

**Development Standards Handbook**  
for  
**BRIGHTON MANOR**



**EXHIBIT "B"**

**Effective Date:**

*9-12-08*

EXPLANATION: Matter underlined is new; matter in brackets [ ] is material to be omitted.

BILL NO. 6608

ORDINANCE NO. 6053

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.08 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING," SECTION 18.08.102(b).1246, BY AMENDING ORDINANCE NO. 5590 TO CHANGE THE TEXT IN THE SPD HANDBOOK TO: MODIFY THE BRIGHTON MANOR SPD (SPECIFIC PLAN DISTRICT) TO ALLOW FOR: (1) THE ADDITION OF AN ATTACHED SINGLE FAMILY RESIDENTIAL PRODUCT ON A PORTION OF THE SITE; (2) THE ADDITION OF 23 UNITS FOR A TOTAL OF 129; AND (3) MODIFICATIONS TO THE SPD DESIGN STANDARDS RELATED TO THE SITE PLAN, PARKING LAYOUT, LANDSCAPE PLAN, SETBACKS AND OTHER CHANGES NECESSARY TO ALLOW THE ATTACHED SINGLE FAMILY PRODUCT. THE CHANGES AFFECT ±8.08 ACRES OF THE ORIGINAL ±13.53 ACRE SITE, LOCATED ON THE NORTHWEST CORNER OF THE WEST MOANA LANE/PLUMAS STREET INTERSECTION IN THE SPD ZONE; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.08 of the Reno Municipal Code is hereby amended by adding thereto a new section to be known as Section 18.08.102(b).1246 relating to ±8.08 acres of a ±13.53 acre site located on the northwest corner of the West Moana Lane/Plumas Street intersection and more particularly described in the attached "Exhibit A," and by amending Ordinance No. 5590 to change the text in the SPD handbook to: modify the Brighton Manor SPD (Specific Plan District) to allow for: (1) the addition of an attached single family residential product on a portion of the site; (2) the addition of 23 units for a total of 129; and (3) modifications to the SPD design standards related to the site plan, parking layout, landscape plan, setbacks and other changes necessary to allow the attached single family product. The changes affect ±8.08 acres of the original ±13.53 acre site, as described in Exhibit B, the same to read as follows:

Sec. 18.08.102(b).1246. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC08-00219, thereby changing the use of land indicated therein, relating to ±8.08 acres of a ±13.53 acre site located on the northwest corner of the West Moana Lane/Plumas Street intersection, and more particularly described in the attached "Exhibit A," and by amending Ordinance No. 5590 to change the text in the SPD handbook to: modify the Brighton Manor SPD (Specific Plan District) to allow for: (1) the addition of an attached single family residential product on a portion of the site; (2) the addition of 23 units for a total of 129; and (3) modifications to the SPD design standards related to the site plan, parking layout, landscape plan, setbacks and other changes necessary to allow the attached single family product. The changes affect ±8.08 acres of the original ±13.53 acre site, as described in Exhibit B.

-1-

CASE NO. LDC08-00219 (Brighton Manor Amendment)  
APN NO. 019-520-01

SECTION 2. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 3. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this 10<sup>th</sup> day of September, 2008, by the following vote of the Council:

AYES: Zadra, Hascheff, Gustin, Sferrazza, Dortch, Ajazzi, Cashell

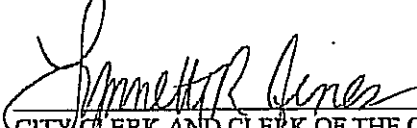
NAYS: None

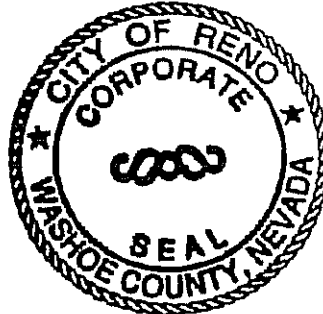
ABSTAIN: None ABSENT: None

APPROVED this 10<sup>th</sup> day of September, 2008.

  
MAYOR OF THE CITY OF RENO

ATTEST:

  
CITY CLERK AND CLERK OF THE CITY  
COUNCIL OF THE CITY OF RENO, NEVADA



EFFECTIVE DATE: September 12, 2008

LDC08-00219 (Brighton Manor Amendment) - zm ord - vak.doc

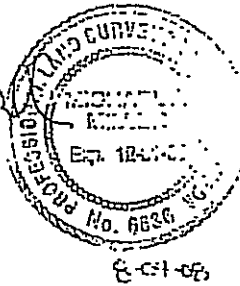
EXHIBIT "A"

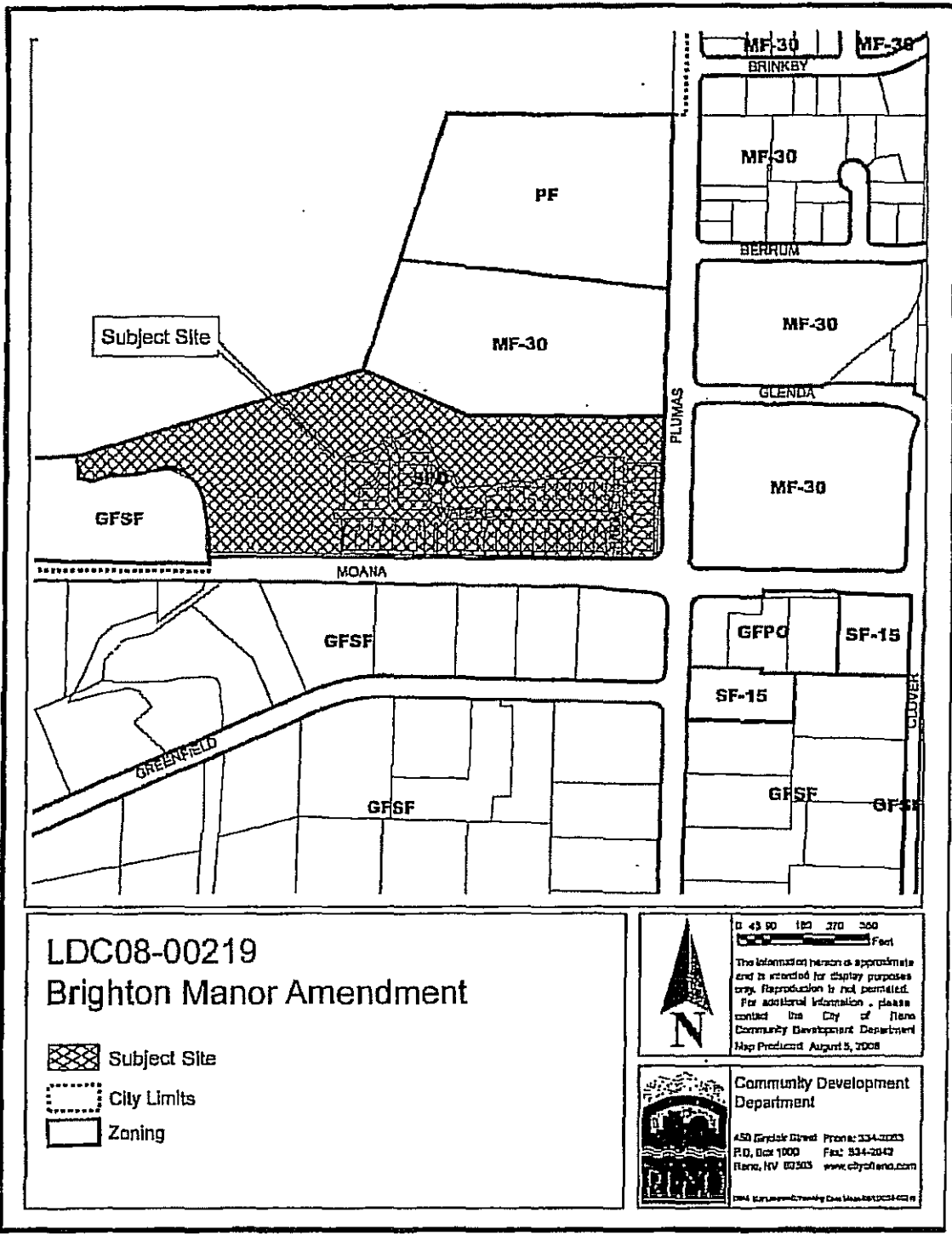
LEGAL DESCRIPTION  
FOR  
ZONE CHANGE

All that certain real property situate within a portion of the Southeast One-Quarter (SE ¼) of Section Twenty Three (23), Township Nineteen (19) North, Range Nineteen (19) East, M.D.M, lying within the City of Reno, Washoe County, Nevada, more particularly described as follows:




All of that area lying within the exterior boundary lines of Brighton Manor Unit 1 Subdivision Map, recorded August 18, 2005 as Subdivision Tract Map No. 4535, File No. 3263581, Official Records, Washoe County, Nevada. Said area described above is inclusive of Parcel A, as shown on said map, containing 13.53 acres, more or less.

*Michael J. Miller*  
Michael J. Miller, P.L.S.  
CFA Inc.  
1150 Corporate Blvd.  
Reno, NV  
89502





LDC08-00219  
Brighton Manor Amendment

-  Subject Site
-  City Limits
-  Zoning



0 45 90 180 270 360 Feet  
 The information herein is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department. Map Produced August 5, 2008.



**Community Development Department**  
 450 Grady St. Reno, NV 89503  
 Phone: 334-3223 Fax: 334-2042  
 www.cityofreno.com  
DNM: 8/5/08 10:00 AM

**CFA, Inc.**  
**1150 Corporate Boulevard**  
**Reno, Nevada 89502**

I. PROJECT OVERVIEW .....	1
1. Project Location.....	1
2. Project Description.....	1
3. Statement of Purpose and Plan. ....	1
4. Open Space and Common Areas .....	2
5. Phasing Plan.....	3
II. DEVELOPMENT STANDARDS: .....	3
1. Lot and Building Standards .....	3
2. Modifications .....	4
3. Architectural Standards.....	5
4. Architectural Review Committee. ....	6
5. Fencing Standards.....	6
6. Lot Landscape Standards.....	6
7. Common Area/Streetscape Landscape Standards.....	7
8. Signage Standards.....	7
9. Street and Common area Lighting Standards. ....	8
10. Walking Path Standards.....	8
11. Construction Days and Hours .....	8
III. PUBLIC INFRASTRUCTURE AND FACILITIES:.....	9
1. Sanitary Sewer Service .....	9
2. Storm Drainage .....	10
3. Street Improvements .....	10
<b>IV. Exhibits</b>	
A. Vicinity Map .....	A-1
B. Brighton Manor Site Plan and Landscape Standards.....	B-1 – B-12
C. Architectural Elevations and Floor Plans .....	C-1 – C-21
D. Streetscapes.....	D-1 – D-5
E. Fencing Concepts and Locations .....	E-1 – E-3
F. Signage Concepts.....	F-1 – F-2
G. Phasing Plan.....	G-1
H. Typical Lot Landscape Plan.....	H-1 – H-3
I. Lot Standards .....	I-1 – I-2
J. Street Sections and Sidewalk Details.....	J-1 – J-3
K. Street Light Standards.....	K-1 – K-2
L. Sanitary Sewer Point of Connection .....	L-1
M. City Clerk’s Approval Letter’s .....	M-1 – M-7

## ***I. PROJECT OVERVIEW***

### **1. Project Location.**

The Property is located north-west of the intersection of Plumas Street and Moana Lane.. Please refer to the vicinity map in Exhibit A. The property subject to the development standards of this handbook totals 13.53 acres.

### **2. Project Description.**

Brighton Manor consists of two planning areas as shown on Exhibit B. Planning Area A consists of 40 single-family residential lots on 5.45 acres. Planning Area B consists of up to 89 lots which may be either detached single-family residential or attached single-family residential lots on 8.08 acres. The total number of residential units in Brighton Manor will not exceed 129. The resultant density is 9.53 dwelling units per acre. Minimum lot sizes for each type of unit are detailed on Pages 3 and 4 in the development standards section of the handbook.

Primary access to the site is from Moana Lane. There is also a gated secondary emergency access which connects to Moana Lane on the east end of the project. The gated entrance is across a private driveway located within the common area and will therefore not obstruct the public right of way.

Parking is provided at a rate of three parking spaces per unit. In addition to the two parking spaces provided within each of the garages, there are 130 off-street parking spaces provided within the subdivision which include 121 common off-street parking spaces and nine spaces provided in individual driveways. Common parking spaces are located throughout the site and in two parking areas located on the northeast and northwest of the project. Parking shall be appropriately screened in accordance with the landscape plan and standards found in Exhibit B. CC&Rs require that garages must be used for parking of resident vehicles and cannot be used exclusively for storage. Lot configuration, open space, and the walking path system can be found on the site plan (Exhibit B).

### **3. Statement of Purpose and Plan.**

The intent of Brighton Manor is to create a living environment that recalls a time when neighborhoods were more pedestrian in nature and less focused around the automobile. A time when people sat out on their front porches and visited with their neighbors, family, and friends.

The subdivision has been designed to maximize open space as an amenity for residents. With the front door of each house opening to a formally landscaped common area, each resident will have the opportunity to utilize the walking paths. As the “Neo-Traditional” name indicates, the intent of this subdivision is to take classic ideas such as greenbelts, arbor rows of trees, and house front elevations without garage doors, and combine them with contemporary house construction techniques and materials.

With this intent in mind, floor plans and elevations have been designed that emulate the neo-traditional theme. For the detached units, a combination of three floor plans with two exterior elevations for each floor plan has been developed to provide a visually pleasing and varied development (Exhibit C). While distinctly different in their layouts, all three are similar in their use of exterior porches. Each plan consists of a wide and deep front porch focused on the pedestrian element of the development, while the garages for each plan are placed at the opposite end of the homes away from the community oriented open spaces (Exhibit C). Floor plans and elevations for the attached units will follow this same design theme while allowing for an attached product. Variety will be added to the streetscape for the attached units with the provision of a single-story unit option. All porches will be of raised wood construction with various elements of trim and column detail. Siding material will be horizontal composite wood lap siding, vertical groove composite wood panels, and stucco. Regardless of exterior siding material, all units will receive window, door, and corner trim detailing. Exterior windows and doors will vary in size and mullion design. Doors will vary in color to create further visual interest. Roofing material will be Architectural composition shingles. The exterior color pallet will consist of about a half-dozen different colors ranging from vivid to subtle. All exterior trim throughout the project will be white. These design goals will be furthered through this handbook and the conditions, covenants and restrictions on file with the Washoe County Recorder.

The open space and common area will be owned and maintained by a homeowners' association. Each lot owner will be a member of that association. Regular assessments will be charged to each lot owner to cover the costs of maintaining these common facilities and rebuilding them as necessary.

#### **4. Open Space and Common Areas**

Of the 13.53 acres, 4.2 acres have been designated as formally landscaped open space. All open space landscaping and common elements will be constructed by the developer with ownership and maintenance responsibilities being placed on the Homeowners' Association.

A path system will run throughout the common area open space (Exhibit B). The purpose of this system is to provide recreation through walking and a means for pedestrians to move around the development. Four feet of path width with a concrete section of 4" will accommodate these functions. A cross section of the proposed concrete path can be found with the street sections (Exhibit J). The walking path layout will connect this development to the existing sidewalk system on the north and will serve as sidewalk along the Moana Lane right of way.

Common elements are intended principally as a passive recreational feature with emphasis on the walking path and greenery.

**5. Phasing Plan.**

The project will be developed in five phases as indicated in Exhibit G. The first phase consists of 40 lots. The entrance and emergency access road were both constructed with Phase 1 and connect to Moana Lane. These two points of entry satisfy emergency access requirements. Successive phases will be developed in a fashion similar to Exhibit G but may vary slightly to permit efficient installation of necessary utilities and roadways. Common area and path system improvements will be constructed with the lots which they serve. The first final map for Planning Area B shall be recorded within three years of approval of the map for Planning Unit B. Subsequent final maps shall be recorded in accordance with the time limits set forth in State law.

**II. DEVELOPMENT STANDARDS:**

**1. Lot and Building Standards**

**Lots in Brighton Manor shall meet the following standards, as depicted in Exhibit I:**

**Single-Family Detached Standards**

**Lots:**

Minimum Lot Size:	2,754 square feet
Minimum Lot Width Across Building Pad:	35 feet
Minimum lot Frontage on Street:	18 feet

**House:**

Minimum Front Yard Setback:	10 feet
Minimum Side Yard Setback:	5 feet
Minimum Distance Between House & Garage:	10 feet
Maximum Building Height:	2 stories or 28 feet
House Size:	Minimum of 1,500 square feet of conditioned space.

**Garage:**

Minimum Capacity:	2-cars
Minimum Setback to Garage from Street:	3 feet
Minimum Side Yard Setback:	5 feet
Minimum Distance Between House & Garage:	10 feet
Maximum Building Height:	2 stories or 28 feet

**Detached Accessory Structures:**

Detached Accessory Structures are Prohibited (other than garages)

**Single-Family Attached Standards**

**Single-family attached units shall be arranged in buildings containing two or more units. For the purpose of calculating setbacks, each group of attached units is considered a single building. Zero foot setbacks are permitted between attached units.**

**Lots:**

Minimum Lot Size: 1,400 square feet  
Minimum Lot Width: 18 feet

**House:**

Maximum Building Height: 32 feet  
Unit size: Minimum of 1,500 square feet of conditioned space.

**Building Setback Standards:**

Minimum separation between buildings: 10 feet  
Minimum setback from buildings to Moana Lane and Plumas Street : 10 feet  
Minimum setback from buildings to non-street frontage project boundaries: 5 feet  
Minimum setback from buildings to interior streets: 3 feet

**Garage:**

Minimum Capacity: 2-cars  
Minimum Setback to Garage from Street: 3 feet  
Minimum Side Yard Setback: 0 feet

**Detached Accessory Structures:**

Detached Accessory Structures are Prohibited (other than garages)

**2. Modifications**

The standards as identified in this section are minimum standards which must be met. Should a standard not be addressed within the Specific Planned District (SPD) Handbook, standards set forth in the Reno Municipal Code for MF 14 zoning, as amended, shall govern.

The SPD Standards Handbook and CC&Rs will permit a minor deviation of less than 10% to the minimum house size upon proof to the Architectural Review Committee (as described below), that the house, as submitted, will present a satisfactory and quality appearance from the street consistent with the other houses in the neighborhood. Documentation of the Architectural Review Committee’s minor deviation approval shall be submitted with the building permit to the City of Reno. Minor deviations of less than 10% as listed below may be approved by the City of Reno Planning Department if the following criteria are met:

- a. The request deviates less than 10 percent (%) from the approved standards.
- b. The minor deviation has Architectural Review Committee approval.
- c. The request is for a deviation to one or more of the following measurable design or site conditions:
  - 1. Lot Width
  - 2. Setback
  - 3. Structure Height
  - 4. Minimum House Square Footage

**3. Architectural Standards**

All homes in the Project shall be subject to strict architectural standards as set forth below. These standards shall also be contained in the CC&Rs for the Project in order to provide an additional mechanism for enforcement. Interpretation of these guidelines, and permissible minor deviations, will be the responsibility of the Architectural Review Committee, which will be formed in accordance with the CC&Rs. A further description of the Architectural Review Committee, and specific architectural standards, are presented below:

Roof Pitch:	No less than “5-in-12”.
Roof Material:	30-year “dimensional” composition shingle, concrete tile or clay tile.
Exterior Siding:	Plaster, Wood or composition siding, HardiePlank. No “T-111” siding, or similar material is permitted.
Driveways:	Shall be constructed of Portland cement concrete.
Window Trim:	All windows on exterior elevations facing a public street shall receive four-sided 6” wide wood trim or raised stucco bands or equivalent.
Garage Doors:	All garage doors to be multi-panel wood or metal overhead track doors; no slab doors of wood and no industrial grade roll-up doors permitted.
Front Elevation Wainscoat:	A wainscoat is permissible provided the design and color is approved by the Architectural Review Committee. If used it must wrap around the corners of the front elevation.

Fascia Material: Minimum of “2x6” solid stock wood material or equivalent.

Architectural Styles: Single-Family Detached  
Plan 1, Plan 2, & Plan 3. See Exhibit C  
Pages C-1 to C-15  
Single-Family Attached.  
Unit 1, Unit 2, or Unit 3 See Exhibit C  
Pages C-16 to C-20

Additional styles which are consistent with the Architectural Standards set forth within this SPD Standards Handbook, may be approved by the Architectural Review Committee with final approval of City Staff.

All exterior colors on the homes shall be subject to Architectural Review Committee approval. Home colors shall be submitted to the Architectural Review Committee for prior approval, or may be selected from a pre-approved color palette. The Enforcement Mechanism shall be as set forth in the CC&R’s.

**4. Architectural Review Committee.**

An Architectural Review Committee will be formed in accordance with the CC&Rs and will have the authority to interpret all architectural, fencing and landscaping criteria prior to submittal to the City of Reno for building permit. The CC&Rs including the provision for the Architectural Review Committee will be recorded with the first final map.

**5. Fencing Standards.**

Those units with fencing shall be consistent with the fencing concept and general layout concept for attached and detached units included as Exhibit E. The intent of this concept is to maintain a thematic consistency throughout the project.

**6. Lot Landscape Standards.**

The Landscaping Guidelines for individual lots are set forth below. Please reference the typical lot landscape plan and material standards in Exhibit H:

Minimum Area: The minimum area of each single-family detached lot to be landscaped is the front yard, from the abutting common area. Front yard landscaping is to be from side boundary to side boundary except for walkways.

Permitted Materials:	All natural plants, grasses, ground cover, trees and natural stone per the City of Reno standards.
Prohibited Materials:	Asphalt, artificially colored stone and artificial turf.
Irrigation:	Front yard landscaping irrigation shall be included in the system which waters the common area. Rear yard will have drip irrigation only.
Maintenance:	All landscape areas shall be regularly maintained by the Homeowners association as common area. This maintenance obligation shall be funded by the Homeowners' Association through regular financial assessments paid by property Owners. The back and side yards of single-family detached units will be maintained by the individual lot Owners.
Responsible Party:	The party responsible for installing the minimum area of landscaping shall be the permitted homebuilder.
Timing of Installation:	Within 90 days after occupancy, or if such commencement is not practical given the time of year, within 90 days after April 1.

**7. Common Area/Streetscape Landscape Standards.**

A minimum of 30 percent of the development shall remain as landscaped common area. Common area landscape within Brighton Manor shall conform to the landscape plant palette and plan established in Exhibit B. Turf areas will be provided as lush green space for the enjoyment of the residents and guests of Brighton Manor. The perimeter and drainage common areas will be from the transitional landscape palette with low maintenance requirements and background plantings. Trees within the common area will provide year-round interest and ample shade during the warm summer season.

The Plumas Street and Moana Lane streetscapes shall complement the existing surrounding streetscape near Brighton Manor. The streetscape will be a part of Brighton Manor Common area and will be maintained by the Brighton Manor Homeowner Association. Streetscape landscaping shall be constructed to the standards set forth within Exhibit B.

**8. Signage Standards.**

The Project shall have a consistent signage theme for all public and common area signs. This signage concept is set forth in Exhibit F included with this handbook. The entry sign locations are shown on the site plan in Exhibit B. The signage theme shall be carried out on all street signs in accordance with the City of Reno Public Works safety sign standards. Path

signs and other common area signage shall be per the City of Reno Municipal Code. Any lighting of signs shall be from the front.

**9. Street and Common area Lighting Standards.**

Streetlights throughout the project shall utilize one of the decorative fixtures as set forth in Exhibit K. These lighting fixtures are available from Sierra Pacific Power Company and provide street lighting with minimum offsite visual disturbance. Sierra Pacific Power Company shall be responsible for maintaining public street lights in accordance with a Street Light Maintenance Agreement with the City of Reno. Lighting within Brighton Manor common area shall be maintained by the homeowners association.

**10. Walking Path Standards**

Throughout the common area a walking path system shall be established. The conceptual layout for this functional and recreational feature is set forth in Exhibit B. The path shall be 4 feet wide and constructed of concrete. The structural section of the path shall be per City of Reno Standards.

**11. Construction Days and Hours**

Construction days and hours of operation shall be limited to the following:

Monday- Friday:	7:00 a.m. to 6:00 p.m.
Saturdays:	8:00 a.m. to 5:00 p.m.
Sundays:	No construction activity

The volume of job radios will be managed during the above listed work hours. Exceptions to the above days and work hours will be allowed for short term operations such as large foundation pours or roadway paving.

A contact person and phone number shall be posted on the job site to address any issues the public may have during construction of the project.

---

### **III. PUBLIC INFRASTRUCTURE AND FACILITIES:**

The following section describes the public infrastructure requirements for Brighton Manor. Roadway, sanitary sewer and storm drainage improvements will be public and maintained by the City of Reno. All utilities (i.e. natural gas, water, electric, telephone or cable television) shall be provided by the purveyor of each utility or their successors or assigns.

All public improvements shall be designed, constructed, tested and inspected per the City of Reno Public Works Design Manual, latest edition. Testing and inspection shall be per Chapter VI of said manual as amended.

All public improvements shall be “bonded” or secured in accordance with Appendix D of the City of Reno Public Works Design Manual.

#### **1. Sanitary Sewer Service**

The project’s sanitary sewer service provider shall be the City of Reno. Currently, public sanitary sewer exists in Moana Lane and along Plumas Street. Exhibit L shows the proposed sanitary sewer connection. From the point of connection the sewer shall be extended into the development and shall be constructed to the City of Reno Standards for Public Works Construction. The sanitary sewer will be designed to provide gravity sewer service from the lateral of each lot.

A 4” (inch) diameter sewer service shall be provided to each lot. Sewer laterals shall extend a minimum of ten feet (10’) into each lot, to a location which provides an efficient connection to the house sewer system. All main line sewer and sanitary sewer manholes are proposed as Public. At completion of the project, said lines and manholes shall be offered for dedication to the City of Reno in accordance with the Standards for Public Works Construction and the City of Reno Subdivision Improvement Agreement.

A detailed sanitary sewerage report prepared by a Nevada Registered Civil Engineer shall be required at the time of the Subdivision Improvement Plans to the City of Reno. Said report shall be in conformance with Section 4 of Chapter IV of the City of Reno Public Works Design Manual, latest edition.

In conformance with the Tentative Map Submittal requirements of the City of Reno, a preliminary sanitary sewerage report was submitted for Phase I. The letter is titled “Brighton Manor Preliminary Sewer Report”, prepared by Wood Rodgers Inc., and dated April 14<sup>th</sup>, 2004. Prior to the recordation of each final map, a detailed sewer report shall be prepared by a registered Nevada Civil Engineer in accordance with the City of Reno Public Works Design Manual.

## **2. Storm Drainage**

Storm water management for the Project shall be in accordance with Chapter II of the City of Reno Public Works Design Manual as amended. Proposed improvements shall include catch basins and piping for storm water collection on streets, detention ponds to preserve historic flows, and outlets to existing drainage facilities. With this development flows will be directed primarily to two locations. Approximately half of the site drains to the existing box culvert on the north side of the site. This structure was constructed with the Hyatt development to the north. The eastern portion of the project will continue to drain to facilities within Plumas Street. As stated above these flows will be detained as necessary and discharged into existing downstream structures. Please refer to the "Preliminary Drainage Analysis for the Tentative Subdivision Brighton Manor" prepared by Wood Rodgers Inc., dated April 15, 2004, and on file with the City of Reno. Prior to the recordation of each final map, a detailed drainage report shall be prepared by a registered Nevada Civil Engineer in accordance with the City of Reno Public Works Design Manual.

At completion of the project, all inlets, laterals, main lines and manholes shall be offered for dedication to the City of Reno in accordance with the Standards for Public Works.

## **3. Street Improvements**

There are two different street sections proposed for this project. The sections for the entrance road and the internal roads can be found in the Exhibit J.

The minimum pavement section shall be 4 inches of asphalt concrete. The top 2 inches shall be AC20-P per City of Reno Public Works Design Standards. The aggregate base section shall be a minimum of 6 inches of Type II, Class B road base per City of Reno Public Works Design Standards.

Type 1 curb and gutter shall be constructed on each side of the streets throughout the project. All surface concrete (curbs, gutters, etc...) shall be a minimum of 4,000 psi concrete (at 28 days) with fiber reinforcing per City of Reno Public Works Design Standards. Manhole collars shall be exempt from the fiber reinforcement requirement.

To satisfy the requirements of emergency services a gated secondary access point has been constructed on the east end of the project off of Moana Lane. All horizontal and vertical requirements for streets shall also be in accordance with the standards established in the City of Reno Public Works Design Manual. Pedestrian Ramps for the disabled shall be located per American Disabilities Act (ADA) Standards as well as the City of Reno Standards.

# **EXHIBIT**

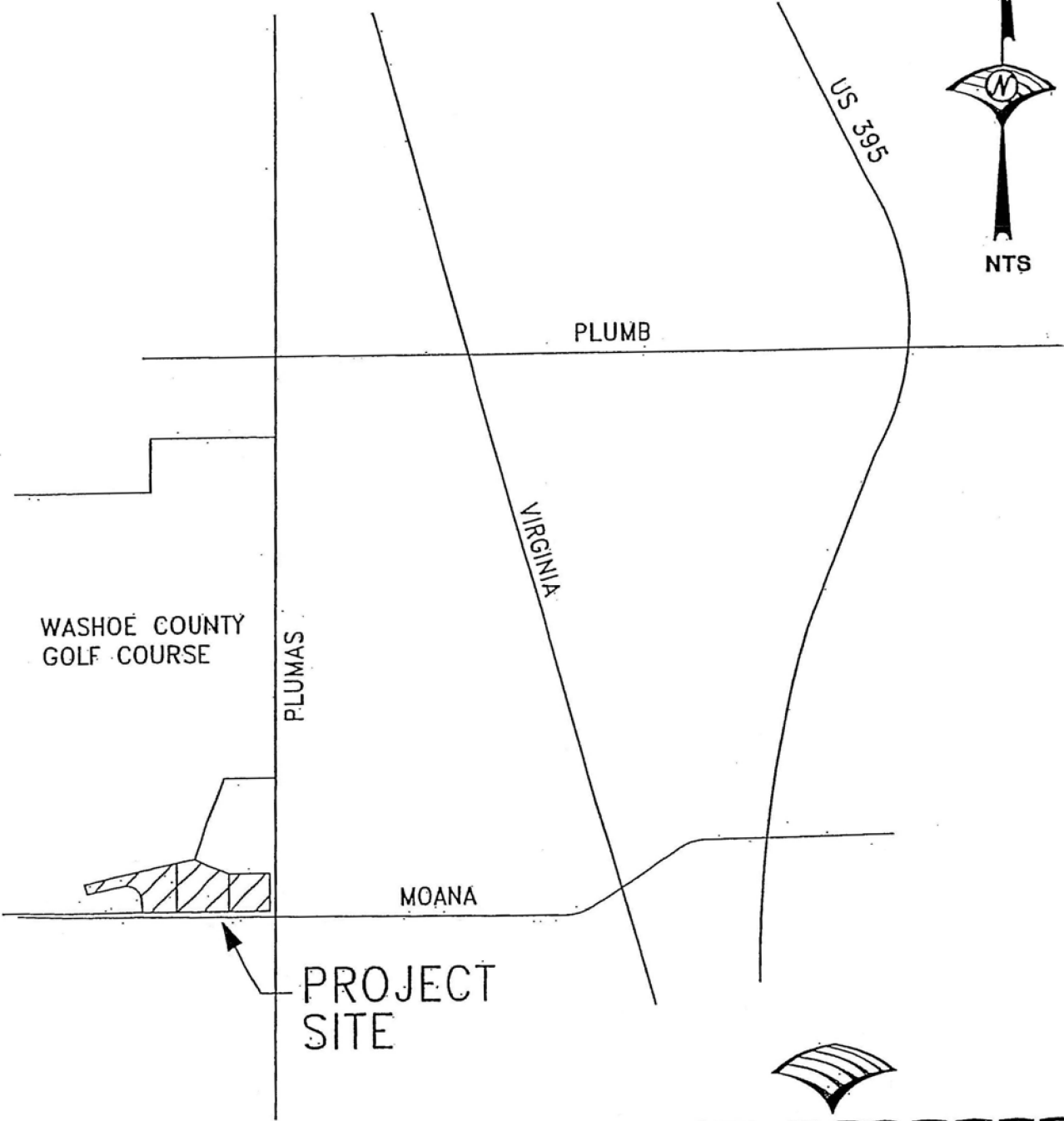
**A**

# VICINITY MAP BRIGHTON MANOR

RENO

NEVADA

APRIL, 2004

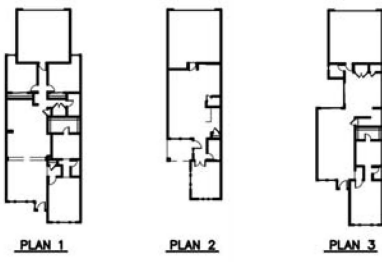
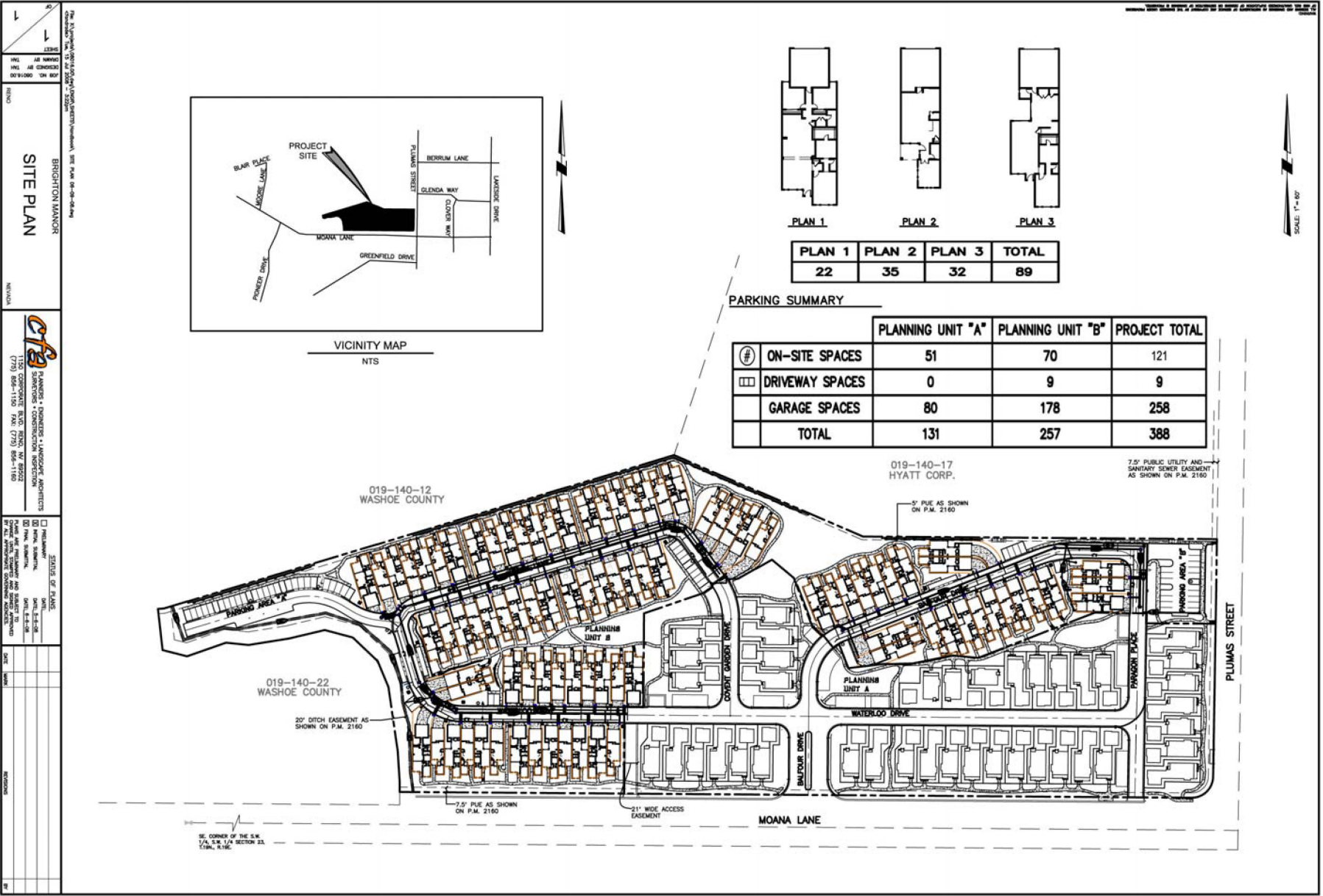


**WOOD RODGERS**  
ENGINEERING - MAPPING - PLANNING - SURVEYING  
6774 South McCarran Blvd. Tel 775.823.4068  
Reno, NV. 89509 Fax 775.823.4068

\\Jobs\1399 - Siani\Property\1399,002 - Siani\Entitlements\Civil\Docs\Submittals\VIC-MAP.dwg 3/23/04 10:34am movertton

# **EXHIBIT**

## **B**



PLAN 1	PLAN 2	PLAN 3	TOTAL
22	35	32	89

PARKING SUMMARY

	PLANNING UNIT "A"	PLANNING UNIT "B"	PROJECT TOTAL
Ⓜ ON-SITE SPACES	51	70	121
▣ DRIVEWAY SPACES	0	9	9
▣ GARAGE SPACES	80	178	258
<b>TOTAL</b>	<b>131</b>	<b>257</b>	<b>388</b>

SHEET 1  
 JOB NO. 0910100  
 DRAWN BY  
 CHECKED BY  
 DATE  
 BRIGHTON MANOR  
 SITE PLAN  
 NINJANA  
 cfa ENGINEERS • ARCHITECTS • LANDSCAPE ARCHITECTS  
 1150 CORPORATE BLVD. SUITE 100 WASHOE COUNTY NV 89502  
 (775) 885-1150 FAX (775) 885-1180  
 PREPARED BY  
 CHECKED BY  
 DATE  
 REVISIONS



## Landscape Architecture

### Landscape

The primary goals for landscape design include providing for an overall visually pleasant environment of Brighton Manor.

Design and Conservation Principles:

Plants should be selected which are especially drought resistant.

Hardscape materials such as stone, brick, gravel, and concrete will be used to compliment plant material, enhance the landscape design/architecture and provide suitable walking surfaces. Materials selected which can allow rain to penetrate the soil are favored.

Mulches, such as stone or bark will be applied in all planting areas to conserve water by holding down soil temperature and reducing evaporation. The use of mulches also deters weed growth.

A soil test will be conducted after grading and fill placement to determine the nature of existing soils in planting areas and the results used to determine appropriate soil amendments.

Plantings will be grouped according to similar growing requirements in zones.

Selected plant species should be those that are tolerant of the environment in which they will be grown including salinity, alkalinity, soil/water characteristics, soil physical properties, drainage, water tables, and any other influential factor. Special emphasis will be given to the selection and trade off between species that are rapid growers, those that are drought tolerant, and species with –pleasing aesthetic properties.

Plantings are favored for use for climate modifications such as for shade and winter windbreaks.

Planting techniques will be used which trap natural and irrigation water for optimal plant utilization particularly off of sloped turf areas.

Natural and informal plant groupings of evergreen and deciduous trees, shrubs, and ground cover shall be used to provide aesthetic interest and where screening is necessary. Mass planting of plants is encouraged to avoid the clutter appearance. (Refer to Plant Massing Concept Figure)

Planting placement shall respect the need for security. Plantings should not create hidden, darkened or masked corners.

Selected plant materials will contain a combination fast, medium and slow growth rates. Fast growth plants adapt quickly, provide quick cover, but have a short life span and sometimes are subject to disease. Medium growth plants take over as the faster growth plants begin to die out, usually after 15-20 years. They are generally more attractive and less subject to disease. Slow growth plants remain small for a long period of time, but eventually become a dominant plant type. They are highly resistant to disease, long-lived and are not subject to the problem of wind breakage.

Plant form should be kept similar to each other in order to provide unity:

### **Irrigation Standards**

Efficient irrigation systems will be utilized in conjunction with planting zones. Drip irrigation and low-angle spray types of irrigation equipment will be used wherever feasible.

Provide adequate water to establish and maintain landscape plantings and promote water conservation.

All planting areas are to have automatically controlled irrigation systems.

Irrigation systems will be designed to provide complete and adequate coverage (taking into consideration wind patterns and other disruptive factors) while using water conserving methods.

### **Landscape Zones**

Landscape zones are suggested which feature a distinct character suitable for the project and functional requirements at Brighton Manor. Plant materials suggested for each zone have similar water and light requirements. Specific species suggested for the individual zones are suggested in the Plant Palette.

#### **Developed/Ornamental Landscape Zone**

The Developed/Ornamental landscape will occur as focal points such as project entries and within residential front yards for a lush, colorful, and high density appearance. Areas where this zone is used can be especially effective next to structures where breezes over landscape plantings can cool structures and where plantings will suffer the least from wind and hot sun. Plant materials in this zone will have moderate and occasionally high irrigation requirements.

Planting in this zone will be those that provide enhanced landscape and year-round interest within the project. Landscape beds in the Developed/Ornamental Landscape consist primarily of aggregate or wood mulch ground plane with dispersed ground covers, shrubs, perennials, and trees.

The objective in this zone is to provide an attractive landscape, green areas and climate control.

**Transitional Landscape Zone** - Perimeter Common Spaces & Drainage areas.

The transitional landscape will occur in areas of low activities such as within Drainage areas and low activity common areas.

The Transitional Landscape will be used as background plantings which are hardy, practical and functional.

This objective in this zone is to provide low maintenance areas, slope stabilization and climate control.

Revegetation using approved revegetation seed blend mix within this zone will be provided as natural vegetation cover and slope stabilization. A temporary irrigation system will be installed to initiate growth for two growing seasons. At the end of this period the temporary irrigation will be removed, if the site is revegetated to the acceptance of the city of Reno staff.

The Owner/Developer shall deposit with the City of Reno a revegetation bond or letter of credit in the amount determined by the applicant and approved by the City to assure that the revegetation will be permanently established.

**Project Entry**

The project entry will welcome residents and guests with attractive signage, plantings and lighting. The landscape design will provide a dramatic entry statement and express the overall image of the project.

**Landscape**

The landscape at the entry will feature the Developed/Ornamental Landscape Zone type plants. The project entry landscape will be maintained by the Owner's Association.

The landscape and project signage at intersections will comply with the visibility triangles requirements per City of Reno Code.

## Common Area

The interior common area landscape within Brighton Manor will be from the developed/ornamental landscape plant palette. Turf areas will be provided as lush green space for the enjoyment of the residents and guest of Brighton Manor. The perimeter and drainage common areas will be from the transitional landscape palette with low maintenance requirements and background plantings. Trees within the common area will provide year-round interest and ample shade during the warm summer season.

### Common Landscape Area Standards:

Landscape Area: A minimum of 30% of the total project area shall be provided as common landscape area.

Trees: A minimum of one tree per 300 square feet of required common area landscape shall be provided. A minimum of 40% of the required trees shall be evergreen to provide year-round interest to the landscape.

Tree Size requirement:

Deciduous Trees: 70% shall be 2.5" caliper and 30% at 1" caliper size.

Evergreen Trees: 70% shall be 10' minimum height and 30% at 6' minimum height.

Turf Area: A maximum of 50% of the provided landscape may be provided as turf area. The common area turf area may include lot front yard turf adjacent to common turf areas.

Shrub Plantings: A mix of evergreen and deciduous shrubs shall be provided for year-round interest. A minimum of 60% of the shrubs shall be evergreen.

Shrub size requirements: 30% of shrubs at 1 gallon size and 70% at 5 gallon size shall be provided. 6 shrubs per required tree shall be provided.

## Streetscape

The areas fronting Moana Lane and Plumas Street shall be landscaped to a standard approved by the City of Reno. The streetscape shall complement the existing surrounding streetscape near Brighton Manor and the streetscape at Brighton Manor, Phase I. The streetscape will be a part of Brighton Manor Common area and will be maintained by Brighton Manor Homeowner Association.

### Streetscape Landscape Area Standards:

Street Trees: A minimum of one 2" minimum caliper tree is required per 25 linear feet of street frontage on Plumas Street and Moana Lane. Tree planting shall be alternated from one side to the other of the meandering sidewalk as indicated on the landscape plan. Street trees shall be selected from the City of Reno approved Street Tree species lists. Street trees will be counted as part of the total common area tree requirements.

Shrub Plantings: Shrub planting pockets are suggested to provide interest and to break the monotonous landscape along the streetscape. A mix of evergreen and deciduous shrubs shall be provided for year-round interest. A minimum of 60% of the shrubs shall be evergreen. 30% of shrubs at 1 gallon size and 70% at 5 gallon size shall be provided. 6 shrubs per required tree shall be provided.

## Landscape Plant Palettes

### Developed/Ornamental Plant Palette

Plant materials from the Developed/ Ornamental Plant Palette are selected for year-round interest, color, form, and texture. These plants are to be used where lush and colorful landscape interest is to be provided in high activity areas such as major entry, and residential front yards to provide project identity. Plants with seasonal color and texture interest are favored for year-round changes.

#### Large Deciduous Trees

*Gleditsia triacanthos* 'Inermis'/ Thornless Honey Locust  
*Acer platanoides* sp./ Norway Maple  
*Acer rubrum* sp./ Red Maple  
*Fraxinus* sp./ Autumn Purple Ash  
*Platanoides acerifolia*/ London Plane Tree  
*Quercus palustris*/ Pin Oak  
*Robinia ambigua* "Idahoensis"/ Idaho Locust  
*Tilia cordata*/ Littleleaf Linden

#### Small Deciduous Trees

*Malus* 'Spring Snow'/ Spring Snow Flowering Crabapple  
*Prunus sargentii*/ Flowering Cherry  
*Pyrus calleryana* sp./ Flowering Pear  
*Sorbus aucuparia*/ European Mtn. Ash  
*Cotinus coggygria* 'Purpurea'/ Purple Smoke Tree

#### Evergreen Trees

*Cupressus arizonica*/ Arizona Cypress  
*Picea pungens* 'glauca'/ Colorado Blue Spruce  
*Pinus* sp./ Pine  
*Sequoiadendron giganteum*/ Giant Sequoia

**Deciduous Shrubs**

Berberis sp./ Barberry  
Buddleia davidii/ Butterfly Bush  
Cornus stolonifera 'Kelseyi'/ Redtwig Dogwood  
Euonymus alatus 'Compacta'/ Dwarf Winged Burning Bush  
Hibiscus syriacus/ Rose of Sharon  
Salix purpurea 'Nana'/ Alaska Blue Willow  
Potentilla sp./ Cinquefoil  
Prunus besseyi/ Sand Cherry  
Rosa rugosa/ Rugosa Rose  
Spiraea sp./ Spirea  
Viburnum sp./ Viburnum

**Evergreen Shrubs**

Cotoneaster sp./ Cotoneaster  
Cytissus scoparius 'Moonlight'/ Broom  
Euonymus grandifolius/ Big Leaf Euonymus  
Genista sp./ Dwarf Broom  
Juniperus sp./ Juniper  
Mahonia aquifolium 'Compacta'/ Oregon Grape  
Photinia fraseri/ Photinia  
Pinus mugo/ Mugho Pine  
Thuja occidentalis sp./ Arborvitae

**Groundcover/Vines**

Ajuga reptans/ Ajuga  
Euonymus fortunei/ Evergreen Euonymus  
Cotoneaster sp./ Cotoneaster  
Juniperus sp./ Juniperus  
Lonicera japonica/ Honeysuckle  
Parthenocissus quinquefolia/ Virginia Creeper  
Polygonum aubertii/ Silver Lace Vine  
Rhus aromatica 'Low Grow'/ Fragrant Sumac  
Vinca major/ Periwinkle  
Wisteria chinensis/ Chinese Wisteria

**Perennials**

Zauschneria californica/ California Fuschia  
Achillea filipendulina/ Coronatum Gold  
Gaura lindeheimeri 'Siskiyou Pink'/ Pink Gaura  
Rudbeckia fulgida/ Black-eyed Susan

Salvia x superba 'May Night'/ May Night Salvia  
Veronica 'Sunny Border Blue'/ Blue Veronica

### **Ornamental Grass**

Calmagrostis x acutiflora/ Feather Reed Grass  
Festuca arundinaceous/ Tall Fescue  
Festuca glauca/ Blue Fescue  
Helictotrichon sempervirens/ Blue Oat Grass  
Panicum virgatum 'Hanse Herms'/ Red Switch Grass  
Pennesetum alopecuroides 'Haneln'/ Dwarf Fountain Grass  
Miscanthus sinensis 'Morning Light'

### **Transitional Plant Palette**

Plant materials from the Transitional Plant Palette are selected to be used at the perimeter common areas between the developed areas and the adjacent undeveloped areas. These plants are to be used as background plantings and buffering of the project.

#### **Large Deciduous Trees**

Acer rubrum sp./ Red Maple  
Celtis/ Common Hackberry  
Gleditsia triacanthos inermis/ Thornless Honeylocust  
Robinia pseudoacacia 'Purple Robe'/ Purple Robe Locust

#### **Small Deciduous Trees**

Acer ginnala/ Amur Maple  
Crataegus sp./ Hawthorn  
Eleagnus angustifolia/ Russian Olive  
Koelreuteria paniculata/ Golden Rain Tree  
Robina ambigua 'idahoensis'/ Idaho Locust

#### **Evergreen Trees**

Cedrus deodora/ Deodar Cedar  
Chamaecyparis lawsoniana/ Lawson Cypress  
Cupressus glabra/ Arizona Cypress  
Juniperus Utahensis/ Utah Juniper  
Pinus sp./ Pine

#### **Deciduous Shrubs**

Berberis sp./ Barberry  
Caragana sp./ Siberian Peashrub

Cotinus coggygria/ Smoke Tree  
Cotoneaster acutitolius/ Peking Cotoneaster  
Cotoneaster divaricatus/ Spreading Cotoneaster  
Perovskia atriplicifolia/ Russian Sage  
Potentilla fruticosa/ Cinquefoil  
Rhus sp./ Sumac  
Rosa rugosa/ Copper Rose  
Rosa woodsii/ Woods Rose

**Evergreen Shrubs**

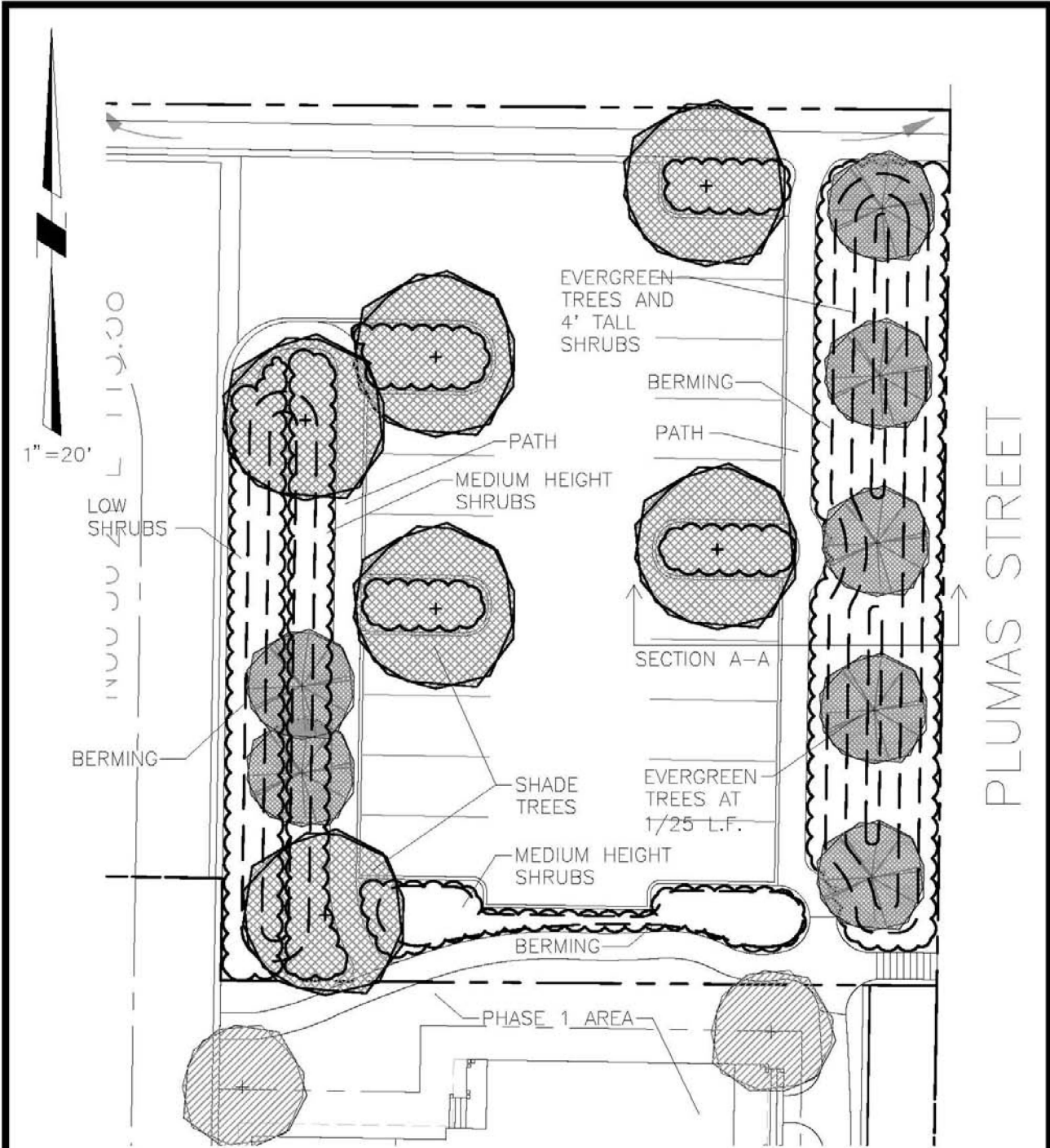
Cytissus sp./ Broom  
Juniperus sp./ Juniper  
Pinus mugo/ Mugho Pine

**Groundcover/Vines**

Juniperus sp./ Juniper  
Parthenocissus quinquefolia/ Virginia Creeper  
Santolina sp./ Lavender Cotton

**Ornamental Grass**

Calamagrostis x acutiflora/ Feather Reed Grass  
Festuca arundinaceous/ Tall Fescue  
Festuca glauca/ Blue Fescue  
Helictotrichon sempervirens/ Blue Oat Grass  
Miscanthus sinensis 'Gracillimus'/ Maiden Grass  
Panicum virgatum/ Switch Grass



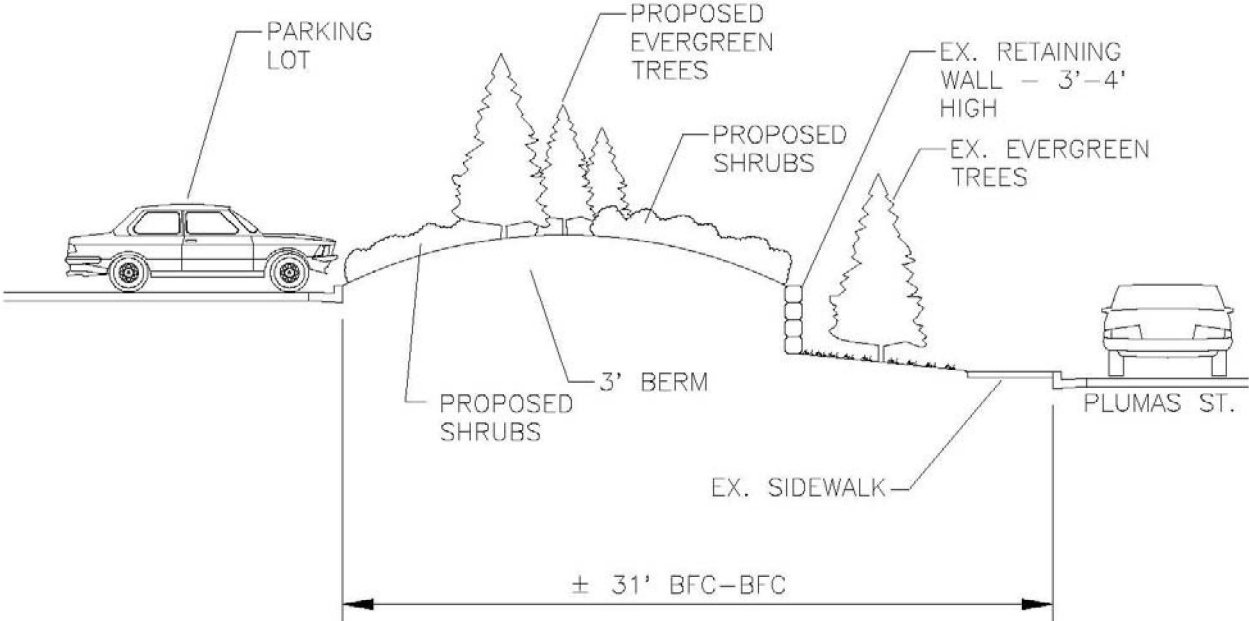
08016.00 - 05-02-08

X:\PROJECTS\08016.00\DWG\LAND\L-LAND01.DWG <FANDRADE> 6/6/2008 9:56 AM

**cfa**  
 1150 CORPORATE BLVD.  
 RENO, NV 89502  
 (775) 856-1150

**PARKING AT PLUMAS STREET**  
**CONCEPT LANDSCAPE PLAN**  
**FOR**  
**BRIGHTON MANOR**

SHEET  
**1**  
 OF  
**2**



SECTION AT NORTHEAST PARKING LOT A-A

1" = 10'

08016.00

X:\PROJECTS\08016.00\DWG\LAND\L-LAND01.DWG <FANDRADE> 6/18/2008 5:01 PM



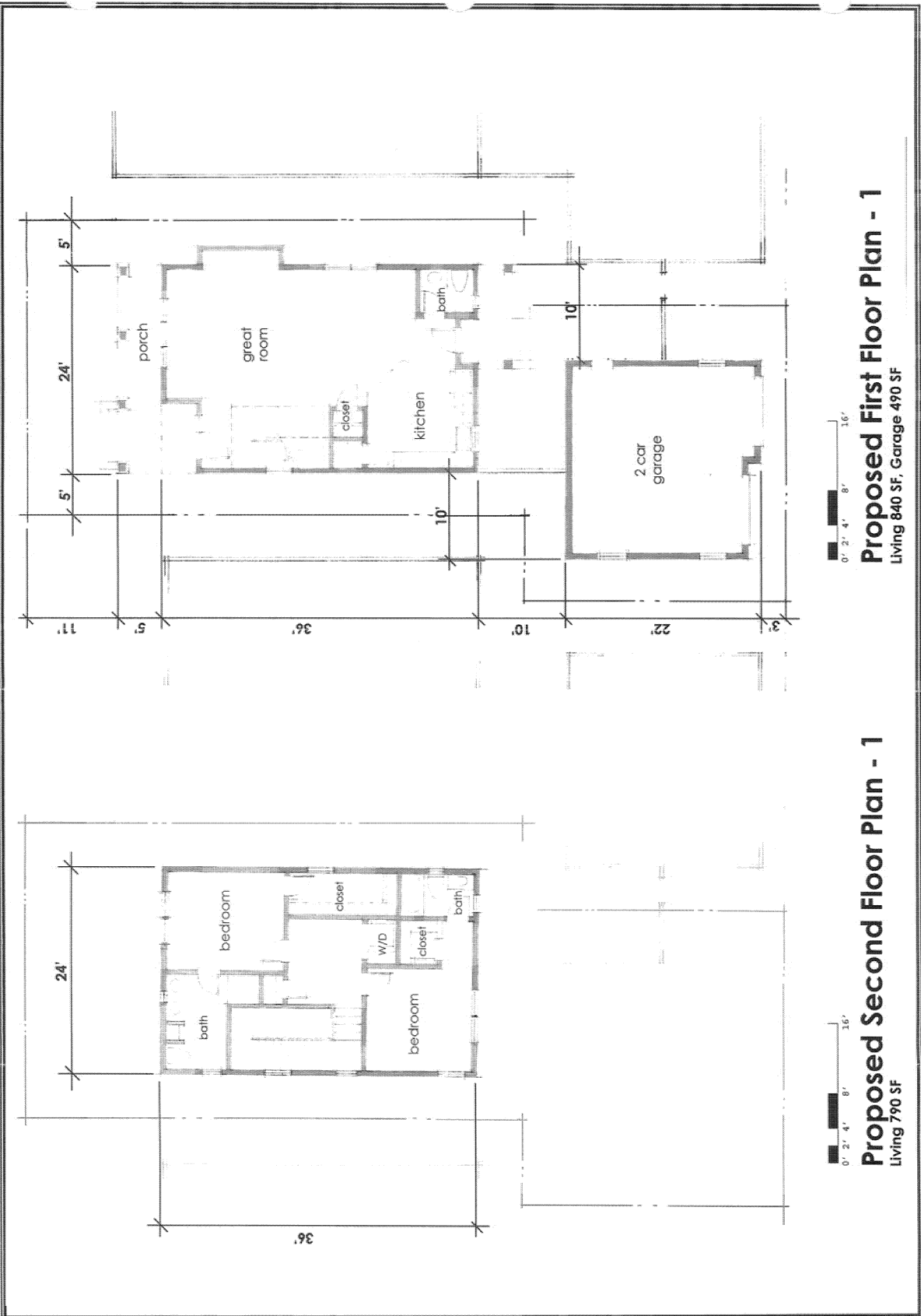
1150 CORPORATE BLVD.  
RENO, NV 89502  
(775) 856-1150

SECTION A-A  
CONCEPT LANDSCAPE PLAN

SHEET  
2  
OF  
2

# EXHIBIT

# C



DESIGNED BY	ARCHITECT	DATE	PROJECT NO.
REVISIONS	DATE	BY	DESCRIPTION

**Brighton Manor**  
Plumas & Moana  
Reno, Nevada

**CATHARTICS**  
ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN  
1420 HOLCOMB AVE. RENO, NV 89502 PHONE 775 329 3341 FAX 775 329 3369



Elevations - Plan 1, Scheme 1



NO. 1
NO. 2
NO. 3
NO. 4
NO. 5
NO. 6
NO. 7
NO. 8
NO. 9
NO. 10
NO. 11
NO. 12
NO. 13
NO. 14
NO. 15
NO. 16
NO. 17
NO. 18
NO. 19
NO. 20
NO. 21
NO. 22
NO. 23
NO. 24
NO. 25
NO. 26
NO. 27
NO. 28
NO. 29
NO. 30
NO. 31
NO. 32
NO. 33
NO. 34
NO. 35
NO. 36
NO. 37
NO. 38
NO. 39
NO. 40
NO. 41
NO. 42
NO. 43
NO. 44
NO. 45
NO. 46
NO. 47
NO. 48
NO. 49
NO. 50
NO. 51
NO. 52
NO. 53
NO. 54
NO. 55
NO. 56
NO. 57
NO. 58
NO. 59
NO. 60
NO. 61
NO. 62
NO. 63
NO. 64
NO. 65
NO. 66
NO. 67
NO. 68
NO. 69
NO. 70
NO. 71
NO. 72
NO. 73
NO. 74
NO. 75
NO. 76
NO. 77
NO. 78
NO. 79
NO. 80
NO. 81
NO. 82
NO. 83
NO. 84
NO. 85
NO. 86
NO. 87
NO. 88
NO. 89
NO. 90
NO. 91
NO. 92
NO. 93
NO. 94
NO. 95
NO. 96
NO. 97
NO. 98
NO. 99
NO. 100

**Brighton Manor**  
 Plumas & Moana  
 Reno, Nevada

**CATINTEXTS**  
 ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN  
 1420 HOLCOMB AVE. RENO, NV 89502 PHONE 775 329 3341 FAX 775 329 3369





Elevations - Plan 1, Scheme 2



Rear



Side - Right

SPOKANE  
 2000  
 1011 P.O. JUNE  
 207000  
 207000

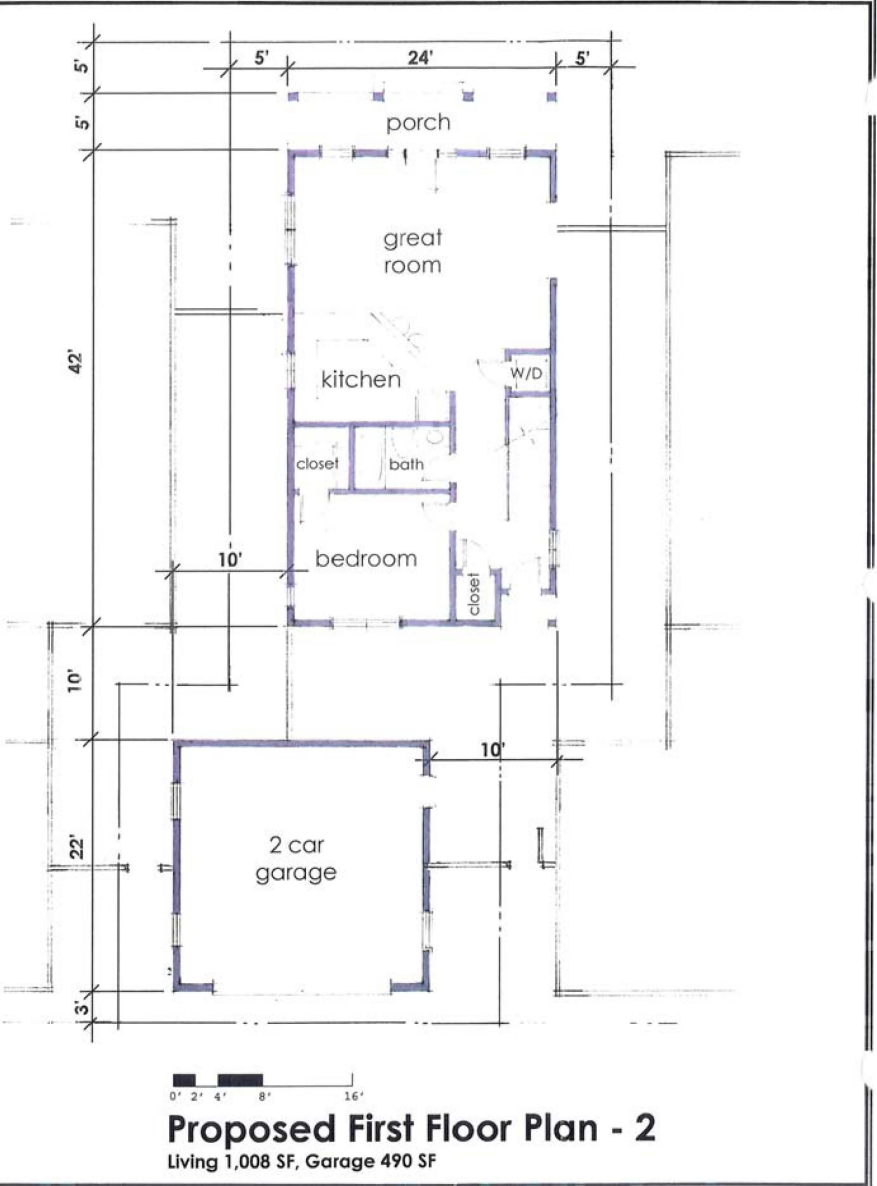
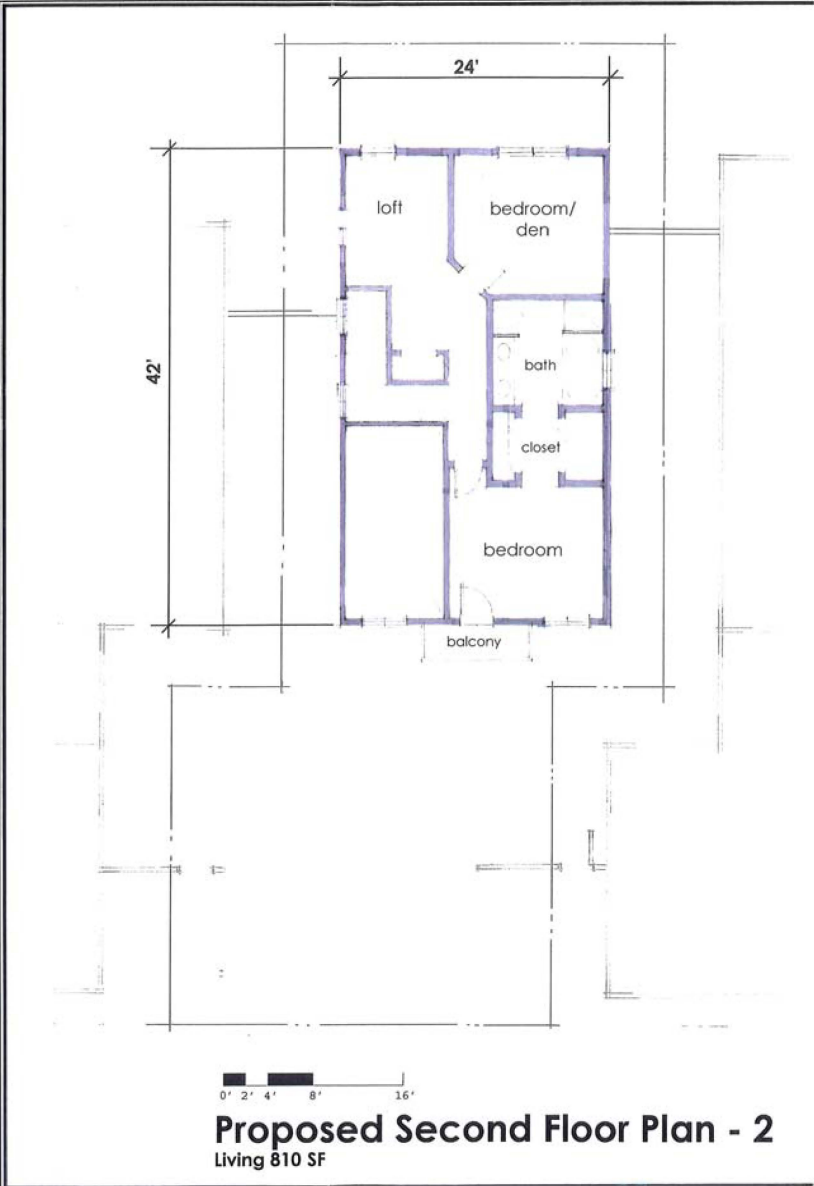
**Brighton Manor**  
 Plumas & Moana  
 Reno, Nevada

**CATHLETIXES**  
 ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN  
 1420 HOLCOMB AVE. RENO, NV 89502 PHONE 775 329 3341 FAX 775 329 3369

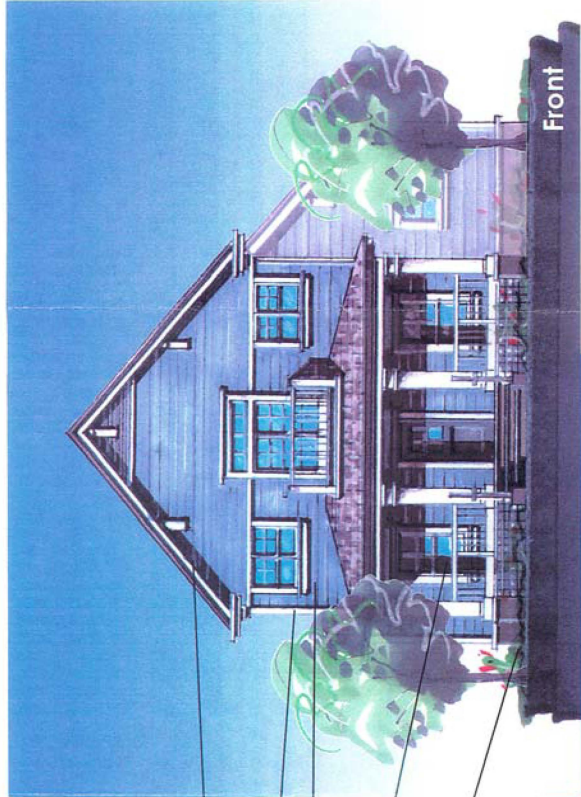
REVISIONS
CHECKED BY
DATE
DRAWN BY
DATE
JOB NUMBER
FLOOR PLAN
SHEET TITLE

**Brighton Manor**  
 Plumas & Moana  
 Reno, Nevada

**DAVID J. HENNING**  
 ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN  
 1420 HOLCOMB AVE. RENO, NV 89502 PHONE: 775 329 3341 FAX: 775 329 3369

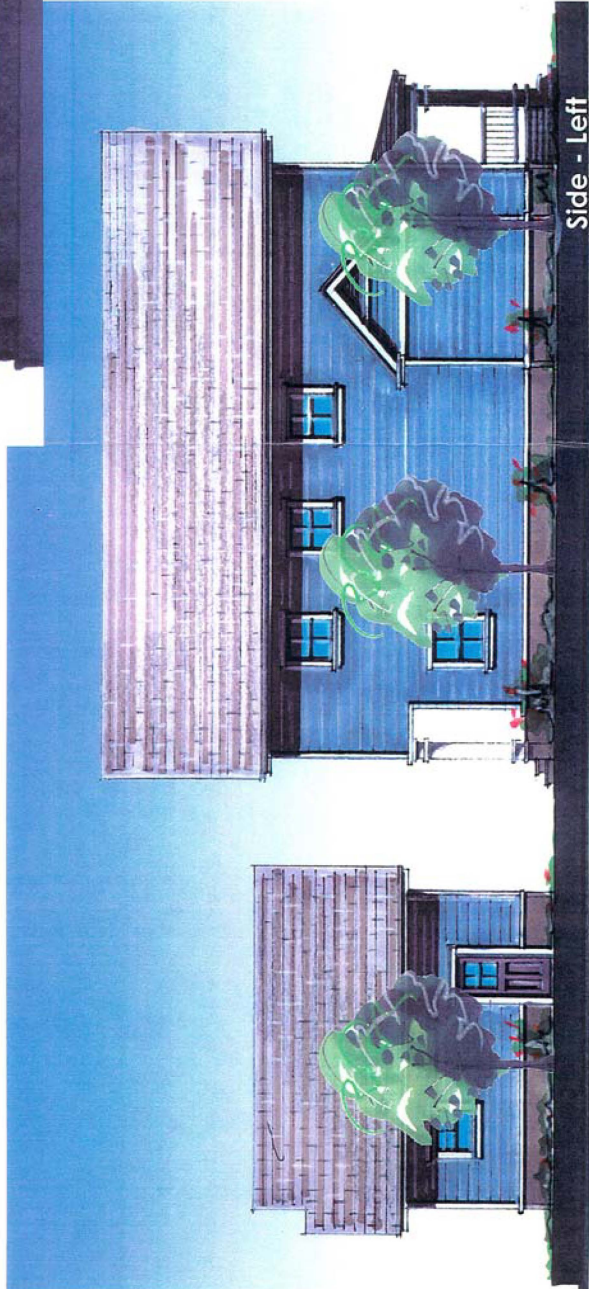


Elevations - Plan 2, Scheme 1



Front

- Composition Roof Shingles
- Stucco, Painted
- Wood Trim, Painted
- Low E, Double-Pane Windows
- Concrete Base, Painted



Side - Left

DATE	04-14-04
DRAWN BY	SAVANA
CHECKED BY	JOY
APPROVED BY	
REVISIONS	

**Brighton Manor**  
 Plumas & Moana  
 Reno, Nevada

**CATHERINES**  
 ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN  
 1420 HOLCOMB AVE. RENO, NV 89502 PHONE 775 329 3341 FAX 775 329 3369





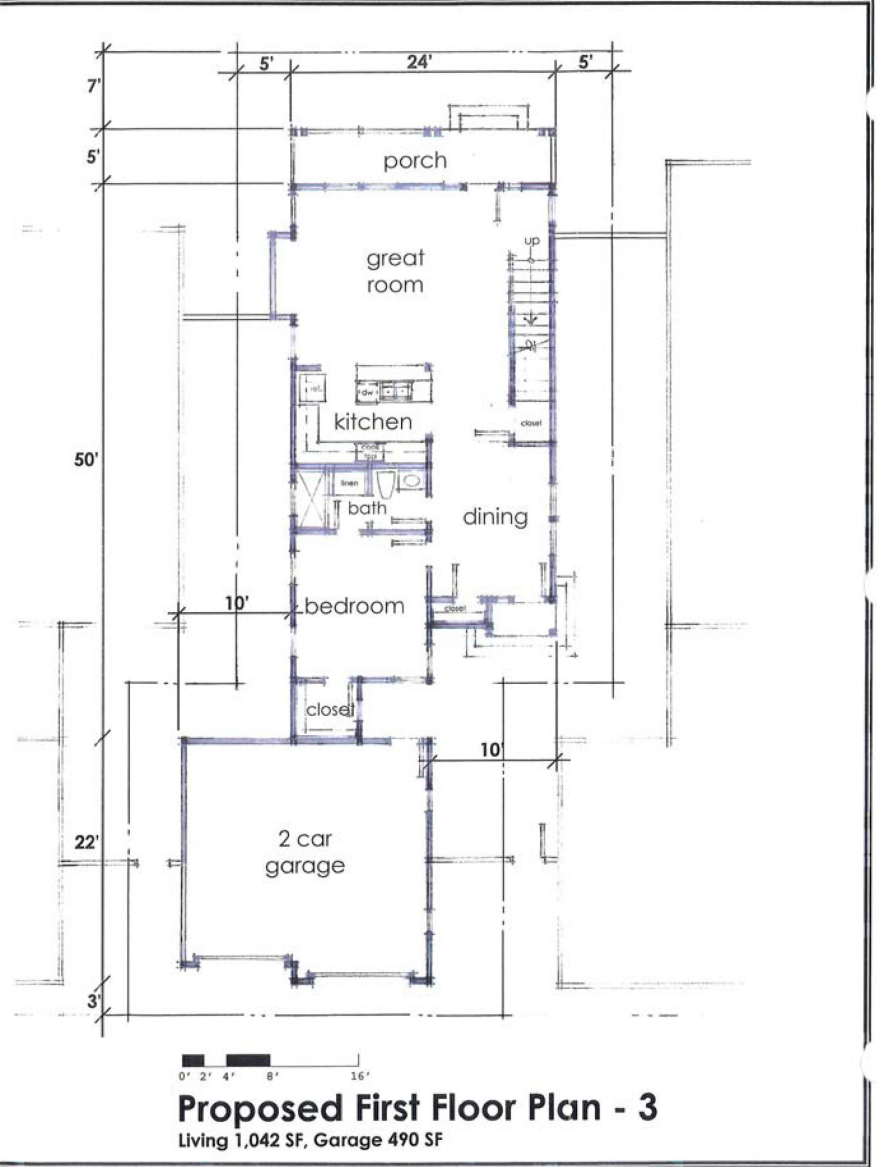
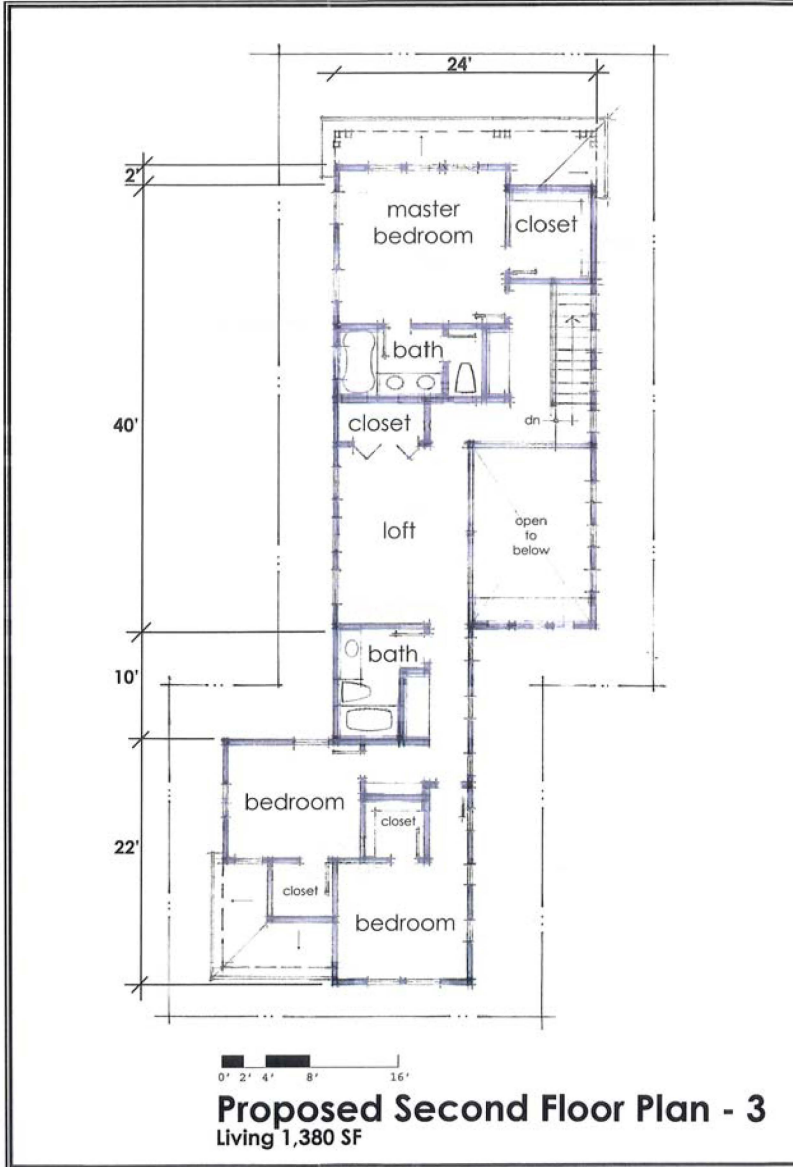


A2.1

REVISIONS  
NO. DATE BY  
CHECKED BY  
DRAWN BY  
DATE 04-14-04  
JOB NUMBER 2004-02  
FLOOR PLAN

**Brighton Manor**  
Pumas & Moana  
Reno, Nevada

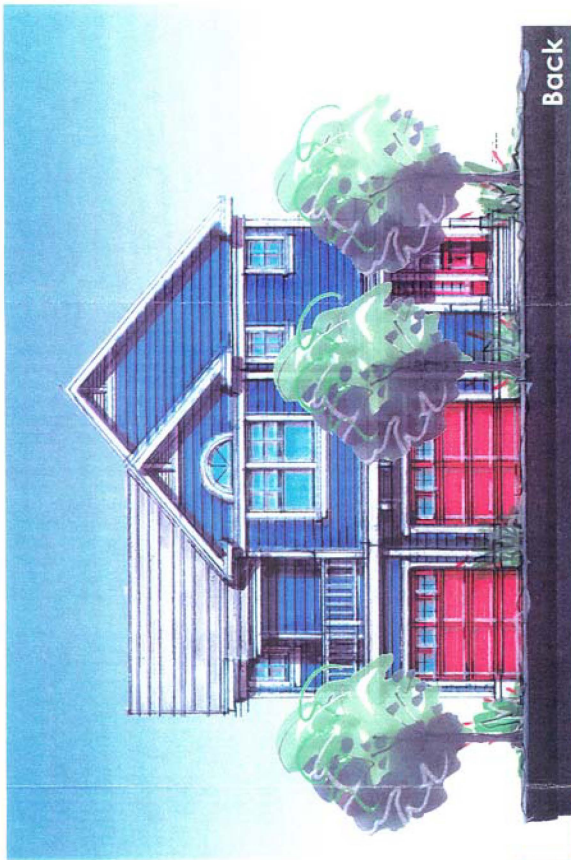
**CANTERBURY ARCHITECTS**  
ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN  
1420 HOLCOMB AVE. RENO, NV 89502 PHONE: 775 329 3341 FAX: 775 329 3369



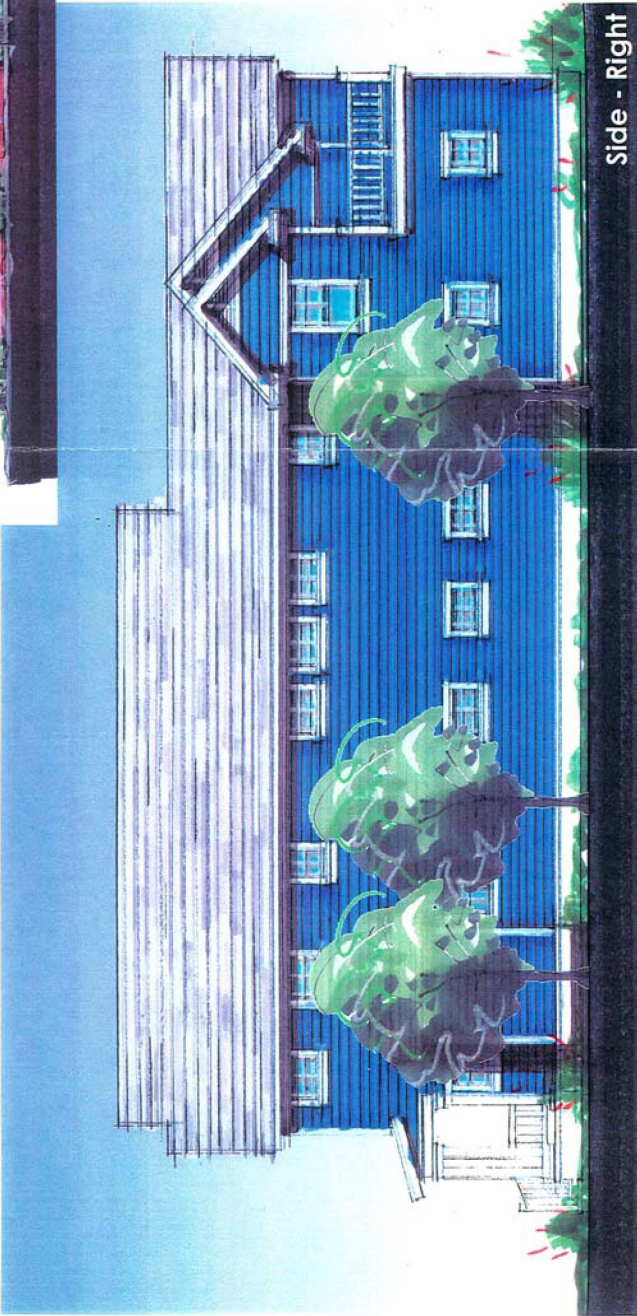
Brighton Manor



Elevations - Plan 3, Scheme 1



Back



Side - Right

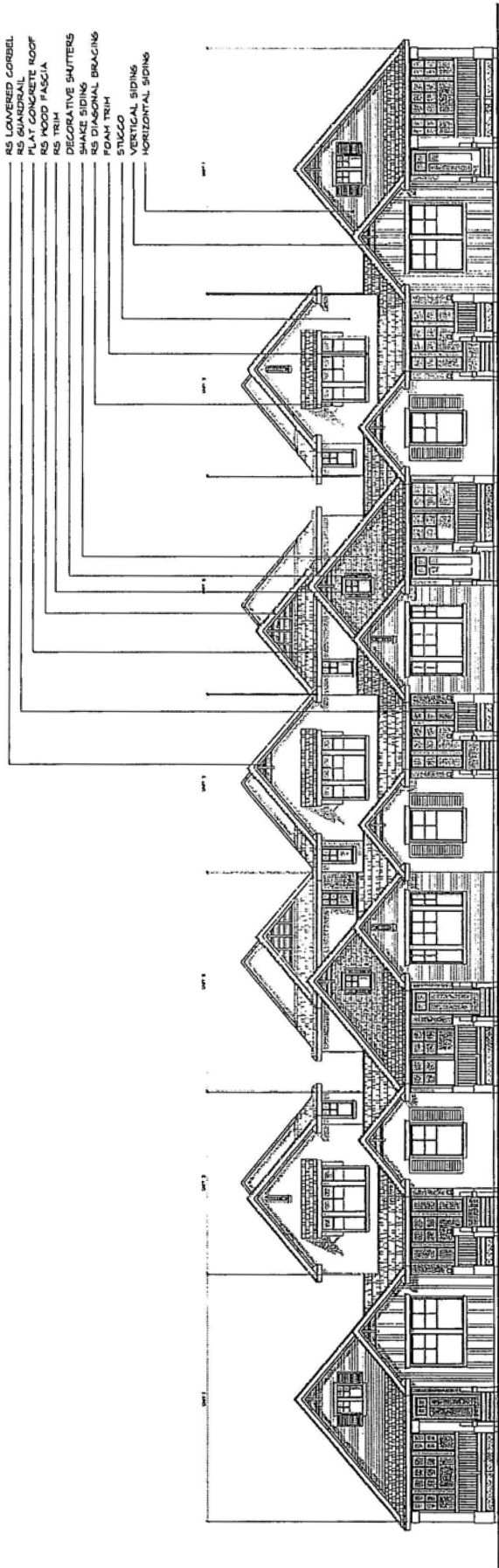
REVISIONS
DATE
BY
DESCRIPTION
DATE
BY
DESCRIPTION
DATE
BY
DESCRIPTION

**Brighton Manor**  
 Plumas & Moana  
 Reno, Nevada

**CATHEXES**  
 ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN  
 1420 HOLCOMB AVE. RENO, NV 89502 PHONE 775 329 3341 FAX 775 329 3369



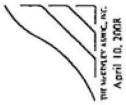


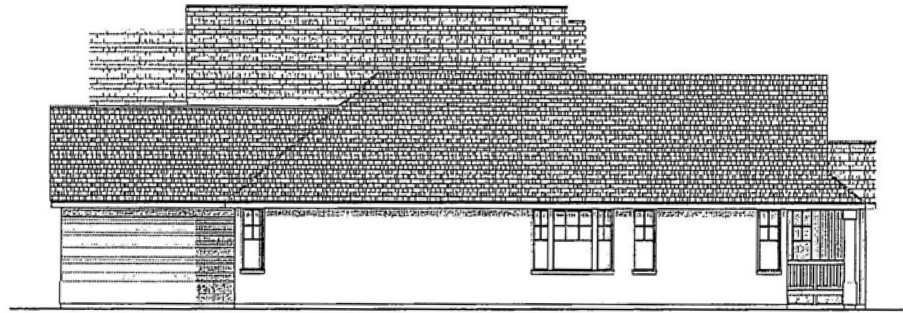


7-PLEX FRONT ELEVATION -- ATTACHED UNITS

Scale: 1/8"=1'-0"

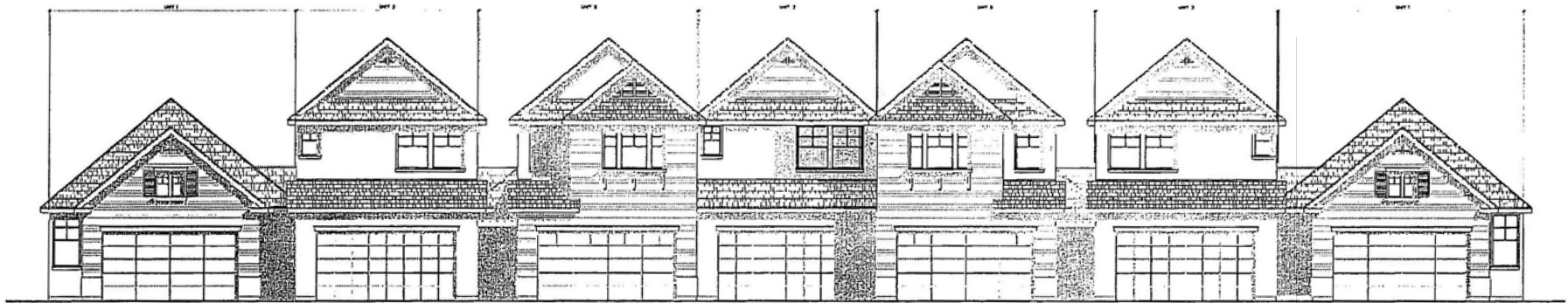
BRIGHTON MANOR  
SILVERSTAR DEVELOPMENT





7-PLEX SIDE ELEVATION

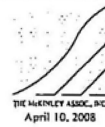
Scale: 1/4"=1'-0"

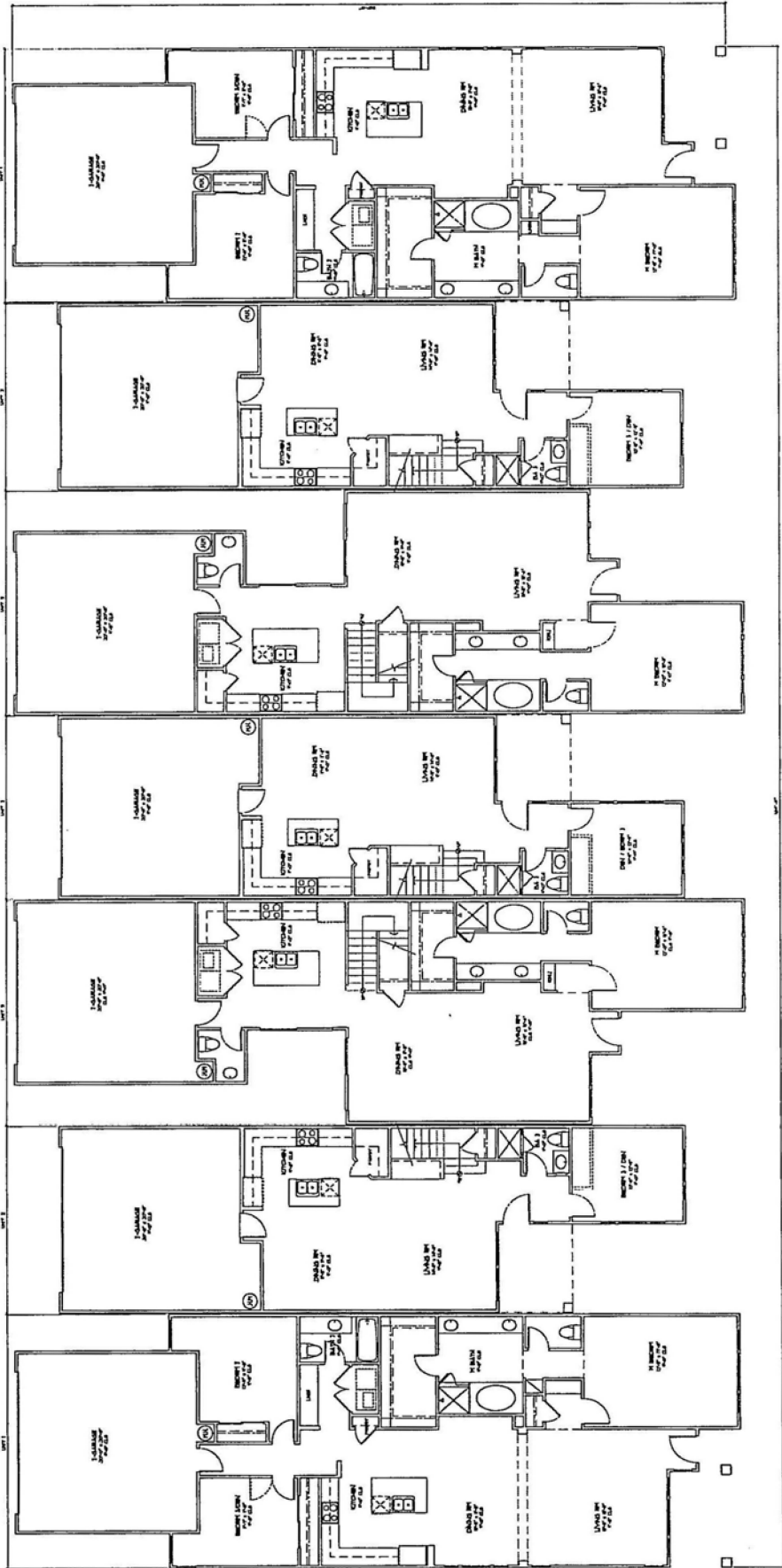


7-PLEX REAR ELEVATION -- ATTACHED UNITS

Scale: 1/4"=1'-0"

BRIGHTON MANOR  
SILVERSTAR DEVELOPMENT

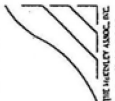




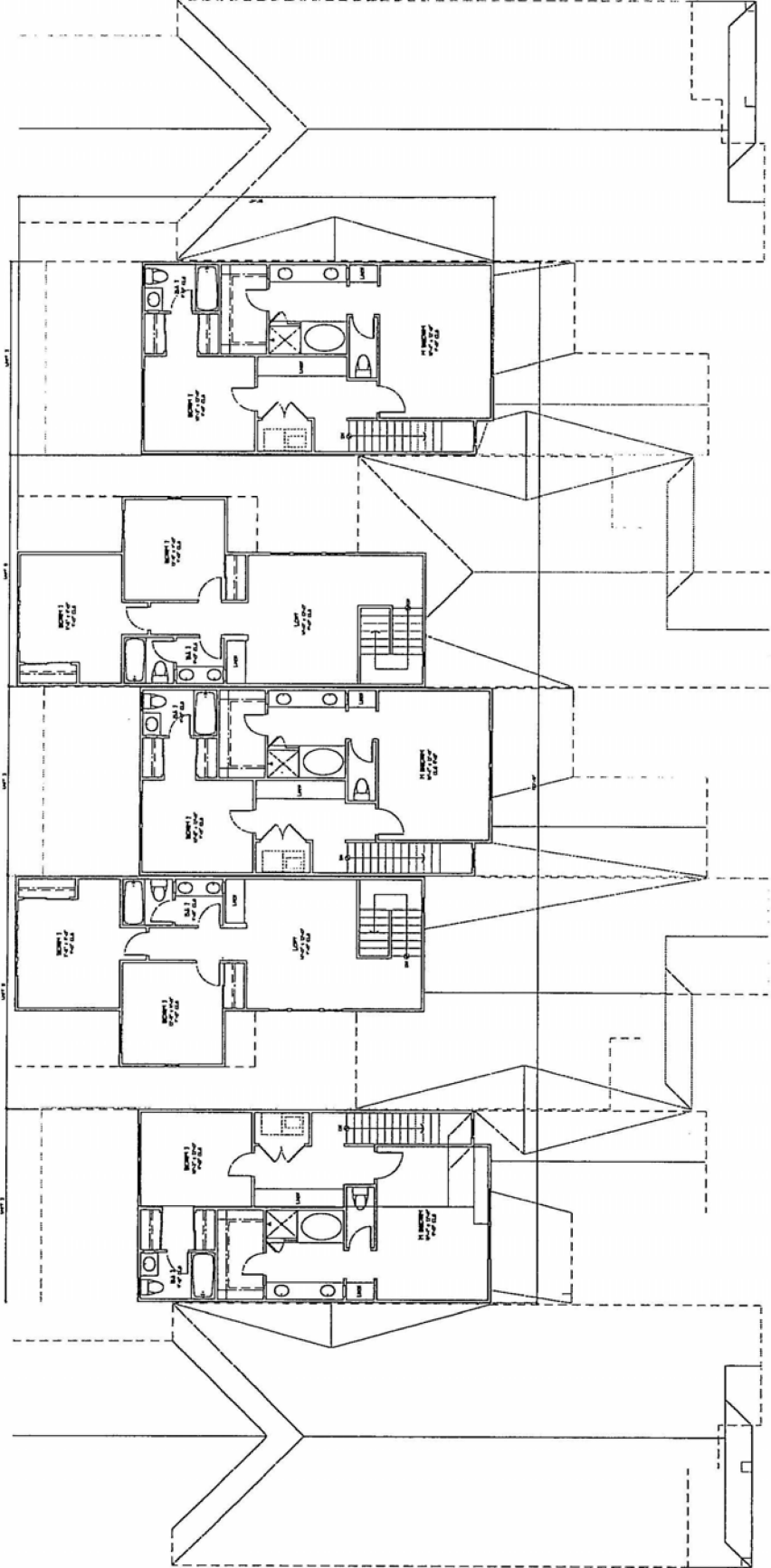
FIRST FLOOR BUILDING PLAN -- ATTACHED UNITS

Scale: 1/4"=1'-0"

BRIGHTON MANOR  
SILVERSTAR DEVELOPMENT



THE MERCURY ASSOC., INC.  
April 10, 2008

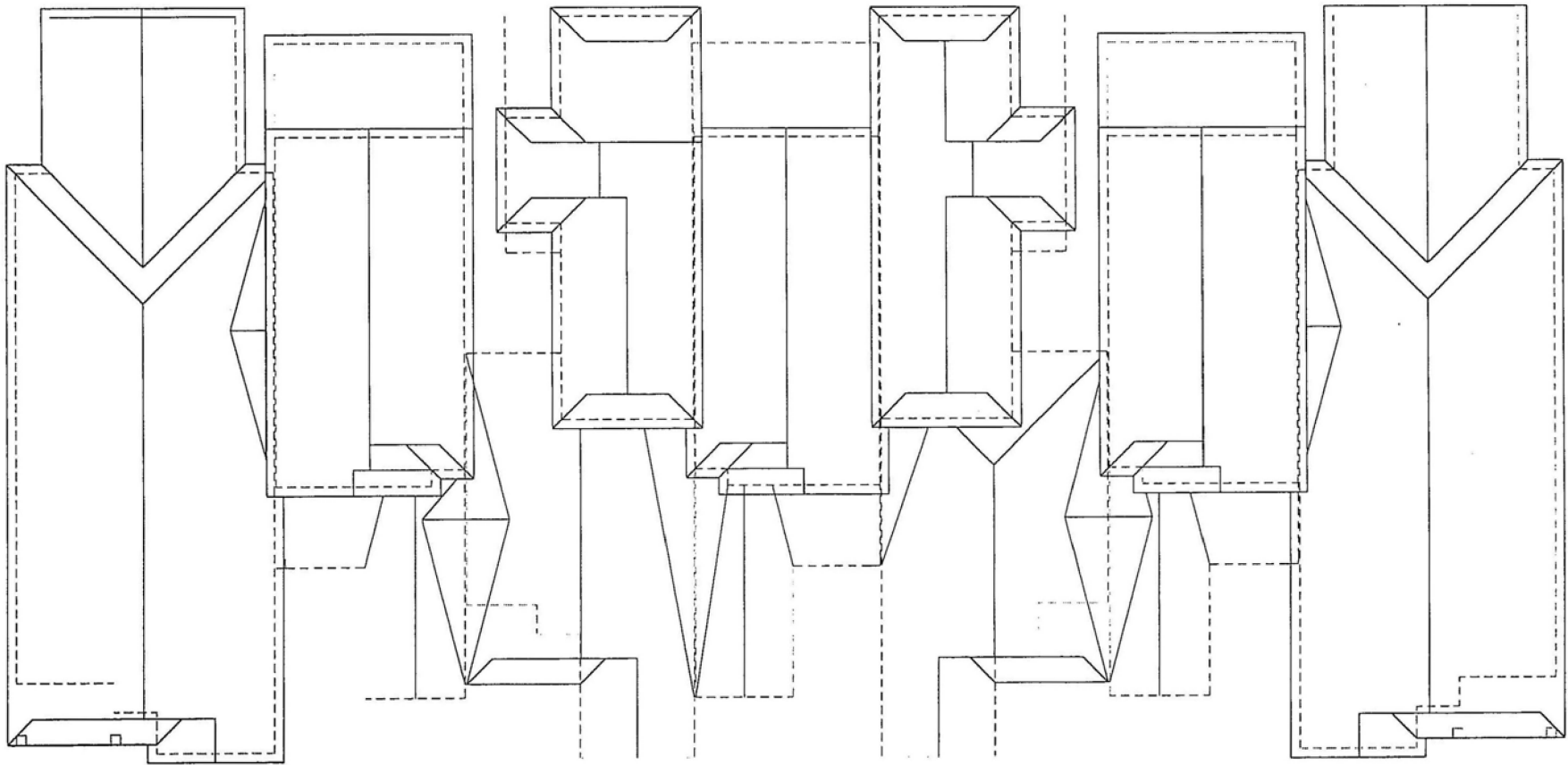


SECOND FLOOR BUILDING PLAN -- ATTACHED UNITS

Scale: 1/8" = 1'-0"

BRIGHTON MANOR  
SILVERSTAR DEVELOPMENT

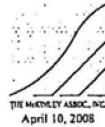


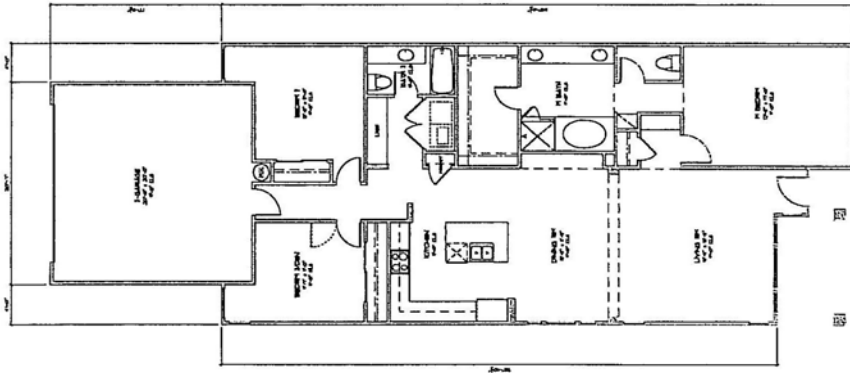


**SECOND FLOOR BUILDING PLAN -- ATTACHED UNITS**

Scale: 1/4" = 1'-0"

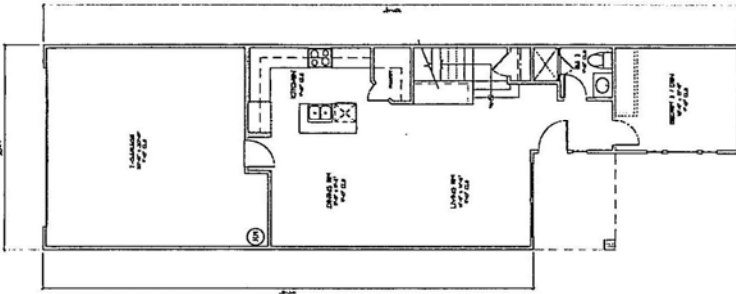
BRIGHTON MANOR  
SILVERSTAR DEVELOPMENT





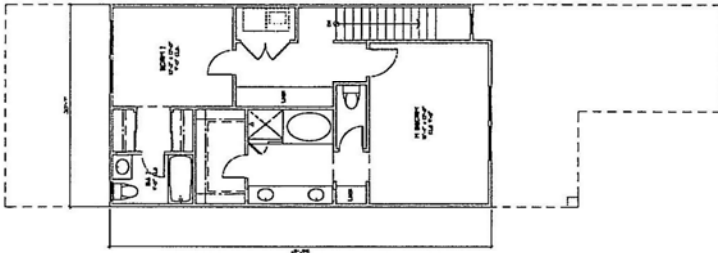
UNIT 1 FIRST FLOOR PLAN

Scale: 1/8"=1'-0"  
DATE: 04/10/08  
BY: [Signature]



UNIT 2 FIRST FLOOR PLAN

Scale: 1/8"=1'-0"  
DATE: 04/10/08  
BY: [Signature]



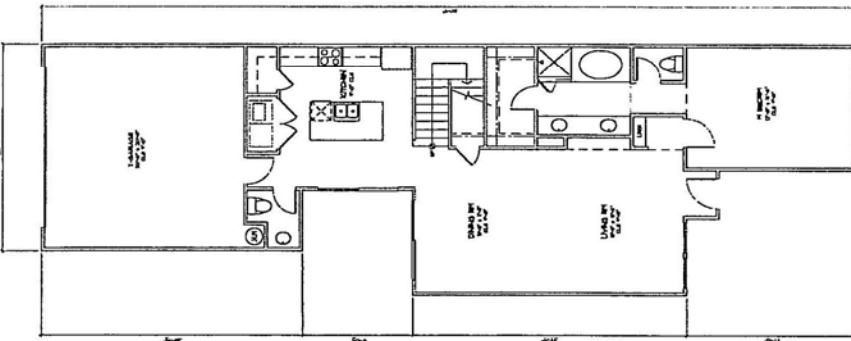
UNIT 2 SECOND FLOOR PLAN

Scale: 1/8"=1'-0"  
DATE: 04/10/08  
BY: [Signature]

BRIGHTON MANOR  
SILVERSTAR DEVELOPMENT

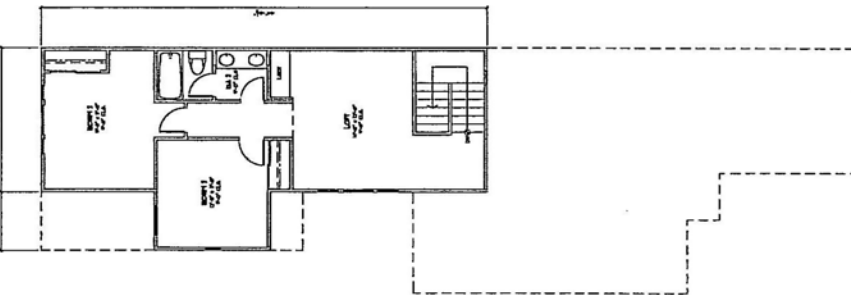


APRIL 10, 2008



UNIT 3 FIRST FLOOR PLAN

Scale: 1/8"=1'-0"  
DATE: 04/10/08  
BY: [Signature]



UNIT 3 SECOND FLOOR PLAN

Scale: 1/8"=1'-0"  
DATE: 04/10/08  
BY: [Signature]

ATTACHED UNITS

# **EXHIBIT**

# **D**

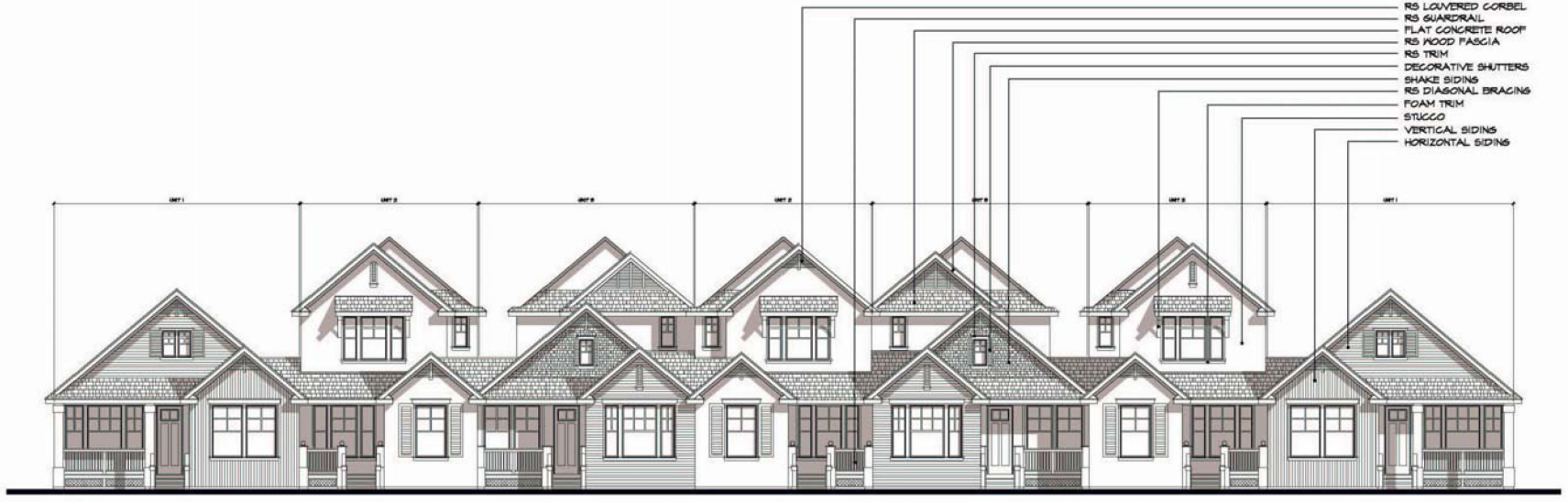


MOANA LANE STREETScape  
SINGLE-FAMILY ATTACHED PRODUCT

**BRIGHTON MANOR**  
SILVERSTAR COMMUNITIES



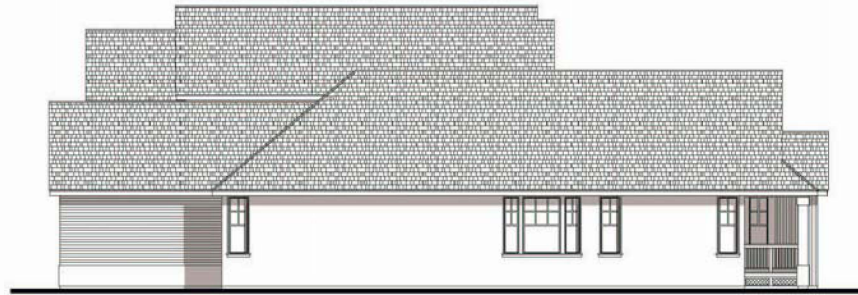
- RS LOWERED CORBEL
- RS GUARDRAIL
- FLAT CONCRETE ROOF
- RS MOOD FASCIA
- RS TRIM
- DECORATIVE SHUTTERS
- SHAKE SIDING
- RS DIAGONAL BRACING
- FOAM TRIM
- STUCCO
- VERTICAL SIDING
- HORIZONTAL SIDING



**MOANA LANE STREETSCAPE ELEVATION -- ATTACHED PRODUCT**  
 Scale: 1/4"=1'-0"

**BRIGHTON MANOR**  
 SILVERSTAR DEVELOPMENT





**7-PLEX SIDE ELEVATION**

Scale: 1/4"=1'-0"



**PRIVATE DRIVE ELEVATION -- ATTACHED PRODUCT**

Scale: 1/4"=1'-0"

**BRIGHTON MANOR  
SILVERSTAR DEVELOPMENT**



THE SHENNEY ASSOC., INC.  
April 10, 2008



Moana Drive Streetscape Elevation -- Detached Units

nts

SHEET TITLE  
 STREET SCENE  
 JOB NUMBER  
 DATE  
 DRAWN BY  
 CHECKED BY  
 REVISIONS

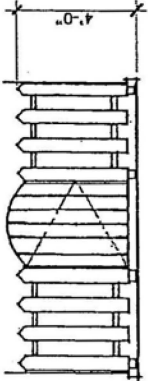
**Brighton Manor**  
 Plumas & Moana  
 Reno, Nevada

**CATHLETICS**  
 ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN  
 1420 HOLCOMB AVE. RENO, NV 89502 PHONE 775 329 3341 FAX 775 329 3369

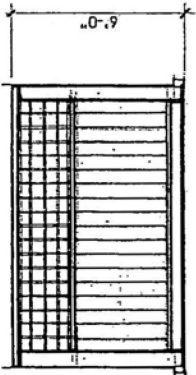


# EXHIBIT

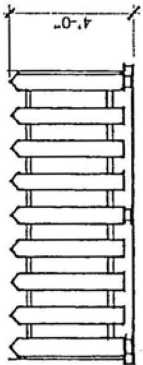
# E



Gate Concept



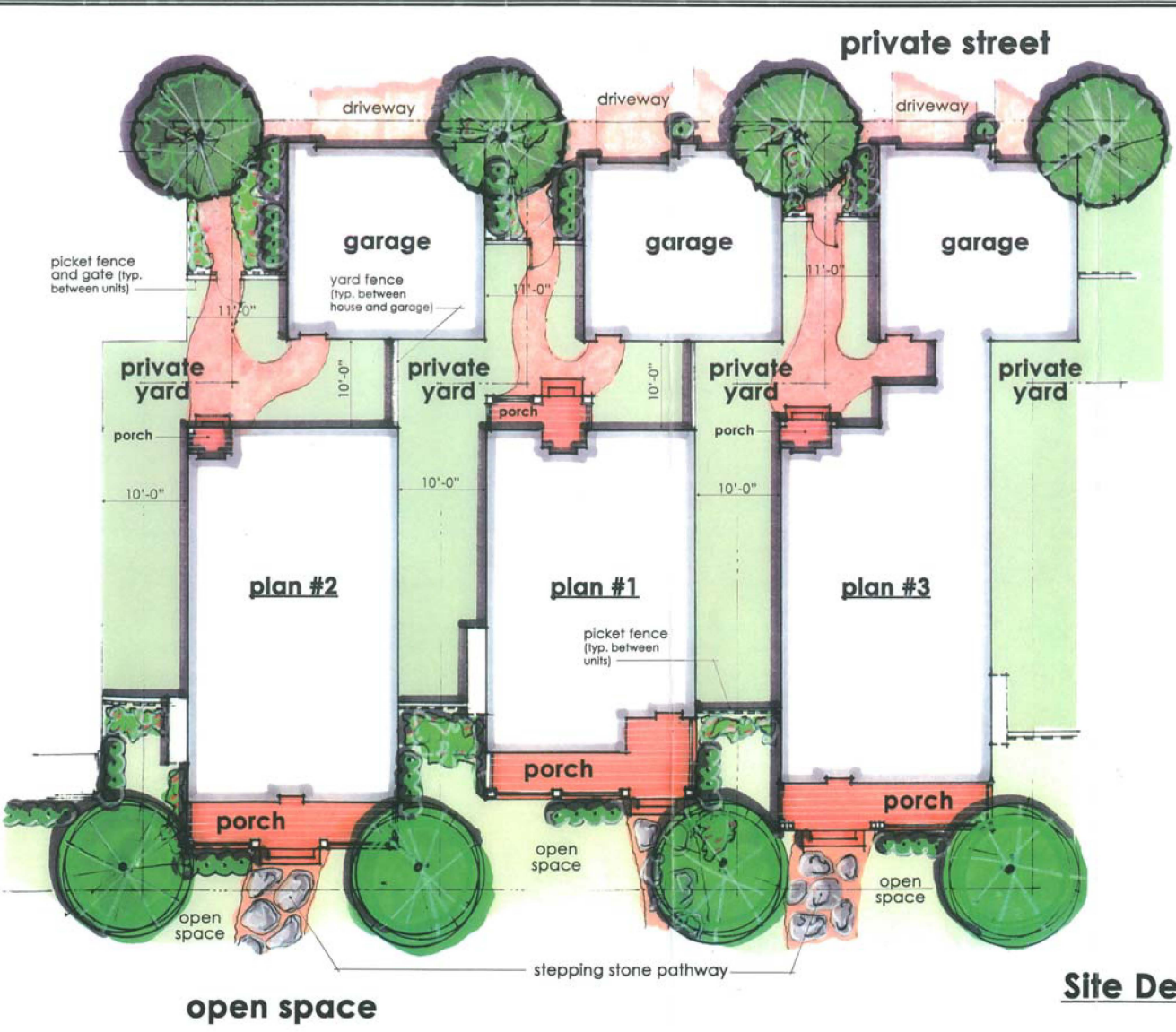
Yard Fence Concept



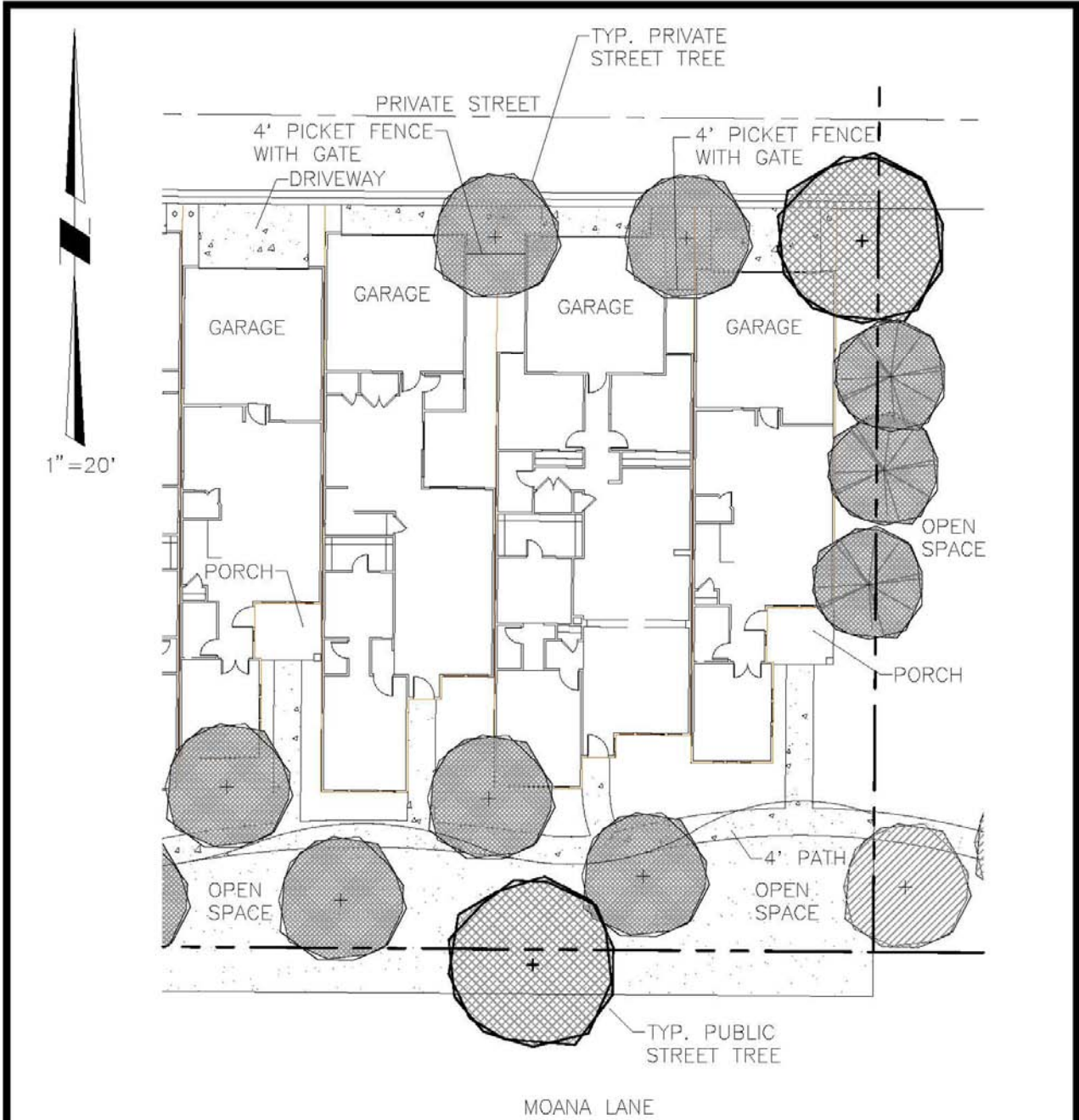
Picket Fence Concept

REVISIONS	
CHECKED BY	
DRAWN BY	
DATE	04-14-04
JOB NUMBER	03004-02
SHEET TITLE	SITE DETAIL
<b>Brighton Manor</b>	
Plumas & Moana	
Reno, Nevada	
<b>CAMILLE TEXEES</b>	
ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN	
1430 HOLIDAY AVE. RENO, NV 89502 PHONE 775 339 3141 FAX 775 339 3389	

**Detached Units**



**Site Detail Plan**  
nts



NOTE:  
ALL LANDSCAPE AREAS ARE  
TO BE HOA MAINTAINED

08016.00

X:\PROJECTS\08016.00\DWG\LAND\L-LAND01.DWG <FANDRADE> 6/18/2008 5:00 PM

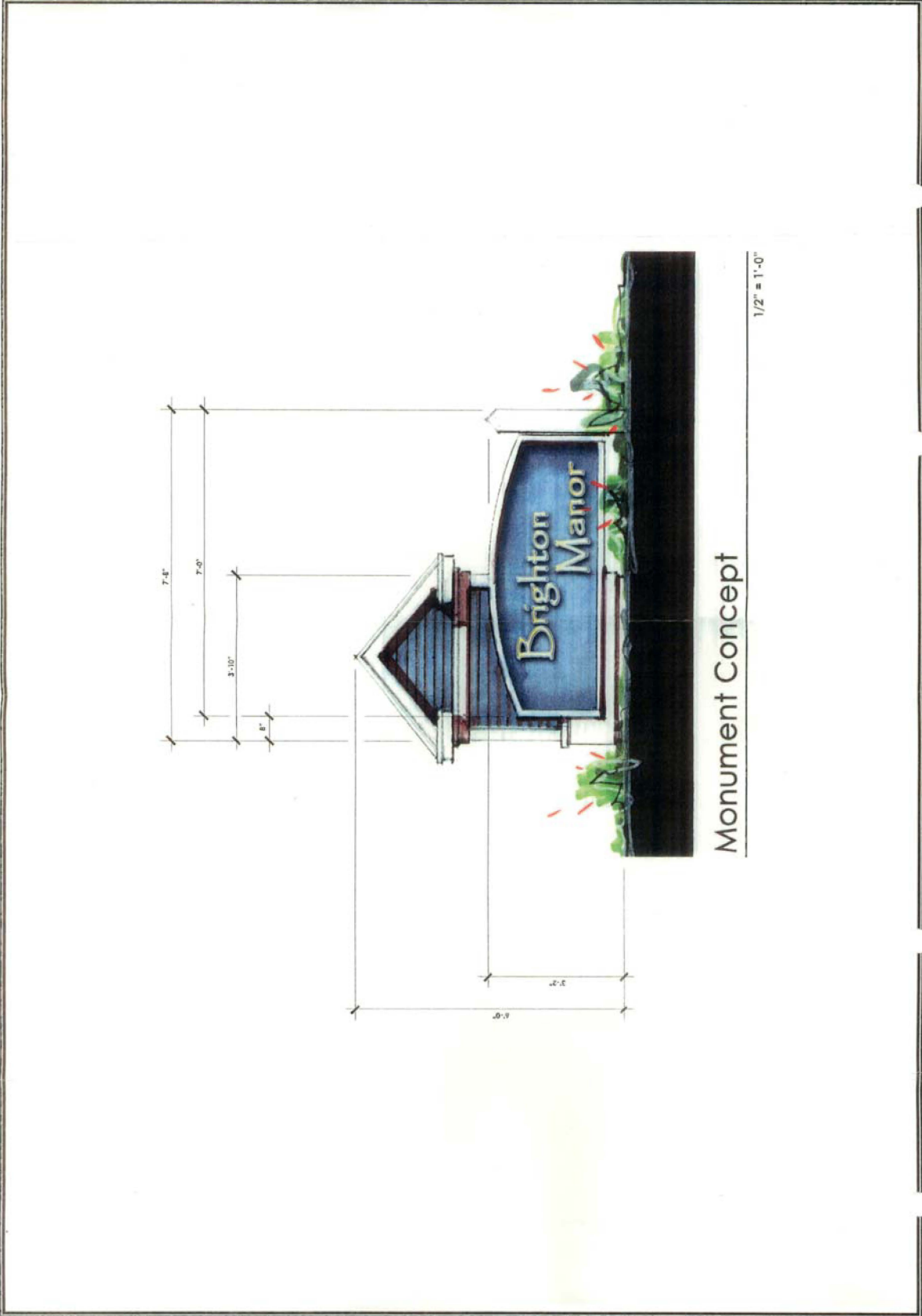
**cfa**  
 1150 CORPORATE BLVD.  
 RENO, NV 89502  
 (775) 856-1150

FENCE SITE DETAIL PLAN  
 FOR  
**BRIGHTON MANOR**  
 SINGLE-FAMILY ATTACHED

SHEET  
**1**  
 OF  
**1**

# EXHIBIT

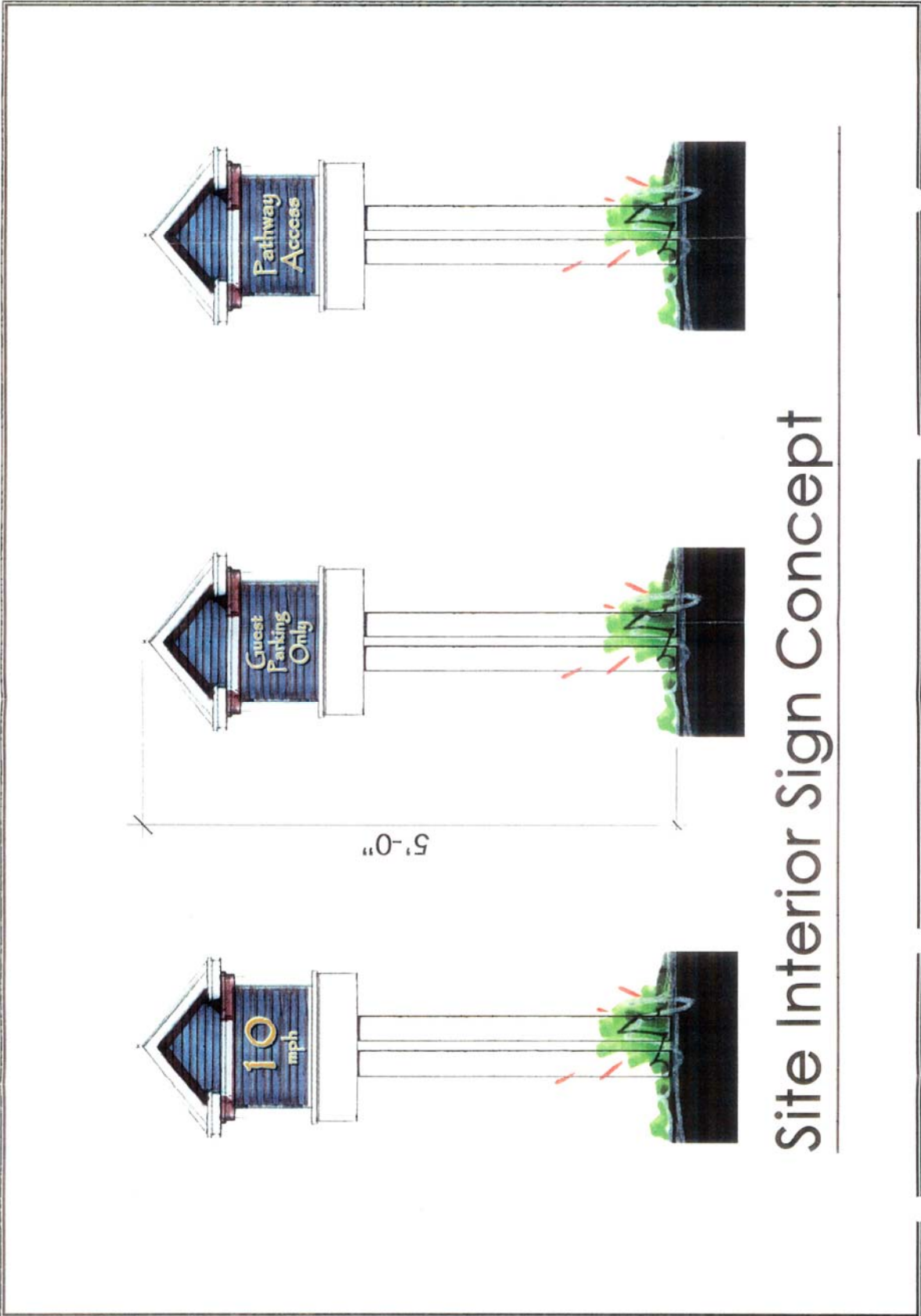
# F



SUBMITTED  
 APPROVED  
 DATE  
 02/25/08  
 10/11/08

**Brighton Manor**  
 Plumas & Moana  
 Reno, Nevada

**CATHERINE**  
 ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN  
 1420 HOLCOMB AVE. RENO, NV 89502 PHONE: 775 329 3341 FAX: 775 329 3369



SHEET NO. 10  
 DATE 08/11/10  
 PROJECT NAME  
 2272255  
 2272255  
 2272255

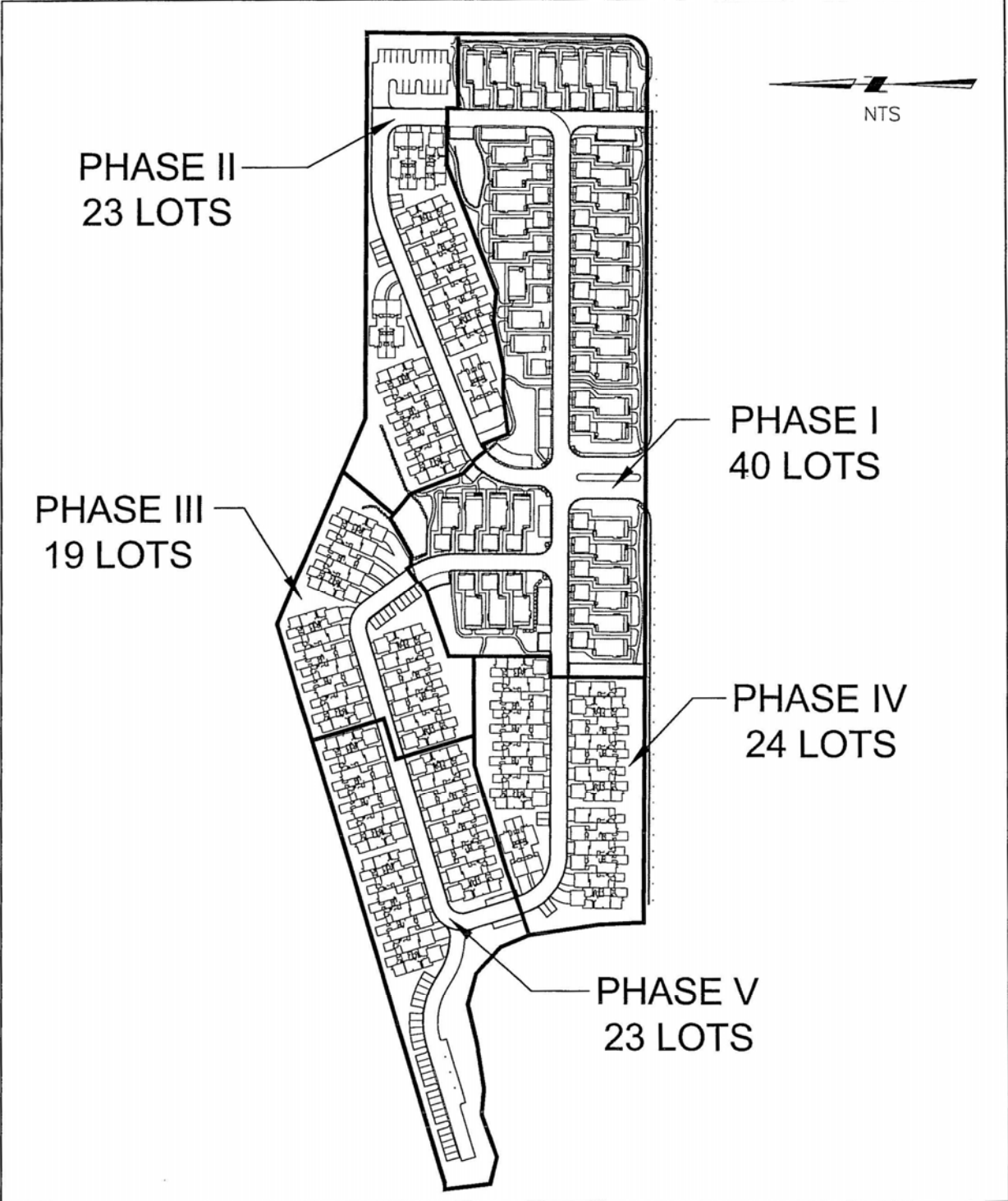
**Brighton Manor**  
 Plumas & Moana  
 Reno, Nevada

**CATHEXES**  
 ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN  
 420 HOLCOMB AVE., RENO, NV 89502 PHONE: 775 329 1341 FAX: 775 329 1369



# EXHIBIT

# G



BRIGHTON MANOR  
PHASING PLAN

File: X:\Projects\08016.00\Dwg\ENGR\ PHASE-EXHIBIT.dwg  
<dstucky> Mon, 05 May 2008 - 2:03pm

# EXHIBIT

# H

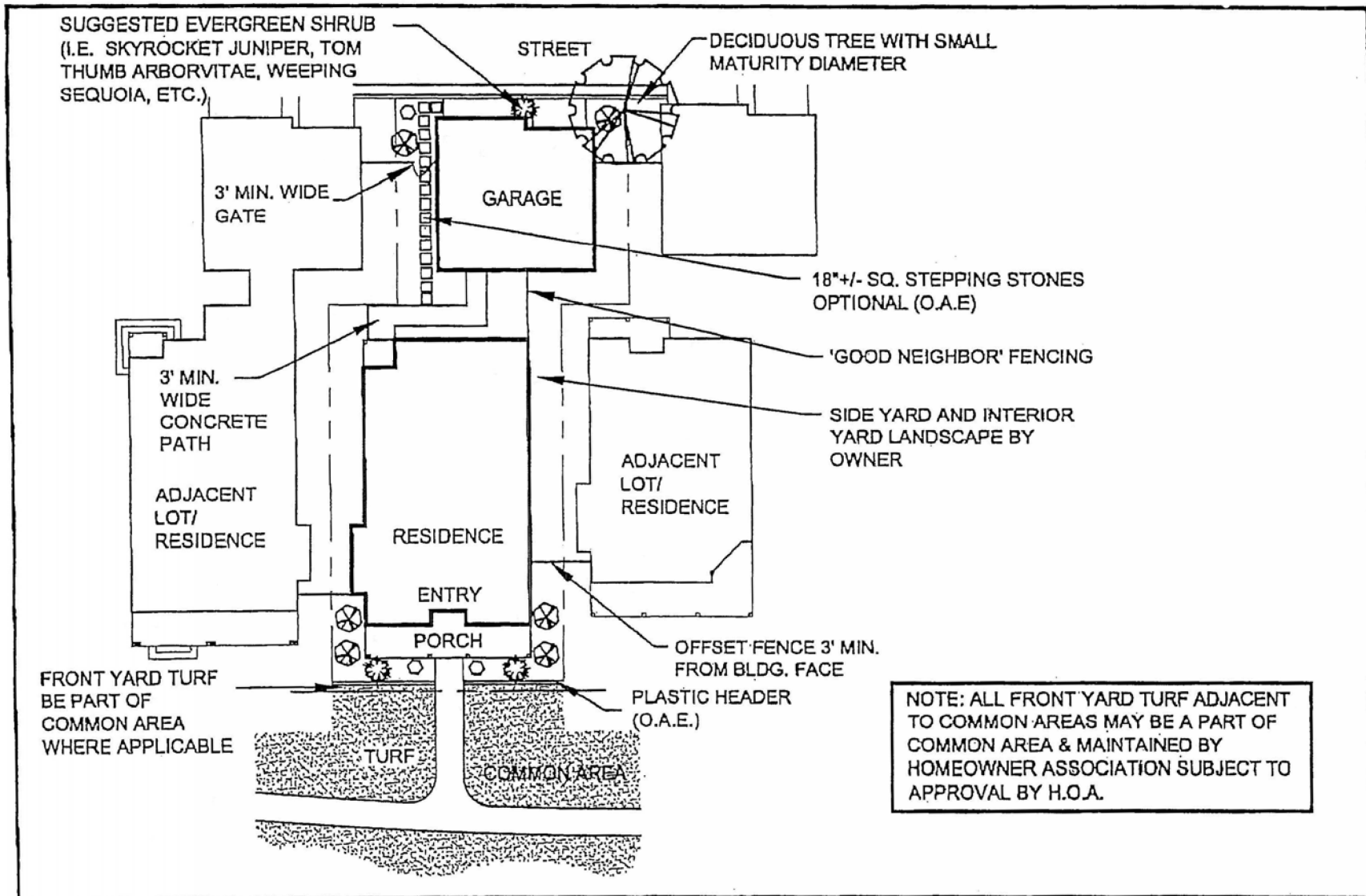
## Typical Lot Landscape

Plant Material for the typical Lot landscape shall be "selected from the Developed/Ornamental Plant Palette. The front yard and street side landscape shall be provided by the builder with the following elements. The side and interior landscape shall be provided by-the Owner.

Front Yard Landscape  
8 Shrubs @ 5 Gallon size

Street Side Landscape:  
1 - 1-1/2" minimum caliper tree to be placed between lots  
4 Shrubs @ 5 Gallon size

Turf areas in the front yard may be incorporated and maintained as a part of the adjacent common area turf area subject to approval by the Homeowner Association. The inclusion- of the front yard turf as a part of the common turf area would provide consistency in turf quality and maintenance program.



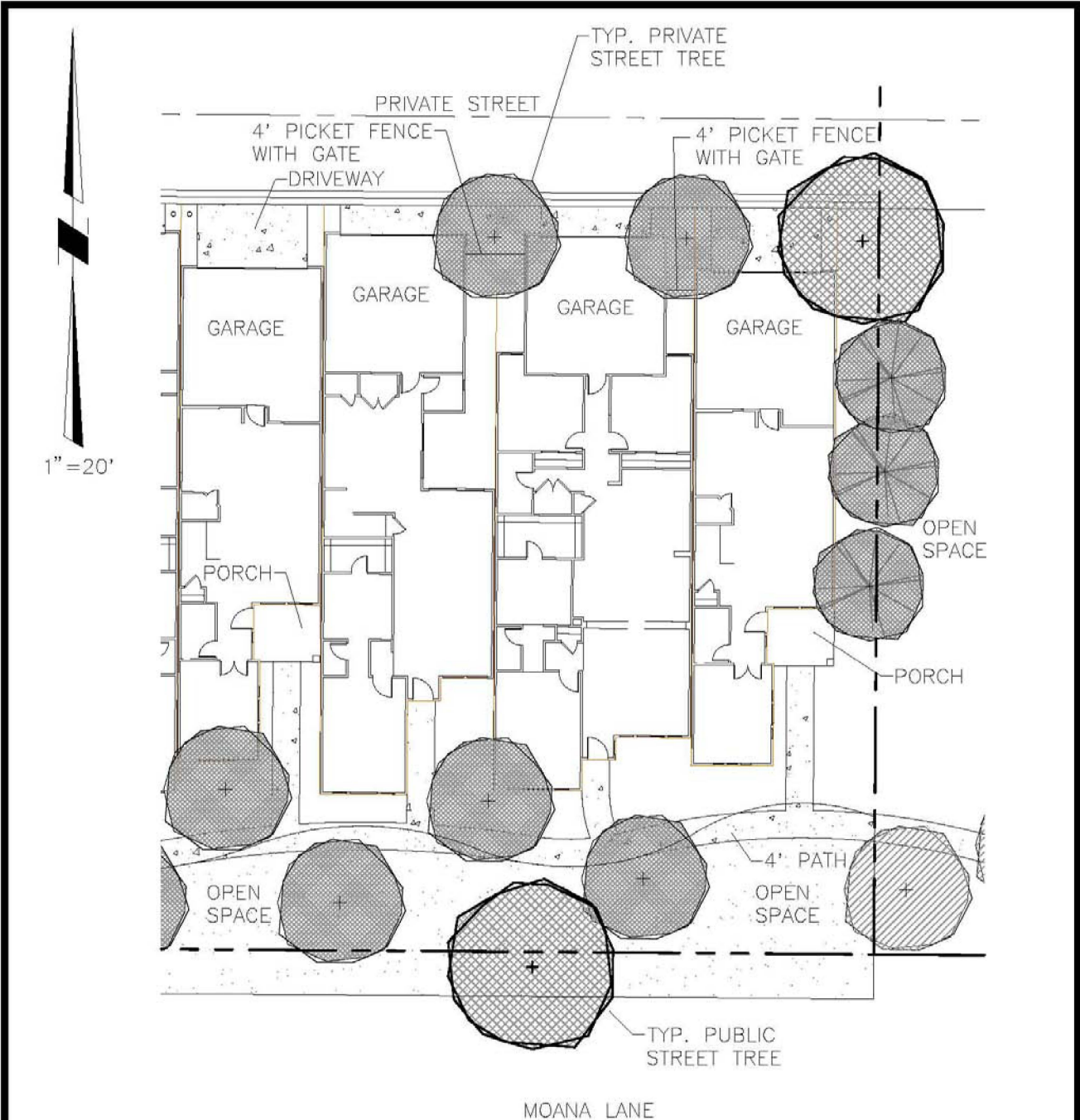
NOTE: ALL FRONT YARD TURF ADJACENT TO COMMON AREAS MAY BE A PART OF COMMON AREA & MAINTAINED BY HOMEOWNER ASSOCIATION SUBJECT TO APPROVAL BY H.O.A.

**TYPICAL LOT LANDSCAPE  
DETACHED UNITS**

Prepared By: **JNH**  
 Date: **5/24/04**  
 JN #: **22-025-03-04**

**HANSEN LANDSCAPE ARCHITECTS, INC.**  
 Park Planning & Landscape Architecture  
 1552 C Street - Sparks, NV 89431  
 Ph: (775)322-6674 - Fax: (775)322-0646 - E-mail:  
 hlandsc@charterinternet.com  
 Nevada License # 440, #543, #598 - Washington License # 583 -  
 Idaho License # LA-231

Sheet  
 |  
 of  
 |



NOTE:  
ALL LANDSCAPE AREAS ARE  
TO BE HOA MAINTAINED

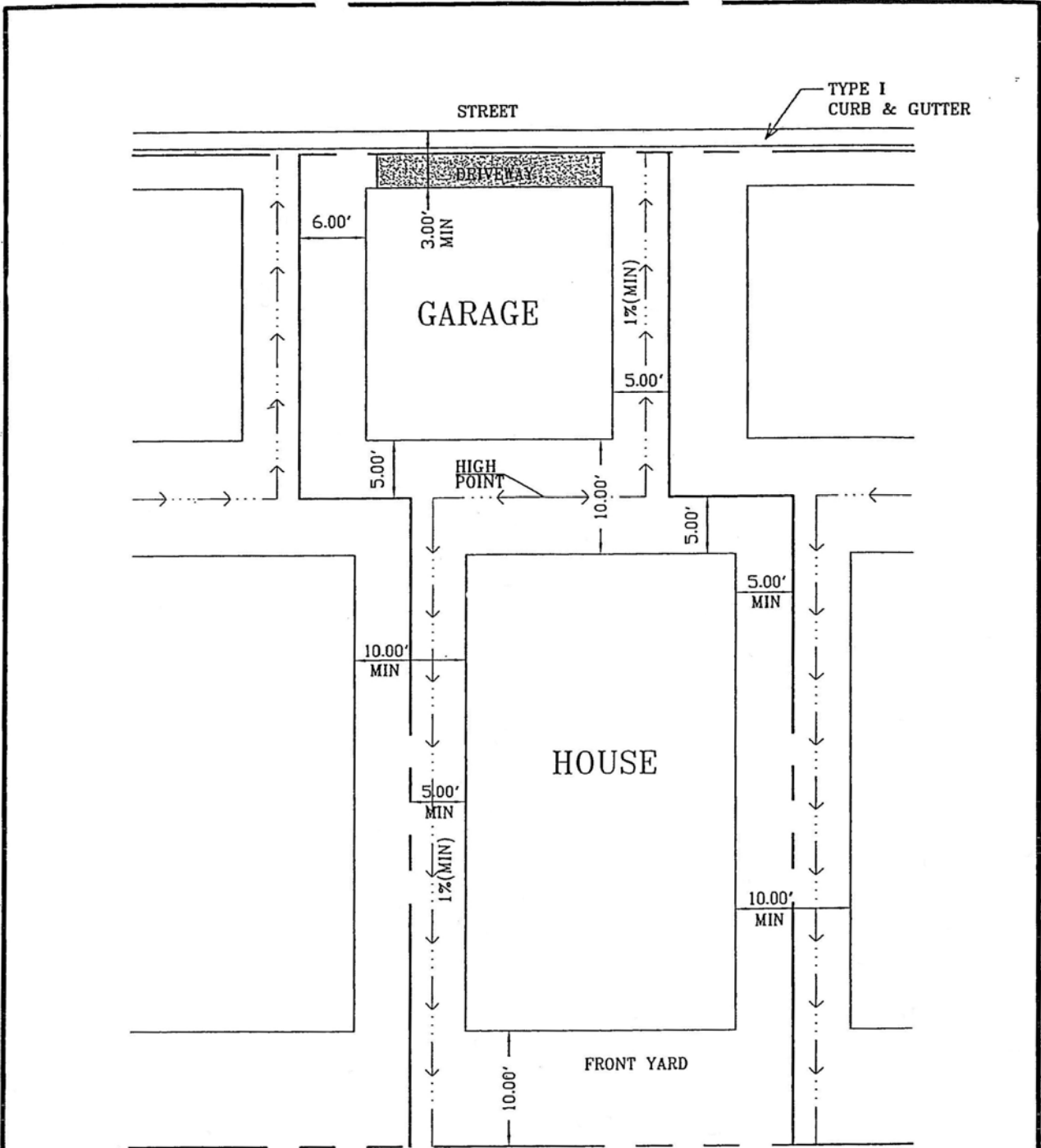
08016.00

X:\PROJECTS\08016.00\DWG\LAND\L-LAND01.DWG <FANDRADE> 6/18/2008 5:00 PM

 <p>1150 CORPORATE BLVD. RENO, NV 89502 (775) 856-1150</p>	<p><b>LANDSCAPE SITE DETAIL PLAN FOR BRIGHTON MANOR</b></p> <p><b>SINGLE-FAMILY ATTACHED</b></p>	<p>SHEET <b>1</b> OF <b>1</b></p>
---	--	---

# **EXHIBIT**

## **I**

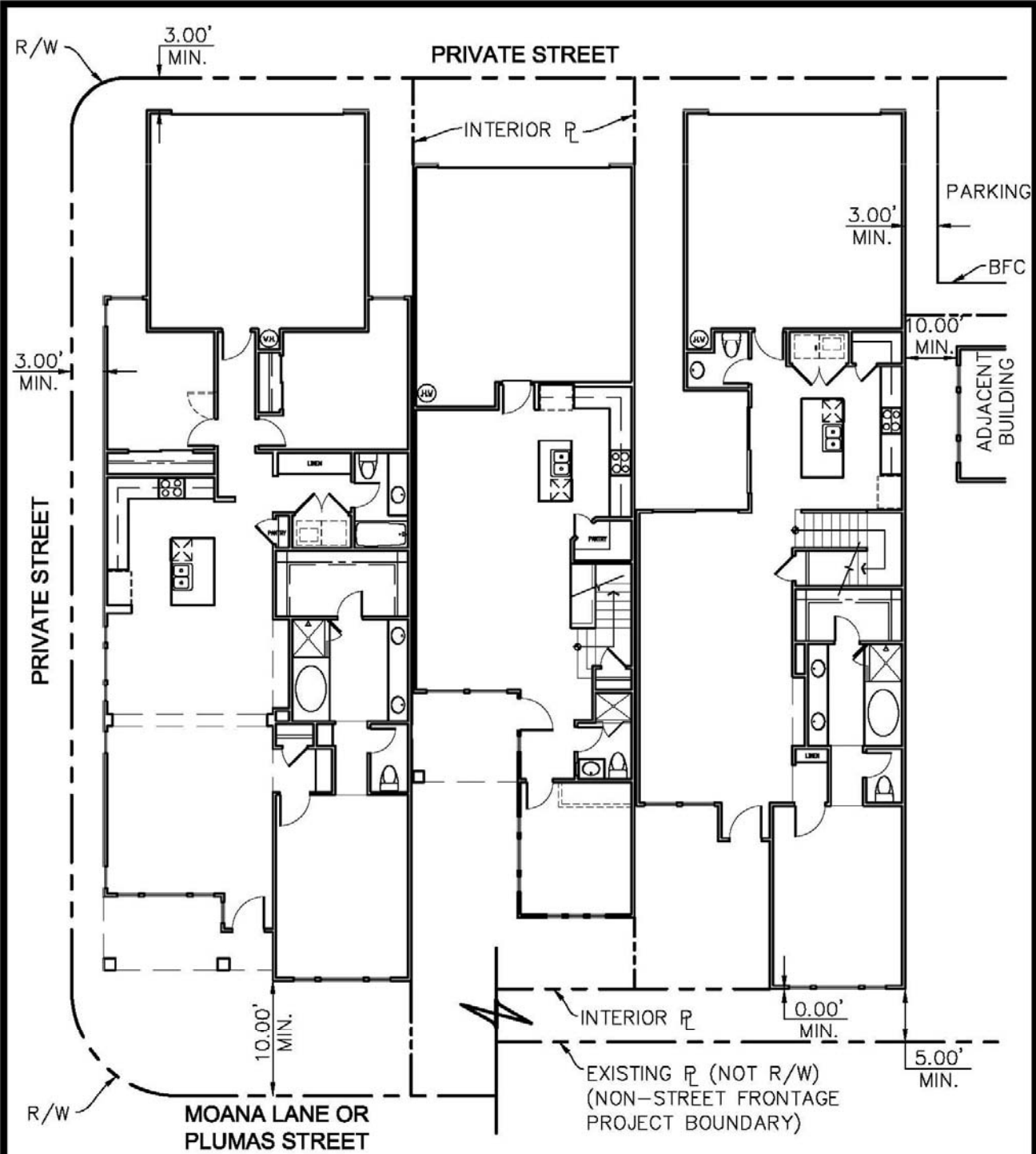


TYPICAL LOT SETBACKS  
DETACHED UNITS

- LOT STANDARDS:**  
 MINIMUM LOT AREA: 2,754 SF  
 FRONT YARD SETBACK: 10'  
 GARAGE SETBACK: 3'  
 SIDEYARD SETBACK: 5'  
 (10' BETWEEN STRUCTURES)



**WOOD RODGERS**  
 ENGINEERING - MAPPING - PLANNING - SURVEYING  
 6774 S. McCarren Blvd. Tel 775.823.4068  
 Reno, NV 89509 Fax 775.823.4068



X:\PROJECTS\08016.00\DWG\ENGR\TYPICAL LOT SETBACKS.DWG <FANDRADE> 6/18/2008 5:05 PM

**cfa**  
 1150 CORPORATE BLVD.  
 RENO, NV 89502  
 (775) 856-1150

TYPICAL LOT SETBACKS  
 ATTACHED HOMES  
**BRIGHTON MANOR**  
 NO SCALE

SHEET  
**1**  
 OF  
**1**

# EXHIBIT

# J

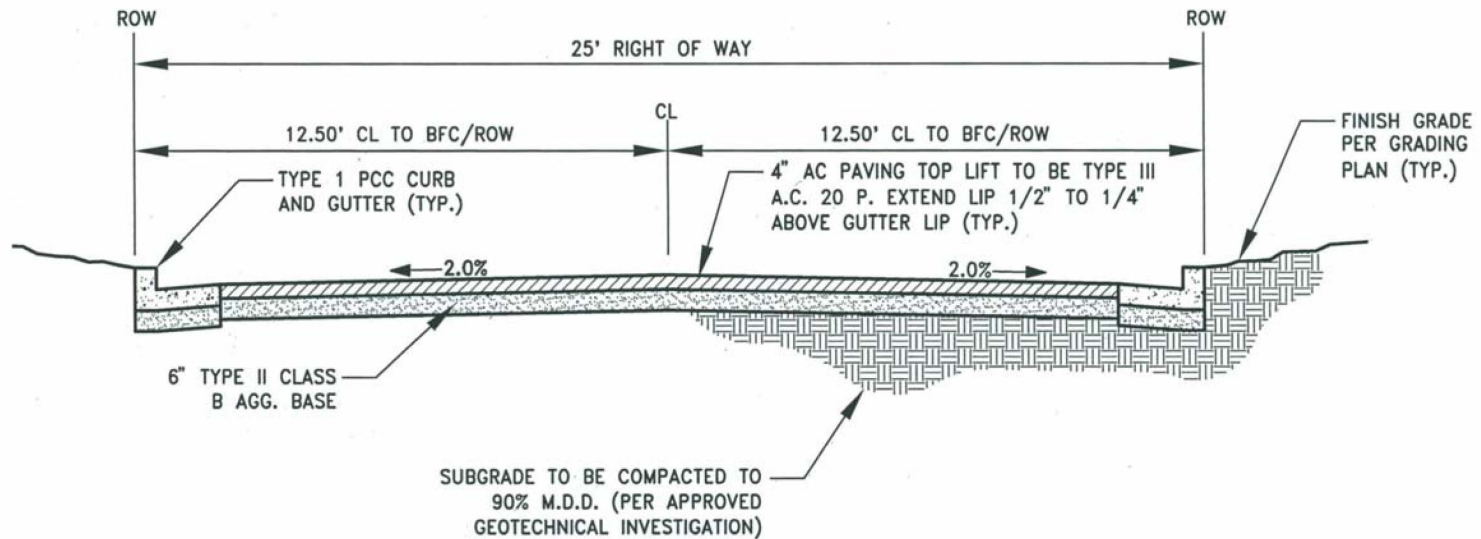
# BRIGHTON MANOR

SILVERSTAR DEVELOPMENT

RENO

NEVADA

APRIL, 2004



## 25' RIGHT OF WAY STREET SECTION



**WOOD RODGERS**  
ENGINEERING • MAPPING • PLANNING • SURVEYING

6774 South McCarran Blvd. Tel 775.823.4068  
Reno, NV. 89509 Fax 775.823.4068

J:\Jobs\1399-Slant Property\1399.002-Slant Entitlements\Planning\Docs\submittals\ROAD SECTION.dwg 3/26/04 12:34pm moverton

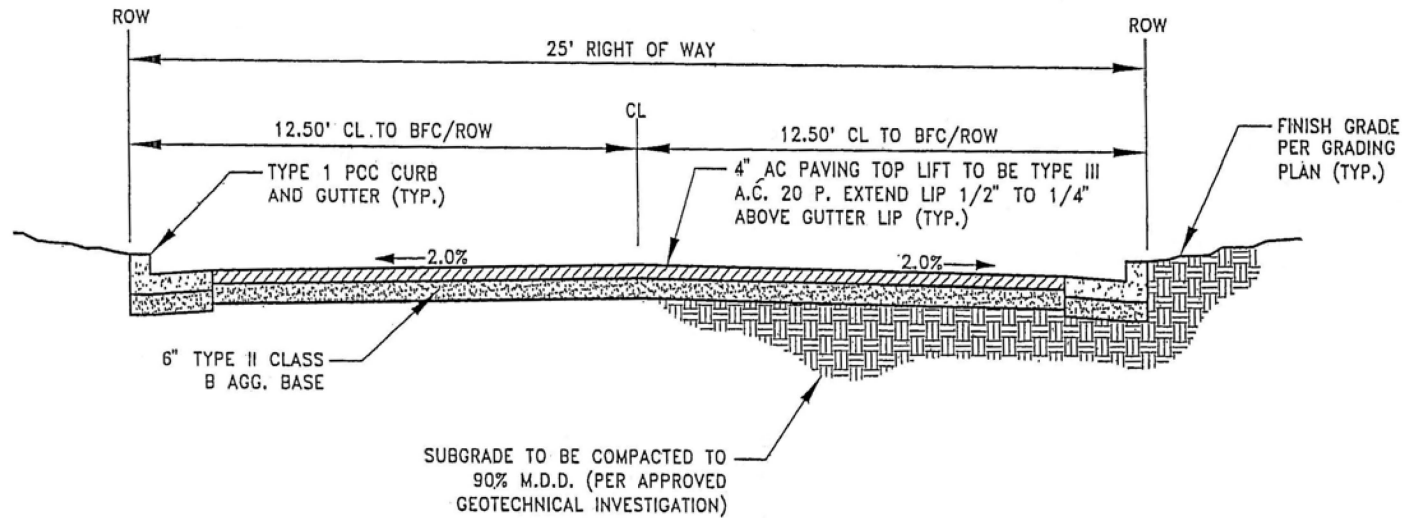
# BRIGHTON MANOR

SILVERSTAR DEVELOPMENT

RENO

NEVADA

APRIL, 2004



## 25' RIGHT OF WAY STREET SECTION

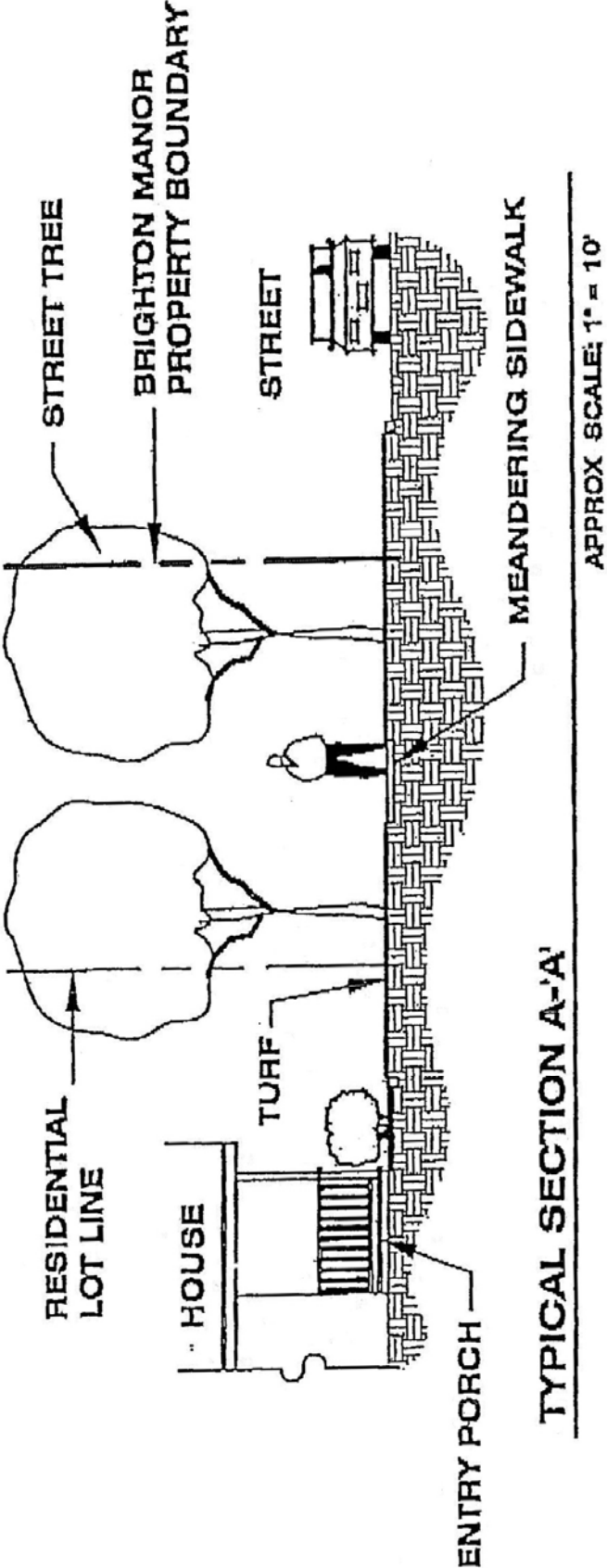


**WOOD RODGERS**  
ENGINEERING • MAPPING • PLANNING • SURVEYING

6774 South McCarran Blvd. Tel 775.823.4068  
Reno, NV. 89509 Fax 775.823.4066

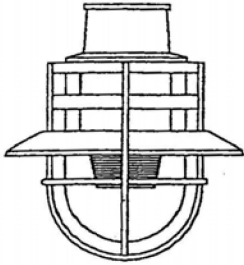
Planning\03cs\submit\04\ROAD\_SECTION.dwg 3/25/04 12:40

Brighton Manor



# EXHIBIT

# K



**ODL98U:** 150 HPS 120V Ranch Fixture

STOCK #	QTY	DESCRIPTION
28-0240	1.0	Control Photo Electronic Multi-Volt Blue
<del>28-0386</del> 28-0388	1.0	Lamp 150W Sodium Vapor 16000 Lumens (12 per case)
28-0480	1.0	Luminaire Decorative Ranch Style with Arm 150 Watt HPS 120V



**ODE97U:** 20' Square Embedded Shaft Pole

STOCK #	QTY	DESCRIPTION
28-0750	1.0	Pole Concrete Street Light Embedded Square Shaft 20'-3" Long
17-0170	40.0	Wire #10 19 STR COP THHN 600V Black
17-0180	40.0	Wire #10 19 STR COP THHN 600V White
28-1160	1.0	Tube Fiber 16" Dia. X 5 Ft. (for use with Street Lights)



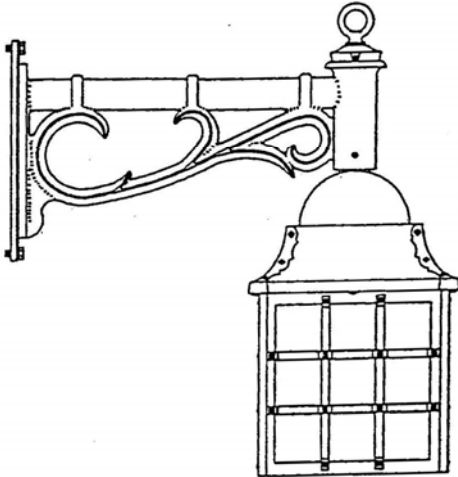
ENGINEERING & CONSTRUCTION STANDARD

SHEET 1 OF 1

DRAWN	DESIGN	SUPR	DATE	REV
GD	DC	KT	3/98	

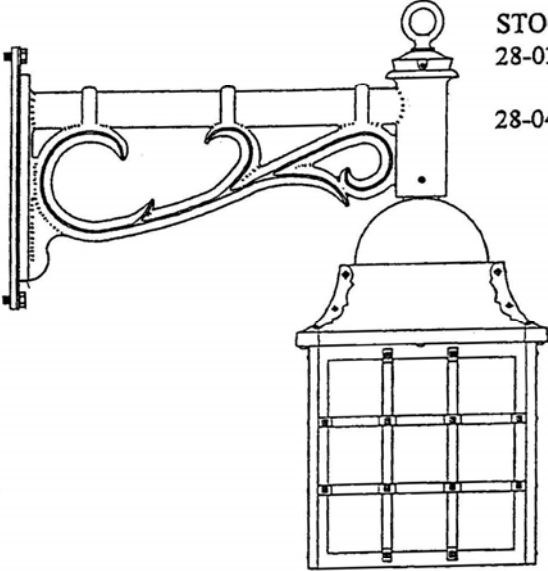
**DECORTATIVE  
RANCH LUMINAIRE**

DRAWINGNUMBER  
**DSL0006**




**ODL84U:** 100W HPS 120V Lantern Fixture

STOCK #	QTY	DESCRIPTION
28-0380	1.0	Lamp 100W HPS Medium Base
28-0495	1.0	Luminaire Decorative Lantern Style Single Side Mount 100W HPS



**ODL82U:** 150W HPS 120V Lantern Fixture

STOCK #	QTY	DESCRIPTION
28-0386	1.0	Lamp 150W Sodium Vapor 16000 Lumens (12 per case)
28-0492	1.0	Luminaire Decorative Lantern Style Single Side Mount 150W HPS

					ENGINEERING & CONSTRUCTION STANDARD		SHEET <u>1</u> OF <u>2</u>	
					DECORTATIVE LANTERN LUMINAIRE		DRAWINGNUMBER	
							<b>DSL0007</b>	
DRAWN	DESIGN	SUPR	DATE	REV				
GD	DC	KT	3/98					

# EXHIBIT

# L



# EXHIBIT

# M



Lynnette R. Jones  
City Clerk  
(775) 334-2030  
ljones@ci.reno.nv.us

Carmi D. Gunderson  
Chief Deputy City Clerk  
(775) 334-2030  
gunderson@ci.reno.nv.us

Office of the City Clerk  
Central Cashiering (775)334-2032  
Parking Tickets (775)334-2279

Steven D. Whitaker, CRM  
Records Systems Manager  
(775) 326-6633

August 21, 2008

Silver Star Communities  
Attn: Bill Miller  
679 Sierra Rose Drive, Suite B  
Reno, NV 89511

FILED THIS DATE  
8/25/08  
BY: [Signature]  
CITY CLERK

RE: Case No. LDC08-00219 (Brighton Manor Amendment)

Dear Applicant:

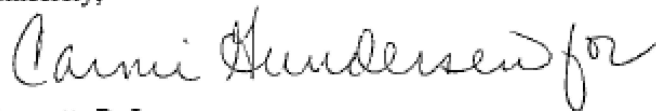
At a regular meeting held August 20, 2008, and following a public hearing thereon, the City Council upheld the Planning Commission recommendation and approved the request for a zoning map amendment to modify the Brighton Manor SPD (Specific Plan District) to allow for: (1) the addition of an attached single family residential product on a portion of the site; (2) the addition of 23 units for a total of 129; and (3) modifications to the SPD design standards related to the site plan, parking layout, landscape plan, setbacks and other changes necessary to allow the attached single family product, by ordinance, subject to Condition A as follows. The changes affect  $\pm 8.08$  acres of the original  $\pm 13.53$  acre site, located on the northwest corner of the West Moana Lane/Plumas Street intersection in the SPD zone.

- A. Approval of the final SPD Development Standards Handbook is subject to the modifications to the Handbook as noted in Exhibit A and any modifications made by the Planning Commission and City Council at their respective public hearings. All revisions shall be incorporated into the Development Standards Handbook and submitted electronically and hardcopy to staff for review within two (2) months of the date of City Council approval. The SPD ordinance shall be approved by the City Council within three (3) months of the date of City Council's approval. Failure by the applicant to conform with either time deadline shall render this approval null and void.

The approved zoning map amendment will become effective upon passage and adoption of the appropriate ordinance.

Silver Star Communities  
Case No. LDC08-00219 (Brighton Manor Amendment)  
August 21, 2008  
Page 2

Sincerely,

A handwritten signature in cursive script that reads "Lynn R. Jones for".

Lynnette R. Jones  
City Clerk

LRJ:cdg

xc: Community Development  
Traffic Design Engineer  
Terry Zeller, Parks, Recreation & Community Services  
Patrice Echola, Regional Transportation Commission  
Marchon Miller, Regional Transportation Commission  
Angela Fuss, CFA, Inc.

Lynnette R. Jones  
City Clerk  
(775) 334-2030  
[jonesl@ci.reno.nv.us](mailto:jonesl@ci.reno.nv.us)

Carmi D. Gundersen  
Chief Deputy City Clerk  
(775) 334-2030  
[gundersen@ci.reno.nv.us](mailto:gundersen@ci.reno.nv.us)



Office of the City Clerk  
Central Cashiering (775) 334-2032  
Parking Tickets (775) 334-2279

Steven D. Whitaker, CRM  
Records Systems Manager  
(775) 326-6633

July 29, 2004

FILED THIS DATE  
8/12/2004  
BY: *[Signature]*  
CITY CLERK

Silverstar Development  
679 Sierra Rose Dr.  
Reno, NV 89509

RE: Case No. LDC04-00403 (Brighton Manor)

Dear Applicant:

At a regular meeting held July 21, 2004, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved the following:

- A. A zoning map amendment from a senior housing SPD (Specific Plan District) to a detached single family residential SPD (Specific Plan District) on a ±13.53 acre site located on the northwest corner of the Plumas Street/West Moana Lane intersection, by ordinance;
- B. A tentative map to develop a 106 lot single family residential subdivision, subject to the following conditions; and
- C. Variances to the Greenfield Multi-Family Residential Special Purpose District consisting of: (a) a 15% increase to allowable vehicle trips from 40 trips/day/acre to 46 trips/day/acre; (b) a 12% increase in allowable building height from 25 feet to 28 feet; (c) a 40% reduction to the rear yard accessory building setback from 5 feet to 3 feet; (d) a 70% reduction to the rear yard setback from 10 feet to 3 feet for accessory buildings in excess of 15 feet in height; (e) a 38% reduction to the side yard setback from 8 feet to 5 feet for accessory buildings in excess of 15 feet in height; (f) a 30% reduction to the minimum lot width from 50 feet to 35 feet for a detached single family lot; (g) a 33%

Silverstar Development  
Case No. LDC04-00403 (Brighton Manor)  
July 29, 2004  
Page.2

reduction to the front yard setback from 15 feet to 10 feet for a detached single family residence; (h) a 70% reduction to the rear yard setback from 10 feet to 3 feet for a detached single family residence. Additional variances to RMC are requested to: (i) reduce the minimum distance that a driveway can be located from an intersection on a minor arterial from 150 feet to  $\pm 100$  feet (33% reduction); and (j) reduce required project parking from 403 spaces to 332 spaces (18% reduction), subject to the following conditions:

All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the building permit is applied for, shall prevail.
2. The applicant shall record the final map in accordance with the time limit contained in state law or this approval shall be null and void. The applicant shall not record more than three final maps, with a minimum of 30 lots per final map.
3. Prior to approval of the first final map, the applicant shall have plans approved for installation of landscaping, berming and/or fencing improvements along the south side of West Moana Lane, south of the main project entrance to ensure that head lights of vehicles exiting the site onto West Moana Lane are blocked from view of the affected houses to the south. Installation of these improvements are contingent upon there being sufficient space in the area to install them and the applicant receiving necessary approval from the affected property owners and/or the City should these improvements be placed in the right-of-way. If allowed/approved, these improvements shall be installed prior to issuance of the first house certificate of occupancy.
4. Prior to the issuance of any permit, the applicant shall comply with the Quality Assurance Program as set forth in the Public Works Design Manual, Chapter VI, titles "Inspection, Testing and Verification" and "Quality Assurance Program".
5. Ditch channel, embankment, access, and fencing improvements proximate to the westerly boundary of the site shall be to the approval of the Community Development Department.

Silverstar Development  
Case No. LDC04-00403 (Brighton Manor)  
July 29, 2004  
Page 3

6. Prior to the issuance of any certificate of occupancy, the applicant shall construct half street improvements to Moana Lane adjacent to the site. Traffic device installation/modifications shall include bicycle lane signs and markings with signs and/or curb markings to prohibit parking along both sides of Moana Lane adjacent to the site. Parking adjacent to the site along the north side of Moana Lane may be allowed in the future, provided it can be demonstrated to staff and City Council that such parking will not adversely affect the adjacent properties to the south and traffic flow/safety on Moana Lane.
7. The design of internal subdivision streets shall include traffic calming features.
8. Site access location, design, traffic devices, and operational characteristics of related site access gates shall be to the approval of the Fire Department and the Community Development Department.
9. With the related phase of development, the applicant shall install street lighting along internal subdivision streets and along Moana Lane adjacent to the site.
10. With the related phase of development, the applicant shall dedicate right-of-way or grant easements for the meandering sidewalks adjacent to Moana Lane and Plumas Street.
11. Prior to the issuance of approval of any final map, the applicant shall provide any necessary easements for access, sewer, storm drainage, and utility improvements, and shall construct all related access, sewer, storm drainage, or utility improvements related to the applicable phase of development prior to issuance of any certificate of occupancy within that phase of development.
12. Prior to the issuance of any permit, the applicant shall have an approved construction management and access plan.
13. Prior to the issuance of any certificate of occupancy within the adjacent related phase of the development, the applicant shall install parking control signs and/or paint the curb red on Plumas Street adjacent to the site to the approval of the Community Development Department.
14. Prior to the issuance of any certificate of occupancy, the applicant shall dedicate right-of-way or grant an easement, design and construct a concrete bus stop pad at a location on Plumas Street adjacent to the site as required by the Regional Transportation Commission to the satisfaction of the Community Development Department.

Silverstar Development  
Case No. LDC04-00403 (Brighton Manor)  
July 29, 2004  
Page 4

15. Prior to the approval of any final map, the applicant shall provide a drainage analysis that verifies the proposed drainage improvements have the capacity to handle the Dant dam outflow together with on-site project-related storm water flows.
16. Prior to approval of the first final map, the applicant shall provide a final wetlands report and delineation demonstrating that all existing wetlands on the site will not be disturbed; or if disturbed provide appropriate mitigation in accordance with the City's Wetlands and Stream Environment ordinance.
17. Prior to approval of each final map, the applicant shall have plans approved demonstrating that low impact rotary heads and/or compact heads wind sensor control will be provided as appropriate for all turf areas located adjacent to Plumas Street and Moana Lane.
18. Prior to approval of the first final map the applicant shall demonstrate that the Homeowner's Association will provide for: (a) maintenance of the project storm water detention basin(s) on a yearly basis by removing nuisance vegetation and debris within the bottom(s) by June of each year; and (b) annual vegetation maintenance along the east side of the Lake Ditch within the project.
19. Prior to approval of the first final map, the developer will move the location of the driveway approximately 103 feet to the east of its original proposed location, which will place the east border of the driveway in approximate alignment with the east border of Assessor's Parcel No. 023-121-06.
20. Prior to approval of the first final map, the developer shall have plans approved to construct a berm varying from approximately two to three feet in height and approximately 300 feet in length, with evergreen trees, to be located on the south side of Moana Lane across from the relocated driveway. If the City of Reno approves the placement of the berm in the Moana Lane right-of-way, the berm will be maintained by the Brighton property owner's association. If the city does not approve the installation of the berm in the right-of-way and if the necessary approval and agreement of all the property owners is obtained, the developer will construct the berm on the property owner's property, in which case the maintenance of the berm will be provided by the property owners, not the developer or the property owner's association. The obligation to install the berm is also subject to the approval of any other parties from whom approval is necessary or appropriate, including any easement holders.

Silverstar Development  
Case No. LDC04-00403 (Brighton Manor)  
July 29, 2004  
Page 5

The approved zoning map amendment will become effective upon passage and adoption of the appropriate ordinance.

A copy of this letter must be attached to your building plans when making application for a building permit with the Community Development Department.

Sincerely,



Lynnette R. Jones  
City Clerk

LRJ:cdg

xc:   Development Services  
      Traffic Design Engineer  
      Ed Schenk, Parks, Recreation & Community Services  
      Barron Caronite, Engineering Manager  
      Reno Fire Department  
      Julee Olander, Regional Transportation Commission  
      David Sinai  
      Robb Owen, Wood Rodgers  
      Donald O'Gorman, Appellant