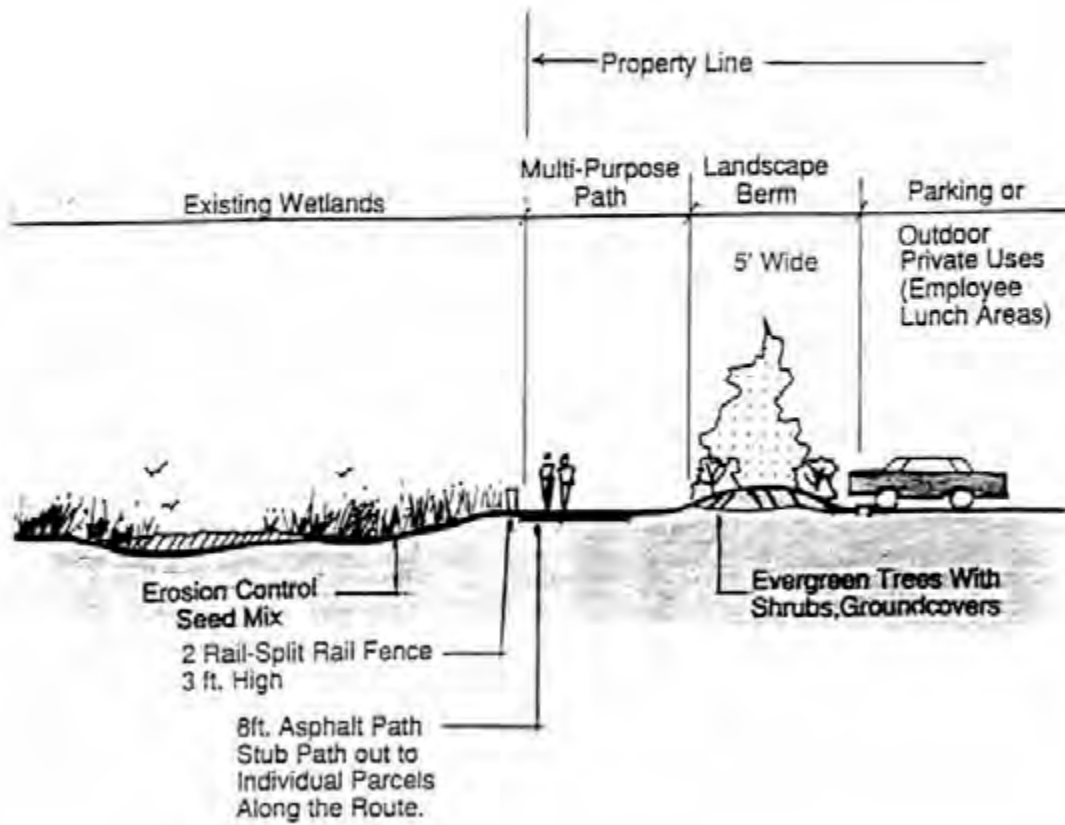


Figure 24

Section Through Wetlands-Commercial/Office

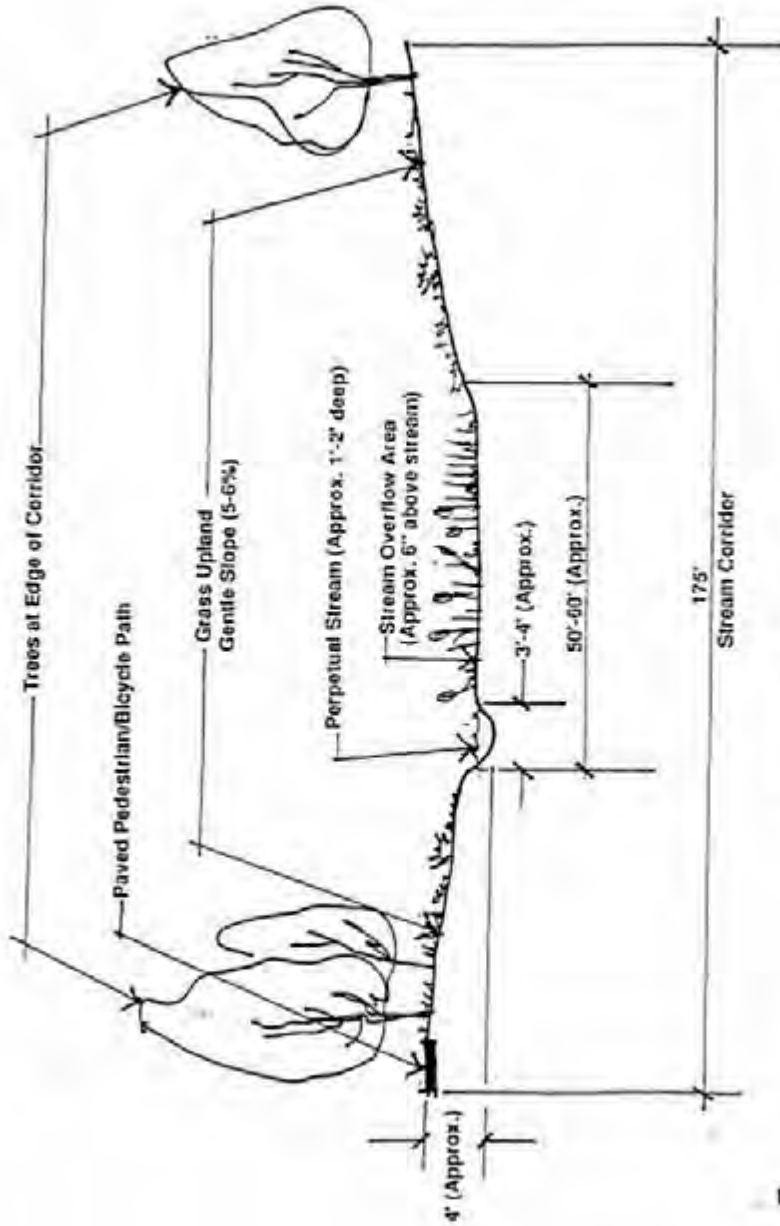
Revegetation Along Thomas Creek – Thomas Creek, the north branch of Whites Creek, and Browns Creek will be restored as meandering streams that traverse through the development. The creek systems are being proposed as stream corridors approximately 175 feet wide with upland buffers managed for avian habitat; most specifically, migrating songbird habitat with a transition from a tree-grassland (upland) habitat to a riparian stream corridor. (Refer to Figure 25.)

Revegetation of Slopes – Any 3:1 slopes will be seeded with grasses and native vegetation. (Refer to Figure 26.) Seeding will occur in late fall or early spring. To prevent erosion, the slope will be covered with a biodegradable straw matting, which typically lasts about three years. A permanent irrigation system will be installed for any trees planted along the slope.

Irrigation – Irrigation is to be totally automatic, with controller, electric valves, and quick couplers for supplemental watering. All plants will be grouped into zones according to water requirements, with one valve per zone to minimize over-watering. Trees, shrubs, and groundcovers will be irrigated with a drip irrigation system and/or micro-spray heads. Lawn areas will be irrigated with a low gallonage spray system. Reclaimed water will be used wherever feasible. When reclaimed water is used, the amount of turf area may be increased to 75 percent. When reclaimed water is not used, the amount of turf area is 50 percent.

All main lines and laterals will be equipped with manual drain valves to drain the system in late fall. Automatic drain valves will not be permitted since the automatic valves waste water throughout the irrigation season.

Irrigation plans are to be prepared by a licensed landscape architect. Parcel Developers must submit irrigation plans to the Master Developer for review and approval. After approval by the Master Developer, the irrigation plans must be submitted to and approved by the City of Reno.



Typical Stream Corridor Section

Horizontal Scale: 1"=20'
 Vertical Scale Exaggerated for Clarity

Figure 25

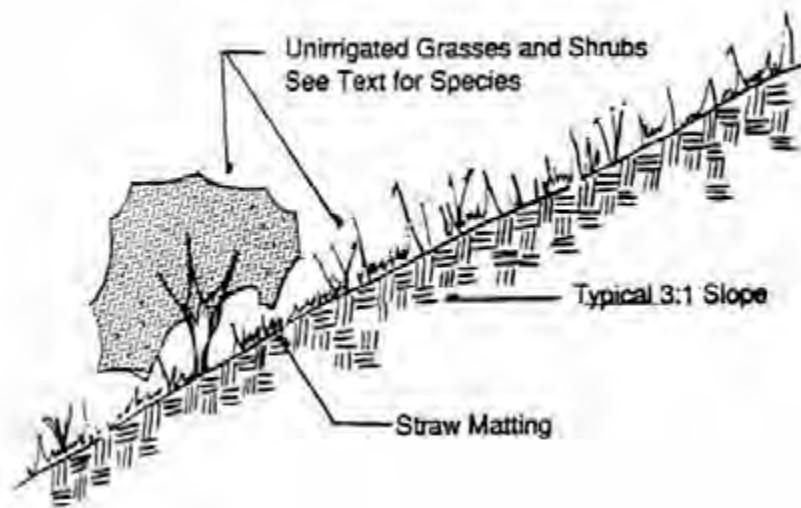


Figure 26
Stabilization of 3:1 Slopes

Maintenance – From the completion of installation, landscaping shall be maintained in a slightly and well-kept condition. Each Parcel Developer shall provide continuous maintenance for all planted and hardscape areas within their parcel, keeping it free and clear of weeds, debris, and rubbish. All Parcel Developers will be required to maintain plant materials in a thriving condition of growth by practicing proper agricultural techniques of pruning, pest control, and fertilization. When landscaping is not properly maintained, the Master Developer or building Owners' Association may, after 30 days notice, enter private property for maintenance purposes and bill the property owner.

Landscaping and irrigation installed by the Master Developer shall be maintained in a healthy and operational condition and will eventually be transferred to the Building Owners' Association, which will then assume maintenance responsibility. All plant material failure shall be replaced with the same materials that will match the size and height of adjacent material.

Damaged or malfunctioning irrigation must be repaired or replaced to match the original condition of the system, and irrigation overspray and excessive runoff will be kept to a minimum.

Signs

(For parcels located within overlay areas S1 and S2 refer to standards beginning on page 69)

The intent of the sign program is to establish a recognizable hierarchy of entries and intersections. The signs will enhance the design elements of South Meadows and confirm the perceived order of the streetscape. Five types of signs are proposed for the project: major and minor project entries, parcel identification, directional, building identification, and temporary signs.

Any illuminated sign or lighting device shall employ only lights emitting a constant intensity. No sign shall be illuminated by or contain flashing, intermittent, rotating, or moving lights. In no event shall an illuminated sign or lighting device be placed or directed to permit the beams and illumination to be directed or beamed upon a street, sidewalk, or adjacent premises, thereby, causing glare or reflection that may constitute a hazard or nuisance.

Major and Minor Project Entry Signs – The Master Developer is responsible for the installation of major and minor project entry signs. The location of major and minor project is shown in Figure 18. Entry signs are subject to the issuance of a permit, as outlined in the City of Reno Sign Code. Entry signs may be located in the landscape easement, but shall not be located within 5 feet of the back face of curb or within the vision triangle, as defined in RMC 18.06.050 (c)(3)b.

- These signs will be used to identify and establish the boundaries and formal entries of the project. They will be constructed of black materials. Lettering will be metallic. The project logo may consist of colored mirror panels or glass block.
- Major project entry signs will have a maximum free-standing height of 6 feet on a 1.5-foot pedestal. The maximum width of the sign will be 12 feet. Minor project entry signs will have a maximum height of 6 feet, which includes the 1.5 foot pedestal. The maximum width of the sign will be 10 feet. Both types of signs may be internally illuminated or have a ground-mounted light source concealed by planting. (Refer to Figure 27.)

Parcel Identification Signs (Free-Standing) – The individual Parcel Developer is responsible for the installation of parcel identification signs. All parcel identification signs must be approved by the Master Developer prior to installation. In addition, parcel identification signs are subject to the issuance of a permit, as outlined in the City of Reno Sign Code. Parcel identification signs may be located in the landscape easement, but shall not be located within 5 feet of the back face of curb or within the vision triangle as defined in RMC 18.06.050 (c)(3)b.

- These signs will be constructed of black materials. Lettering will be metallic to match accent details in the architecture. Colored mirror panels or glass block will be similar to the glass widow treatment on the building façade. In areas where Mediterranean Architecture is predominant, signs consistent with this architectural style may be used (Refer to Figure 28.)
- For office and industrial tenants, the maximum free-standing sign height will be 6 feet, which includes a 1.5-foot pedestal. The maximum width of the sign will be 8 feet. (Refer to Figure 28.) Signs may be internally illuminated or have a ground-mounted light source concealed by planting. Interior illuminated corporate logos will be allowed on parcel identification signs.
- For retail center identification, the maximum sign height will be 25 feet with a maximum width of 12 feet. Signs may be internally illuminated or have a ground-mounted light source concealed by planting. One sign shall be allowed per street frontage, not to exceed two. (Refer to Figure 29.)

Directional Signs – The individual Parcel Developer is responsible for the installation of exterior directional signs. All directional signs must be approved by the Master Developer prior to installation. Directional signs may be placed in the landscape easement, but shall not be located within 5 feet of the back face of curb or within the vision triangle as defined in RMC 18.06.050 (c)(3)b.

- Directional signs will be similar to the project entry and parcel identification signs. Sign material will be black with metallic letters and the South Meadows logo.

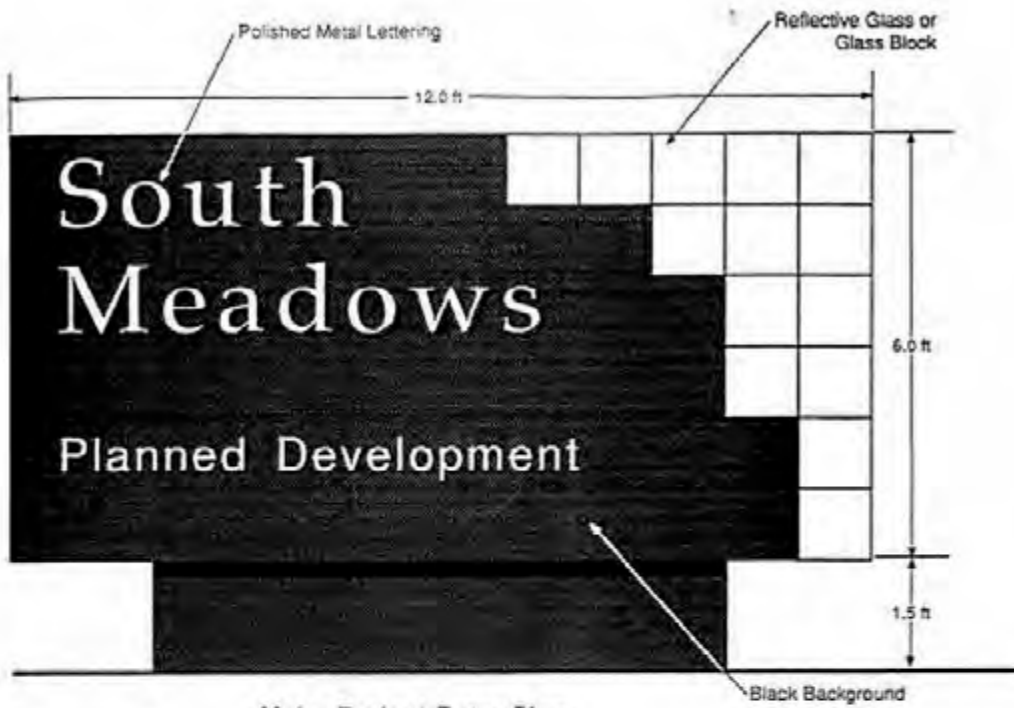
Maximum free-standing sign height will be 6 feet. Signs may be internally illuminated or have a ground-mounted light source concealed by planting. In areas where Mediterranean Architecture is predominate, signs consistent with this architectural style may be used. (Refer to Figure 28.)

Building-Mounted Identification Signs – the individual tenant is responsible for the installation of building-mounted identification signs. All building-mounted identification signs must be approved by the Master Developer and obtain a building permit as outlined in City Code prior to installation.

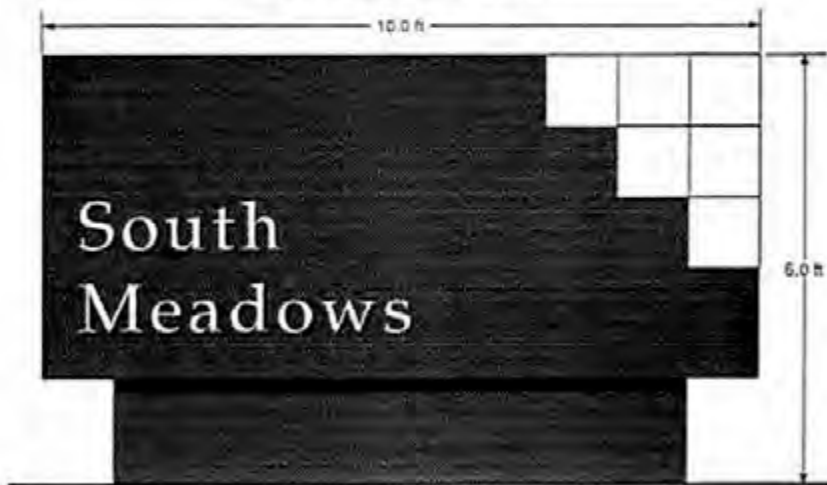
- The location of the building identification sign shall be integrated into the architectural design of the building. (Refer to photographic examples in Figure 30.) Placement should relate to reveal lines and other architectural elements. Color shall be compatible with the building palette. Corporate logos may be used. Internal illumination is permitted.
- The area of a sign is defined as the entire area which the signage information is applied. The supporting elements of the sign are not included in this area unless the supports are an integral background for the display. Area pertains only to that face of the sign which conveys information. Business frontage is defined as the length of building frontage occupied by an individual building occupant. An occupant may have more than one business frontage if it occupies building frontage facing on two or more streets or public areas (e.g., public parking lots, public access drives).
- Building identification signs shall be permitted for each business or nonresidential use and shall not exceed one square foot of sign area for each linear foot of business frontage, or portion thereof, except that the total aggregate sign area for such signs shall not exceed 100 square feet nor be less than 25 square feet for each such use. Sign area for anchor tenants shall not exceed 200 square feet regardless of business frontage.
- **Signs for automobile service stations are permitted subject to the following limitations:**
 - a. The total area of all signs shall not exceed an aggregate of 150 square feet, which may include any combination of the following:
 - b. One ground sign, not to exceed 6 feet in height and 35 square feet in area, may be located along each street frontage abutting the site.
 - c. Two free-standing, permanently-affixed, price signs not to exceed 25 square feet in area each, provided that on corner sites such signs may be located no closer than 100 feet from the point of intersection of the

abutting streets.

- d. The maximum size of any sign shall not exceed 100 square feet in sign area.
- e. Any additional signs shall be placed on or affixed to a structure.
- f. Advertising devices and advertising displays are prohibited on any service station building site.



Major Project Entry Sign



Minor Project Entry Sign

Figure 27
Project Signage

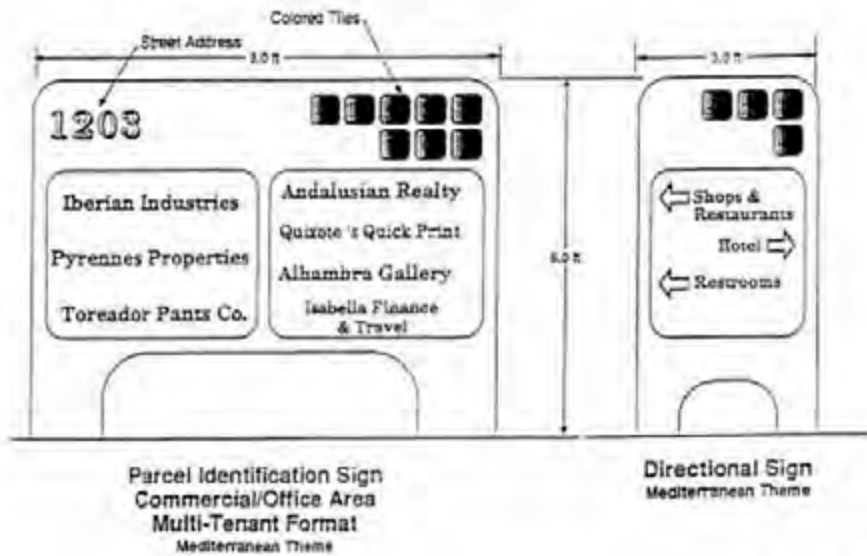
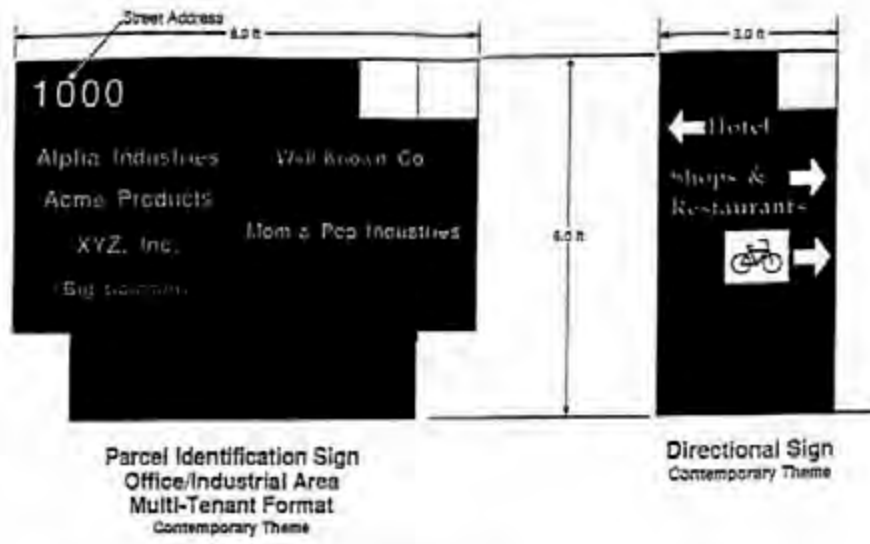
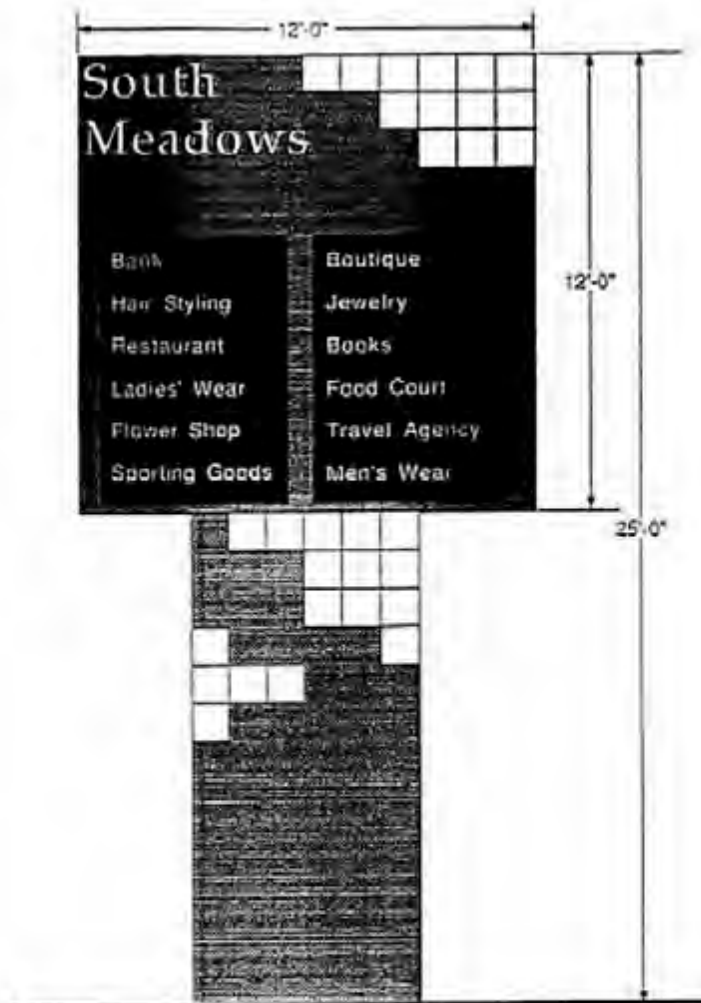


Figure 28
Project Signage



Parcel Identification Sign
Multi-Tenant Retail Format

Figure 29
Project Signage



Building-Mounted
Identification Signs



Photographic
Examples

Figure 30 – Photographic Example

Temporary Signs – Temporary signs may be installed on individual parcels to identify future use and for marketing purposes. Such signs will be approved by the Master Developer and are subject to issuance of a sign permit from the City of Reno prior to installation.

- Temporary signs advertising the sale, lease, or rental of the property upon which the sign is located shall not exceed a vertical height of 8 feet, a horizontal length of 10 feet, or a total sign area of 32 square feet.
- Temporary signs identifying the architect, engineer, or contractor that are placed on the premises where construction, repair, or renovation is in progress shall not exceed a vertical height of 8 feet, a horizontal length of 8 feet, or a total sign area of 24 square feet.
- Signs customarily incidental to places of worship, libraries, museums, clubs or societies, and other similar institutions shall not exceed a total sign area of 24 square feet or a vertical height of 8 feet.
- Temporary off-premise signs advertising the sale, lease, or rental of property within the South Meadows PUD shall not exceed a vertical height of 8 feet, a horizontal length of 10 feet, or a total sign area of 32 square feet.
- Temporary signs advising of future construction on the site upon which the sign is located shall not exceed a vertical height of 8 feet, a horizontal length of 8 feet, or a total sign area of 24 feet.
- Temporary on-site and off-site in connection with temporary sales offices established for the sale of lots shall be accompanied by elevations drawn to scale indicating the type, size, sign copy, colors, method and intensity of illumination, height, sign area, and location of all signs proposed.

(Sign standards for overlay S1)

Freestanding Signs – Parcels located within sign overlay area S1 as described in Appendix E on page E-18 and as shown on Figure 32 shall meet the requirements outlined below. See page 71 for Freestanding sign overlay standards for parcels in overlay area S2 (Note: The S2 overlay includes the Renown Hospital 6.87± acres in Planning Unit S, Phase III).

- Definitions:
 1. **Sign area:** The area in which all communications, including but not limited to, all logos, symbols, words, letters, and other markings are displayed.
 2. **Sign area calculations:** The allowable sign area shall apply to the maximum geometric area of all sign faces visible from any one point at eye level. Where a sign consists of individual letters, numbers or symbols, painted on or attached directly to a building, which are without an integrated background and are not enclosed in a frame or cabinet, the area of the display shall be the average height of the display times the average width or the sum of the surface area of individual letters, whichever is smaller. If such a display consists of more than one line or component, the area of each line or component may be calculated separately. Where a display is enclosed in a frame or cabinet, or has an integrated background, the entire area within the frame, cabinet or background must be included.
 3. **Project:** A project shall be defined as a combination of one or more parcels containing similar uses (e.g. commercial shopping center, office complex, hospital/medical complex or similar uses) and they share similar architectural style. A parcel shall not be defined as one building. Final determination of parcel shall be made by the City Zoning Administrator.
- A maximum of three (3) freestanding signs shall be allowed to be located in the 10 foot landscape area adjacent to the freeway right-of-way and visible from the travel lanes of U.S. 395. No special use permits are required for the three (3) freestanding signs if they comply with this section.
 1. The maximum sign area, as defined in this section, shall be limited to 80 square feet for all permitted uses.

2. The bottom of the sign shall not extend more than ten (10) feet above the elevation of the guard rail or travel lanes of the freeway, whichever is higher, located directly perpendicular to the sign.
 3. Architectural projections shall not exceed more than 50% of the sign area.
 4. Off-premises advertising displays (e.g. billboards) are not allowed.
- A maximum of one (1) freestanding sign shall be permitted in the Community Commercial area located at the southern portion of the planning unit adjacent to Double R Boulevard (i.e., 1200± feet of the south portion of Planning Unit S).
 1. The maximum sign area, as defined in this section, shall be limited to 144 square feet.
 2. The maximum sign height is limited to 25 foot.
 - All other freestanding signs located within the planning unit shall meet the following requirements:
 1. The freestanding signs shall not be oriented to be visible from the travel lines of U.S. 395.
 2. One freestanding sign shall be allowed per building frontage not to exceed two per project, as defined in this section.
 3. The maximum sign area, as defined in this section, shall be limited to 60 square feet.
 4. The maximum sign height shall be limited to 8 feet.
 5. The consolidated commercial project utilizing the freestanding 25- foot tall, 144 sq. ft. sign may have a maximum of one (1) additional eight (8) foot tall 60 square foot freestanding sign for a total of two freestanding signs for the consolidated commercial project, as defined in this section.
 6. One architectural monument feature sign is permitted per project in lieu of one eight (8) foot tall, 60 square foot freestanding sign.
 7. Off-premises advertising displays (e.g. billboards) are not allowed.

- Sign standards/design:
 1. All signs shall be constructed of materials architecturally consistent with the buildings.
 2. Animation shall be not allowed.
 3. All signs shall be made of individual channel letters, minimum thickness of 0.063”.

S2 Freestanding Sign Overlay – The size, height, general location and number of freestanding signs on parcels located within Freestanding sign overlay area S2 as described in Appendix E on page E-19 and as shown on Figure 32 shall be in conformance with Figures 32a and 32b.

Wall Mounted Building Signs – Parcels located within sign overlay areas S1 and S2 as described in Appendix E on pages E-18 and E-19 and as shown on Figure 32 shall meet the following standards:

- Definitions:
 1. Sign area: the area in which all communications, including but not limited to, all logos, symbols, words, letters and other markings are displayed.
 2. Sign area calculation: The allowable sign area shall apply to the maximum geometric area of all sign faces visible from any one point at eye level. Where a sign consists of individual letters, numbers or symbols, painted on or attached directly to a building, which are without an integrated background and are not enclosed in a frame or cabinet, the area of the display shall be the average height of the display times the average width or the sum of the surface area of individual letters, whichever is smaller. If such a display consists of more than one line or component, the area of each line or component may be calculated separately. Where a display is enclosed in a frame or cabinet, or has an integrated background, the entire area within the frame, cabinet or background must be included.
 3. Project: A project shall be defined as a combination of one or more parcels containing similar uses (e.g. commercial shopping center, office complex, hospital/medical complex or similar uses) and they share similar architectural style. A parcel shall not be defined as one building. Final determination of parcel shall be made by the City Zoning Administrator.

- Wall sign area for building-mounted signs shall be limited to a maximum of one square foot per lineal foot for each elevation that faces a public street or main parking lot as limited below. Total wall-mounted building sign area shall not be combined on one elevation. Logos, symbols, and similar markings are included as part of the sign area allowance and shall not exceed the maximum letter height. No special use permits are required for wall mounted signs provided they comply with this section.

1. Major Tenants (i.e., 50,000 square feet and larger)

- a. Front elevation sign letters shall not exceed 60 inches in height.
- b. Side elevation sign letters shall not exceed 42 inches in height.
- c. Rear elevation sign letters shall not exceed 30 inches in height. One rear elevation sign shall be permitted for each major tenant.

2. In-line tenants (less than 50,000 square feet).

- a. One wall mounted sign is permitted on the front elevation with a maximum letter height of 30 inches.

3. Pad buildings are allowed the following:

- a. One illuminated wall sign per tenant is allowed per building, street or parking lot frontage with a maximum letter height of 30 inches.
- b. One wall sign with a maximum of one square foot per lineal foot of building façade.

Architectural Monument Features Parcels located within sign overlay areas S1 and S2 as described in Appendix E on pages E-18 and E-19 and as shown on Figure 32 shall meet the following sign standards. Architectural features such as fountains, entry walls, or other similar features shall meet the following sign standards:

- Signs attached to architectural features shall have the sign area calculated as the lettering square footage.
- Total sign area shall be limited to 100 square feet per sign with tops of individual letters no higher than eight (8) feet above the base grade of the sign.
- Architectural features shall be limited to an average height of 10 feet and a total area of 1,000 square feet.
- One architectural feature shall be permitted per project in lieu of one eight foot tall, 60 square foot freestanding sign.
- The planning administrator shall decide if a proposed feature meets the architectural intent of this section.

Site Amenities

Site amenities installed by the Master Developer will be located within the common open space areas. (Refer to photographic examples in Figure 31.)

- Benches may be provided along the pathway system and will be set back to prevent obstruction to bicyclists.
- Exercise stations may be located along the pathways to offer tenants and adjacent residents expanded recreational opportunities in common areas. Each station will offer a different sort of exercise, with instructions provided on signs.
- A deck and/or gazebo overlooking the water features adjacent to the wetlands may be provided to allow users a better view of wildlife and described waterfowl typically found in the Truckee Meadows.
- Art objects (e.g., fountains, sculptures) may be located in publicly visible places.
- An identification feature, like a clock tower, may be constructed.
- Picnic tables and/or gazebos may be located near wetlands and in other common areas for lunchtime use. Trash receptacles will be provided at each table.
- Bus shelters will be integrated with other site elements (e.g., walls, lighting, signs, architecture).
- Utilities shall be clustered and screened from view wherever possible.



Site Amenities



Photographic
Examples

Figure 31 – Photographic Example

PERMITTED AND PROHIBITED USES

Phase III of South Meadows has been divided into ten Planning Units. (Refer to Figure 32) On the following pages, a list of permitted and prohibited uses for each Planning Unit is presented. The Planning Units in Phase III begin with "J" in order to avoid confusion with Phases I and II, which encompass Planning Units "A" through "I". In many Planning Units, uses permitted by the Zoning Ordinance are prohibited by these Design Guidelines. When a use is not specifically listed as prohibited, it is permitted as long as it is also allowed by the relevant section of Chapter 18.06. (Refer to Appendix B.)

Within Planning Unit J, K, L, M, N, O, Q, R and S of the PUD total development shall not be permitted that exceeds 38,845 daily vehicles trips without further review of traffic impacts. With each building permit application, a cumulative listing of development type, location, square footage, number of employees, and estimated vehicle trip generation shall be submitted to the Community Development Department. Should the applicant seek to develop uses in excess of 38,845 daily vehicle trips, additional street improvements over and above those proposed by the applicant may be necessary. The applicant shall provide additional traffic analysis (which shall include suggested additional improvements to the street network if necessary to mitigate potential traffic problems) to the City Engineer for review and approval before any additional construction can be commenced. Any agreed upon improvements shall be installed in conjunction with the traffic generating uses or their construction financially secured to the City's satisfaction in the event of extenuating circumstances beyond the control of the applicant.

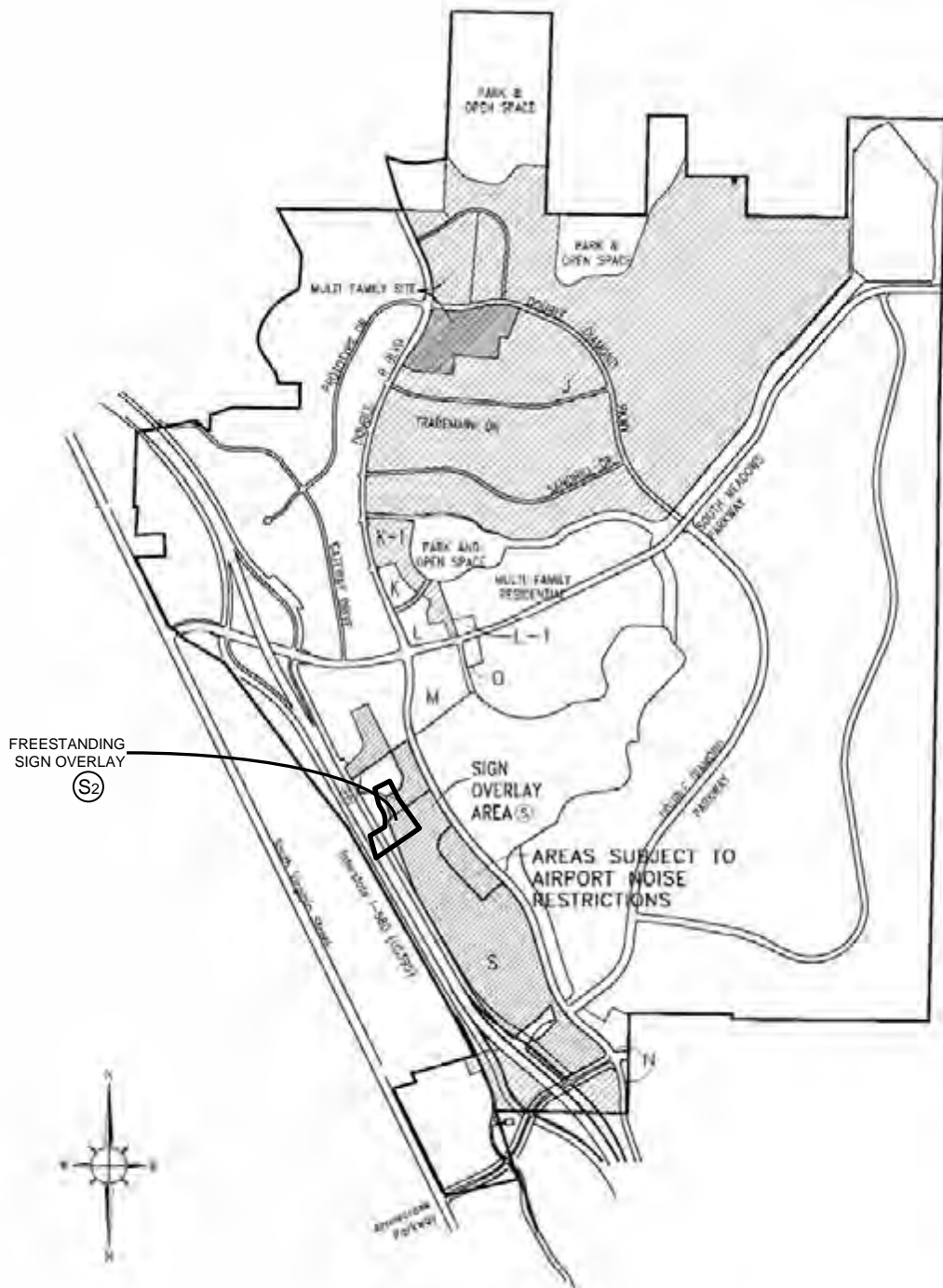


FIGURE 32
Planning Units

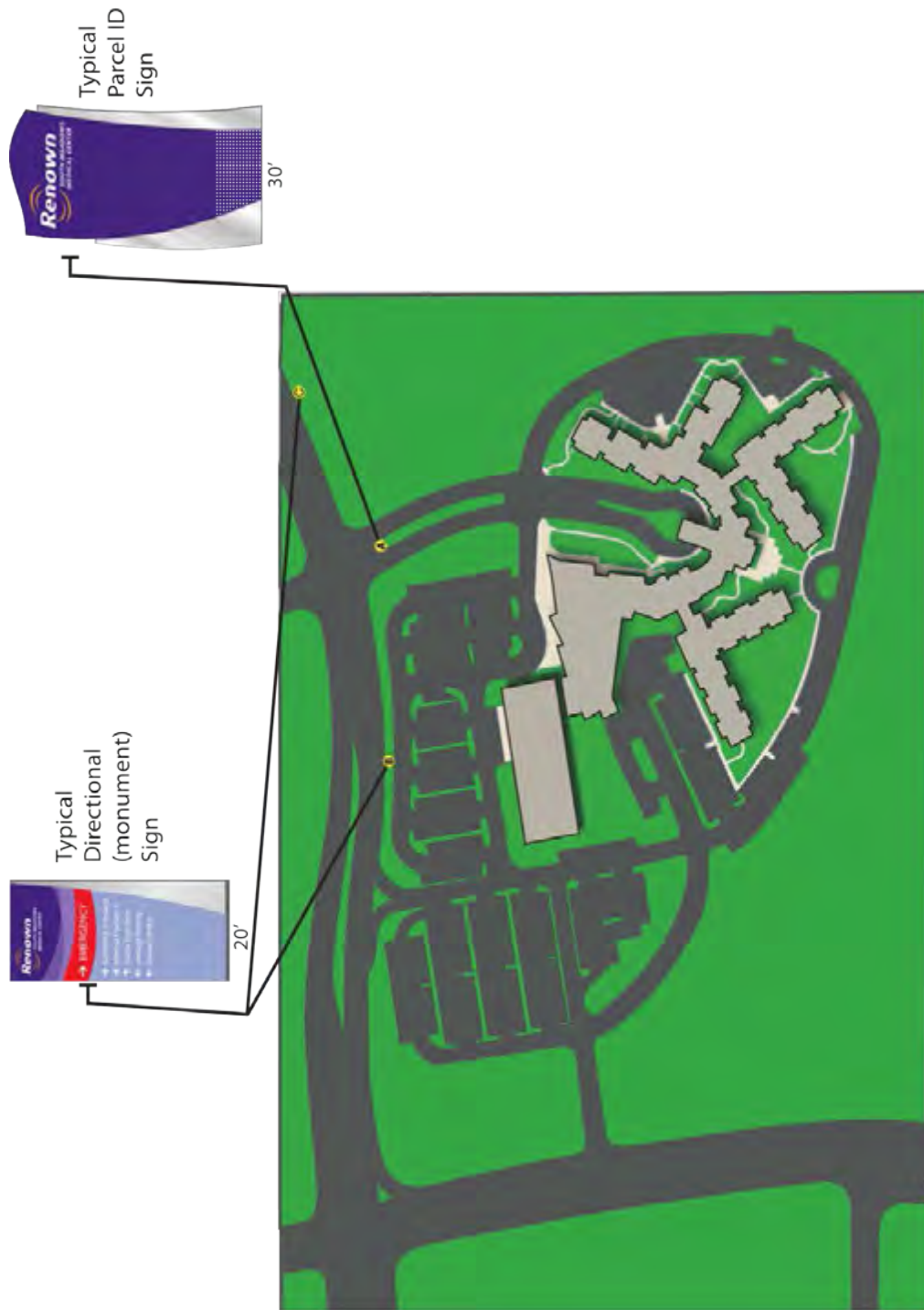


Figure 32a
Renown Hospital Freestanding Signs



Typical Freestanding
(wayfinding/directional)
Sign

* Freestanding signs may vary in size, but will not exceed 16 feet in height nor 104 square feet in size

Sign locations are preliminary and may move within the 33.86± acre site boundary based on future needs. While not shown on this exhibit, freestanding signs will be located on other portions of Planning unit G, Phases I and II and on the 6.87± acre portion of the site in Planning Unit S, Phase III



Figure 32b
Renown Hospital Freestanding Signs

Planning Units J & K

Permitted Uses

1. All uses permitted either outright or with a special use permit in the following districts: Industrial (I), updated 9/27/91; Industrial Business (IB), updated 9/13/91; and Industrial Commercial (IC), updated 11/30/90, except for those uses listed below. (Refer to Appendix B.)
2. In addition to the permitted uses listed under Item #1 above, multifamily residential development will be allowed in the following locations as demonstrated in figure 32 on page 78.
 - (a) The 19.5 acres located at the southeast corner of Double Diamond Parkway and Double R Boulevard (APN 163-102-10).
 - (b) The 15 acre site located at the northeast corner of Double Diamond Parkway and Double R Boulevard (APN 163-090-26).

Both multifamily sites shall be subject to all multifamily standards in Appendix B and all applicable standards as outlined in the handbook. The site described in 2.b. shall be subject to the MF30 standards in the Reno Municipal code, as amended. All new multi family shall be required to provide a disclosure to residents similar to the disclosure in Appendix I.

3. Distribution and warehousing businesses shall be assigned to no more than 50 percent of the acreage in Planning Units J and K. A list of uses and acreage within these Planning Units shall be submitted with each building permit to ensure that no more than 50 percent of the acreage is developed as distribution and warehousing.

Prohibited Uses

1. Animal and animal byproduct processing.
2. Outdoor manufacturing, processing, assembly and fabrication businesses.
3. Overhead power lines carrying more than 25 kv.
4. Septic tank services.
5. Wrecking yards, salvage yards, or junkyards.
6. Off-premise advertising signs, except as stated in the Temporary Sign section of these Guidelines.
7. Along the Double R Boulevard and adjacent to any residential development, the following uses are prohibited:
 - a. Items 1 through 5 above.

- b. No Group H Division 1, 2, 3 or 7 Occupancies, as defined by the 1988 Edition of the Uniform Building Code, shall be permitted.
 - c. Cocktail lounges.
 - d. Outdoor auto repair.
 - e. Outdoor maintenance, repair and renovation.
 - f. Activities that produce, transport, or store hazardous waste, as a primary use.
8. On the multifamily sites listed above, the following uses are Prohibited:
- a. School, Public or Private, Primary
 - b. Country Club, Private
 - c. Private Club, Lodge or Fraternal Organization
 - d. Bed and Breakfast Inn
 - e. Congregate Care Facility
 - f. Fraternity or Sorority House
 - g. Hospice
 - h. Manufactured Housing
 - i. Mobile Home Park
 - j. Mobile Home Subdivision
 - k. Nursing Home/Assisted Living Facility
 - l. Single Family, Attached/Condominium Townhouse
 - m. Single family, Detached

Planning Units J1 Medical Overlay

- 1. Additional permitted uses for medical overlay area of Planning Unit J1:
 - a. medical facility; day use only (see pages E-24, 25, 26 for legal description of properties).

Planning Unit K-1

See Appendices J, J-1, and J-2 for design standards and permitted/prohibited uses relating to Planning Unit K-1.

Planning Units L, L-1, M, N, O, Q, and R

See page 84 for additional requirements and restrictions for Planning Unit L-1

Permitted Uses

- 1. All uses permitted either outright or with a special use permit in the following districts: Neighborhood Commercial (NC), updated 9/29/89; Arterial Commercial (AC), updated 9/29/89; and Community Commercial (CC), updated 5/1/92, except for those uses listed below. (Refer to Appendix B.)
- 2. Motels with 300 or fewer rooms and interior access.

3. Business hotels with 300 or fewer rooms and a maximum height of 75 feet.
4. Additional Permitted use for Planning Unit R (APN: 160-793-02):
 - a. Self-storage developments with the following development standards:
 - Materials:
 1. All building materials, colors, design and finishes must be consistent throughout the facility including accessory buildings as approved by the South Meadows Architectural Review Committee. (Refer to the Conceptual Perspective and the Site Plan on pages 84 & 85.)
 2. Roofs of the retail structures shall be constructed of pitched clay tiles. The storage unit roofs will be metal and complement in color the clay tiles of the retail structures.
 3. An eight (8) foot tall decorative block wall shall be constructed along the perimeter of the storage units. The wall shall be treated with anti-graffiti coating.
 4. The use of chain link fencing or rolled razor wire is prohibited.
 - Size and Scale:

The architectural elements of the building shall be no higher than 22 feet above finished grade with the exception of the corner elements. The storage units shall not be higher than 22 feet above finished grade. The storage units shall not exceed the height of the retail component.
 - Façade:
 1. The façade shall be decorative and shall have distinctive elements such as clear or tinted windows, rooflines, cornices, doors, trim, and finishing that suggested commercial use rather than storage.
 2. Facades that face streets or connecting pedestrian frontage shall be subdivided and proportioned using features such as windows, entrances, arcades, arbors, awnings, trellises with vines, or comparable articulation and fenestration that prevent long, uninterrupted, monotonous, and flat facades.
 3. Primary building entrances shall be clearly identified. They may be recessed or framed by a sheltering element such as an awning, eave(s), arcade, or portico.
 4. The second story façade of the storage units shall be architecturally compatible in detail and materials consistent with the retail street façade.
 5. Lighting treatment on the storage units shall consist of light fixtures that are attached to the storage structure with downward lighting.

- Screening: All storage roll-up doors shall face the inside of the facility.
- Lot coverage, Setbacks, and Landscape buffers:
 1. Total lot coverage shall not exceed fifty percent.
 2. All buildings and structures shall have a minimum setback of ten feet from any property line with a minimum landscape buffer of ten feet along any major freeway or highway.
- No rental trucks or RV's shall be rented or stored at the self storage facility.
- The applicant shall pay for their pro-rata share of the future traffic signal to be installed at Double R Boulevard and Double Diamond Boulevard.
- The building exterior elevations and landscaping treatment shall be constructed and installed in substantial compliance with the materials presented to the City Council.

Planning Unit L-1

Additional requirements and restrictions:

- 1) A special use permit is required for any permitted use to operate between the hours of 11 pm and 6 am;
- 2) All buildings in Planning Unit L-1 shall not exceed 2 stories with an overall height of 35 feet, unless a special use permit for increased building height not to exceed 55 feet is approved by the Planning Commission;
- 3) Any permitted use established on the site shall be subject to compliance with the building façade, signage adjacent to residential, spill over lighting and noise at residential property lines standards contained in RMC 18.12.304 (b), (c), (e) and (g), as amended. These requirements pertain to the apartments on the MF21 zoned properties located adjacent to the north and east sides of Planning Unit L-1;
- 4) Prior to issuance of a building permit, plans shall be approved to construct a 6 foot tall, solid view screening wall or fence, along the north and east sides of Planning Unit L-1. Said wall or fence shall be compatible with the colors and design of the associated building to the satisfaction of the Zoning Administrator and constructed prior to issuance of a certificate of occupancy.

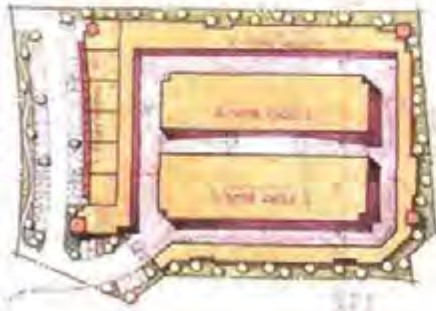


DAMONTE RANCH SELF STORAGE & RETAIL CONCEPTUAL PERSPECTIVE
RENO, NEVADA

SCHEME C



DOUBLE R BOULEVARD



SITE DATA
 PARKING AREA: 424 CARS (TOTAL) (100 FT. WIDE)
 TOTAL AREA: 100,000 SQ. FT. (2.25 AC.)
 TOTAL COST: \$10,000,000 (EST.)

BUILDING DATA
 MAIN BUILDING: 100,000 SQ. FT. (2.25 AC.)
 SECOND BUILDING: 100,000 SQ. FT. (2.25 AC.)
 TOTAL BUILDING AREA: 200,000 SQ. FT. (4.5 AC.)

LANDSCAPE DATA
 LANDSCAPE REQUIREMENTS:
 - 10% OF TOTAL SITE AREA TO BE LANDSCAPED
 - 5% OF TOTAL SITE AREA TO BE PLANTED WITH TREES AND SHRUBS
 - 5% OF TOTAL SITE AREA TO BE PLANTED WITH GRASS AND FLOWERS

PARKING DATA
 PARKING NEEDS FOR RETAIL: 100 CARS (100 FT. WIDE)
 PARKING NEEDS FOR STORAGE: 100 CARS (100 FT. WIDE)
 TOTAL PARKING REQUIREMENTS: 200 CARS (200 FT. WIDE)

PROPERTY INFORMATION
 PROPERTY OWNERS: [REDACTED]
 PROJECT MANAGER: [REDACTED]
 ARCHITECT: [REDACTED]



VICINITY MAP

U.S. 395

DAMONTE RANCH SELF STORAGE & RETAIL CONCEPTUAL SITE PLAN

SCHEME C

RENO, NEVADA



Prohibited Uses

1. Amusement parks.
2. Boarding houses.
3. Churches.
4. Funeral parlors.
5. Gaming, as defined in Section 18.06.030 subsection 28 of the City of Reno Zoning Ordinance.
6. Massage parlors, tattoo parlors, body painting and the like.
7. Outdoor storage, excepting plant nurseries.
8. Overhead power lines carrying more than 25 kv.
9. Recreational vehicle parks.
10. Taxidermists.
11. Off-premise advertising signs, except as stated in the Temporary Sign section of these Guidelines.

Additional Restrictions

1. In Planning Units Q and R and the crosshatched areas of Planning Unit N as shown on Figure 32, the following airport noise restrictions shall apply;
 - a. With application for a building permit for childcare facilities, churches, cultural facilities, hospitals, motels, schools, colleges, or residential use, the applicant and/or property owner shall provide a list verified by a qualified acoustical consultant of construction methods that will be utilized to (1) attenuate single event noise levels as needed to ensure adequate speech intelligibility, and (2) achieve an average hourly interior noise level (Leq) of 45 dBA in noise sensitive rooms during any hour when the facility is in use.
 - b. With application for a building permit for any single-family or multifamily use, the applicant and/or property owner shall provide to any prospective occupant a formal noise disclosure relative to aircraft overflights and noise, acceptable to the Airport Authority. This noise disclosure may be obtained from the Airport Authority and would be provided prior to sale or lease of residential property or units.
 - c. For all other non-residential uses, the applicant and/or property owner shall provide a list verified by a qualified acoustical consultant of construction methods to be utilized for noise attenuation to an interior noise level of 50 dBA Ldn within office and customer areas prior to issuance of a building permit.

Planning Unit S

Permitted Uses

- 1 On the northern 10± acres of the Planning Unit S, the following uses are permitted:
 - a. All uses permitted either outright or with a special use permit in the Professional Office (PO), General Office (GO), and Industrial Business (IB) districts, except for those uses listed as Prohibited below. (Refer to Appendix B.)
 - b. Hospitals, public parks and recreation areas, public and religious schools, churches and places of religious worship. These public facility uses shall be regulated by the standards of the General Office (GO) district, as contained in Appendix B, with the exception that minimum parcel size shall be one acre.
 - c. Along the southern boundary of these 10 acres, a buffer from the industrial areas to the south shall be provided. The buffer may consist of a road, a 60± foot wide landscape area, or some other treatment acceptable to the staff.
 - d. All uses in a-c above are permitted in the Renown Hospital 6.87± acre area described in freestanding sign overlay S2 on page E-19 plus associated medical offices, laboratories, and helistops.

- 2 On the remainder of Planning Unit S, the following uses are permitted:
 - a. All uses permitted either outright or with a special use permit in the following districts: Industrial (I), updated 9/27/91; Industrial Business (IB), updated 9/13/91; Industrial Commercial (IC), updated 11/30/90, and Community Commercial (CC), updated 5/01/92, except for those uses listed below. (Refer to Appendix B.)

- 3 On the portion of Planning Unit S, described on page E-18, the following uses are permitted.
 - a. Non-gaming hotels with interior access, 100 or fewer rooms, and a maximum height of 55 feet.
 - b. Bowling alley and skating rinks.

Prohibited Uses

1. Animal and animal byproduct processing.
2. Boarding houses.
3. Collection stations, such facilities shall not include any processing of materials collected.
4. Funeral parlors.
5. Massage parlors, tattoo parlors, body painting, and the like.
6. Outdoor manufacturing, processing, assembly and fabrication businesses.
7. Overhead power lines carrying more than 25 kv.
8. Pawn shops.
9. Septic tank services.
10. Wrecking yards, salvage yards, or junk yards.
11. Off-premise advertising signs, except as stated in the Temporary Sign section of these Guidelines.
12. Along Double R Boulevard and adjacent to any residential development the following uses are prohibited:
 - a. Items 1 through 5 above.
 - b. No Group H Division 1, 2, 3 or 7 Occupancies, as defined by the 1988 Edition of the Uniform Building Code, shall be permitted. (Refer to Appendix C.)
 - c. Cocktail lounges not associated with restaurants.
 - d. Outdoor auto repair.
 - e. Outdoor maintenance, repair and renovation.
 - f. Activities that produce, transport, or store hazardous waste, as a primary use.

Additional Restrictions

1. In Planning Unit S the following airport noise restrictions shall apply:
 - a. With application for a building permit for childcare facilities, churches, cultural facilities, hospitals, motels, schools, colleges, or residential uses, the applicant and/or property owner shall provide a list verified by a qualified acoustical consultant of construction methods that will be utilized to (1) attenuate single event noise levels as needed to ensure adequate speech intelligibility, and (2) achieve an average hourly interior noise level (Leq) of 45 dBA in noise sensitive rooms during any hour when the facility is in use.
 - b. With application for a building permit for any single-family or multi-family use, the applicant and/or property owner shall provide to any prospective occupant a formal noise disclosure relative to aircraft overflights and noise, acceptable to the Airport Authority and would be provided prior to sale or lease of residential property or units.
 - c. For all other non-residential uses, the applicant and/or property owner shall provide a list verified by a qualified acoustical consultant of construction

methods to be utilized for noise attenuation to an interior noise level of 50 dBA Ldn within office and customer areas prior to issuance of a building permit.

ENFORCEMENT/BUILDING PERMIT PROCESS

Design review by the Master Developer will be a required element of all purchase agreements entered into by the Master Developer and each Parcel Developer. The Master Developer will provide each Parcel Developer with a copy of the approved Design Guidelines and supplemental CC&Rs. These documents should be reviewed carefully by each Parcel Developer.

The Master Developer will review all proposed plans for development prepared pursuant to this planned development prior to their submission to the City of Reno.

The purpose of this initial plan review is to insure compliance with the plan as finally approved by the City of Reno. Any project submitted to the City of Reno must be accompanied by a letter from the Master Developer stating that the project is in conformance with the plan. A checklist will be used to enable City staff to quickly determine whether the project is in compliance with the Design Guidelines.

Approval by the Master Developer does not imply that the project is in compliance with all applicable city codes, ordinances, or other regulations. Each Parcel Developer is responsible for submittal and processing of all plans and permits required by the city prior to the commencement of construction. The city staff shall review the plans for conformance with the final plan within 30 days of the date the plans are submitted to the city. If no action is taken within the 30- day period, the plans shall be deemed to be approved. If the city staff determines that the plans are not in substantial compliance with the final plan, the appeal procedure shall be as outlined in NRS 278A.550 for final plan approval.

Where the provisions of the plan do not address a specific subject, the provisions of the Reno Zoning Ordinance (Chapter 18) or other ordinances governing the development of land, which are in effect at the time of recordation of the final plan, shall prevail. The City of Reno will thereafter apply only newer or modified ordinances and regulations that are not in conflict with those in effect on the date of plan recordation. The provisions outlined in NRS 278A.390 must run in favor of and are enforceable by the City of Reno.

Mitigation measures specifically related to the multi-family site Planning Unit J have been developed to address compatibility issues. In response to those issues, the document contained in Appendix I was developed. This document is a negative easement that the multi-family developers will grant to abutting business owners on the south and east boundary of the site to create noise, dust, light and any other adverse impacts negatively affecting the use and enjoyment of the apartment property. This easement will be recorded prior to issuance of a building permit for the first residential unit. It serves to give a legal property right to do what is allowed on adjacent property, even if it adversely affects the abutting property.

Phasing Program

Given the current rate of absorption commercial, and industrial uses, it is anticipated that Phase III could take up to 15 to 20 years to reach full build-out. To effectuate the PUD zoning and to comply with NRS 278A.510, a final plan and final map (i.e., parcel map) for Phase III will be recorded. On portions of the property covered by the final map, record of surveys will be recorded to create additional parcels, as needed.

Each phase of development or individual project will be required to be designed to stand alone and not be dependent on any future phase or project to provide necessary access or public services.

Modifications to the Design Guidelines

It is anticipated that these Guidelines will need to be periodically modified and updated. Modifications that are in substantial compliance with the overall character and design of the project may be requested by South Meadows Properties Ltd. or its successor and approved by the Manager of the Community Development Department. The Manager of the Community Development Department will be responsible for determining whether or not a proposed modification is in substantial compliance with the overall project character. Modifications that are not in substantial compliance with the overall character and design of the project must be approved by the Planning Commission and the City Council.

Some examples may help to clarify the intent of the term substantial compliance. Modifications that would be considered to be in substantial compliance with the overall character of the project include changes to the building setbacks, modifications to the street standards, or changes in signage, fencing, or walls. Modifications that would not be in substantial compliance with the overall character of the project include changes in land use (e.g., changing a site from commercial to employment) or substantial reduction (i.e., 20 percent or greater) in the amount of open space.