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Book 2



SOMERSETT

It's Great To Be Home.

BOOK 1
SOMERSETT PLANNED UNIT DEVELOPMENT
Amendment 3

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Chapter 1 - SOMERSETT

INTRODUCTION

AREA DESCRIPTION/PROJECT LOCATION

Somerset has always demonstrated a leadership role in both Northern Nevada development and stewardship of the environment. As the community continues to grow, new development should embrace the concepts of "Green" development and the elimination of sprawl without sacrificing the natural beauty and open space which defines the Somerset Community. "Green" and sustainable principles move the community towards reductions in energy consumption and waste. The award winning Somerset community already includes the new Town Center Commercial buildings which were constructed to LEED (Leadership in Energy and Environmental Design) standards.

The Reno City Council has made it's number one priority to encourage business and the community to embrace sustainable living and principles. The Reno City Council has recently made a City Council Priority for the 2008-2009 year; "Enhance the City's efforts to reduce its impact on the environment and provide leadership in the community to encourage residents and businesses to join in this effort."

"Green" and sustainable principles for development are defined as environmental stewardship through protection of the natural environment by reducing energy consumption and waste, protecting drainage ways, maintaining wildlife corridors, and providing generous open space areas. The future development environments should include smart site design such as cluster development to protect natural areas. Appropriate densities should be encouraged in areas where the existing infrastructure can be used more efficiently and support the additional costs of developing "Green" housing. Buildings should be energy efficient where feasible through site orientation to take advantage of passive and active solar heating and cooling through prevailing wind patterns. The buildings should include efficient appliances, fixtures, windows and insulation. Water conservation should be enhanced through more efficient landscaping and irrigation and more efficient water fixtures in the home. In addition, site design should embrace best management practices to minimize onsite storm water run-off. Building material use should focus on high quality eco friendly rapidly renewable materials, low-emitting materials and high recycled content when available.

The purpose of the third development handbook amendment is to include these "Green" and sustainable principles and standards within the community. Somerset will include "Green" building requirements within the undeveloped areas which include the Commercial Entry Pad, undeveloped areas within Town Center Commercial, Village 1A, Village 5D, Village 5N and Village 6.

The "Green" building requirements will follow the new Sierra Green Program dated July 2008 developed by the The Builder's Association of Northern Nevada (BANN) and the Builder's Association of Western Nevada (BAWN). The Sierra Green Standards will provide a rating system for the design and construction of the subdivision and the individual homes. Somerset will require a minimum One Star Performance level for subdivisions, Bronze performance level for the homes and meet the mandatory prerequisite requirements.

As presented in the Executive Summary of the Sierra Green Standards the rating system includes numerous elements in the areas of:

- ❖ Lot Design, Preparation and Development
- ❖ Resource Efficiency
- ❖ Water Efficiency

- ☞ Energy Efficiency
- ☞ Indoor Environmental Quality, and,
- ☞ Operations, Maintenance and Building Owner Education

The award winning community of Somerset is again leading the way of master planned development by recognizing the need to have sustainable practices in their development as their new Green Standard.

The property comprising the area of the Somerset Master Plan is a physical and functional extension of the westerly portion of the "McQueen Area" in the City of Reno. The property is located west of the Northgate Golf Course and the intersection of Mae Anne and Sharlands Avenues, and north of Mogul on the north side of the knoll and ridge that separate the property from the Mogul area. Another ridge defines the westerly edge of the holding, screening the site from Verdi. To the north lie the steeper slopes of Peavine Mountain. Somerset encompasses some 2,391 +/- acres. (See Figure 1-2, Vicinity Map.)

An amendment was approved on February 13, 1997 to the Truckee Meadows Regional Plan for the original 1728 +/- acres that allowed for the annexation into the City of Reno and the general development approach of Somerset. The amendment to the Truckee Meadows Regional Plan included modification of the Sphere of Influence boundary to include Somerset, along with refinements to the Regional Land Use Plan. The amended Regional Plan Land Use designations for Somerset include Urban (210 +/- acres) and Suburban (505 +/- acres) as well as retaining Rural (80 +/- acres) and Rural Reserve (933 +/- acres) designations. The Regional Land Use Plan designation for the 1998 approved 348 +/- acre addition is Suburban.

Annexation of 1,728 acres into the City of Reno and a Master Plan Amendment from unplanned to Special Planning Area (SPA) on 1,728 acres was approved by the Reno City Council on April 28, 1998. Annexation of 379 +/- acres (which included 31 ± acres of an adjacent property owner) into the City of Reno and a Master Plan Amendment to Special Planning Area and a Zone Change to Planned Unit Development for 348 +/- acres was approved by City Council on December 15, 1998. On July 24, 2001, the PUD Handbook was amended primarily to add private golf courses and an Active Adult Community option.

The second amendment request included the addition of +/- 300 acres to the southern boundary of the project bringing the total site to 2,372 acres. An additional 80 dwelling units was included, bringing the total to 2,648 dwelling units.



Figure 1-1 Town Center Concept

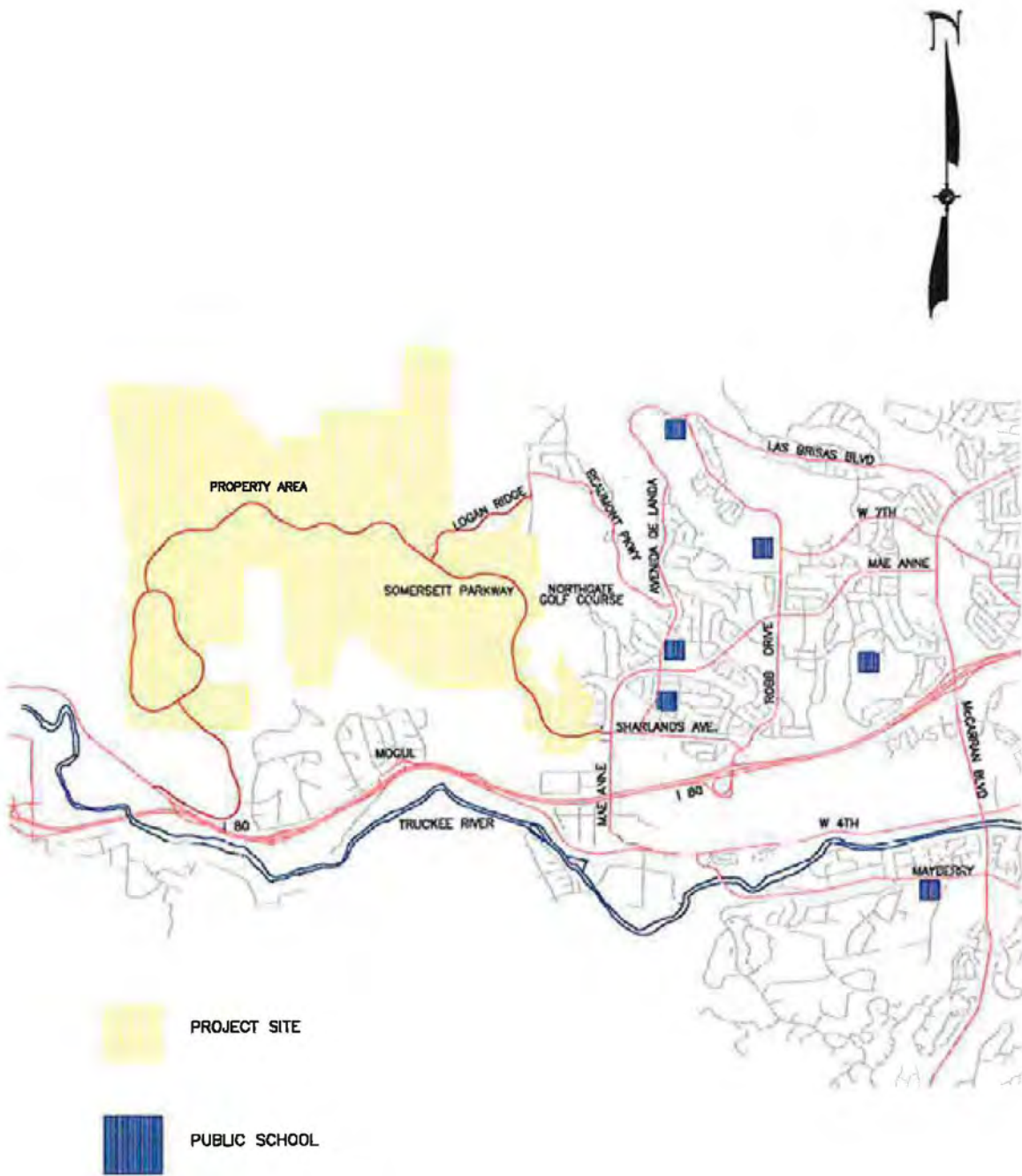


Figure 1-2 Vicinity Map

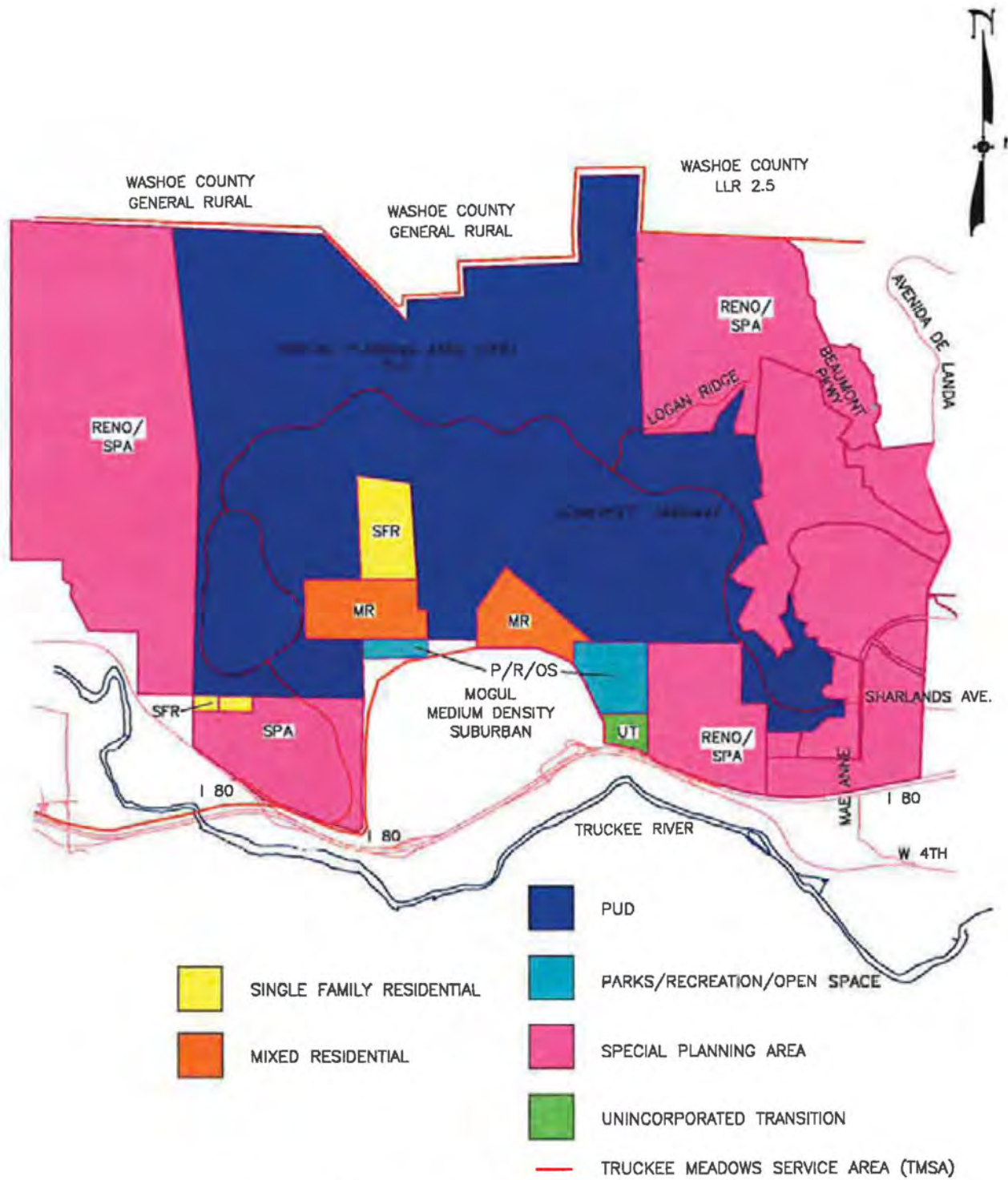


Figure 1-3B Master Plan Designations

The current amendment request includes the addition of +/- 19 acres of open space near the entrance of the project that will be dedicated as common area to the Somerset Owner's Association. This will bring the total site from 2,372 acres to 2,391 acres. An additional 414 dwelling units will be included bringing the total to 3,062 dwelling units and undeveloped areas which include the Commercial Entry Pad, undeveloped areas in Town Center Commercial, Village 1A, Village 5D, Village 5N and Village 6 will include "Green" requirements as defined by the Sierra Green Standards.

GREEN PLAN AMENDMENTS

The following is a summary of the proposed "Green" changes to the Somerset PUD that are proposed with this amendment:

1. Incorporate a "Green" Development policy section applicable to Somerset Development within Chapter 1 of the PUD;
2. Project Goal Number 7 which states: "To meet the needs of the community without compromising the ability of future generations to meet their own needs" shall be incorporated into the PUD;
3. The addition of +/- 19.15 acres of open space property to the Somerset PUD (APNs 208-390-04, 208-390-11, 208-453-26 and 208-453-27);
4. The potential maximum number of dwelling units to accomplish "Green" design and economies has been increased by 414 units to 3,062;
5. Allow for cluster development to minimize impacts on the environment in 1A, Town Center, 5D and 5N;
6. Tree plantings along the developed streetscape may be clustered to accommodate utilities and to maximize drip irrigation as necessary otherwise they will be planted in formal rows;
7. Off street parking will be determined at time of Tentative Map or Special Use Permit when on-street parking lanes are omitted;
8. The Town Center retail / commercial building shall be built to LEED standards;
9. The Master Developer shall be ultimately responsible for trail connections;
10. To encourage and again lead by example the Club at Town Center pools shall have a thermal solar pool heater installed within 1 year of approval of the PUD amendment;
11. Each new development project within the undeveloped areas of Commercial Entry Pad, undeveloped areas within Town Center Commercial, Village 1A, Village 5D, Village 5N and Village 6 shall comply with the Sierra Green Standards dated July 2008.

The following unit count adjustments are proposed to the remaining undeveloped planning areas:

PROJECT	CURRENT PUD UNIT COUNT	PROPOSED DENSITY
1A	11	96

Commercial Entry Pad	N/A	25
Town Center Commercial	N/A	72
Village 6	97	200
Village 5D	118	270
Village 5N ¹	N/A	12
	226	675
Totals		
Previously Mapped Areas ²	2,422	2,387
Totals	2,648	3,062

1 – 5N was previously part of the 202 lots of 5J

2 – Represents the PUD unit count versus the actual mapped unit count of developed areas

The gross density of the project has been increased from 1.12 du/ac to 1.28 du/ac.

PROJECT GOALS

Goal 1: To provide a community that has its own “sense of place” and identity that complements the adjacent urban, suburban and rural environments.

Goal 2: To promote a community that nurtures a unique sense of place with a sensitive contrast of traditional neighborhood design with the dramatic, natural setting.

Goal 3: To provide a community that has a unique open space presence due to the careful placement of common areas between the villages and the greenbelt treatments of the roadway network connecting the villages.

Goal 4: To provide an infrastructure system that efficiently and effectively meets community needs.

Goal 5: To cluster land uses to protect environmentally sensitive areas, and add community interest and function.

Goal 6: To provide a variety of housing opportunities with diverse housing types and prices.

Goal 7: To meet the needs of the community without compromising the ability of future generations to meet their needs.

Somerset is envisioned as having broad market appeal, a master-planned community that includes traditional (ie. non-age-restricted) neighborhoods and active adult neighborhoods, active and passive recreation, sensitivity to the environment, a “smart community” wired to fully leverage technology, and a sense of community to promote a pleasant and livable series of neighborhoods. The recreational lifestyle of Somerset includes two planned golf courses, natural open spaces, trails, paths, and a neighborhood park.

In the Town Center, an indoor/outdoor, multi-purpose recreation facility in the Town Center includes children's programs. This facility is a private full-service health club, Owner Association owned and operated for the benefit of the Somerset community. Membership will be exclusive to Somerset residents, property owners, country club members and others as determined by the Somerset Owner's Association.

Natural areas support wildlife, enhance water quality by reducing the total areas of paving and other manmade features, can act as re-charge areas, manage stormwater and provide views and recreational opportunities. A majority of Somerset is either left in its natural state or as other forms of open space/landscaping, and recreational uses; such as the golf course. Other

amenities include attractive landscaping, coordinated signage, carefully crafted design controls, and sensitive grading and revegetation practices.



Figure 1-4A Town Center Concept



Figure 1-4B Single Family Home

The traditional-styled Town Center will include the pedestrian amenities of a small downtown or main street. It will combine opportunities for retail, office, recreational and residential uses. Apartments, condominiums and townhomes may be integrated with the shops, on-street parking is encouraged, pedestrian amenities will be emphasized, and key public spaces will include features such as water features, sculpture or active and passive park space. The community's service needs, including shops and a "town square" will all be incorporated into the traditional Town Center. Somerset East Park was opened in October 2008 just to the north of Town Center.

Table 1-1 General Land Use

GENERAL LAND USE	PROPOSED LAND USE
Land Use Residential	1,091+ acres
Land Use Commercial	18 + acres
Open Space/ Park/Public Facility	1,282+ acres
Total General Land Use	2,391+ acres
HOUSING MIX	PROPOSED WITH ACTIVE ADULT
Active Adult Housing Units	852+ (included with various unit types below)
Patio Home Units	522+
Village Home Units	1,160+
Executive Home Units	436+
Estate Home Units	328+
Single Family Cluster/Attached/ Townhome Units	616+
Total Housing Units	3,062+

LAND USE DENSITIES	PROPOSED WITH ACTIVE ADULT
Area 1	580+du / 150.9+ ac
Area 2	497+du / 194.7+ ac
Area 3	178+du / 111.3+ ac
Area 4	232+du / 127.3+ ac
Area 5	1,375+du / 390.4+ ac
Area 6	200+du / 134.0+ ac
Commercial	18 + ac
Minimum Total Open Space/Recreation	1,282+ ac
Gross Density	3,062 du / 2,391 ac = 1.28 du/ac
Net Density	3,062 du / 1,109 ac = 2.76 du/ac

Somerset includes 3,062 homes that range from Patio Homes, Village Homes, Executive Homes, and Estate Homes, to Single Family Cluster/Attached/Townhome. This diversity of housing allows for development of a "lifestyle community" where residents do not have to relocate from their community as their lifestyles change. Social networks can remain intact, children need not be uprooted from school friends, and seniors can remain close to family and friends as they age. This diversity also makes good business sense. The key to sustained land absorption is to appeal to many market segments and at the same time complement the existing residential character of the Reno market.

Table 1-2 Housing Mix

TYPE	MINIMUM LOT SIZE DENSITY RANGE	NUMBER OF UNITS W/ ACTIVE ADULT
Active Adult Housing	4,500+/- Sq. Ft. 4+/- Homes/Ac	852+/-
Traditional Housing Patio Homes	2,500 Sq. Ft. 6+/- Homes/Ac	522+/-
Village Homes	5,000 Sq. Ft. 3.5 Homes/Ac	308+/-
Executive Homes	6,000 Sq. Ft. 2.5 Homes/Ac	436+/-
Estate Homes	10,000+ Sq. Ft. 1 Home/Ac	328+/-
Single Family / Cluster / Attached / Townhome	N/A Up to 14.5 Homes/Ac	616+/-
Total		3,062

There are certain cost advantages associated with clustering: limiting site clearing and grading, reducing lineal footage of residential streets and utilities, and permitting the use of natural/naturalistic swales and drainageways in lieu of exclusive underground storm drains. Cluster development and higher density is also encouraged with "Green" development and within the Sierra Green Standards. These separations between clusters act as extreme weather moderators by reducing summer heat reflection and softening harsh winter winds. Stormwater runoff volume is lessened by permeable surfaces; irrigation requirements are moderated by focused lotting; and valuable natural features can be preserved. If designed as public spaces, these open space corridors provide a setting for planned and casual interactions among neighbors. More than half of the project area is dedicated to open space and recreation uses. An additional 19.1 acres of new open space shall be annexed into Somerset upon adoption of the PUD amendment. The additional open space upon annexation will be deeded to the Somerset Owner's Association to remain as open space.

The Planned Unit Development (PUD) emphasizes focused development with strong design controls to enhance the character and compatibility of different land uses. By placing higher densities near the commercial center, along Somerset Parkway, and near community facilities, auto-alternative travel opportunities can be provided to a greater percentage of the residents. When public transportation becomes available to Somerset, the Town Center activity node and Somerset Parkway corridor become logical locations for transit service. Bus stop pads have been added at the cost of the Master Developer at the direction of RTC along the length of Somerset Parkway.

Recreation facilities and community-serving commercial uses add to the success of Somerset and will be brought on-line over the course of Somerset's development. Major drainageways will function as open space/recreation with local and regional trails and in some cases golf courses within the requirements of the Army Corps of Engineers 404 permit. Trails will be constructed with each village's build-out.



Figure --5 Conceptual Land Use Plan

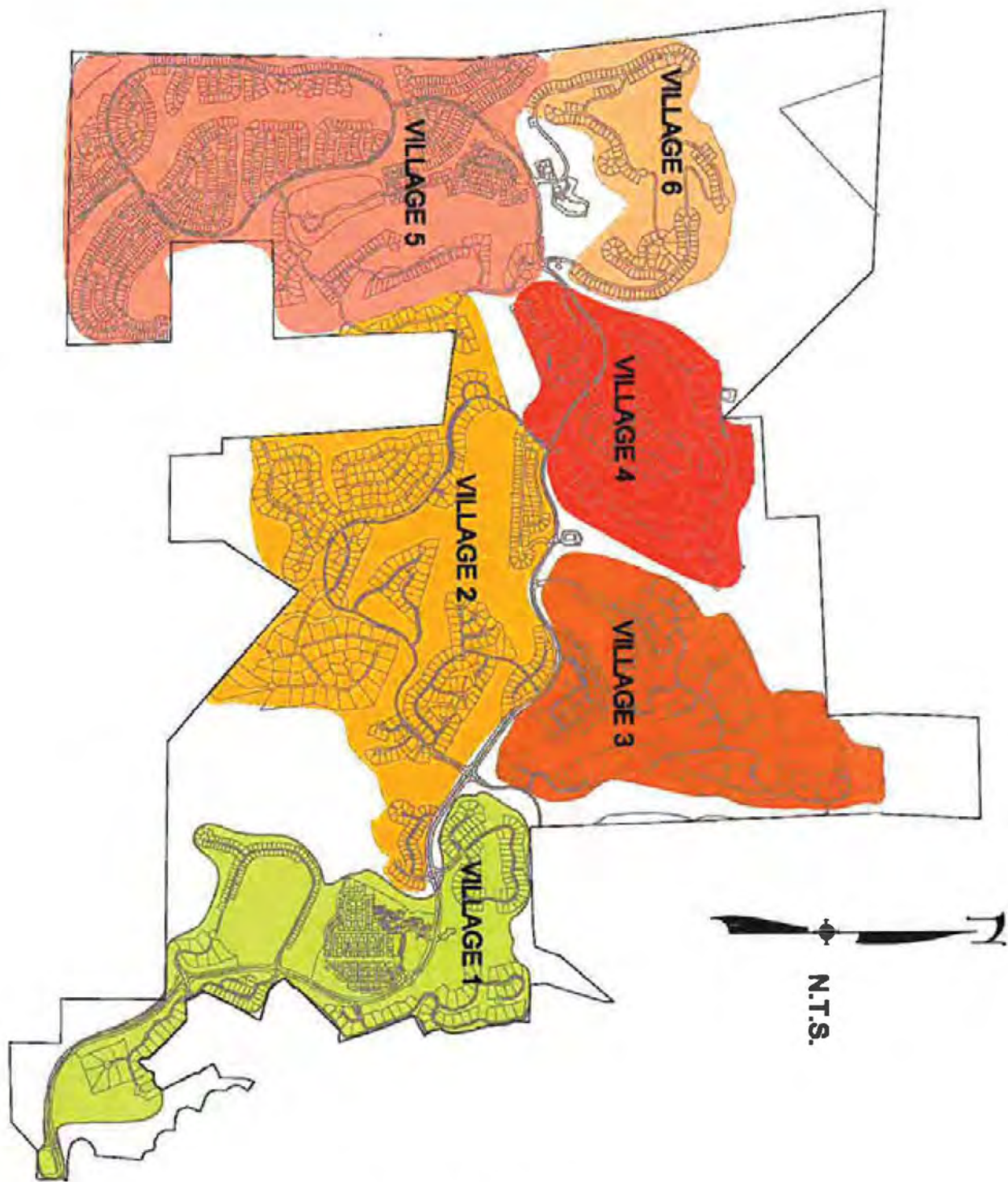


Figure 1-6 Villages

A traditional home is any other dwelling besides the active adult dwellings. Phasing of the commercial uses will be such that facilities are provided when market or service thresholds are reached. (See Table 1-12.) Each of the villages will contain a central community space that will be provided as the first homes are built. These will be shown with Tentative Maps.

Another feature that sets Somerset apart from typical suburban subdivisions and as a lifestyle community is the creation of villages with well-defined "centers" and "edges" including common areas or recreation facilities within which neighbors can casually interact. These common areas will consist of one or more of the following elements: playgrounds, active and passive recreation centers, tot lots, and significant natural features. Construction at central common areas will commence concurrently, by either the tract developer or the Master Developer, with completion prior to the issuance of the certificate of occupancy for the last ten homes in each village. Timing and/or phasing of common area development will be addressed with each Tentative Map.

Accessibility and security considerations establish the location, utilization, and size of the various common areas. Most of the neighborhoods are connected through the local path and trail system making them accessible to Somerset residents, and to the general public as well. Other facilities, such as those associated with the Active Adult Community, assisted living or cluster developments may have restricted use. Typical subdivisions usually rely on man-made features to define the edges of neighborhoods. Somerset will take advantage of natural and open space features, the preservation and/or improvement of which are a cornerstone of the land plan, so people will know when they leave one neighborhood and enter another. This feature allows for "soft" edges to the neighborhood encouraging, rather than discouraging, interplay with the other parts of the mixed use community.

The neighborhood park component will be owned by the City of Reno and maintained by the Homeowners Association. Ownership and maintenance parameters will be addressed when the park is reviewed by the Parks and Recreation Commission and will be defined by the Parks Agreement.

The Town Center, a "traditional" styled "core area" will include pedestrian amenities of a downtown or main street. It will combine opportunities for retail, office, recreational and residential uses: apartments, condominiums or townhomes may be integrated in the Town Center, either atop retail/service uses or horizontally integrated. Day care may be available at the Town Center. On-street parking is encouraged; pedestrian crosswalk areas will be high-lighted with decorative paving; and public spaces will contain water elements, sculptures, or other focal features along with active and passive park space. For example, benches, bike racks, flower pots, and arbors, may be placed at key locations to give residents a true sense of place. A plan depicting the location and design of these features will be reviewed and approved by the Community Development Department prior to their construction. These features will be installed with construction of the Town Center in phases. The following table summarizes the proposed land use densities.

Table 1-3 Land Use Densities

AREA	ACREAGE	AVERAGE DENSITY	TOTAL DWELLING UNITS
Village 1	150.9	3.8 du/ac	580
Village 2	194.7	2.6 du/ac	497
Village 3	111.3	1.6 du/ac	178
Village 4	127.3	1.8 du/ac	232
Village 5	390.4	3.5 du/ac	1,375
Village 6	134.0	1.5 du/ac	200
Open Space/Recreation/Backbone	1,282	-	

Totals	2,391	1.28 du/ac	3,062
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VILLAGE DESCRIPTIONS

VILLAGE 1

Village 1 (V1) contains approximately 580 homes and 12.5 acres of commercial property. V1 includes the "entry" neighborhood of Somerset and the Town Center as key characteristics. A community wide trail system is integrated into the layout of Somerset, and as such begins in V1.

Table 1-4 Village 1 Development Statistics

PROJECT	USE	DWELLING UNITS	ACREAGE
Commercial Entry Pad	Neighborhood Commercial Center	25	1.4
Ridgeway	Executive/Estate	21	15.6
Cityside	Executive	22	9.2
Riverside	Estate	7	5.4
Dakota Ridge	Estate	40	28.1
Autumn Ridge	Village	79	23.5
Town Center (Residential)	Multi-Family/Clustered Patio	218	21.0
Town Center (Commercial)	Town Center Commercial/New	72	11.1
1A	Single Family Cluster/Attached/Townhome	96	35.6
Totals	N/A	580	150.9

The 10-acre commercial property located at the Town Center is designed to function as the hub of the Somerset project.

VILLAGE 2

Village 2 (V2) contains approximately 497 homes. V2 includes major and minor drainageways running both north-south and east-west as key characteristics. These patterns provide the opportunity to connect the residents directly with local and regional trail systems utilizing the open space network.

Table 1-5 Village 2 Development Statistics

PROJECT	USE	DWELLING UNITS	ACREAGE
2A	Executive	22	11.8
Morgan Pointe	Patio	41	11.1
Willow Ranch	Executive	98	45.5
2B	Executive	23	10.7
2C	Estate	49	9.0
2D	Executive	20	2.5
2E	Estate	62	35.3
2F	Executive	68	26.0
2G	Executive	27	15.3
2H	Executive	23	11.2
2I	Patio	64	16.3
Totals		497	194.7

VILLAGE 3

Village 3 (V3) contains approximately 178 single-family homes. V3 includes drainageways, swales, and minor ridges as key characteristics.

Table 1-6 Village 3 Development Statistics

PROJECT	USE	DWELLING UNITS	ACREAGE
3A	Executive	27	11.6
3B	Patio	29	6.0
3C	Patio	35	26.0
3D	Estate	24	14.1
3E	Estate	15	7.3
3F	Estate	6	4.4
3G	Estate	7	5.0
3H	Estate	6	6.4
3I	Estate	14	7.9
3J	Estate	11	6.2
3K	Estate	4	16.4
Totals		178	111.3

VILLAGE 4

Village 4 (V4) contains approximately 232 single-family homes. V4 includes natural and enhanced drainageways, swales, and ridges as key characteristics. These open space features provide the opportunity to connect the residents directly with local and regional trail systems utilizing the open space network.

Table 1-7 Village 4 Development Statistics

PROJECT	USE	DWELLING UNITS	ACREAGE
4A	Patio/Village	96	29.0
4B	Estate	17	14.7
4C	Estate	17	16.3
4D	Estate	19	26.9
4E	Estate	19	16.9
4F	Executive	60	19.4
4G	Estate	4	4.1
Totals		232	127.3

VILLAGE 5

Village 5 (V5) will be developed as an active adult, single family cluster, townhome, patio home gated or non-gated traditional neighborhood containing approximately 1,375 homes and a Fire Station. V5 includes five (5) holes of the 18-hole golf course as key characteristics. The location of the fire station is conceptually depicted on Figure 1-5. The land use mix for V5 shown in Table 1-8 describes how the village will be developed. Active Adult Communities typically provide a wide variety of housing types.

As an Active Adult Community, it is anchored by an extensive community center that includes tennis, swimming, massage/spa, support services commercial, fitness center, and community meeting rooms.

This area will include a second neighborhood park to be built by the developer. This park facility will provide a community-wide place to gather, offering opportunities for both passive and active recreation.

Park amenities may include group picnic areas, sports facilities, play areas, open turf, and a restroom. The neighborhood park will be designed to City standards and will be subject to review by the Parks and Recreation commission. A Residential Construction Tax ("RCT") refund will be provided to the Somerset developers to partially compensate for these investments based on a Parks Agreement between the City of Reno and the Master Developer.

Table 1-8 Village 5 Development Statistics

PROJECT	USE	DWELLING UNITS	ACREAGE
5A	Executive	7	10.2
5B	Single Family Cluster/Attached/Townhome	153	28.8
5C	Patio	56	24.7
5D	Single Family Cluster/Attached/Townhome	270	21.1
5E	Executive	25	12.2
Del Webb Villages 1-10	Village	852	287
5N	Patio	12	6.4
Totals		1,375	390.4

VILLAGE 6

Village 6 (V6) contains approximately 200 homes. V6 includes some of the steeper terrain in Somerset and provides majestic vistas as key characteristics. The northern end of village 6 as defined by Assessor Parcel Numbers (APNs) 234-011-09 and 234-011-05 may include Estate homes instead of Village homes as defined in the PUD and will be located conceptually in relation to the Village homes as shown in the Figure 1-7 below.

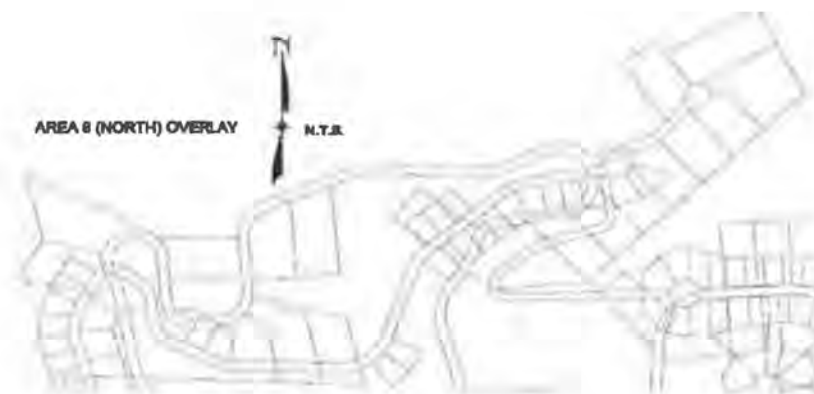


Figure 1-7 Area 6 (North) Overlay

Table 1-9 Village 6 Development Statistics

PROJECT	USE	DWELLING UNITS	ACREAGE
6	Village/Estate	200	134.0
Totals		200	134.0

"GREEN" DEVELOPMENT

Sustainable or "Green" Development has typically been defined as development that "meets the needs of the present without compromising the ability of future generations to meet their own needs." Somersett recognizes the importance of "Green" Development and providing a livable and sustainable community. To this end, Somersett has created Northern Nevada's first "Green" retail and office complex which will be LEED (Leadership in Energy and Efficiency Design) certified. In addition, sustainable practices such as energy reduction appliances, storm water, landscape improvements and air quality improvements are common practices within the community. For example, Somersett was one of the first to install roundabouts to minimize the start and stops of vehicles which minimizes the carbon emissions.

Low Impact Development (LID) tools and techniques have been employed during construction to control storm water sediment loading and reduce dust particulates from construction sites. Homebuilders use Energy Star products to reduce energy consumption. Drainage ways have been preserved and / or enhanced to improve storm water quality, and enhance the biodiversity of the flora, fauna and wildlife. 1,282 acres of open space which includes an additional 19 acres at the front entrance of Somersett and +/- 30 miles of trails link the community and provide wildlife habitat. Guiding "Green" principles for the un-built community will be guided by the Sierra Green Standards dated July 2008.

SITE ANALYSIS VIEWS

The bowl formation of the most densely developed parts of the site will seclude the village areas. This offers a desired privacy feature and tends to minimize the potential visual impacts of the project. Views from the site however, will be used as an important amenity. Somersett enjoys excellent views of the Sierra and Carson mountain ranges as well as Peavine Peak.

Dramatic views are offered in all directions (depending on the location within site), including the city lights of Reno-Sparks, the Carson Range of the Sierra Nevadas and Peavine Peak. Access and utilities are moving toward the site from the east in the City of Reno and from the south/southwest from the I-80 corridor.

TOPOGRAPHY

Somersett encompasses 2391+/- acres with elevations ranging from 4,100 to 6,100 feet above sea level. The property provides an array of settings, such as several gently sloping areas consisting of topography ranging from 0 to 15%. Additional smaller areas of 10 to 50 acres occur with moderate slopes that are highly suitable and desirable for custom or semi-custom home development. These settings are divided by drainageways, ridgelines and small peaks, providing many interesting and unique environments. Unique rock outcroppings are interspersed throughout Somersett.

HYDROLOGY

Prominent drainageways exist on site, which define the physical features of Somersett. There are thirteen major drainageways located within the project site, as defined by Figure 2-44. These drainage elements join and leave the site into Mogul with ultimate discharge into the Truckee River. Drainageways that are disturbed will be improved in conjunction with the golf course, or revegetated/landscaped to resemble or improve their natural state. The existing drainageways, as well as detention basins, will serve as a part of the open space/recreation areas. The Somersett

Master Hydrology Study (see Book 2, Appendix G) provides workable mitigation strategies to manage any potential increase in discharges. All the developed basins will reduce the fully developed 100-year peak discharge to levels that are at or below the existing condition discharges.

With the developer installed routing and detention facilities, this project will not adversely impact down stream properties.

VEGETATION

Much of the site is covered by thick sagebrush, rabbitbrush, antelope bitterbrush, and grasses such as bottlebrush, squirreltail, cheatgrass, and basin wildrye. Many native wildflowers also populate the area. Along some of the drainages, willows and other wetland vegetation exist where water is present or nearby. Along the utility corridor, crested and slender wheatgrass have been seeded and have become well established. The few native trees that existed on the site were junipers and pines as well as some deciduous trees along the drainageways. Thousands of trees and shrubs have been planted as part of the master landscape plans to provide a tie to open space areas left in a natural state.

ARCHAEOLOGY

Archaeological Research Services Inc. conducted an initial archival record research to identify cultural resources within and near the Somerset project. The findings of the research are summarized below. Since then, Kautz Environmental Services has thoroughly studied the site and prepared a treatment plan.

The project is situated north of the Truckee River in what was the traditional homeland of the Washoe Tribe of Nevada and California and what is in the Western Great Basin cultural area. The Truckee River was a major fishery for the Washoe as well as a travel corridor to and from the Truckee Meadows, the Sierras, and coastal California. Euroamericans began colonizing the Truckee River region by the late 1800's as a result of the mining boom with settlements and major travel corridors established along the river.

Definitive cultural resource work has been conducted within the Project Area. One previous investigation occurred within the Somerset area and comprised cultural resources inventory for the AT&T telecommunications route (Hemphill Class III Cultural Resources Inventory Along the Proposed AT&T Fiber Optic Facility Corridor Across Northern Nevada (ARS 460) 1988). During the 1950's Gladys Smith documented several sites within the Project Area as a result of her avocational interest in archaeology but no report was ever produced. Numerous cultural resources surveys have been conducted elsewhere in the Study Area, in the vicinity of Interstate 80 and around the town of Mogul.

A total of 29 sites are located in the Study Area. Among these, five have been documented within the Project Area and 24 are within the 1-mile zone around the Project Area. None of these sites have been entered on the Nevada State Historic Preservation Office list of National Register of Historic Places (NRHP) eligible sites. Prior to the approval of the first Final Map or grading permit, as applicable, the applicant shall have an archaeological survey performed on the undisturbed portions of the site to the satisfaction of State Historic Preservation Office and City Staff. Should a resource of significance be found on the site, the applicant shall provide mitigation as determined appropriate by the consultant, State Historic Preservation Office and City Staff, based upon the nature of the resource.

Historic Properties Treatment Plan has been prepared and submitted to the Corps of Engineers, State Historical Preservation Office and local Native American groups and was approved.

PROJECT SUMMARY

Somerset contains many areas of gentle 0 to 15% slopes. This affords an opportunity for a master-plan consisting of a series of villages, developed generally at 3 to 5 dwelling units per acre. Moderately sloped areas are proposed for clusters of custom or semi-custom lots at approximately one dwelling unit per acre. Central features will anchor many of the villages to provide a neighborhood gathering place or focal feature. These may consist of a park or commons, landscape or natural open space, golf course or community facilities such as a community center or recreation complex. The concept embraces elements of neo-traditional or "Green" planning concepts such as tree lined streets, centrally located parks or commons and urban/suburban densities juxtaposed with natural open space.

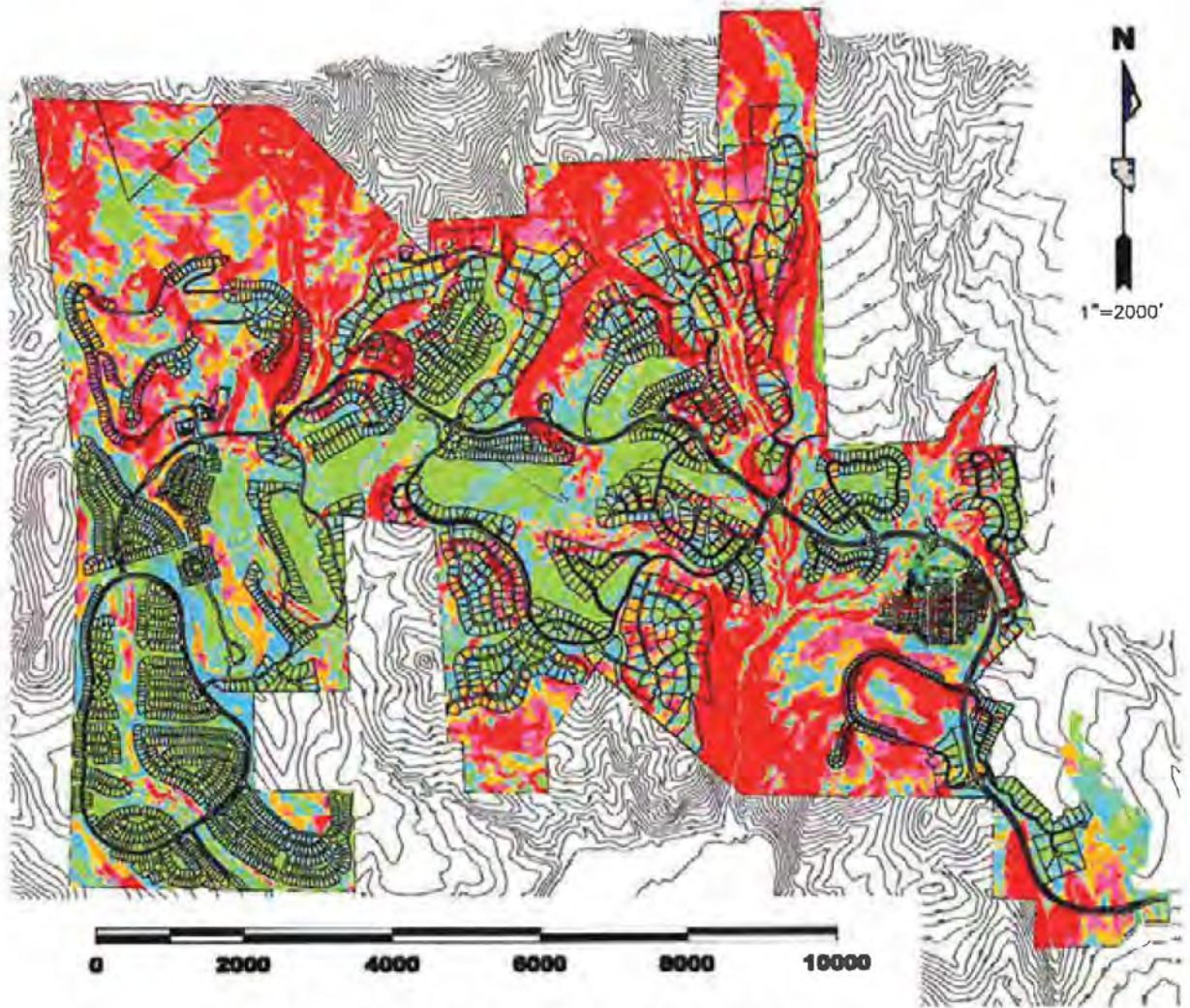
Table 1-10 Project Summary

Project Site Area	2,391+/- Acres
Number of Residential Units	3,062
Master Plan Designation	Special Planning Area (SPA)
Zoning Designation	Planned Unit Development (PUD)

PHASING

The intent of the phasing strategy for Somerset is to provide a balanced and effective approach to the buildout of the project. The phasing plan is a statement of the Master Developer's intentions related to the pattern and timing of construction. The phasing plan also permits governmental entities and public utilities to undertake capital improvement and service programming. The phasing described is not "cast in concrete". It presents a likely and logical sequence for development of Somerset. Factors that will affect phasing plans include changes in interest rates, market demands for the various types of housing, the pace of individual developers and builders of Somerset, the availability of infrastructure and the overall health of the real estate market.

The goal of the phasing is to ensure that the buildout of Somerset occurs in a balanced, functional, marketable, and efficient manner. It is the objective to, at all times, provide a broad mix



SLOPE ANALYSIS FOR SUBJECT PROPERTY

0 TO 10	22.18%	531.32 AC.
10 TO 15	16.20%	388.14 AC.
15 TO 20	14.43%	345.61 AC.
20 TO 25	13.74%	329.23 AC.
25 TO 30	11.83%	283.60 AC.
OVER 30	21.62%	517.93 AC.
TOTALS	100%	2395.73 AC.

Figure 1-15 Existing Topography



- UNDERGROUND GAS LINE
- == OVERHEAD POWER LINE
- MAJOR DRAINAGE WAY
- - - - - FAULT (DASHED WHERE APPROXIMATE; BALL ON DOWNWARD SIDE)
- + HIGH POINT
- ▲ WATER TANK

Figure 1-16 Existing Conditions

of housing densities, types, sizes, prices and settings to the local housing market, to the extent practical. It is also crucial to provide recreation facilities, shopping, and services, when justified to meet the needs of the project population and nearby residents. The phasing contemplates how support services are geared toward the residential buildout of the project.

If the final location or design of a project affects the distribution of acreage from one village or project to another, the units or density in the village or project that becomes smaller may be redistributed to an adjacent village or project (reference Minor Plan Amendment Process). The total number of dwelling units proposed for Somerset will not exceed 3,062. Unit yield adjustments will be limited to a maximum twenty percent increase over the total units allowed in the six primary villages that are receiving the redistributed units per an approved Tentative Map or Special Use Permit.

MAINTENANCE

Somerset has Protective Covenants that address maintenance issues. Village 5 will have its own or multiple separate Owners Association. Common areas within Somerset will be maintained by the Owners Associations. Enforcement of activities will remain under the control of the Owners Associations. These areas include parkways, pocket parks, and drainage facilities located outside of the public rights-of-way. Protective Covenants (CC&R's) were recorded with the first Final Map for Somerset. All additional projects will be incorporated into the same set of CC&R's via an annexation and/or supplemental declaration process.

OWNERS ASSOCIATION

The Somerset Owners Association (SOA) and, if separate, other sub associations will be overseen by boards of directors. The boards will ultimately hire a full-time professional manager, or Management Company, and associated staff to maintain, develop, and operate common areas, including landscaped parkways, drainage structures outside public rights-of-way, all ponds and associated facilities such as park areas. Several other duties will be performed by the Associations. SOA duties include enforcement of the Protective Covenants that include; architectural and landscape/site improvement review and approval, purchase and maintenance of equipment, materials and supplies for maintenance purposes; and levying of annual assessments and special assessments as needed for maintenance purposes. These requirements and duties will be reflected in the master protective covenants recorded on the property prior to or concurrent with the first Final Map in Somerset. All additional projects will be incorporated into the same set of CC&R's via an annexation and/or supplemental declaration process.

The increase in the Aesthetic Guideline Committee (AGC) responsibilities prior to City Staff review in the Handbook does not eliminate the City of Reno's review procedures, or transfer the City's police powers. All requirements of applicable codes and standard reviewing procedures for Special Use Permits (cuts and fills, major drainageway disturbance, etc.), Tentative Maps, site plan review, building permits, etc., still apply.

RESIDENTIAL RESTRICTIONS

The Protective Covenants place several restrictions on residential parcels to ensure that Somerset remains, in perpetuity, a quality development. Restrictions include items pertaining to timely completion of construction, nuisances, maintenance of lots, fencing, animals, R.V. storage, accessory structures, landscaping, building heights, exterior walls and trim, and construction procedures. The SOA and other sub associations will have broad powers to ensure that the Protective Covenants are observed.

AESTHETIC GUIDELINE COMMITTEE

All improvements constructed within the development will require approval by the Aesthetic Guideline Committee (AGC) prior to commencement of construction. The committee will review all plans and specifications and approve, approve with conditions, or reject project applications to ensure compliance with both the PUD's and the Protective Covenants. The committee will include

three to seven members with at least one qualified member of the allied physical design profession (i.e.: civil engineer, architect, land planner, etc.). Each application for a building permit shall include written approval from the AGC and contain the PUD standards checklist demonstrating compliance with all of the applicable standards contained in the Handbook and any conditions of approval.

SNOW REMOVAL

Snow removal service on public streets will be provided by City maintenance crews according to their practices and policies, with snow removal on private streets provided by a Owners Association. Certain landscape areas provided between the street and sidewalk can be used for snow storage. The narrower streets and snow storage areas are desired features that assist maintenance crews in their snow removal efforts.

STORMWATER MANAGEMENT

Somersett has had a positive effect on down stream stormwater conditions. Currently, several drainageways exist on site in a natural state. Eight of these drainageways have a tributary area of 100 acres or more and are thus classified as major drainageways under the City of Reno's drainageway policy. Major storm events can produce tremendous run off conditions via these drainageways.

To ensure proper storm water management throughout the development of Somersett, each individual residential and/or commercial project is required to show compliance with the master drainage plan, submitted with the project application. Each application for a Final Map, multi-family building permit, or commercial structure building permit will require a drainage report issued by a licensed professional engineer certifying that the plans and specifications adequately comply with the stormwater management plan and City of Reno requirements. The master drainage study by Manhard Consulting, Ltd. dated November 29, 2004 is on file at the City of Reno.

SEWERAGE

Sewer has been connected to the Verdi-Lawton sewer interceptor that has been extended to the Mogul area. Site sewer discharge flows to the Verdi-Lawton interceptor via two main lines. These lines will flow from north to south and are discussed in detail in the attached sewerage report in the appendices. A gravity flow sewer system has been built to connect the site and the Verdi-Lawton interceptor. The Verdi-Lawton interceptor ultimately feeds into the Truckee Meadows Water Reclamation Facility (TMWRF). The off-site sewer system affords a gravity flow from the south boundary of the project that links down line, and "wrap around" Mogul en route to the Verdi-Lawton interceptor. These alignments use existing and new easements through private property and public rights-of-way located in the county. The sewer lines offer an ideal alignment from the perspective of "gravity flow" characteristics by using the natural lay of the land. An updated master sewer study accounting for the increased unit counts has been prepared by Summit Engineering and is attached in the appendices.

As a "mitigation measure," the City will assess a sewer connection fee at the time each building permit is issued. Connection fees collected from the project will be used to buy more treatment plant capacity.

Chapter 2 - DEVELOPMENT STANDARDS HANDBOOK

Any items not addressed in this Handbook shall comply with applicable City Code requirements.

LAND USE DESIGNATIONS/DESIGN STANDARDS

Somerset affords Reno residents a broad array of options regarding housing choices. Each type of product is distinctly different, and the attached development standards are designed with these differences in mind. Four or more distinct types of single family housing products will be offered to Somerset homebuyers. Townhomes, apartments and condominiums may also be offered to provide a full range of housing choices within the Somerset community.

Commercial development standards are designed to encourage/enhance retail and office/business uses to complement the surrounding residential community while providing many needed services. The commercial areas may also contain an assisted living or congregate care facility.

Following are the Somerset land development standards.

PATIO HOMES

DESCRIPTION:

Traditional Patio homes are detached single-family units located on smaller lots that are a form of clustered housing. Patio home projects may use land planning techniques such as zero lot line or z-lot design to achieve a more spacious feel and may include up to two property lines without a setback, provided that the minimum building separations are provided as required below. Parks and/or open space areas are provided near Patio home projects as a closely linked amenity where yard space is limited. Patio home projects appeal to a large segment of homebuyers desiring low maintenance requirements. Patio homes will be located throughout the community.

- Lot Size:
 - Patio homes will be located on minimum lot sizes of 2,500 sq. ft.
 - Minimum average lot width of 40 feet.
 - Minimum building separation of eight feet.
- Allowed Uses:
 - Single-family dwellings of a permanent nature.
 - Zero or z-lot line developments.
 - Temporary residential sales office and model homes.
 - Children's Playhouse (75 sq.ft. maximum floor area, 8' maximum height).
 - In home childcare for the number of children legally permitted with one caregiver.
 - Cluster lot developments (3 or more lots served by a common driveway).
 - Structural additions to the original house, upon review and approval for that subdivision or project by the Aesthetic Guidelines Committee.
 - Home occupations
 - One detached guest building (garage or casita - no kitchen per City Code).
- Architecture
 - Architecture shall be in conformance with the architectural standards of the Handbook and allow for new design concepts for "Green" housing that would increase energy efficiency, encourage renewable energy methods, reduce material waste and allow for use of materials that are rapidly renewable or high in recycled content.
 - Basic architecture, including rooflines and fenestration treatment, shall be carried around on all four sides of the home.

- Building footprints/elevations will be submitted with each Tentative Map for each model, along with written approval of same by AGC.
- Trellis or pergola structures cannot have a solid roof and must meet setback standards
- Prohibited Uses:
 - Accessory structures on individual lots (except children's playhouses as noted above).
 - R.V., boat, or trailer storage on individual lots. Pickup trucks with campers or vans up to 21' in length, that serve as primary transportation, are exempted from this provision, if, and only if, the driveway is long enough to accommodate the vehicle without impeding the sidewalk.
 - Garages converted into living space or used exclusively for storage.
 - No structural additions shall be permitted to the original house, unless approved in writing by the AGC.
 - These prohibited use provisions will be included with the disclosure statement at the time of sale of each house.
 - No other uses are allowed.
- Parking:
 - One off-street parking space shall be provided per bedroom.
 - One on-street guest parking space shall be provided per lot, unless provided in off-street guest parking areas.
 - Demonstrate that sufficient parking is provided with each Tentative Map.
- Setbacks (See Figure 2-1 & 2-2, Yard Definitions/Setbacks)*:
 - Front Yard: 5' from back of sidewalk; 20' minimum driveway length (from back of walk or back of curb whichever is greatest), driveways may be deleted if appropriate parking is provided elsewhere.
 - Side Yards: 0' and 10', or 5' and 5'.
 - Exterior Side Yards (corner lots) 5' from back of sidewalk.
 - Rear Yard: 0' or 10' (Determined with submission of the Tentative Map.)
 - Setbacks can be varied for cluster lots/quad lots through the Tentative Map process
 - A minimum usable side or rear yard area of 400 sq. ft. A reduction in the useable yard area may be allowed in the Town Center with the approval of a Tentative Map or Special Use Permit.
 - Porches: Uncovered front yard porches, courtyards or similar treatments may extend into the front setback area to within three feet of a sidewalk if approved by the AGC.
 - Porches, courtyards, raised planters or similar treatments that extend at least three feet in front of the main structure are required on 50% of non-cluster lots and required on all cluster lots that face the street. A plot plan will be submitted with each tentative and final map indicating how this requirement will be met.

** Actual yards and setbacks shall be selected with submission of each Tentative Map.*
- Projections into Required Setbacks:
 - Cornices, canopies, eaves, porches, chimneys, trellises, pergolas or similar architectural features may extend into a required setback area as much as 2 feet.
 - No air conditioning units will be allowed within 5 feet of any property line nor within the front yard area.
- Variation in Elevations:¹
 - No identical (like or mirrored) front elevations may be repeated on adjacent lots facing the street. Adjacent lots may share the same floor plan, but must have different elevations. Exterior colors must vary from lot to lot, unless a uniform color palette is expressly approved for a project by the Aesthetic Guidelines Committee.

¹ With application for a building permit, the applicant shall submit a copy of the approved subdivision map showing building footprints and models to allow the A.C.C. and staff to check for compliance with required variation in elevations and setbacks.

- Height Limitation: Two stories (not including daylight basements)
- Fencing Requirements: See Hardscape, Fences and Walls. (See Figures 2-67A through 2-67D). A plan showing fencing locations consistent with these requirements shall be provided with the tentative map.

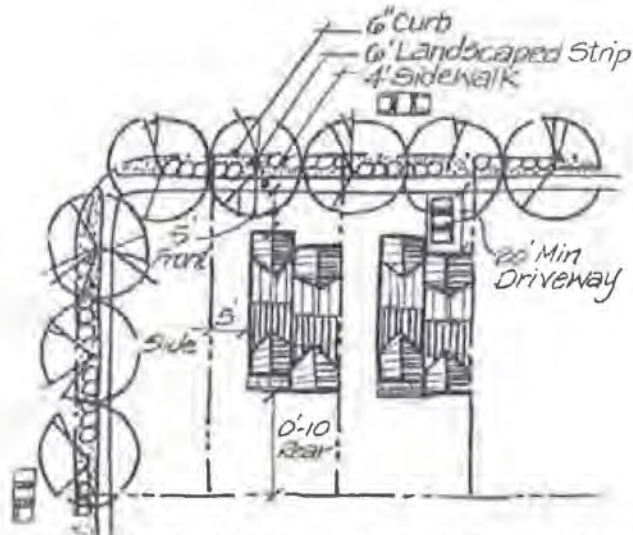


Figure 2-1 Yard Definitions/Setbacks for Patio Homes

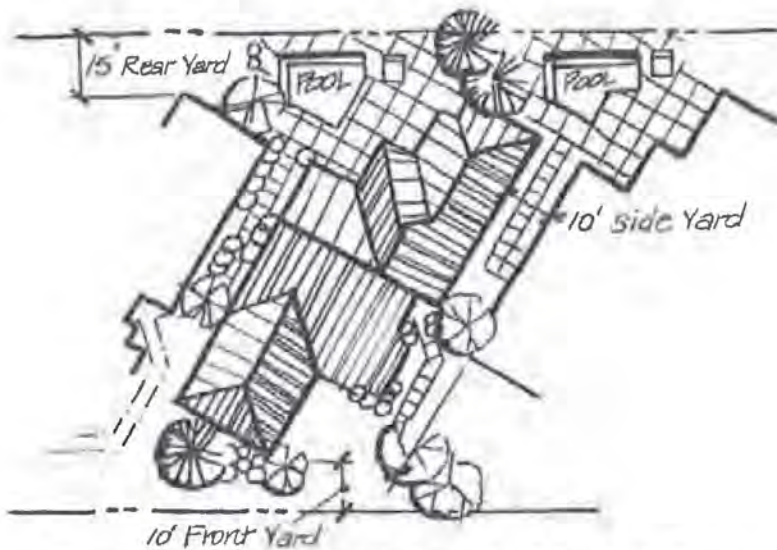


Figure 2-2 Yard Definitions/Setbacks for Z-Lot Patio Homes

GREEN DEVELOPMENT CRITERIA

- Each new development shall at a minimum receive certification of "One Star" rating for the subdivision and Bronze rating for the individual homes following the Sierra Green Standards dated July 2008. This criterion excludes any areas already final mapped and/or recorded or commercial areas that have been issued a building permit and/or commercial development that has been submitted for building permit that is under review.

SPECIAL CONDITIONS


Generally, slopes facing the street shall be a 3:1 or less, gradient. Whenever possible, where front yards are steeper, a mixture of front yard slopes which transition from 3:1, 2:1 and rocky walls shall be provided.

- All fill placed on slopes steeper than five to one (H:V) must be keyed into the native soils.
- Other:
 - Any standards not addressed above shall comply with City of Reno, RMC for the SFR-4 zone.

VILLAGE HOMES

DESCRIPTION:

Village homes provide a bridge between the higher density multi-family and patio homes and the executive and estate lots.

- Lot Size:
 - 5,000 square feet minimum
 - Minimum average lot width of 45 feet.
 - Minimum building separation of 8 feet.
- Allowed Uses:
 - Single-family dwellings of a permanent nature.
 - Zero or Z-lot line developments.
 - Temporary sales office and model homes.
 - In home childcare for the number of children legally permitted with one caregiver.
 - Children's playhouse (75 sq.ft. maximum floor area, 8' maximum height).
 - One detached guests building (garage or casita - no kitchen per City Code.)
 - Structural additions to the original house, upon review and approval of the entire project by the Aesthetic Guidelines Committee.
 - Home Occupations
- Architecture
 - Project architecture shall be in conformance with the architectural standards of the Handbook and allow for new design concepts for "Green" housing that would increase energy efficiency, encourage renewable energy methods, reduce material waste and allow for use of materials that are rapidly renewable or high in recycled content.
 - Basic architecture, including rooflines and fenestration, shall be carried around on all four sides of the home.
 - Building footprints/elevations or envelopes will be submitted with each Tentative Map for each model, along with written approval of same by the AGC.
 - Trellis or pergola structures cannot have a solid roof and must meet setback standards. 
- Prohibited Uses:
 - Accessory structures on individual lots (except children's playhouses noted above).
 - R.V., boat, or trailer storage on individual lots. Pickup trucks with campers or vans up to 21' in length, that serve as primary transportation, are exempted from this provision, if, and only if, the driveway is long enough to accommodate the vehicle without impeding the sidewalk.

- Garages converted into living space or used exclusively for storage.
- No structural additions will be permitted to the original house, unless approved in writing by the AGC.
 - No other uses are allowed.
- Parking:
 - One off-street parking space will be provided per bedroom.
 - One on street or guest parking space will be provided per lot, unless provided in off-street guest parking areas.
 - Demonstrate that sufficient parking is provided with each Tentative Map.
- Setbacks (See Figure 2-3 and 2-4, Yard Definitions/Setbacks)*:
 - Front Yard: 5' from back of sidewalk (including porches); 20' minimum driveway length (from back of walk or back of curb whichever is greatest.)
 - Rear Yard: 10' minimum
 - A minimum usable yard area of 400 sq. ft. for a two-bedroom unit. An additional 100 sq. ft. of usable area shall be added for each additional bedroom.
 - Side Yards: 0' and 5' or 5' and 5'.
 - Exterior Side Yards: 5' from back of walk.

*Actual yards and setbacks shall be selected with submission of each Tentative Map. ← *

- Projections into Required Setbacks:
 - Cornices, canopies, eaves, porches, chimneys, trellises, pergolas or similar architectural features may extend into a required setback area not to exceed two feet. ← *
 - No air conditioner units will be allowed within five feet of any property line or within the front yard area of any lot.
- Variation in Elevations: ¹
 - No identical (like or mirrored) front elevations may be repeated on adjacent lots. Adjacent lots may share the same floor plan, but must have different elevations. Exterior colors must vary from lot to lot, unless a uniform color palette is expressly approved for a project by the Aesthetic Guidelines Committee.

¹ With application for a building permit, the applicant shall submit a copy of the approved subdivision map showing building footprints and models to allow the A.G.C. and staff to check for compliance with required variation in elevations and setbacks.

- Height Limitation: Two stories (not including daylight basements)
- Fencing Requirements: See Hardscape, Fences and Walls. (See Figures 2-67A through 2-67D). A plan showing fencing locations consistent with these requirements shall be provided with the Tentative Map.

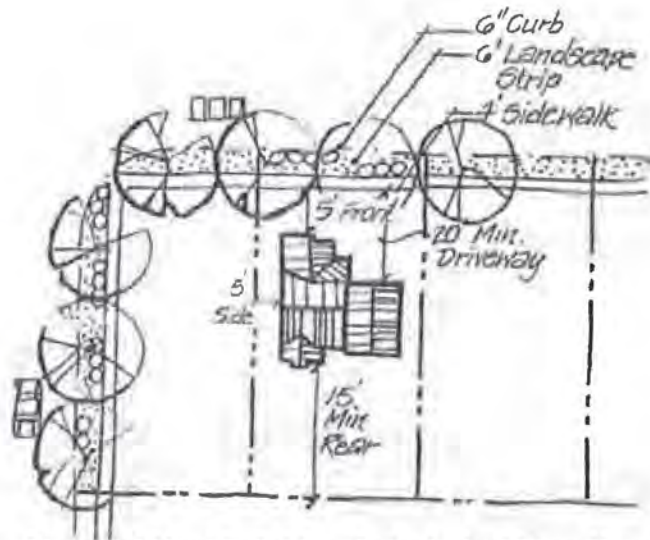


Figure 2-3 Yard Definitions/Setbacks for Village Homes

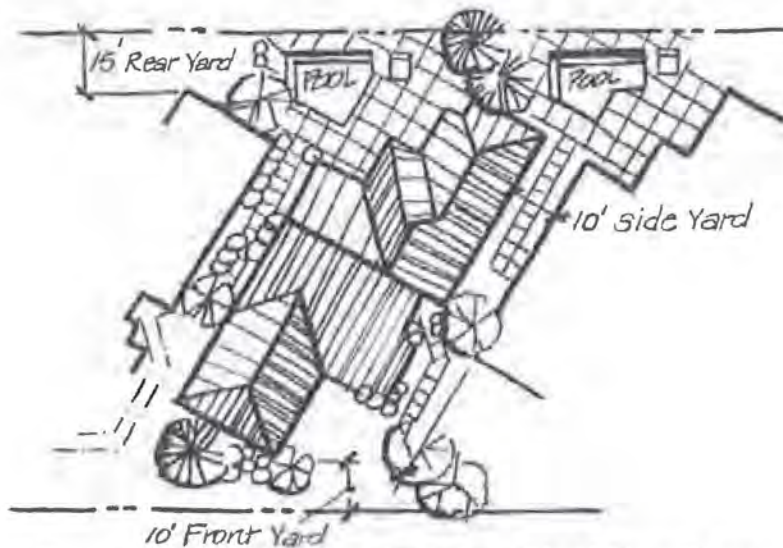


Figure 2-4 Yard Definitions/Setbacks for Z-Lot Village Homes

GREEN DEVELOPMENT CRITERIA

- Each new development shall at a minimum receive certification of "One Star" rating for the subdivision and Bronze rating for the individual homes following the Sierra Green Standards dated July 2008. This criterion excludes any areas already final mapped and/or recorded or commercial areas that have been issued a building permit and/or commercial development that has been submitted for building permit that is under review.

SPECIAL CONDITIONS:

- Generally, slopes facing the street shall be a 3:1, or less, gradient. Whenever possible, where front yards are steeper, a mixture of front yard slopes which transition from 3:1, 2:1 and rocky walls shall be provided.
- All fill placed on slopes steeper than five to one (H:V) must be keyed into the native soils.
- Other:
 - Any standards not addressed above shall comply with City of Reno, RMC for the SFR-4 zone.

EXECUTIVE HOMES

DESCRIPTION

Executive homes may generally be found close to the Patio homes, Village lots, and Open Space/Trails at the outer edge of the villages with views of Reno and the mountains.

- Lot Size:
 - 6,000 square foot minimum.
 - Minimum Average lot width of 55 feet and 60 feet on corner lots.
- Allowed Uses:
 - Single-family dwellings of a permanent nature.
 - One detached guest building (garage or casita - no kitchen per City Code)
 - Accessory uses customarily incident to the above uses, located on the same lot, including a private garage, tool/storage shed, garden house, private workshop, private greenhouse, and/or children's playhouse upon review and approval of the entire project by the Aesthetics Guidelines Committee.
- Temporary residential sales office and model homes.
 - In home childcare for the number of children legally permitted with one caregiver.
 - Home occupations.
- Architecture:
 - Project architecture shall be in conformance with the architectural standards of the Handbook and allow for new design concepts for "Green" housing that would increase energy efficiency, encourage renewable energy methods, reduce material waste and allow for use of materials that are rapidly renewable or high in recycled content.
 - Basic architecture, including rooflines and fenestration, shall be carried around on all four sides of the home.
 - Written AGC approval and Handbook compliance checklist must be submitted with each application for a building permit. Trellis or pergola structures cannot have a solid roof and must meet setback standards.
- Parking:
 - One off-street parking space shall be provided per bedroom, including guest buildings.
 - One on-street or guest parking space shall be provided per lot.
 - Demonstrate that sufficient parking is provided with each Tentative Map.
- Setbacks (See Figure 2-5, Yard Definitions/Setbacks):
 - Front Yard: 8' from back of walk; 20' minimum driveway length (from back of walk or back of curb whichever is greatest).
 - Rear Yard: 10' minimum; minimum usable yard area of 500 square feet.
 - Side Yards: 5 feet and 10 feet on the opposite side.
 - Exterior Side Yard: 8' from back of walk.
 - Setbacks may be reduced, if in the opinion of the Administrator, the reduction will reduce the amount of grading or terracing required to accommodate the unit. In no case will the driveway standards be reduced administratively.
- Accessory Buildings:
 - Non-buildable area in rear yard: 0 to 10 feet from rear P.L. and 0 to 5' from side P.L.
 - Maximum coverage: 400 sq. ft., provided minimum useable yard area is maintained.
 - Maximum height: 15' at the highest point.

- Projections into Required Setbacks:
 - Cornices, canopies, eaves, porches, chimneys, trellises, pergolas or similar architectural features may extend into a required setback area not to exceed two (2) feet.
- Variation in Elevations:¹
 - No two identical (like or mirrored) front or rear elevations will be sited on adjacent lots. Adjacent lots may share the same floor plan but must have different elevations. Exterior colors must vary from lot to lot.

¹ With application for a building permit, the applicant shall submit a copy of the approved subdivision map showing building footprints and models to allow the A.G.C. and staff to check for compliance with required variation in elevations and setbacks.

- Height Limitation: Two Stories (not including daylight basements)
- Fencing Requirements: See Hardscape, Fencing and Walls. (See Figures 2-67A through 2-67D)

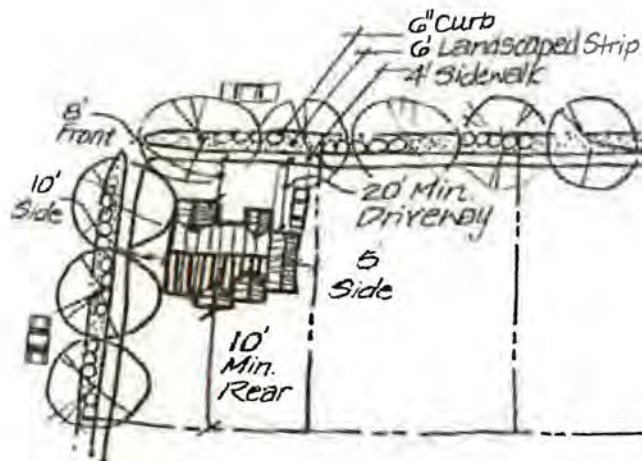


Figure 2-5 Yard Definitions / Setbacks for Executive Homes

GREEN DEVELOPMENT CRITERIA

- Each new development shall at a minimum receive certification of "One Star" rating for the subdivision and Bronze rating for the individual homes following the Sierra Green Standards dated July 2008. This criterion excludes any areas already final mapped and/or recorded or commercial areas that have been issued a building permit and/or commercial development that has been submitted for building permit that is under review.

SPECIAL CONDITIONS:

- Tentative building envelopes and/or typical building envelopes shall be provided with Tentative Maps. At time of final mapping, the Aesthetic Guidelines Committee may require that building envelopes be established for all lots in accordance with Somerset Protective Covenants. The building envelope will be based upon topography of the lot, its relationship to neighboring lots, and shall take into account unique site features such as mature trees, native plants, and rock outcroppings. The size and shape of building envelopes may thus vary from lot to lot.
- The principal structure must be contained within the building envelope, as regulated by the Aesthetic Guidelines Committee's review and approval process.

- Generally, slopes facing the street shall be a 3:1, or less, gradient. Whenever possible, where front yards are steeper, a mixture of front yard slopes which transition from 3:1, 2:1 and rocky walls shall be provided.
- All fill placed on slopes steeper than five to one (H:V) must be keyed into the native soils.
- Other:
 - The Cityside subdivision may have Casita's in the front and side yards and a reduced rear yard from 20 feet to 10 feet to provide for the alternative housing product.
 - Any standards not addressed above shall comply with City of Reno, RMC for the SFR-6 zone.

ESTATE HOMES

DESCRIPTION:

Estate lots are the largest lots within the community and are typically located in the areas of most dramatic terrain and command the best views in the community. These lots are more removed from the village centers and are larger due to the adaptive hillside grading and house sitting principles required in the design.

- Lot Size:
 - Estate homes will be located on minimum lot sizes of 10,000 square feet.
 - Minimum average lot width shall be 70 feet.
- Allowed Uses:
 - Single-family dwellings of a permanent nature.
 - One detached guest building (garage or casita - kitchens may be allowed)
 - Accessory uses customarily incident to the above uses, located on the same lot, including a private garage, tool/storage shed, garden house, private workshop, private greenhouse, and/or children's playhouse. Accessory buildings shall be separated from any main structure by a distance of at least ten feet.
 - Temporary residential sales office and model homes.
 - In home childcare for the number of children legally permitted with one caregiver.
 - Home occupations.
 - No other uses allowed.
- Architecture:
 - Project architecture shall be in conformance with the architectural standards of the Handbook and allow for new design concepts for "Green" housing that would increase energy efficiency, encourage renewable energy methods, reduce material waste and allow for use of materials that are rapidly renewable or high in recycled content.
 - Basic architecture, including rooflines and fenestration, shall be carried around on all four sides of the home.
 - Written AGC approval and Handbook compliance checklist must be submitted with each application for a building permit.
 - Trellis or pergola structures cannot have a solid roof and must meet setback standards.
- Parking:
 - One off-street parking space shall be provided per bedroom, including any guest unit.
 - One on-street or guest parking space shall be provided per lot.
- Setbacks (See Figure 2-6, Yard Definitions/Setbacks):
 - Front Yard: 10 feet and 20 feet minimum driveway length (from back of walk or back of curb whichever is greatest).
 - Rear Yard: 25 feet minimum; minimum usable yard area of 600 square feet.
 - Side Yards: 10' one side/15' feet one side, minimum.

- The residential lot setbacks may be reduced, if in the opinion of the Administrator, the reduction will reduce the amount of grading or terracing required to accommodate the unit. In no case will the driveway standards be reduced administratively.
- Accessory Buildings:
 - Non-buildable area in rear yard: 0 to 10 feet from rear P.L. and 0 to 5' from side P.L.
 - Maximum coverage: 800 sq. ft., provided that at least 500 square feet of useable rear yard area is maintained.
 - Maximum height: One story
- Projections into Required Setbacks:
 - Cornices, canopies, eaves, porches, chimneys, trellises, pergolas or similar architectural features may extend into a required setback area not to exceed two (2) feet.
- Variation in Elevations:¹
 - No two identical (like or mirrored) front or rear elevations will be sited on adjacent lots. Colors must vary subtly from lot to lot.

¹ With application for a building permit, the applicant shall submit a copy of the approved subdivision map showing building footprints and models to allow the A.G.C. and staff to check for compliance with required variation in elevations and setbacks.

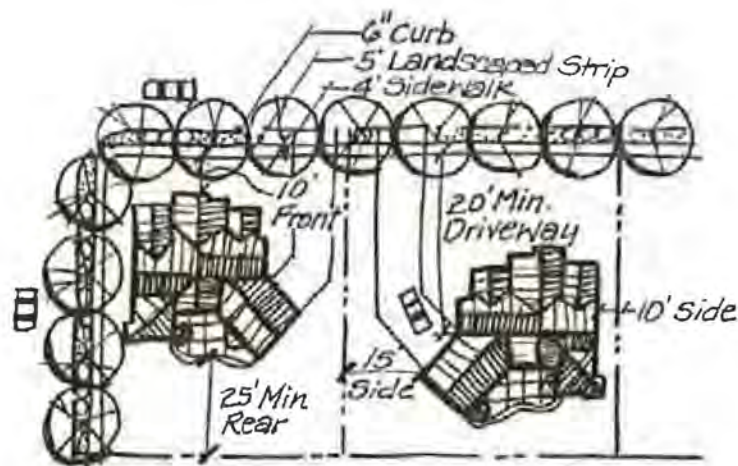


Figure 2-6 Yard Definitions/Setbacks for Estate Homes

- Height Limitation: Three Stories.
- Fencing Requirements: See Hardscape, Fences and Walls on Figures 2-67A through 2-67D.

GREEN DEVELOPMENT CRITERIA

- Each new development shall at a minimum receive certification of "One Star" rating for the subdivision and Bronze rating for the individual homes following the Sierra Green Standards dated July 2008. This criterion excludes any areas already final mapped and/or recorded or commercial areas that have been issued a building permit and/or commercial development that has been submitted for building permit that is under review. ND

SPECIAL CONDITIONS:

- Tentative building envelopes and/or typical building envelopes shall be provided with Tentative Maps. At time of final mapping, building envelopes will be established for all lots in accordance with Somerset Protective Covenants. The building envelope will be based upon topography of the lot, its relationship to neighboring lots, and shall take into account unique

site features such as mature trees, native plants, and rock outcroppings. The size and shape of building envelopes may thus vary from lot to lot.

- The principal structure must be contained within the building envelope as regulated by the Aesthetic Guidelines Committee's review and approval process.
- All residences shall include a minimum of a two-car garage at 20' in depth and two driveway parking spaces a minimum of 20' depth.
- Generally, slopes facing the street shall be a 3:1, or less, gradient. Whenever possible, where front yards are steeper, a mixture of front yard slopes which transition from 3:1, 2:1 and rockery walls shall be provided.
- All fill placed on slopes steeper than five to one (H:V) must be keyed into the native soils.
- Other:
 - Any standards not addressed above shall comply with City of Reno, RMC for the SFR-9 zone

SINGLE FAMILY CLUSTER / ATTACHED / TOWNHOME

DESCRIPTION:

Attached housing will generally be located within or near the village or Town Center areas. These will generally be strategically located within walking distance of activity centers promoting pedestrian activity

- **Permitted Uses:**
 - Single Family Cluster, Townhomes, patio homes, and condominium housing (except in 5D).
 - Temporary residential sales offices.
 - Accessory structures incidental to the above uses.
 - In-home child care for the number of children legally permitted with one caregiver.
 - Home occupations.
- **Uses Requiring a Site Plan Review:**
 - Projects exceeding one hundred residential units
- **Prohibited Uses:**
 - All uses not specifically identified above.
 - Apartments or timeshares.
 - Condominium housing or three (3) story structures in Village 5D.
 - Assisted living facilities and other similar uses specializing in congregate care.
- **Streets:**
 - In order to reduce grading impact in steep hillside areas and provide a more eco-friendly "Green" development the "Local Street" cross-section as depicted in Figure 2-22 shall be allowed to be used as a residential doubled loaded street if the street is private. Only one side of the street will be required to have attached 5 foot sidewalk. No parking on the street will be allowed. The 24 foot minimum drive width shall be maintained for fire access. Guest parking shall be provided off-street at the same parking rates listed in Table 2-1 "Parking Requirements For Town Center".
- **Architecture:**
 - An architectural style will be selected that is compatible with the single family residential style depicted in this handbook with respect to roof pitch, exterior color, and materials. Large multifamily buildings will be designed to appear as a collection of smaller buildings to provide a more intimate sense of scale. This can be accomplished by off-setting exterior walls, altering building height, installing muntins on windows, and using columns, recessed entries and balconies. Architecture will allow for new design concepts for

- "Green" housing that would increase energy efficiency, encourage renewable energy methods, reduce material waste and allow for use of materials that are rapidly renewable or high in recycled content.
- Written AGC approval and a Handbook Compliance Checklist must be submitted with each application for a building permit.
 - Details, Materials, and Colors:
 - Building details, which convey a sense of scale such as doors, balconies, windows, steps, and handrails shall be emphasized. Changes in building materials shall generally not occur on the same plane. Piecemeal and frequent changes in materials shall be avoided. All building facades shall have an integrated appearance by using materials, and details of similar quality.
 - Roofs:
 - The form, color, and texture of a roof shall be designed as an integral part of the building. It is recommended that roof surfaces generally be dark in color, with a low reflectivity so the roof more easily blends into the surrounding area. To break up large continuous roof planes, roof forms shall be articulated using gables, hips, clear stories, dormers, and mansard roofs.
 - Garages or structures which create shade, define spaces and extend architectural lines into the landscape are encouraged in multi-family projects and shall be designed as an extension of the residential building complex with compatible architectural design. Covered parking structures shall include roof colors and building materials consistent with main buildings. Roof pitches on garages shall be architecturally compatible with roof pitches on residential buildings.
 - Trash Enclosures:
 - Trash enclosures in multi-family housing shall have walls consistent in design with the surrounding buildings and structures. In the event that the dumpster is visible from adjacent residential units, enclosure roofing shall be required. Lighting shall be provided at all trash enclosure locations.
 - Lighting:
 - Light standards, poles and other decorative site lighting shall complement the architectural theme. A final site lighting plan shall be approved by staff prior to issuance of building permit.
 - Signs:
 - Lighted central project directory signs shall be placed at each major entrance. Illuminated building address signs and building identification signs shall be provided to clearly direct visitors/emergency vehicles to each unit.
 - Amenities:
 - An amenity package will be provided for projects over 20 residential units, including phased projects, which will exceed 20 units upon completion, and will include laundry facilities (if not contained within each home), a tot lot (except in an age-restricted 'adult' project) and a minimum of 100 square feet of usable open space (i.e. patio area, balconies, etc.) per unit. A community room, exercise room, picnicking facilities, sports areas, tennis courts, trails, and swimming pools or some combination of these amenities) will also be provided for projects over 100 units, including phased projects which will exceed 100 units upon completion.
 - The amenities provided will be appropriately sized for each project to the satisfaction of the Community Development Director.

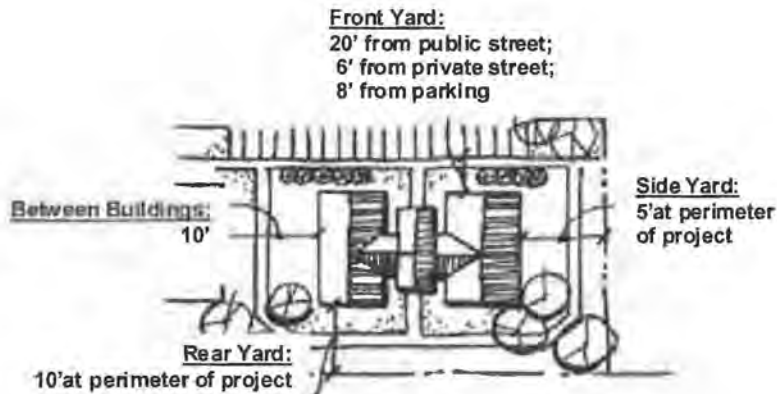


Figure 2-7 Yard Definitions/Setbacks for Attached Housing/Townhomes

CHARACTERISTICS:

Maximum Density:	14.52 d/u per acre (except in Town Center); 12.80 du/ac in 5D
Minimum Lot Size:	Not applicable
Maximum Units per Building:	30 (except in Town Center)
Min. Distance between Buildings:	10 feet; 30 feet with a three story structure
Minimum Lot Frontage:	Not applicable
Front Yard Setback:	20' from a public street, 6' from a private street, 30' for a three or more story structure, 8' from parking. Minimum setbacks adjacent to alleys or private streets in the Town Center, may be reduced through the Special Use Permit or Tentative Map process provided the following criteria's are met.

The setback from back of curb to face of garage shall be a minimum of 6'. Upper story elevations on each unit within a building mix will have architectural elements that recess or protrude 2 to 4 feet from the main structure to provide varying fenestrations. A minimum 40 sq. ft. landscape strip will be provided between each driveway that extends from the back of curb to at least the garage face to provide a visual break on the streetscape at the rear of the buildings. A mix of units will be utilized within each building to vary rooflines and architectural elements. A mix of from 2 to 6 unit buildings will be utilized to break up the streetscape. Exterior materials will vary between units. Window grid pattern shall continue on all 4 sides along with exterior material variation. Garage doors shall be variably recessed up to 2' in depth. 50% of garage doors will have windows.

Side Yard Setback (Figure 2-7):	At project perimeter, 5 feet.
Rear Yard Setback (Figure 2-7):	At project perimeter, 10 feet.
Maximum Building Height:	3 stories (except in Village 5D where 2 stories will be the maximum building height) and 5 stories in Town Center as defined in City Code. 3 stories not to exceed 45 feet.
Parking Required:	Per standards or Reno Municipal Code (except in Town Center, which will require a minimum of 2.5 parking spaces per unit).

Landscape Area: 25% of site area (except in Town Center)

GREEN DEVELOPMENT CRITERIA

- Each new development shall at a minimum receive certification of "One Star" rating for the subdivision and Bronze rating for the individual homes following the Sierra Green Standards dated July 2008. This criterion excludes any areas already final mapped and/or recorded or commercial areas that have been issued a building permit and/or commercial development that has been submitted for building permit that is under review.

SPECIAL CONDITIONS:

- All units are encouraged to have porches, balconies, or patios.
- A landscape area of 8 feet minimum width must separate building and parking areas except for access aisles, utility pads, and building encroachments such as porches or patios.
- In Town Center, a minimum of a 25-foot setback from Somerset Parkway shall be allowed.
- Other:
 - Any standards not addressed above shall comply with RMC for the MF-14 zone.
 - HVAC, gas, water, and electric meters shall be screened from adjacent streets and residential areas.

TOWN CENTER COMMERCIAL/NEW

DESCRIPTION:

The Town Center Commercial is located in the Town Center in Somerset Village. Functionally, it will serve as the activity center that is located within walking distance of the most intense residential areas. It includes the recreation center; retail uses; multi-family residential uses and is located near the neighborhood park. (See Table 1-7 for use and maximum commercial building area.)

Permitted Uses:

- Retail uses, single uses not to exceed 50,000 s.f. G.L.A.
- Recreation complex and health club facilities (may be greater than 50,000 s.f. G.L.A.)
- Public facilities
- Sales/leasing offices and association offices
- Real Estate Offices
- Animal Clinic
- Professional/medical offices
- Assisted living, independent living, congregate care and active senior apartment facilities.
- Restaurants, lounges, bars or other permitted commercial uses with restricted gaming.
- 24 hour uses (except freestanding bars)
- Educational uses
- Day care/child care
- Satellite library
- Specialty food stores
- Beauty salon/barbers
- Travel agency
- Private Club
- All Town Center Residential uses as defined in Town Center Residential
- Apartments
- Mini-storage (5 acres and 500 units maximum, which is included as part of the maximum commercial building area.)
- Post Office
- Offices
- Fitness center
- Pool or billiard parlor

- Commercial amusement (indoor)
 - Community center
 - Library, art gallery or museum
 - Printing and publishing
 - Pet store
 - Copy center
 - Financial institution
 - Freestanding teller machine
 - General personal service
 - Laundry
 - Bed and Breakfast
 - Antiques/collectibles
 - Retail bakery
 - Accessory structures incidental to the above uses.
 - Temporary Christmas tree sales and similar uses

Uses Requiring a Site Review:

- Church
- Service Station
- Household goods/repair
- Movie Theatre

Uses Requiring a Special Use Permit:

- Drive-through facilities
- Operations between 11:00 p.m. and 6:00 a.m. when adjacent to residential uses
- Service stations and convenience stores when adjacent to residential uses, unless separated by 100' of space.

- Architecture:

- Large buildings will be designed to appear as a collection of smaller buildings to provide a more traditional style of Town Center.
- An architectural style will be selected that is compatible with the commercial style depicted in this handbook with respect to roof pitch, exterior color, and materials. Architecture will allow for new design concepts for "Green" housing that would increase energy efficiency, encourage renewable energy methods, reduce material waste and allow for use of materials that are rapidly renewable or high in recycled content.
- Written AGC approval and a Handbook Compliance Checklist must be submitted with each application for a building permit.

- Signs:

- See Chapter 2, Hardscape, Signs. (Table 2-7.)

LOT CHARACTERISTICS:

Maximum Building Coverage:.....	30%
Front Yard Setback:	10 feet (except in the Town Center, maybe zero)
Side Yard Setback:	0 feet, 20 feet if adjacent to off-site residential, with an additional setback of one-foot for each foot of building height above 25 feet
Rear Yard Setback:	0 feet, 20 feet if adjacent to off-site residential, with an additional setback of one-foot for each foot of building height above 25 feet

(Setbacks and orientation shall be to the approval of the Architectural Control Committee.)

Maximum Building Height:	5 Stories including office or residential above the first floor.
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Minimum Building Separation: 0 feet

Areas adjacent to residential development must provide a minimum of 10 feet of landscaping, along the property line and a solid 6-foot high fence or wall depending on the use as determined by the administrator.

GREEN DEVELOPMENT CRITERIA

- Each new development shall at a minimum receive certification of "One Star" rating for the subdivision and Bronze rating for the individual homes following the Sierra Green Standards dated July 2008. This criterion excludes any areas already final mapped and/or recorded or commercial areas that have been issued a building permit and/or commercial development that has been submitted for building permit that is under review.

TOWN CENTER RESIDENTIAL (MULTI-FAMILY/CLUSTERED PATIO)

DESCRIPTION:

The Town Center Residential is located in the southern portion of Town Center in Somerset Village. It contains a mixed use of townhomes and unique clustered patio homes.

Table 2-1 Parking Requirements for Town Center

LAND USE	PARKING STANDARD
Animal Clinic, Shelter, Hospital or Boarding Kennel	1 per each 3.30 sq. ft.
RESIDENTIAL & LODGING	
Bed & Breakfast	1 per guest room plus 2 for primary residence
Condominium	1.12 per efficiency d/u (no separate bedroom); 1.5 per 1 bedroom d/u; 2 per 2 bedroom d/u; 2 per 3 bedroom d/u; 2 plus 0.5 per each bedroom for d/u larger than 3 bedrooms; 1 per 10 d/u guest parking.
Multi-Family Residential	1.12 per efficiency d/u (no separate bedroom); 1.5 per 1 bedroom d/u; 2 per 2 bedroom d/u; 2 per 3 bedroom d/u; 2 plus 0.5 per each bedroom for d/u larger than 3 bedrooms; 1 per 10 d/u guest parking. Only garages and other parking that is included in the base price of the unit may be counted towards the required parking.
Townhouse/Clustered/Patio Homes; Zero Lot Line	Parking requirements shall be based on City Code; however, where recent data is available from ITE or another nationally accepted authority that parking data can be submitted to the Administrator. Common parking lots shall have not more than 5 spaces in any one lot unless separated by landscaping.
INSTITUTIONAL & COMMUNITY SERVICE	
Child Care Center	1 per 9 pupils.
Art Gallery or Museum	1 per 330 sq. ft.

Post Office	1 per 500 sq. ft.
Public or Private School	1½ per each classroom plus 5 visitor parking spaces.

OFFICE & PROFESSIONAL

Financial Institution	1 per 275 sq. ft.
Office, Medical Professional	1 per 165 sq. ft.
Office, Professional	1 per 275 sq. ft.

RECREATION, ENTERTAINMENT & AMUSEMENT

Commercial Amusement/Recreation (Inside) other than listed.	1 per 220 sq. ft.
Commercial Amusement/Recreation (Outside) other than listed.	1 per 660 sq. ft. of site area, exclusive of building.
Community Center, Country Club	1 per 275 sq. ft.
Fitness Center	1 per 165 sq. ft.
Night Club	1 per each 55 sq. ft. of public seating and waiting area, plus 1 per each 220 sq. ft. of the total remaining with a minimum of 10 spaces.
Park	1 per 10,000 sq. ft. of land area.
Private Club, Lodge or Fraternal Organization	1 per 82 sq. ft.
Tennis Courts	2.7 per court
Theater	1 per 3.3 seats
Video Arcade	1 per 220 sq. ft., plus per 2.2 licensed game machines.

RETAIL, PERSONAL SERVICE, COMMERCIAL, AUTO & BUSINESS SERVICES

Auto Repair Garage, Paint & Body Shop	1 per 330 sq. ft.
Bar	1 per each 110 sq. ft.
Building & Landscaping Materials	1 per 550 sq. ft. of building area; 1 per 1100 sq. ft. outside storage area.
Car Wash	3.6 per bay or stall.
Commercial Uses, Other than Listed	1 per 275 sq. ft.
Drive-Through Facility	40 lineal feet of stacking area in front of each window or bay plus one off-street stacking area of 140 lineal feet in length

(measured from the window), plus 1 per 110 sq. ft. of restaurant.

Food & Beverage Service	Low-volume sit-down restaurant (customer turnover typically hourly or longer) 1 per 66 sq. ft. Lounge area – 1 per each 110 sq. ft. High-volume restaurant (customer turnover typically less than hourly) 1 per 88 sq. ft.
Freestanding Automatic Teller	4 spaces.
Personal Service	1 per 220 sq. ft.
Retail Store	1 per 220 sq. ft.
Service Station	1 per 275 sq. ft.

INDUSTRIAL, MANUFACTURING, WHOLESALE, TRANSPORTATION, DISTRIBUTION & STORAGE

Mini-Storage 1 per 44 storage units spread throughout the development, plus 2 for manager.

ON-STREET PARKING

- The administrator may allow required parking to be located on-street, provided that:
 - The required parking is in the Town Center.
 - The on-street parking is not substituted for more than 50 percent of the off-street parking required by this section.
 - No on-street parking shall be permitted on Somerset Boulevard.
- Joint Use Parking:
 - Permitted Parking Adjustments. Parking adjustments may be allowed according to the following percentages by time of day.
 - Parking Agreement. A parking agreement showing hours of operation of each use and the allocation of parking must be submitted and approved by the Administrator.
 - Parking Reduction Cap. No more than 30 percent of the parking shall be reduced at any one center.

Table 2-2 Parking Requirements

TIME OF DAY	OFFICE	RETAIL	RESTAURANT	THEATER	BED & BREAKFAST
6 AM – 12 Noon	1.00	0.97	0.60	0.30	1.00
12 Noon – 1 PM	0.90	1.00	0.70	0.70	0.30
1 PM – 4 PM	0.97	0.97	0.60	0.70	0.45
4 PM – 6 PM	0.47	0.82	0.90	0.80	0.70
6 PM – 8 PM	0.07	0.89	1.00	1.00	1.00
8 PM – 12 Midnight	0.03	0.31	1.00	1.00	1.00

- All other parking requirements shall conform to requirements of 18.06.340 (including accessible parking requirements).

- Up to 10% of the gross floor area may be subtracted from the parking requirements, when in the opinion of the administrator, said area will be used solely for storage.
- Maximum combined GLA (gross leasable area) sq. ft. for combined Town Center and neighborhood commercial areas not to exceed 250,000 sq.ft., including recreation center use.

SPECIAL CONDITIONS:

- Commercial loading areas shall be completely screened from adjacent streets and any abutting residential uses.
- Landscape strips (which may include hardscape) a minimum of 10' in width must be provided between parking lots and streets, between parking lots and buildings, and between public streets and buildings.
- Landscape shall be provided as required under the Landscape Standards.

MINI WAREHOUSE SPECIAL CONDITIONS:

- Screening:
 - All storage areas, including RV storage shall be screened from view by a minimum 8' high decorative masonry wall to include a 15' wide intensive landscape strip on the outside of the wall.

Architecture:

- The architecture, including rooflines and materials, shall be compatible with the Handbook architecture. No metal buildings except roofs may be visible from any public street. Roofs shall be high quality, standing seam metal (no corrugated metal roofs are allowed). Perimeter walls shall be medium earth tone colors. Accent, roof, and trim colors shall be darker earth tones, including black, green, or dark brown. Minor use of accent colors may be considered if unobtrusive from surrounding off-site areas. Written AGC approval and a Handbook Compliance Checklist must be submitted with each application for a building permit.
- Building Height:
 - Maximum building height shall be two-story (20 feet) on interior units and one story (15 feet) on exterior units as defined by City Code.
- Landscaping:
 - The 15' wide landscape strip around the exterior sides of the project shall consist of tree planting spaced on an average of 20' feet using 65% or more evergreen trees, (65% of which are 6' or taller, 25% are 7' or taller, and 10% are 8' or taller) 2" minimum caliper deciduous trees (size at time of planting), and with groupings of shrub plantings which consist of a minimum of 50% 5-gallon sizes at the time of planting at a minimum rate of 5 shrubs per required tree.
- Storage Area Lighting:
 - Lighting on the storage site shall be designed by a professional lighting designer to provide the minimum necessary light levels for security purposes. Light standards (poles) shall be as short as practical. Fixtures shall be shielded and adjustable to aim the light strictly onto the storage lot. No light spillage shall be allowed on any adjacent residential area. A final lighting plan shall be approved by the Planning Staff prior to issuance of a building permit.
- Other:
 - Any conditions not addressed above shall comply with RMC for the Arterial Commercial zone.
 - HVAC, gas, and electric meters shall be screened from public streets.

NEIGHBORHOOD COMMERCIAL CENTER

DESCRIPTION:

Neighborhood Commercial uses are allowed on a 2.5-acre site at the entry to Somerset. This area may offer basic commercial services. Neighborhood centers may provide secondary commercial needs to the community where the primary service is offered in the Town Center Commercial node. Some neighborhood commercial uses may also be provided in conjunction with the recreation center.

Permitted Uses:

- Retail uses, single uses not to exceed 50,000 sq. ft. G.L.A.
- Recreation complex and health club facilities (maximum of 50,000 sq. ft. G.L.A.)
- Public facilities
- Sales/leasing offices and association offices
- Real Estate Offices
- Animal Clinic
- Professional/medical offices
- Assisted living, independent living, congregate care and active senior apartment facilities.
- Restaurants, Bars, Lounges and other commercial uses with restricted gaming.
- Coffee houses with and without drive-throughs
- Educational uses
- Day care/child care
- Satellite library
- Specialty food stores
- Beauty salon/barbers
- Travel agency
- Multi-family residential/townhomes/Cluster /Patio/Condominiums
- Post Office
- Offices
- Fitness center
- Commercial amusement (indoor)
- Community center
- Library, art gallery or museum
- Printing and publishing
- Pet store
- Copy center
- Financial institution
- Freestanding teller machine
- General personal service
- Laundry
- Retail bakery
- Accessory structures incidental to the above uses.
- Temporary Christmas tree sales and similar uses

Uses requiring a Special Use Permit:

- Operations between 11:00 pm and 6:00 am.
- Service Stations
- Convenience Stores
- Drive-through facilities

Prohibited Uses:

- Fast food restaurants
- All uses not specifically identified above

- Architecture:
 - An architectural style will be selected that is compatible with the commercial style depicted in this handbook with respect to roof pitch, exterior color, and materials. Large buildings will be designed to appear as a collection of smaller buildings to provide a more traditional style. Architecture will allow for new design concepts for "Green" housing that would increase energy efficiency, encourage renewable energy methods, reduce material waste and allow for use of materials that are rapidly renewable or high in recycled content.
 - Written AGC approval and a Handbook Compliance Checklist must be submitted with each application for a building permit.

SPECIAL CONDITIONS:

- Commercial loading areas shall be completely screened from adjacent streets and any abutting residential uses.
- Landscape strips a minimum of 10' in width must be provided between parking lots and streets, and between buildings and streets.
- Landscaping shall be provided as required under the Landscape Standards.
- Other:
 - Any conditions not addressed above shall comply with RMC for the Neighborhood Commercial zone.
 - HVAC, gas, water and electrical meters shall be screened from public streets and residential areas.

LOT CHARACTERISTICS:

- Maximum Building Coverage: 30%
- Maximum Floor Area Ratio: 50%
- Front Yard Setback: 10 feet
- Side Yard Setback: 10 feet
- Rear Yard Setback: 10 feet
- Maximum Building Height: 3 Stories. Minimum Building Separation: 20 feet

Areas adjacent to residential development must provide a minimum of 10 feet of landscaping along the property line and a solid 6-foot fence or wall as determined by the administrator may be required based upon the proposed use.

Table 2-3 Parking Requirements for Neighborhood Commercial

LAND USE	PARKING STANDARD
Multi-Family Residential	1.12 per efficiency d/u (no separate bedroom); 1.5 per 1 bedroom d/u; 2 per 2 bedroom d/u; 2 per 3 bedroom d/u; 2 plus 0.5 per each bedroom for d/u larger than 3 bedrooms; 1 per 10 d/u guest parking. Only garages and other parking that is included in the base price of the unit may be counted towards the required parking.
INSTITUTIONAL & COMMUNITY SERVICE	
Child Care Center	1 per 9 pupils.
Art Gallery or Museum	1 per 330 sq. ft.
Post Office	1 per 500 sq. ft.
Public or Private School	1½ per each classroom plus 5 visitor

	parking spaces.
OFFICE & PROFESSIONAL	
Financial Institution	1 per 275 sq. ft.
Office, Medical Professional	1 per 165 sq. ft.
Office, Professional	1 per 275 sq. ft.
RETAIL, PERSONAL SERVICE, COMMERCIAL, AUTO & BUSINESS SERVICES	
Food & Beverage Service	Low-volume sit-down restaurant (customer turnover typically hourly or longer) 1 per 88 sq. ft. Lounge area – 1 per each 110 sq. ft. High-volume restaurant (customer turnover typically less than hourly) 1 per 66 sq. ft.
Personal Service	1 per 220 sq. ft.
Retail Store	1 per 220 sq. ft.
Service Station	1 per 275 sq. ft.

ON-STREET PARKING

- The administrator may allow required parking to be located on-street, provided that:
 - The on-street parking is not substituted for more than 50 percent of the off-street parking required by this section.
 - The Administrator may require that a Special Use Permit be obtained for any on-street parking.
- Joint Use Parking:
 - Permitted Parking Adjustments. Parking adjustments may be allowed according to the following percentages by time of day.
 - Parking Agreement. A parking agreement showing hours of operation of each use and the allocation of parking must be submitted and approved by the Administrator.
 - Parking Reduction Cap. No more than 30 percent of the parking shall be reduced at any one center.

Table 2-4 Parking Requirements

TIME OF DAY	OFFICE	RETAIL	RESTAURANT
6 AM – 12 Noon	1.00	0.97	0.60
12 Noon – 1 PM	0.90	1.00	0.70
1 PM – 4 PM	0.97	0.97	0.60
4 PM – 6 PM	0.47	0.82	0.90
6 PM – 8 PM	0.07	0.89	1.00
8 PM – 12 Midnight	0.03	0.31	1.00

- All other parking requirements shall conform to requirements of 18.06.340 (including accessible parking requirements).
- Up to 10% of the gross floor area may be subtracted from the parking requirements, when in the opinion of the administrator, said area will be used solely for storage.

- Maximum combined GLA (gross leasable area) sq. ft. for combined Town Center and neighborhood commercial areas not to exceed 250,000 sq. ft., including recreation center use.

GREEN DEVELOPMENT CRITERIA

- Each new development shall at a minimum receive certification of "One Star" rating for the subdivision and Bronze rating for the individual homes following the Sierra Green Standards dated July 2008. This criterion excludes any areas already final mapped and/or recorded or commercial areas that have been issued a building permit and/or commercial development that has been submitted for building permit that is under review.

LANDSCAPE

Somersett encompasses 2391± acres, of which at least half will be dedicated to recreation, landscaping, and open space. Somersett's landscape concept has two main goals: to mesh the project with its natural setting and to provide a comforting, traditional feel within residential neighborhoods and the Town Center. To achieve this, three distinct plant palettes that reflect different levels of development within the community are proposed. See Figure 2-8, Plant Palette Location Map.

The Native High Desert Palette provides for revegetation of disturbed areas using desert plant species. This palette also includes a wildlife seed mix to be used in designated areas to enhance wildlife forage. It will be used in the outer, "undeveloped," portion of Somersett that will be maintained in its natural state. The Transitional Palette includes native high-desert plants and exotic drought tolerant species that complement the existing vegetation. This treatment will be used at the interface between developed areas and undisturbed areas to blend the project with its natural setting and provide wildlife habitat enhancement and fire protection. The Developed Plant Palette includes both ornamental and native species that promote the desired traditional image. It will be used in the interior portions of Somersett that are more highly developed to provide traditional treelined streets and a landscaped "Town Commons." The three plant palettes are described in detail in Book 2, Appendix J, Landscape Planting Palettes.

Somersett's landscape standards address streetscapes, major entries and intersections, open space and trail systems, site grading principles, wildlife enhancement, fuel modification zones/defensible space, commercial areas, and residential areas.

GENERAL STANDARDS

All common areas, including pedestrian easements, streetscapes, open space, parks, "commons," and trails will be maintained by the Somersett Owner's Association (when enabling legislation is passed by the City of Reno allowing such districts). The following standards apply to all landscape areas. Standards specific to distinct areas within the project are described later.

PLANTING

- Plants will be selected from the three plant palettes described in Book 2, Appendix J, Landscape Planting Palettes.
- Landscape planting plans shall be approved by the AGC and shall be stamped by a licensed landscape architect.
- Plant species selected will be those that are tolerant of the environment in which they will be grown including salinity, alkalinity, soil/water characteristics, soil physical properties, drainage and proneness to flooding, water tables, and any other influential factor.

- All landscaped areas will be maintained in a neat and attractive condition. Minimum requirements include replacing dead or dying plant materials, mowing, watering and general clean up.
- The optional active adult area to the west of the PUD shall be planted with the "Transitional Palette". The focus of the planting will be in alignment with the trails system wherever possible. Other areas may use a blend of the "Native High Desert Palette" and the "Natural Landscape".

In areas where existing vegetation is to be retained, the overall forms of any introduced plant material will be complementary to the existing on-site vegetation.

- Plant forms within neighborhoods will be kept similar to each other in order to promote neighborhood unity.

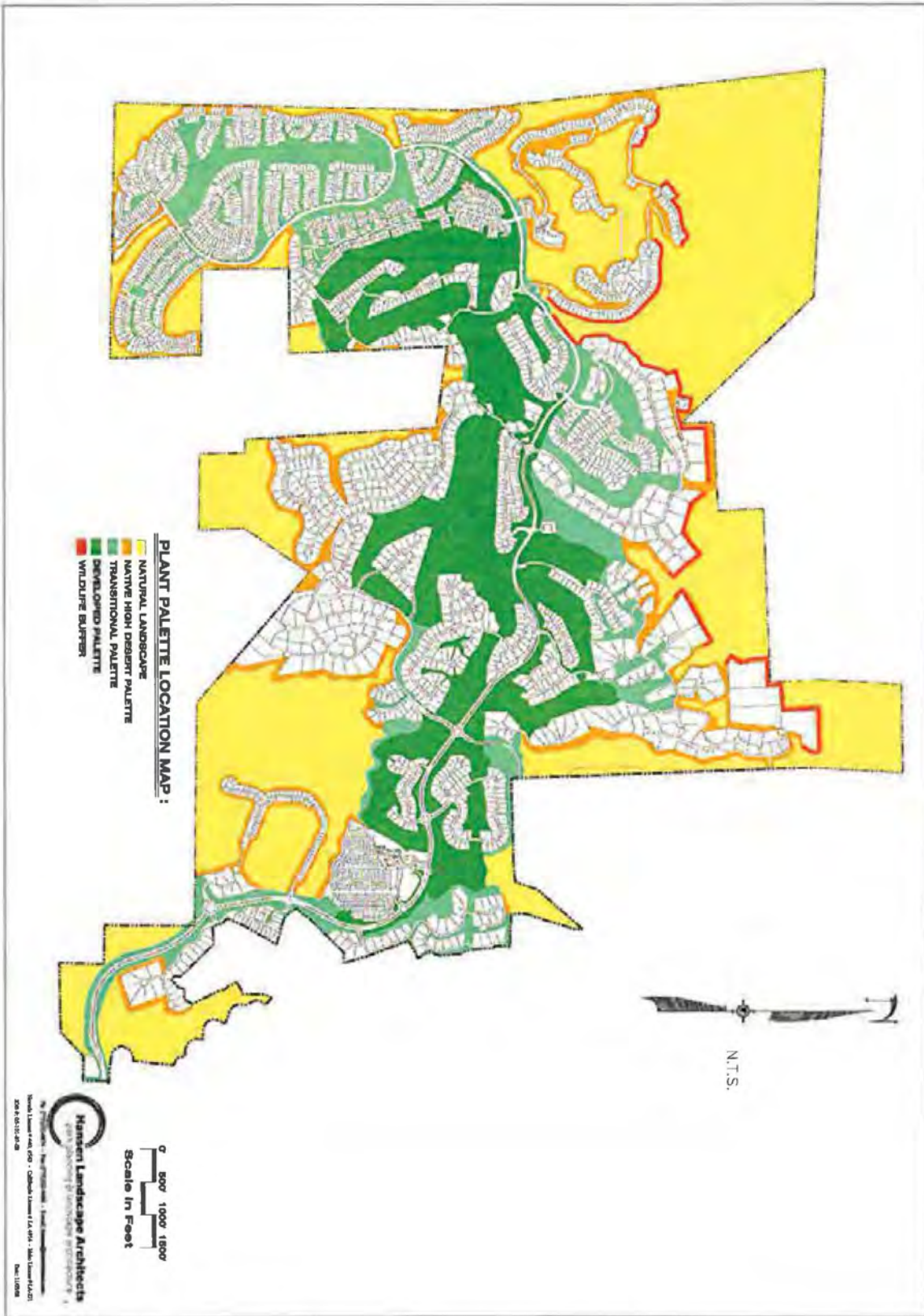


Figure 2-8 Somerset Plant Palette Map

Species of plants will be massed to provide a simple, uncluttered look.

- Where screening is needed, plants that provide effective year-round screening, such as evergreens that branch close to the ground will be used.
- Where shade is needed, plants with broad canopies, such as large deciduous trees, will be used.
- Plant species that produce objectionable fruit drop should not be located adjacent to paved areas.
- Plants should be grouped with those that have similar growing requirements.
- Water conservation is an objective. Plant species that can survive on low to moderate amounts of irrigation will be used except in developed areas where a lush, high-density appearance is desired.
- Plant materials selected will contain a combination of fast, medium and slow growth rates. Fast growth plants adapt quickly, provide quick cover, but have a short life span and are sometimes subject to disease. Medium growth plants take over as the faster 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.
- In informal areas, a variety of sizes will be planted to provide a more natural appearance.
- Use plants for microclimate control where practical.
 - Use deciduous trees to shade the south and west sides of buildings, parking lots, and streets.
 - Use evergreen trees for windbreaks.
 - Use evergreens to insulate the north side of buildings.
 - Use turf for cooling around intensively used areas.
 - Use trees like aspens in areas like the drainageways.

IRRIGATION

- Common Area Irrigation Systems will be installed in new developments with Evapotranspiration (ET) Controllers to increase water efficiency.
- Irrigation systems will be water efficient and low maintenance.
- Provide adequate water to establish and maintain landscape plantings and promote water conservation.
- All Developed and Transitional planting areas will have automatic irrigation systems.
- Irrigation plans shall be approved by the AGC and shall be stamped by a licensed landscape architect.
- Natural High Desert areas may be unirrigated or temporarily irrigated until revegetation is established. Where temporary irrigation is used, irrigation will remain in use until vegetation is well established and can survive without irrigation.
- Irrigation systems will be designed to provide complete and adequate coverage (taking into consideration wind patterns and other disruptive factor(s) while using water-conserving methods.

STREETSCAPES

Streetscaping within Somersett will reflect the surrounding level of development. Residential neighborhoods and the Town Center will feature symmetric tree-lined streets. This approach is

described under Developed Streetscape Standards on Figure 2-11. Streetscaping outside these more developed areas will complement and enhance the existing plant community. This treatment is described under Transitional Streetscape Standards on Figure 2-10.

GENERAL STREETScape STANDARDS

All streetscaping will conform to the following standards. Streetscape standards specific to different types of streets are described later.

- Streetscaping of arterials and collectors will be installed with roadway construction to provide a continuous landscape along streets regardless of the development phasing of individual parcels.
- Streetscaping of connectors and residential streets will be installed within six months of acceptance of the streets by the City of Reno within each block with financial assurance provided for the landscaping to ensure completion.

LANDSCAPE TRIANGLE:

Commercial and civic driveways along streetscapes will have a triangular or quarter-circular shape extended landscape setback/common maintenance area per the sketch shown in Figure 2-9. This extended landscape area will measure at least thirty (30+/-) from the front face of the curb as illustrated. This will create an area for monument signs and provide for continuity throughout the community without impacting intersection sight distance.

Visibility triangles will be maintained at all intersections. Within visibility triangles all trees will be pruned such that no branches extend lower than six feet above curb level at time of planting and 8' above curb height at maturity. Other plants will not exceed eighteen (18) inches in height above any curb level.

- Visibility triangles, measured from front face of curb, will be as follows, or per City of Reno Code, whichever is stricter:
 - Controlled Street Intersections: thirty (30) feet
 - Commercial Driveway or Alleyway: twenty (20) feet
 - Residential Driveway: twenty (20) feet

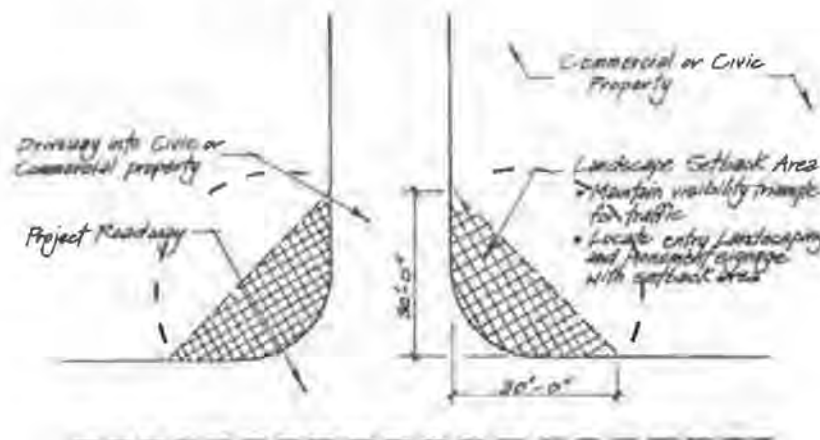


Figure 2-9 Landscape Triangle

PARKWAY, COLLECTOR, AND ROTARY STREETScape

Parkway and collector streetscaping will feature traditional elements that emphasize pedestrian access and reinforce the project image. Two distinct approaches that relate to the level of

adjacent development will be used. The maps (Figure 2-10 and 2-11) indicates the general location of these two approaches.

The Transitional Treatment, which blends the development with the natural environment, will be used along streets that front open space or undeveloped areas. Plants used in transitional areas will be selected from the Transitional Palette described in Book 2, Appendix J, Landscape Planting Palettes. See Figure 2-10.

The Developed Treatment will be used in more developed areas, where streets front residential or commercial property. This treatment includes use of a traditional street tree pattern and a more formal palette of ornamental and naturalized species that will be selected from the Developed Palette described in Book 2, Appendix J, Landscape Planting Palettes. See Figure 2-11.

GENERAL STANDARDS

- All landscape standards and irrigation plans shall be prepared by a licensed landscape architect and shall be submitted to the AGC for approval prior to issuance of a building permit or approval of a Final Map.
- On parkway streets (as shown in Figure 2-11), deciduous canopy trees will have a minimum caliper of three inches (unless different sizes are proposed based upon denser planting designs and/or species limitations, subject to the approval of City Staff) at the time of planting measured six (6) inches above the root ball.
- On collectors and rotaries (as shown in Figure 2-16), deciduous canopy trees will have a minimum caliper of two inches (unless different sizes are proposed based upon denser planting designs and/or species limitations, subject to the approval of City Staff) at the time of planting measured six (6) inches above the root ball.
- Deciduous accent trees will have a minimum caliper of two inches (unless different sizes are proposed based upon denser planting designs and/or species limitations, subject to the approval of City Staff) at the time of planting measured six (6) inches above the root ball.
- Evergreen trees will consist of the following height mix at the time of planting: 40% at 6' height, 40% at 8' height, and 20% at 10' height (measured from finished grade to tree apex).
- Evergreens will be used informally in areas where sufficient room is available to avoid conflicts with trucks, pedestrians, or sight distance.
- A minimum of 50% of the shrubs installed will be 5 gallon size or larger.
- A mix of trees, shrubs, ground covers, annuals, and perennials shall be selected from the appropriate plant palette to achieve a look consistent with the goals and policies of this Handbook.

TRANSITIONAL STREETScape STANDARDS

- Plants will be selected from the Transitional Plant Palette (see Book 2, Appendix J).
- Topography will be graded to provide gentle berms.
- Trees will be planted in informal groupings and located to respect sight visibility triangles and scenic views. See Figure 2-10, Transitional Parkway Streetscape.
- At least one tree will be planted for every 25 lineal feet of street length.

- A mix of trees, shrubs, ground covers, annuals, and perennials shall be selected from the appropriate plant palette to achieve a look consistent with the goals and policies of this Handbook.

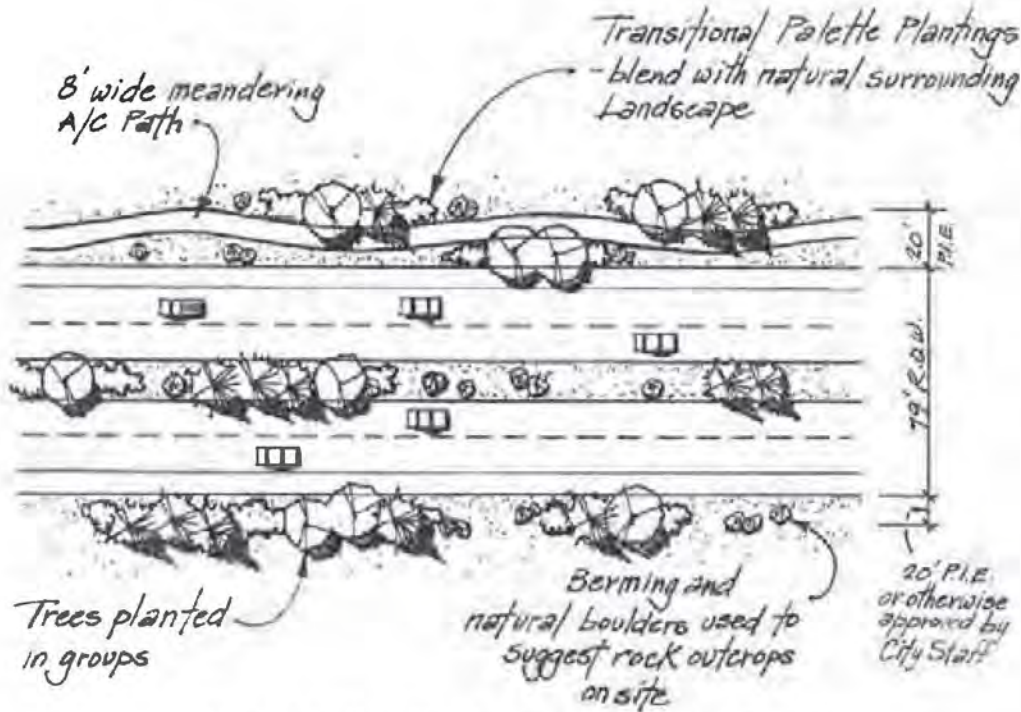


Figure 2-10 Transitional Parkway Streetscape Concept

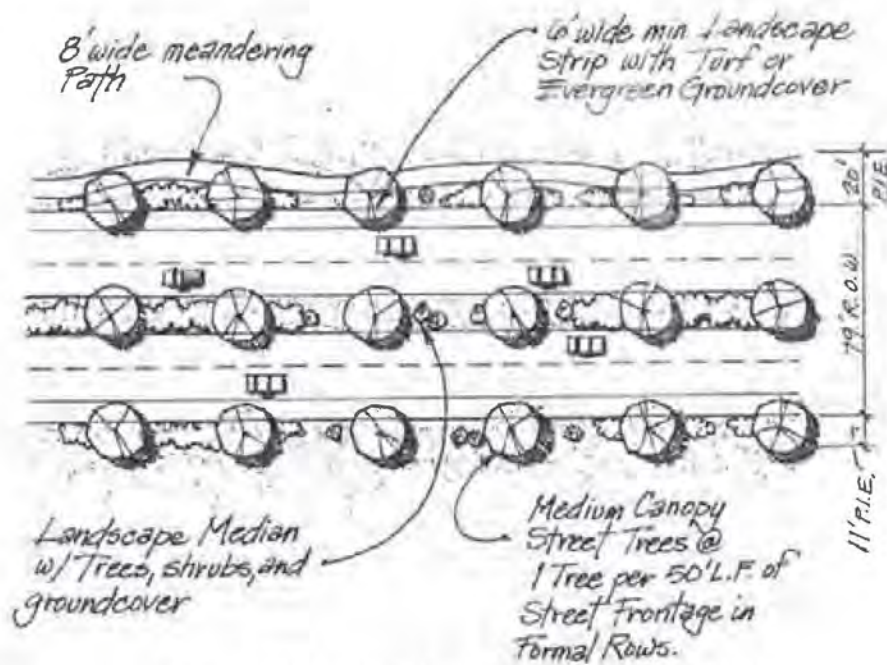


Figure 2-11 Developed Parkway Streetscape Concept

DEVELOPED STREETSCAPE STANDARDS

- Plants will be selected from the Developed Plant Palette (see Book 2, Appendix J).
- One street tree will be planted on each side of the street for every 50 lineal feet of street frontage. See Figure 2-11, Developed Parkway Streetscape..
- Within the parkway median street trees will be planted at approximately 40' on center in a triangular pattern.
- Multiple tree species may be used within the landscape strip along each individual street. Tree species may be repeated throughout the project. Different cultivars of the same species may be used on a single street.
- Trees will be planted in formal rows within the planting strip. Trees may be clustered in cases of extreme topography or for placement of utilities.
- A mix of trees, shrubs, ground covers, annuals, and perennials shall be selected from the appropriate plant palette to achieve a look consistent with the goals and policies of this Handbook.

RESIDENTIAL STREETSCAPING STANDARDS

- Plants will be selected from the Developed Plant Palette (see Book 2, Appendix J).
- Trees will be a minimum 1½" caliper size, measured 6" above the rootball, at the time of planting.
- One tree will be planted for every forty (40) lineal feet of street frontage. Gaps between trees will not exceed fifty (50) feet except at intersections.
- Trees will be planted in formal rows within the six (6) foot wide landscape strip. Trees may be clustered in cases of extreme topography or for placement of utilities.
- These trees will be maintained by each lot owner to a standard set for the project at the Final Map stage and enforced by the Owner's Association.
- Parking, and a minimum 6-foot parkway section with sidewalks on both sides of the street, shall be provided for all street sections except for single loaded streets, and the newly proposed connector section. Single loaded streets shall have sidewalk paralleling homes with a standard parkway, and a landscaping strip of six feet for the other side of the street except in Single Family Cluster/Attached/Townhome developments. Use of the connector section shall be determined through the Tentative Map process, and its final design requires approval of Engineering, Fire and Planning staff. Where the unloaded connector is utilized, a trail reasonably aligned with the road shall be required for pedestrian access. Community Development and Parks and Recreation staff shall determine final alignment and material for the trail. Where the connector is utilized as a double loaded street in Single Family Cluster/Attached/Townhome developments the road is required at a minimum to have on one side a five foot attached sidewalk for pedestrian access.

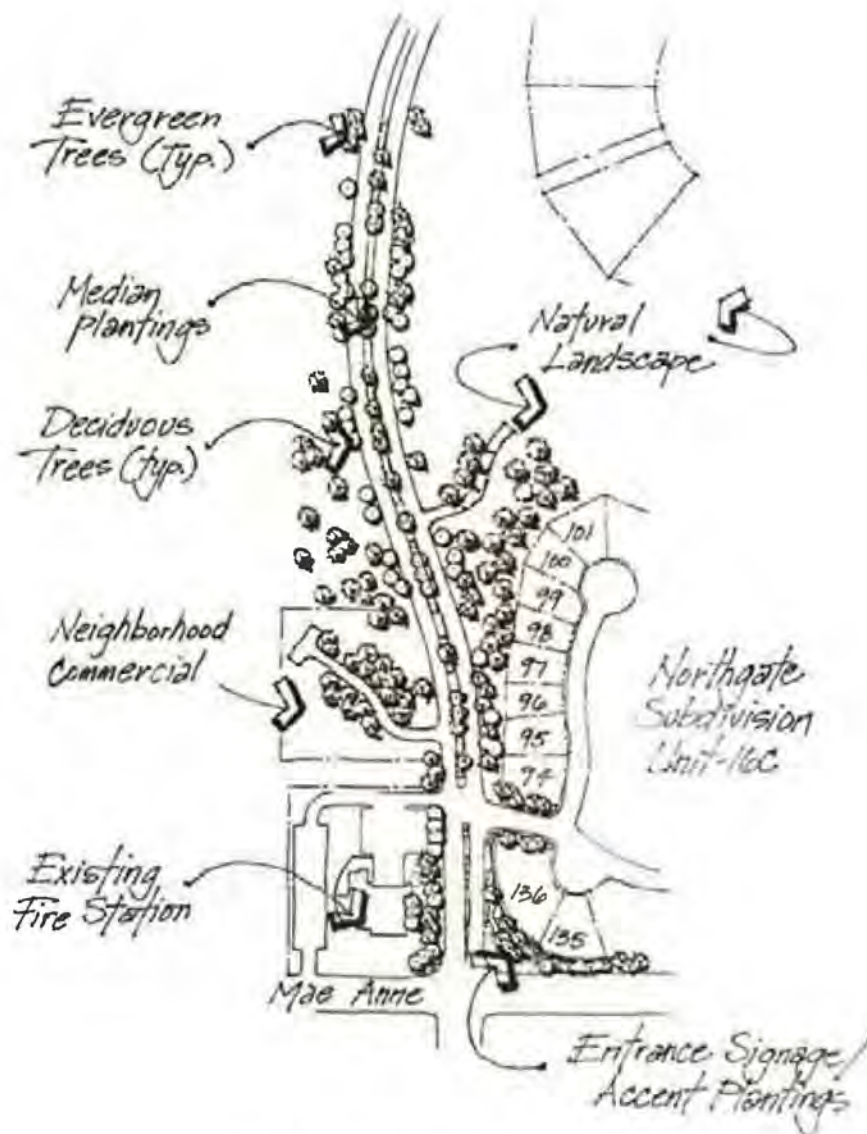


Figure 2-12 Community Entry Concept

MAJOR ENTRIES & INTERSECTIONS

Dramatic landscaping that reinforces the community image will be planted at major entries and intersections.

STANDARDS:

- Clear views for traffic safety will be maintained
- Entry and intersection planting schemes will reflect the level of development of the adjacent streetscape. For example, intersections located within the Town Center will feature more formal plantings with plants selected from the Developed Palette. Those located in outlying areas will feature rugged, naturalistic plantings with plants selected from the Transitional Palette in Book 2, Appendix J, Landscape Planting Palette. See Figure 2-12, Community Entry Concepts.
- At least one tree will be provided for every 300 square feet of area devoted to the entry statement.

- At least 40% of the trees will be evergreen.
- Deciduous canopy trees will be sized with 50% having a minimum caliper of two inches and 50% having a minimum caliper of three inches at the time of planting measured six (6) inches above the root ball.
- Deciduous accent trees will have a minimum caliper of two inches at the planting measured six (6) inches above the root ball.
- Evergreen trees will consist of the following height mix at the time of planting: 40% at 6' height, 40% at 8' height, and 20% at 10' height (measured from finished grade to tree apex).
- Evergreen trees will be planted informally in areas where sufficient room is available to avoid conflicts with trucks, pedestrians, or required sight distance.
- A minimum of 50% of the shrubs installed will be 5 gallon size or larger at a minimum rate of 5 shrubs per required tree.

STREETS

Street Sections for various types of streets - arterials, collector streets, commercial rotary, residential rotary, town square, residential streets, and emergency access ways are proposed, including parkways. Standards are identified below. In addition, any standard City of Reno, street section may be used as is appropriate. These sections call for proper paved widths to safely and adequately convey the anticipated traffic loads while providing ample planting strips and detached paths to reinforce the community's village like image.

Minimum design values for streets shall be as specified in the ensuing table:

MINIMUM DESIGN PARAMETERS FOR SOMERSETT STREETS

Street Classification	Minimum Horizontal Radius of Centerline	Minimum k Value for Vertical Curves	Maximum Average Daily Traffic Volume
Parkway	820 feet	$k_{sag}=60$ $k_{crest}=70$	30,000 trips
Collector	185 feet	25	8,000 trips (no driveway access allowed) 4,000 trips (driveway access allowed)
Local	100 feet	20	2000 trips

Notes:

On local and residential collector streets lesser radii shall be permitted as listed above with appropriate signage.

Curb returns at street intersections shall have minimum face of curb radii per City Code except for cluster development where 15 feet radii are permitted.

Minimum distances between intersections shall meet City Code except for cluster and attached home development where 100 feet minimum shall be permitted.

No tangent is required between horizontal curves on collector and local streets.

Additional lighting could also be used where appropriate. Superelevated roadways should be avoided at intersections. If superelevation is necessary, sufficient detail should be designed to ensure proper drainage. Refer to Drainageway/Detention/Wetland Areas for development standards for Drainageway Crossings.

With the approval of a Tentative Map or Special Use Permit, on-street parking lanes may be omitted from streets when the result is a decrease in cutting and/or filling of land; in which case, offstreet parking areas shall be provided based upon the scale and type of housing product proposed. These streets may be reduced to 24 feet in width.

The minimum lot frontage on a cul-de-sac shall be 25 feet.

Sidewalks shall be required for both public and private streets unless otherwise approved with Tentative Map or in cul-de-sacs serving less than 10 lots in Estate neighborhoods (ref. bullet-points under Residential Street Standards).

TRAFFIC DEVICES, CONSTRUCTION TRAFFIC CONTROL, AND TRAFFIC CALMING

- All longitudinal striping shall be paint.
- Where there is a stop or yield control on a local street only a 12-inch white stop bar shall be installed.

STORM DRAINAGE

- Cut-off swales shall be installed on uphill side of all lots as required by City Staff and shall be appropriately sized to contain the 100-year storm. The type of cut-off swale used shall be determined by the following:

Concrete	$V100 < 4 \text{ fps}$
Rock riprap	$4 \text{ fps} < V100 < 12 \text{ fps}$
Grouted rock riprap	$V100 > 12 \text{ fps}$

- Horizontally curved storm drain shall be allowed and shall meet the manufacturer's recommendations for curved alignment.
- Access prevention grates on storm drains shall be required per the Design Manual with the locks on top if possible.
- Permanent access with easements will be provided to all inlet and outlet structures. Twelve foot wide access roads for inlets 24" or larger will be constructed of 6-8 inch cobble laid to be a "drivable" surface to the satisfaction of the city with hammerhead vehicle turnarounds. A backhoe must be able to scrape off the trash racks. A Jeep Wrangler or equivalent access will be allowed for inlets less than 24" and all outlets. The access road will be 6' in width and constructed of "drivable" 6-8 inch cobble. Somerset will provide a Jeep Wrangler or equivalent to the City of Reno permitting of Phase IV of Somerset Parkway. Footpaths as permanent access will be allowed only for secondary overflow outlets in detention structures.

SANITARY SEWER

Horizontally curved sanitary sewer shall be allowed and shall meet the manufacturer's recommendations for curved alignment.

PRIMARY/SECONDARY ACCESS PLAN, FIRE STATION, AND FIRE DEPARTMENT POLICY

Primary access is provided by Somerset Parkway, Somerset Ridge Parkway and Logan Ridge, which are constructed as an ungated Major Parkways and Collector Street, respectively. Secondary access shall be provided by both ungated routes and by gated routes (which also serve as emergency access) with further requirements as follows:

1. Gating, either manned or unmanned will be determined at the time of Tentative Map or Special Use Permit. Provision for a permanently gated future emergency access, from the upper portion of Village 3 east to a point on the west property line of the adjacent parcel, will be required. Additional improvements on the adjacent property shall not be required for the development of Somerset.

2. No gating will be allowed in Village 2, where in doing so it would eliminate the un-gated parallel access to Somerset Parkway.
3. The Dakota Ridge access from Somerset Parkway to Northgate may not be gated.
4. Somerset will not develop any road connection to existing roads in the Mogul area.
5. Permanent all weather gated fire access roads shall be allowed to interconnect both public and private roads. The access roads shall be owned and maintained by the Somerset HOA. The access road gates shall be designed by the Somerset AGC and operate utilizing approved strobe opening devices or other law enforcement agency approved devices.
6. When parking is not permitted on access or public roads, a sign that prohibits parking shall be provided at the entrance of the road or the general area. The Somerset AGC shall design this sign. This sign shall replace the "NO PARKING-FIRE LANE" signs and the red curbing normally required.
7. No red curbing other than for fire hydrants shall be allowed. The spacing for "NO PARKING-FIRE LANE" shall be 300 feet.

PARKWAY STANDARDS

The following standards apply where parkways abut open space or undeveloped areas.

The parkway street section within the transitional areas will be per Figure 2-10, Transitional Parkway Cross Section.

- The parkway median will vary in width with a minimum width of 14 feet. However, portions of the approved Somerset Boulevard do not vary in median width.
- An eight-foot minimum width detached pathway will be provided on one side of parkways. Accessible routes will be provided regularly to allow access to the pathway. The pathway will be separated from vehicular traffic by a minimum six foot wide planting strip except where a narrower width is required to accommodate special circumstances, i.e., at pedestrian crossings, to lessen grading, or at conflicts with utilities.
- Parking is not permitted, unless an additional 8-foot parking lane is provided.

COLLECTOR STREET STANDARDS

Collector streets connect an individual project or projects to the parkway system.

- Collector streets will be provided when projected ADT exceeds 2000.
- The collector street section will be per Figure 2-16, Collector Street Section.
- If lots front on a collector street, then parking will be provided adjacent to lots adding 2' to R.O.W. for parking one side and adding 8' to R.O.W. for parking two sides.
- A six (6) foot planting strip and five (5) foot wide pathway will be provided on both sides of collector streets. A narrower width-planting strip may be permitted to accommodate special circumstances, ie, at pedestrian crossings, to lessen grading, or at conflicts with utilities as approved by Planning Staff.
- The posted speed on collector streets shall be 25 mph.

ROTARY STANDARDS

Well-designed roundabouts have been proven to be safe and efficient forms of intersection control. They operate by gap acceptance, in that approaching drivers must give way to circulating traffic in the roundabout. They eliminate heavy delay on minor roadways, provide intersection control where a traffic signal is both warranted and not warranted, provide flow distribution with left turn movement and generally take no more right-of-way than a signalized intersection. When part of new construction, roundabouts are less expensive to build than signalized intersections. Roundabouts generally balance traffic flows (ie. the predominant movements are "broken up" by circulating traffic, so that gaps are provided to allow vehicles waiting on adjacent legs to enter the roundabout without major delays).



Figure 2-13 Primary and Secondary - Circulation Plan

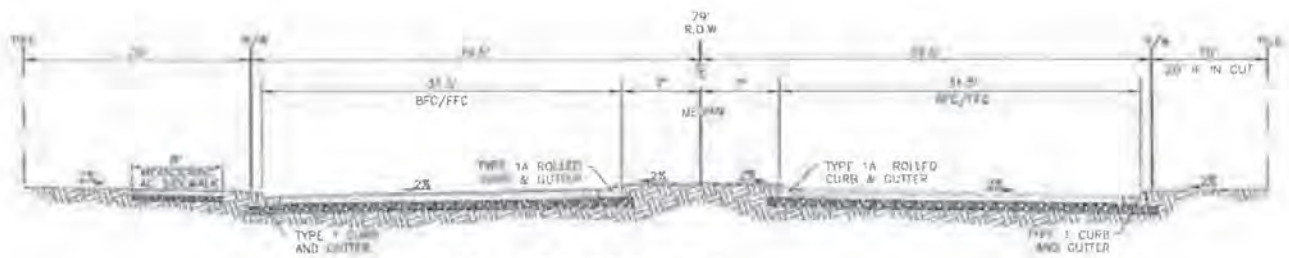


Figure 2-14 Major Parkway

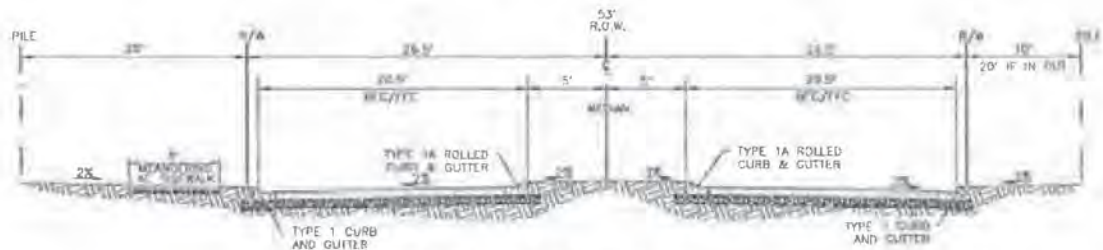
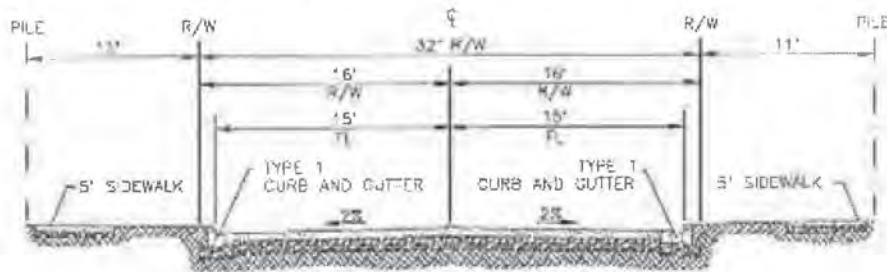


Figure 2-15 Minor Parkway

NOTE: The 20 foot setback in cuts may be reduced through the Special Use Permit or Tentative Map process for areas that contain slopes of 25% or greater and if it can be shown that grading will be reduced.

PILE - Public Improvement Landscape Easement.



NOTES:

1. IF LOTS FRONT ON A COLLECTOR STREET, THEN PARKING WILL BE PROVIDED ADJACENT TO THE LOTS ADDING 2 FT. TO THE R/W WIDTH FOR PARKING ON ONE SIDE AND ADDING 8 FT. TO THE R/W WIDTH FOR PARKING ON BOTH SIDES.

Figure 2-16 Collector

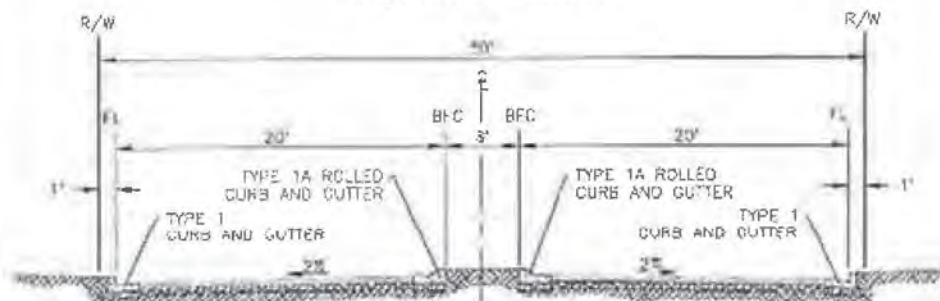
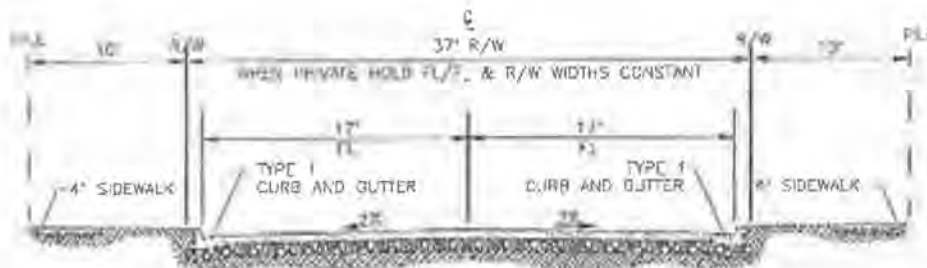


Figure 2-18 Combined Primary/Secondary Access Section



LOADED RESIDENTIAL STREET (LOCAL)
FIGURE 2-19

NOTES:

1. TYPE 1B ROLLED CURB & GUTTER IS ALLOWED WHEN PRIVATE.
2. THERE WILL BE A MINIMUM OF 6' OF LANDSCAPING BETWEEN BACK OF CURB AND SIDEWALK

Figure 2-17 has been omitted

There are different roundabout designs that may be used for Somerset based on their function within the planned area. The design of roundabouts shall comply with "Roundabouts: An Information Guide, USDOT Publication No. FHWA-RD-00-067". All pedestrian crosswalks on any roundabout shall have integrally colored concrete with contrasting colors and/or finishes or pavers, (See Paving Table 2-8 for additional design details). Any colored concrete stamped or patterned concrete or pavers or tiles located within a public right of way shall be maintained by the Homeowner Association. Internal village roundabouts on local streets are designed as a traffic calming management device to improve safety. This is accomplished by controlling vehicular speed, and creating a deterrent to large vehicles and high traffic volumes. Along with discouraging high traffic speeds, they provide a neighborhood focal center and help to enhance the environmental goals set for Somerset.

The second situation where roundabouts will be used for Somerset, are certain intersections along Somerset Boulevard. Roundabouts will be used instead of either a four way stop or a signalized intersection to provide the same function as either the above as well as creating a gateway image that could not be accomplished with traditional traffic solutions. Additional landscaped areas, better visual aesthetics, reduction of automobile emissions based on a continuous flow of vehicles, added safety for pedestrians and bicycles based on reduced traffic speeds, and a cost that is comparable with traditional solutions combine to make a strong argument for the roundabout solution.

- The minimum lot frontage on a cul-de-sac shall be 25 feet.

RESIDENTIAL STREET STANDARDS

- Sidewalks may be eliminated on cul-de-sac streets servings less than 10 lots through the Tentative Map process where appropriate.
- Residential street sections will be per Figures 2-19 through 2-26
- The basic standard includes a six (6) foot planting strip and detached four (4) foot minimum width sidewalk will be provided on both sides of residential streets abutting one quarter acre and smaller size lots. For larger lots and along "single-loaded" streets, a six-foot planting strip will be provided on both sides of the street with a four (4) foot minimum width sidewalk on one side only. Alternate street sections for residential streets may be requested with the Tentative Map. If a street is unloaded or if grading is significantly minimized in areas of

extreme terrain, the sidewalk may be eliminated on one side of the street and placed at back of curb and the landscape strip omitted per City staff approval.

- The posted speed limit on residential streets shall be 25 mph.

EMERGENCY ACCESS

- Emergency access will be per Figure 2-21D, Emergency Access section.

STREET LIGHTING

"Dark Skies" shall be defined by the following location and spacing parameters:

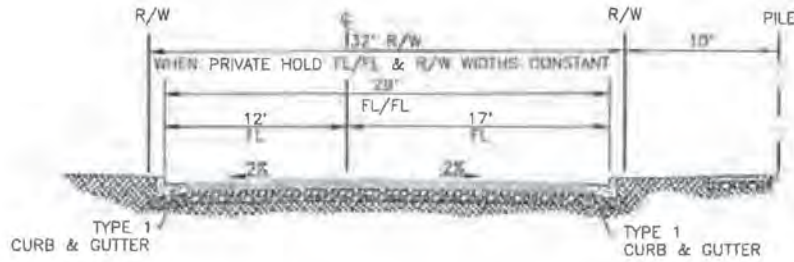
- Residential - The minimum spacing of streetlights shall be at the intersections of parkways and collectors.
- Commercial - Lighting in parking lots and other similar uses shall be designed in the spirit of "dark skies" and be approved by the AGC and City Staff.
- Other locations shall be permitted with AGC and City Staff approval.

PEDESTRIAN PATHS AND BIKEWAYS

Somerset's paths and trails are provided for multi-purpose pedestrian and bicycle, linking the common areas within the project area. Pathways will meander within open space areas and link major natural and landscaped open spaces, and parks to residential and commercial uses. The pedestrian/bike trail system will provide an alternative to automobile transportation. Where practical, paths and trails should be located and aligned to provide views of surrounding natural features and community open space. See Figure 2-27, Multi-Purpose Trail.

The path and trails criteria are intended to provide safe, functional, and aesthetically pleasing walkways within and between development parcels. Paths are a minimum of 4-6' in width. Connections will be created for the overall walkway system to allow all residents optimal pedestrian access throughout the area. Paths will be kept separate from roadways where possible, with crossings preferred at controlled intersections or at tangent road sections where adequate sight distance is provided for. Some paths are combined with utility access drives and emergency access roads. To the extent practical, all paved walkways should be handicapped accessible. Existing foot/bike paths and Jeep trails will be utilized where possible and upgraded to Somerset standards. See Figure 2-30.

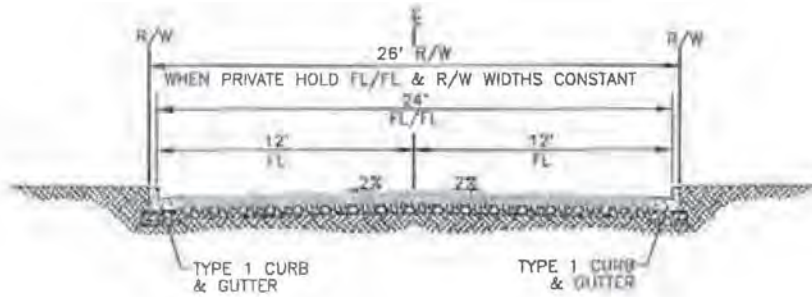
The type, location, construction methods, and grading for all trails will be provided with each Tentative Map application that demonstrates connection with the overall system. Trails associated with each Tentative Map will be constructed with the development of each Final Map to the satisfaction of staff. Of course, all trails must be public.



NOTES:

1. TYPE 1B ROLLED CURB & GUTTER IS ALLOWED WHEN PRIVATE.
2. AN UNLOADED LOCAL STREET HAS THE SAME R/W TO R/W AND FLOW LINE TO FLOW LINE WIDTH AS SHOWN, BUT HAS SYMMETRIC TRAVEL LANES AND NO PILE.
3. SIDEWALK IS REQUIRED PER THE DESIGN MANUAL UNLESS OTHERWISE SPECIFIED BY THE PUD HANDBOOK.

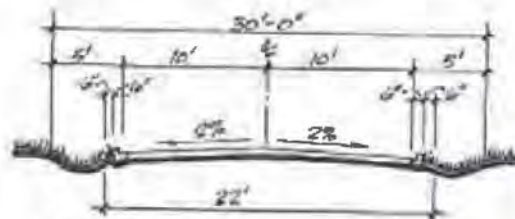
Figure 2-21 Local Single Loaded Street Local Unloaded Street



NOTES:

1. TYPE 1B ROLLED CURB & GUTTER IS ALLOWED WHEN PRIVATE.

Figure 2-22 Local Street (Used Only as Connector)



Curb and gutter may be required if necessary for drainage and to reduce grading.

Figure 2-23 Emergency Access Section

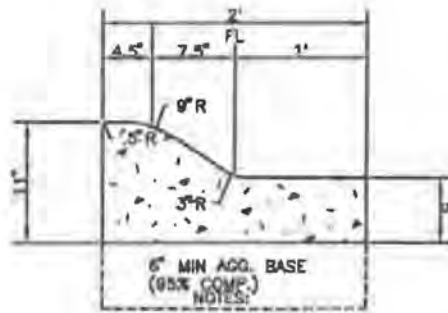


Figure 2-24 Type 1A PCC Roll Curb and Gutter

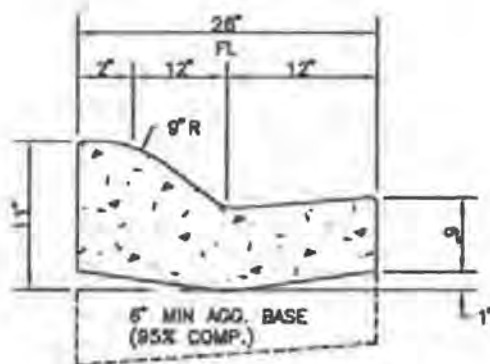


Figure 2-25 Type 1B PCC Roll Curb and Gutter

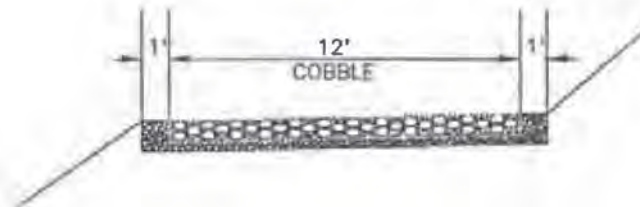
- 1) SIDEWALKS MAY BE ASPHALT IF SHOWN AND APPROVED WITH THE TENTATIVE MAP AND OR SPECIAL USE PERMIT.
- 2) THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE THE USE, INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES AND ALSO INCLUDE USE, INSTALLATION AND MAINTENANCE OF TELECOMMUNICATION AND ELECTRIC COMMUNICATION LINES AND ASSOCIATED FACILITIES GRANTED TO SOMERSETT TECHNOLOGY, LLC.
- 3) THE PUBLIC IMPROVEMENT AND LANDSCAPE EASEMENT (P.I.L.E.) SHALL INCLUDE CITY OF RENO ACCESS FOR REPAIR OR REPLACEMENT OF PUBLIC IMPROVEMENTS SUCH AS CURB, GUTTER, SIDEWALK, AND TRAFFIC SIGNS. P.I.L.E. INCLUDES PUBLIC USE OF SIDEWALK PER RENO MUNICIPAL CODE 12.20.
- 4) THE OWNER HEREBY GRANTS TO SOMERSETT TECHNOLOGY, LLC A BLANKET EASEMENT FOR THE PURPOSE FOR USE, INSTALLATION AND MAINTANCE OF TELECOMMUNICATION AND ELECTRIC COMMUNICATION LINES ASSOCIATED FACILITIES WITHIN THE PROPERTY OFFERED FOR DEDICATION AND WITHIN ALL AREAS BURNED BY A PUBLIC UTILITY EASEMENT. ANY TELECOMMUNICATION AND ELECTRIC COMMUNICATION LINES PLACED UNDERNEATH IMPROVED SURFACES WITHIN PROPERTY OFFERED FOR DEDICATION SHALL BE PLACED WITHIN A SLEEVE APPROVED BY THE CITY OF RENO OR SOMERSETT TECHNOLOGY, LLC, SHALL BE AT HTE FULL EXPENCE OF SOMERSETT TECHNOLOGY,LLC, AND SERVE SHALL BE PROVIDED USING SAID LINES AND FACILITIES AN AGREEMENT ON SAID MATTERS, AND OTHER ISSUES RELEVANT THERETO BETWEEN THE CITY OF RENO AND SOMERSETT TECHNOLOGY, LLC IS EXCUTED TO THE CITY'S SATISFACTION.

Figure 2-26 Typical Notes for all Street Sections



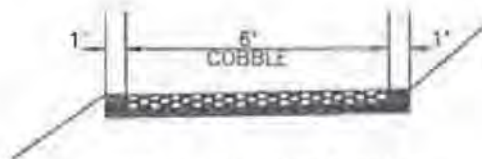
- 2-3" Asphalt Concrete (AC)
- Irrigated Landscape over disturbed areas.

Figure 2-27 Multi Purpose Trail



12' WIDE 6"-8"Ø COBBLE STONE
TO CITY SATIFICATION W/HAMERHEAD
TURNAROUNDS

Figure 2-28 Access to SD Inlets 24"Ø & Larger



6' WIDE 6"-8"Ø COBBLE STONE
TO CITY SATIFICATION

Figure 2-29 Access Road SD Inlet Smaller than 24"Ø and All Outlets

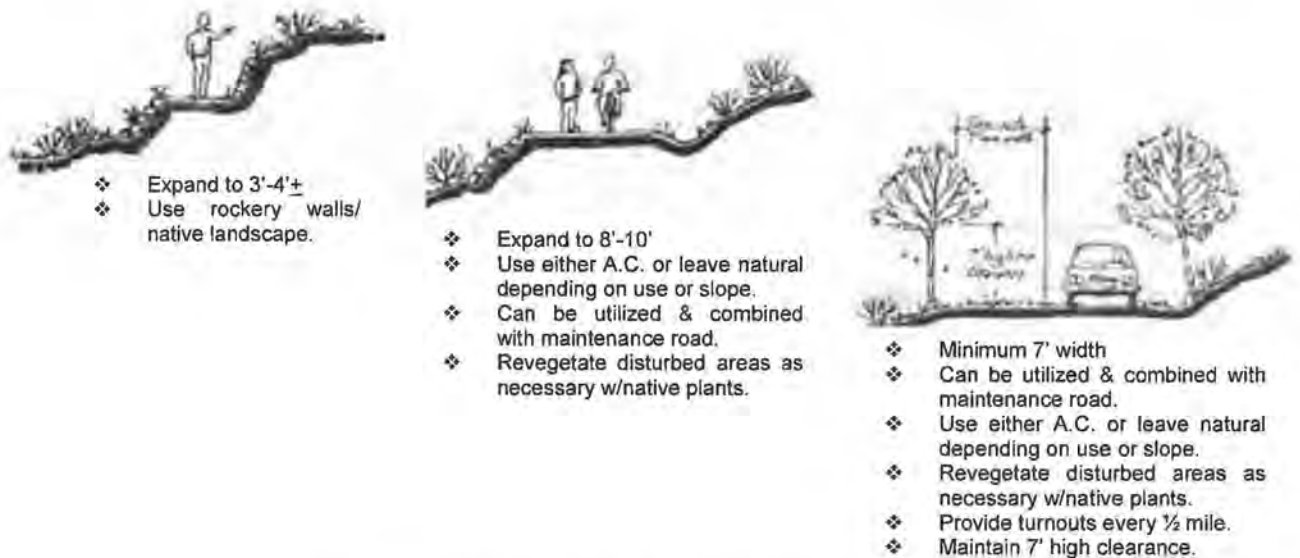


Figure 2-30 Foot/Bike Paths and Jeep Trails

OPEN SPACE & TRAIL SYSTEMS

Somerset will offer its residents substantial open space made up of parks, town commons, a golf course, and natural open space. See Figures 2-31A thru 2-31C, Open Space and Trails System Map. Open space will be owned and maintained by the Owner's Association. Somerset's trails will be open to the public, as defined in appropriate agreements and/or public use easements, at the time of Final Map or Building Permit approval.

Enforcement activities related to required common area maintenance shall remain with the Owners Association. A network of regional trails will provide both residents and non-residents with access to open space. The trails will tie into the system of paths and sidewalks providing residents with convenient access to recreational and other site amenities. Such regional trails will be routed around villages, and through open space, subject to staff approval.

The type, location, construction methods, and grading for all trails will be provided with each Tentative Map application that demonstrates connection with the overall system. Trails associated with each Tentative Map will be constructed with the development of each Final Map to the satisfaction of staff.

- Property to be dedicated to the City of Reno for parks, open spaces and trails shall have no portion of any utility facility greater than 2'x3'x2' above grade.
- Any detention facilities located within or near the neighborhood and pocket parks shall be designed to blend with the natural topography.
- In accordance with the letter attached to this PUD as Exhibit A, unobstructed public access for the Bull Ranch Road access and the Forest Development Road 670 shall be continued. A staging area shall be provided as requested in the letter at a location satisfactory to the USFS, and shall include an area large enough to provide for the turning radius of the USFS heavy equipment trucks. The staging area shall include parking spaces for trail access and shall be subject to the design standards of this PUD, as long as they do not conflict with USFS access requirements. The trailhead furthest to the west on Somerset Parkway may

be used for this requirement only if it is determined as satisfactory by the USFS staff, otherwise an additional area may be designated.

- A signed disclosure notice shall be required alerting future residents to the public trails system, and that all trails, trail heads, and their access are to remain public at all times with no restrictions, including gates. For the future residents abutting the "Bull Creek Run" jeep trail on the west perimeter, the disclosure notice shall indicate that this road will have 24 hour unobstructed access by vehicles and shall not be gated as specified by the USFS for fire fighting capabilities and public recreation purposes. This same note shall be put on the plat map that gets recorded, and shall be included on all title reports so that the note will run with the land.
- There will be seven trailheads. The trailheads will provide access points to roads and trails, and five will be in locations shown on the map and will be non-motorized. The other two trails include the Bull Creek Run off road access, and a new trail location in the northeast for off road access that will connect to trails and a dirt road. There will be a total of 60 overall parking spaces, with a minimum of 4 spaces at each access. Parking spaces will be allocated according to terrain and estimated trail use with the endorsement of Planning Staff. The Developer will be responsible for completion of all trails and access points. The Developer will leave existing access points ungated until construction begins.
- Two off-road access points from Somerset to Peavine Peak will be maintained/installed. For the west-side road (Bull Run Creek) a 50' buffer between the subdivision lot-line to the edge of the road will be incorporated. Alternatives that may be considered during the Tentative Map process include vertical breaks in grade, natural slopes that offer barriers, or mechanized berming. The road will be ungated and open to 24-hour use by the public and will comply with the requirements of the Carson Ranger District as stated in Gary Schiff's letter of December 6, 2002, attached the Planning Commission staff report. The Developer will explore the possibility of conveying title to this portion of Bull Creek Road to the Forest Service.

NATURAL OPEN SPACE

- Undisturbed common areas will be maintained in their natural state and will be designated with each map, SUP, or building permit, as appropriate.
- Areas designated as natural open space that are disturbed during construction of roads, trails, and utilities will be enhanced/revegetated with plants selected from the Natural High Desert plant palettes, (refer to Book 2, Appendix J). Plants will be conducive to an increase in deer and wildlife habitat value. These areas will be designated with each Final Map, building permit, or Special Use Permit, as appropriate.
- As a guideline for preservation of undisturbed open space, approximately 300-acres of undisturbed natural open space will be provided to the north of the wildlife buffer.

TOWN COMMONS/PARKS

Centrally located recreational facilities, within walking distance to most residents, are a key element of Somerset. Each of the four villages will contain some form of community space that will be completed with the improvements within that village and will serve as a focal point. Landscape and irrigation plans for said space will be submitted with the public improvement plans.

NEIGHBORHOOD PARK/COMMONS

A park site will be constructed near the Town Center, the community's "core" village. This facility will provide a community-wide place to gather, offering opportunities for both passive and active recreation. Park amenities may include group picnic areas, sports facilities, play areas, and open turf. The Neighborhood Parks, or alternatives acceptable to the City, will be designed to City

standards and will be subject to review by the Parks and Recreation Commission. The Somerset East Park has been reviewed by the Parks and Recreation Commission and the construction of the park has been completed. The Somerset West Park has been reviewed and approved by the Parks and Recreation Commission.

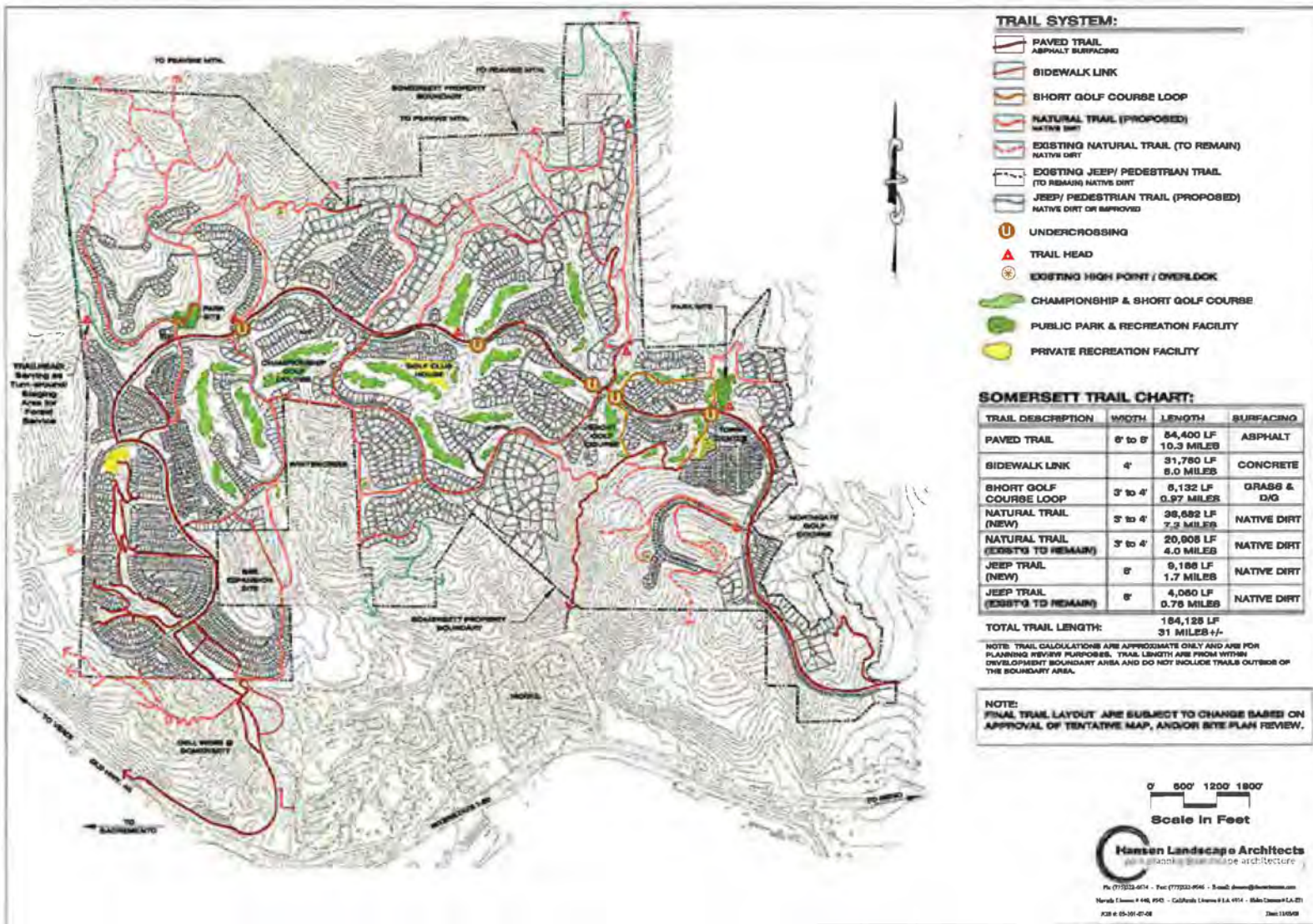


Figure 2-31A Conceptual Major Trail System Plan

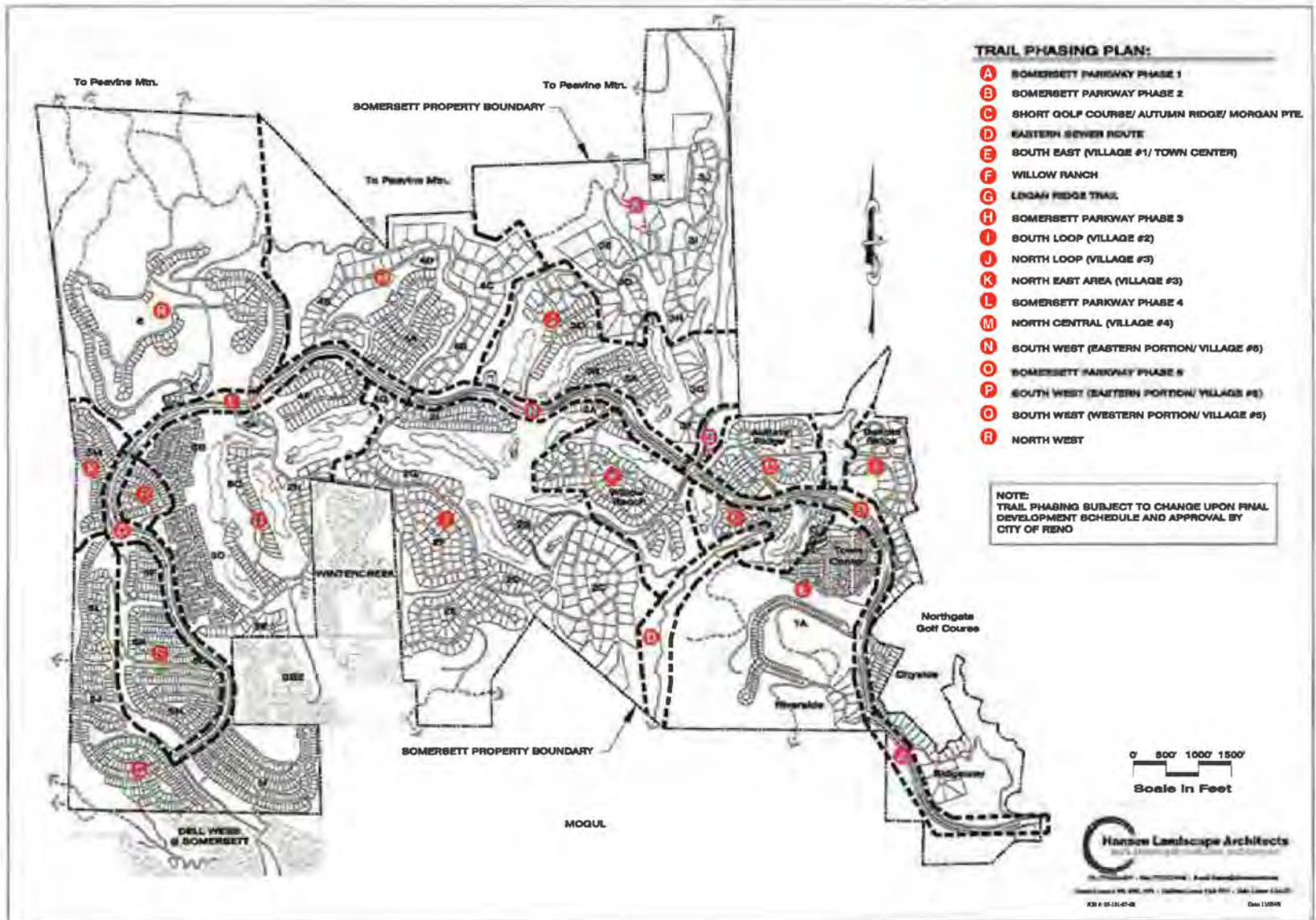


Figure 2-31B Trail Phasing System



Figure 2-32 Neighborhood Park Concept

SECOND PARK

A second public park, Somerset West Park, will be located within Village 5 near the completed fire station. Approvals have been received from the Parks and Recreation Department. All general park uses that are open and accessible to the general public shall have a RCT refund as defined in the Somerset Parks and Recreation Agreement with the City of Reno. Safe pedestrian access to the park from the north and south of Somerset Parkway will be installed.

TRAILS

- Trails will meander within open space, designed as sweeping curves that create visually appealing landscape forms and follow the natural grade. Abrupt or irregular curves and jogs are not permitted. Curved paths will not be used in areas too narrow to allow a sweeping curve.
- The Owners Association will maintain all trails.
- Trails will be routed around gated projects to the extent possible.
- As much as practical, trails will follow existing dirt roads and jeep trails. New trails cut through natural, undisturbed terrain will include minimal removal of vegetation and grading as required to provide a smooth, safe traveling surface.
- A Conceptual Trails Plan, including approximate trailhead locations for general public use, is shown in Figure 2-31. Trail improvements include grading, revegetation, and enhancements, which will be implemented and constructed by the Master Developer with adjacent Final Maps and commercial building permits.
- A minimum of 4 spaces per trailhead with a total of 60 spaces will be provided. These parking areas will be signed for public trailhead use. The public trail system map created by the City of Reno will also be presented at each of these locations.
- Trails and trailhead parks will be shown on Tentative Maps as per the P.U.D. Handbook. At the Tentative Map approval stage, trail connections and phasing shall be finalized to the approval of the zoning administrator.
- Individual developments will connect to the trail system with sidewalks or trails.

- Completion of trails shall be the responsibility of the Master Developer. The parcel developer shall construct the improvements as Final Maps are approved. The C of O's for the last five units for each map will be held until all trail construction is completed. In the even the parcel developer does not complete the trails, the Master Developer shall complete installation of them.
- Construction of all other trails shall be the responsibility of the Master Developer with exception of the Active Adult Community
- Where trails cross roads, "Road Crossing" signs and/or safety striping will be constructed.
- Access to historic/existing trails shall be continued. During construction, alternate routes and temporary/permanent signage shall be installed with each phase. The Master Developer will provide City Staff with aeriels identifying existing trails.

GOLF COURSES

The golf experience at Somerset combines dramatic topography with classical strategic elements to provide golfers an enjoyable and challenging experience. With the clubhouse situated upon a natural landform ridge, it is sited to provide the focal point to the golfers experience. The golf course routing will provide visual benefit to drivers along the primary access routes as well as for frontage to homesites within villages. The golf courses will be a major component of the open space system. Vistas within the subdivisions will be opened to the golf courses and views will be provided to non-golf frontage residences. The 9-hole golf course will be privately owned and operated by the SOA. The SOA may determine that the 9-hole short course can be open to the public. The 18-hole golf course is privately managed. For safety reasons, no public trail system will be built on the 18-hole golf course. An exception is where a recorded easement is provided for pedestrian access to connect to a trail. In addition, the 9-hole golf course trail will be open when the course is closed to golfers.



Figure 2-33 Golf Course Concept

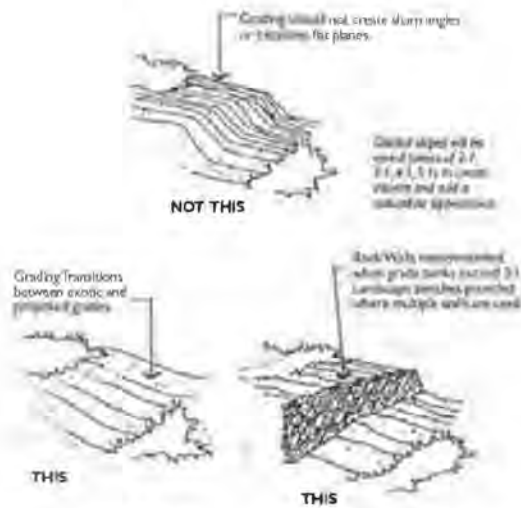


Figure 2-34 Proper Grading Techniques

The golf holes will work with the existing topography, which will reduce the overall earth moving requirements. Tees will be benched into the slopes using the native rock for support. Disturbance will be kept to a minimum, and preferably within the eventual limits of maintained turf. Areas outside of the fairways and roughs will be left native, providing a stunning contrast between the dark green of the golf course with the browns and light greens of the native vegetation. This ties together the theme of the golf course as a course working with its natural environment. The native areas will reduce the irrigation demand on the project.

Variety and playability will be key elements of the golfing experience at Somerset. Half the holes play downhill and half uphill, while there is also a mix of doglegs right, doglegs left, and straightaway holes. This variety will allow each hole to be a completely different experience.

SITE GRADING PRINCIPLES

The overall grading concept for Somerset is to create buildable pads and pleasant streets while maintaining the underlying integrity of the landform. Cut and fill will be balanced, to the extent practical, over the entire site. Views will be considered while maintaining a low visual impact to surrounding properties. The use of Low Impact Development tools and techniques will be incorporated during site design and construction.

STANDARDS

- Grading and design will incorporate techniques and standards from the City of Reno Low Impact Development Handbook adopted August 2007 or as amended.
- Grading and design will utilize the guidelines set forth in the Sierra Green Standards prepared by BANN and BAWN dated July 2008
- Higher density cluster developments will be encouraged to reduce impact to drainage channels and reduce sprawl.
- All disturbed areas will be revegetated or restored. Proper erosion, dust control, and reseeding techniques will be use as described in the most recent edition of "Handbook of Best Management Practices," by the State of Nevada Division of Environmental Protection Bureau of Water Quality Planning.

- Seeding and possibly plantings of plugs will be performed after finish grading has been completed, in the early spring or fall, whichever comes first. All seeded areas within developed areas will be permanently irrigated. Seeding areas within transitional areas will, at a minimum, be irrigated for two (2) growing seasons or until plantings are established, pursuant to 18.06 and 18.09 of the Public Works Design Manual.
- Transitions at top and toe of graded slopes will be rounded to blend with the natural terrain. Abrupt, squared off transitions are not permitted, except where part of a traditional/symmetrical landscape design, or where less than 4-5' in height. See Figure 2-26, Proper Grading Techniques.
- Naturalistic grading will be used where complex recontouring and revegetation must occur. Continuous expanses of landforms will be created to look natural as opposed to contrived or manmade. Where used, architectural or structured berms (i.e., retaining walls, earth buildings, sculptural land forms, etc.) will be an integral part of the architectural and landscape theme of the project, including consideration of color. Darker colors are preferred except where native materials are used.
- Retaining walls consisting of materials such as native stone are encouraged when grading dictates. Wall colors must be consistent within a given area or Permeon stain applied. Walls will generally be terraced if higher than six feet. Bench width approximately equals the adjacent wall height. See Hardscape Fences and Walls for additional information.
- Individual parcels will be graded to direct runoff away from buildings and into drainage facilities or roads.
- All grading will follow City of Reno requirements. Slopes 3:1 or less steep are preferred. Slopes with grades between 3:1 and 2:1 will be stabilized with a geotextile fabric and planted material, upon authorization by the soils engineers and City Staff, or with rip rap or other forms of armoring. Slopes of 2:1 will be armored or rip rapped and possibly top soiled and seeded to establish a finished condition, which looks like a planted slope, per authorization of City Staff. Armored slopes will be enhanced through the incorporation of live plantings, with at least one tree provided for every 500 square feet of armored area. The color of the 2:1 slope armoring materials must be consistent with the area in which they will be placed or Permeon stain applied.
- In the estate lot areas, hillside adaptive architecture will be required to lessen the need for grading.
- Construction of accessory structures and solid view fencing is prohibited on slopes 3:1 or greater.
- Building rooflines shall be located below the ridgeline whenever possible so that views to the hillside retain the natural ridgeline.
- Cut buildings into the hillside to reduce effective visual bulk and to provide energy efficient and environmentally desirable spaces. The visual area of the buildings can be minimized through a combined use of regrading and landscaping techniques.
- Split pads, stepped footings, pier and grade beam foundations to permit the structure to step up or down the slope. Avoid large single form structures.

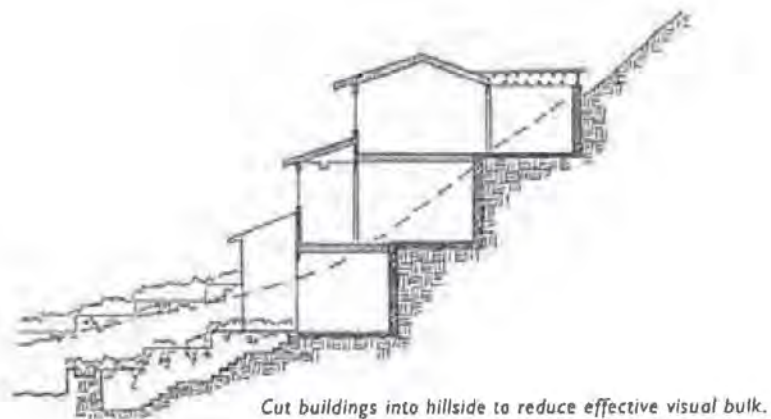


Figure 2-35 Adapting Architecture to Hillsides

- Allow flag lots with parking locations to adjacent roadways to encourage terracing of buildings while minimizing roadway cut and fill.

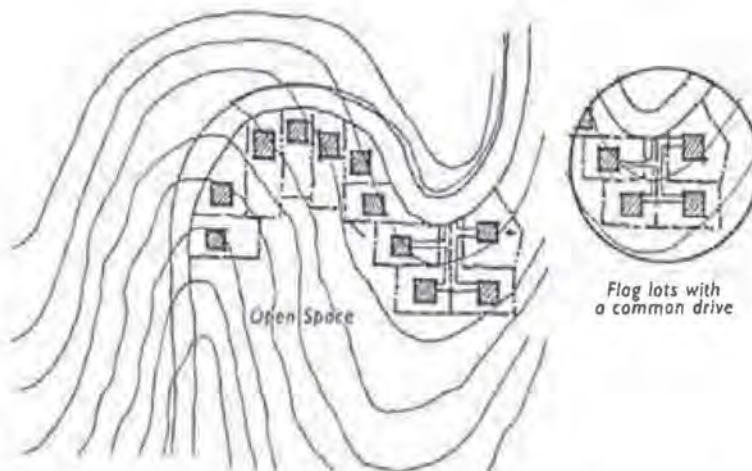


Figure 2-36 Use of Flag Lots to Encourage Terracing

- Drainage devices such as terrace drains, benches or downdrains should be placed in locations of least visibility on slopes. The side of a drain may be bermed to conceal it. Natural swales leading downhill area a good location for downdrains. Visible concrete drains should be color tinted and revegetated with planting to be less obtrusive.



Use of natural materials in man-made drainage channel.

Figure 2-37 Drainage Devices

- New building sites should be graded such that they appear to emerge from the slope. Minimize creation of flat areas on slopes greater than 25%.
- Avoid a manufactured appearance by creation smooth flowing contours of varying gradients, preferably with slopes 2:1 to 5:1. Avoid sharp cuts and fills and long linear slopes that have uniform grade.

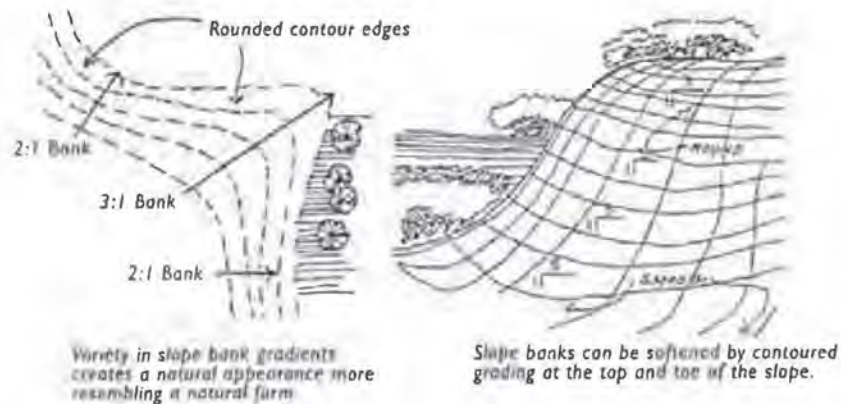


Figure 2-38 Building Sites on Slopes

- Allow front and side setback requirements to be flexible (including zero lot line conditions) subject to Environment and Design Review, to promote cluster of building if this will protect existing slopes or minimize grading.
- Varied and staggered front building setbacks are encouraged in hillside residential subdivision layout. This is consistent with the natural hillside character and will reduce the monotony of repetitive setbacks.

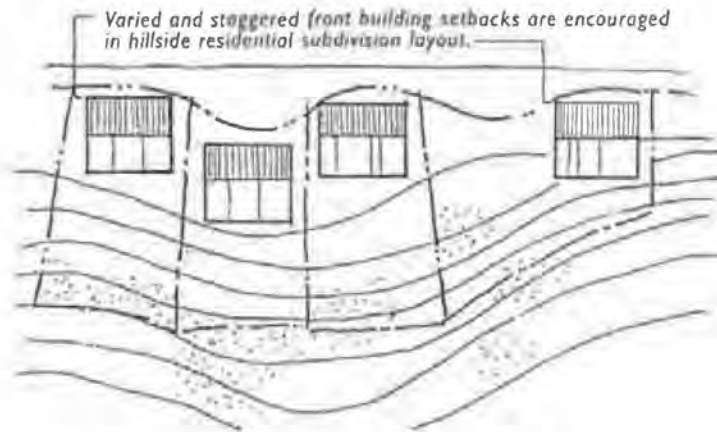


Figure 2-39 Staggered Setbacks

- A large building's bulk may be reduced by breaking the roof form into smaller parts, reflecting the irregular forms of the surroundings. There should be a consistency of roof pitch and design among separate roof components. Abrupt changes in eave heights require plan offsets to make transitions between building components.

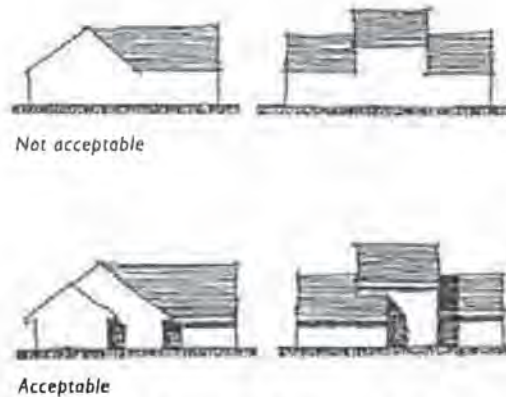
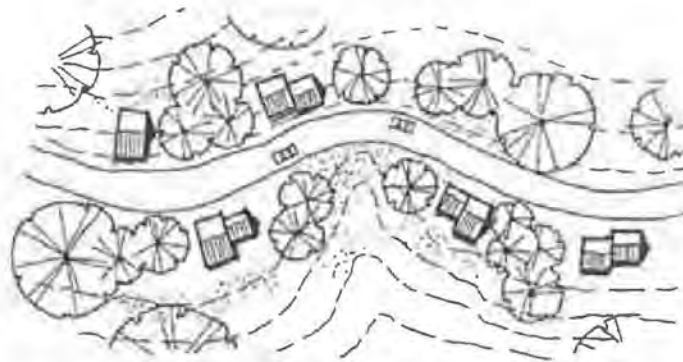


Figure 2-40 Reducing Bulk Through Roof Design

- Streets, drives, parking and emergency vehicle access should be aligned to conform, as closely as possible, to the existing grades and minimize the need for the grading of slopes. They should not greatly alter the physical and visual character of the hillside by creating large notches in ridgelines or by defining wide straight alignments on hillsides. Natural landforms may often be retained by introducing gently horizontal and vertical curves in road alignments. Straight roads should be utilized if grading can be reduced, as determined in the Tentative Map public hearing process.



Street layout shall be aligned in conform to the natural grades as much as possible. Long stretches of straight road should be avoided by introducing gentle horizontal and vertical curves.

Figure 2-41 Designing Streets and Drives with Grades

- Lot lines should be placed at the top of major slope areas within areas of high public visibility to ensure that the slope maintenance and planting will not be neglected by the uphill owner.

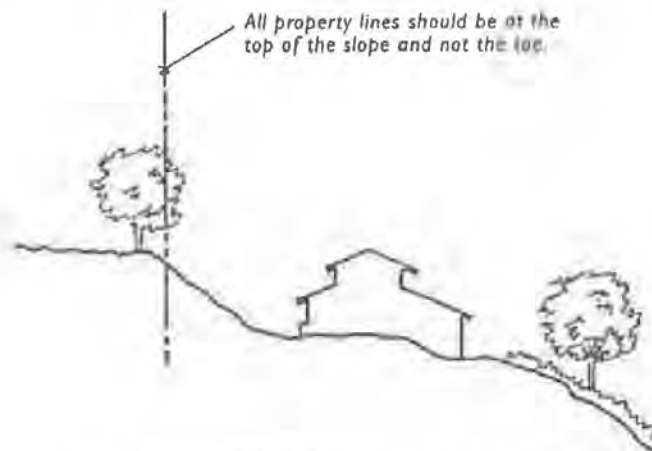


Figure 2-42 Lot Line Placement on Slopes

SUPPLEMENTAL HILLSIDE DEVELOPMENT STANDARDS

A Special Use Permit shall be required when cuts exceed 20 feet, the following standards shall apply:

- Cut slope angles shall be determined in relationship to the type of materials of which they are composed. Steep cut slopes shall be retained with stacked rock, retaining walls, or functional equivalent to control erosion and provide slope stability when necessary. Revegetation may be considered as an alternative through the Tentative Map, Special Use Permit and building permit stage.
- Exposed cut slopes, such as those for streets, driveway accesses, or yard areas, greater than 30 feet in height shall be terraced. Cut faces on a terraced section shall not exceed a maximum height of 30 feet. Terrace widths shall be a minimum of five feet to allow for the introduction of vegetation for erosion control, with a preferred width of ten feet where landscaped.

- Revegetation of cut slope terraces shall include the provision of a planting plan, introduction of topsoil where necessary, and the use of irrigation if necessary as determined by Reno Community Development. The vegetation used for these areas shall help reduce the visual impact of the cut slope, and assist in providing long-term slope stabilization. Trees, shrub plantings and cascading vine-type plantings may be appropriate. Cut slope terraces close to the roadway, within the drivers visual scope (60') will be more heavily vegetated than those farther up or down the slope (>60').

A Special Use Permit shall be required when fills exceed 10 feet, the following standards shall apply:

- The toe of the fill slope area not utilizing structural retaining shall be a minimum of six feet from the nearest property line, ideally 1:1 setback based on height of fill.
- Fill slopes steeper than 3:1 shall be protected with an erosion control netting, blanket, or functional equivalent. Netting or blankets shall only be used in conjunction with organic mulch such as straw or wood fiber. The blanket must be applied so that it is in complete contact with the soil so that erosion does not occur beneath it. Erosion netting or blankets shall be securely anchored to the slope in accordance with manufacturer's recommendations.
- Revegetation of fill slopes shall utilize vegetation, which will survive and stabilize the surface. Irrigation may be provided to ensure growth if necessary. Evidence shall be required indicating long-term viability of the proposed vegetation for the purposes of erosion control on disturbed areas.

If necessary, rock used for grading application shall be treated with a chemical stain to blend with the surrounding landscape. Chemical stains shall be applied to bedrock surfaces that are exposed as a result of grading activity.

Revegetation requirements. Vegetation shall be installed in such a manner as to be substantially established within one year of installation.

Maintenance. All measures installed for the purposes of long-term erosion control, including but not limited to vegetative cover, rock walls, and landscaping, shall be maintained in perpetuity on all areas which have been disturbed, including public rights-of-way. The applicant shall provide evidence indicating the mechanisms in place to ensure maintenance measures.

Building Design. To reduce hillside disturbance through the use of slope responsive design techniques, buildings on Hillside lands shall incorporate the following into the building design and indicate features on the required building permits:

- Cut buildings into hillsides to reduce visual bulk. Split pad or stepped footings shall be incorporated into building design to allow the structure to more closely follow the slope.
- A building setback shall be required on all downhill building walls greater than one story in height, as measured above natural grade. No vertical walls on the downhill elevations of new buildings shall exceed a maximum height of 20 feet above natural grade.
- It is recommended that roof forms and roof lines for new structures be broken into a series of smaller building components to reflect the irregular forms of the surrounding hillside. Long, linear unbroken rooflines are discouraged. Large gable ends on downhill elevations should be avoided, however smaller gables are permitted.

- It is recommended that roofs of lower floor levels be used to provide deck or outdoor space for upper floor levels. The use of overhanging decks with vertical supports in excess of 12 feet on downhill elevations should be avoided.
- It is recommended that color selection for new structures be coordinated with the predominant colors of the surrounding landscape to minimize contrast between the structure and the natural environment.

Stabilization of soil mantle conditions where existing grades are steeper than 2:1 must be considered.

Areas of the development will be retained in a natural state and evaluated per City of Reno Code 18.06.804, Section F, and per Truckee Meadows Regional Plan.

Administrative Variance from Development Standards for Hillside lands. A variance may be granted by the Zoning Administrator with respect to the development standards for Hillside lands if all of the following circumstances are found to exist:

- There is demonstrable difficulty in meeting the specific requirements due to a unique or unusual aspect of the site or proposed use of the site;
- The variance will result in equal or greater protection of natural resources.
- The variance is necessary to alleviate the difficulty.

BUILDING SITING/ENVELOPES

POLICY 1 GENERAL CONSIDERATIONS

All building siting will be such that disruption to the environment will be minimized, important site features are protected and the use and enjoyment of neighboring properties is not unduly impaired. A prime consideration is "matching" building and access to the particular piece of property under consideration.

POLICY 2 ELEVATION CRITERIA

As a part of the Compliance Statements required by this Handbook, any deviation from normal city setback requirements must be noted along with the reasoning for the deviation. The evaluation criteria specified in this policy will often conflict with one another. Thus, the objectives of each criterion must be weighted against those of the other criteria.

The developer, the AGC and the City Staff will be responsible for determining building locations, using the following criteria:

- Fit of building plans to the terrain. Finished grades surrounding buildings should match the existing, natural grades to minimize exposed cut and fill slopes.
- Degree of slope/topography in general. The more gentle a slope is and the more even the topography in general is, the more suitable an area is for building.
- Existing vegetation and natural features. The less vegetation and/or unique land forms of other natural features and area has, the more suitable it is for building because retention of these features is integral.
- Views from the proposed structures. View sheds from a building site should be retained to the degree possible.

- Effects on views from neighboring properties. When established building envelopes, their relationships between envelopes, where one building site can affect the views from other envelopes, will be considered.
- Retention of useable open space. Usable open space includes, but is not limited to: areas that protect views, and areas that create space between homes, between differing land uses or between roadways and buildings.
- Vehicular access. Access to the building envelope should be such that the amount of land disturbed required for such access is minimal.

This section of the Development Standards Handbook presents the evaluation criteria that form the basis for establishing building envelopes and thus, the basis for the AGC considering a variance request. No variance may be granted by the AGC that would be contrary to any setback requirements of the City unless expressly permitted by the City of Reno.

Tentative subdivision maps will include building envelope locations. The Tentative Map application will also address how the above criteria's were applied. Any special height restrictions designed to protect views and/or solar access will also be shown on the Tentative Map.

WILDLIFE MANAGEMENT

Somersett is located in the southeast portion of an area where mule deer stay during extreme winters. A key project concept is to establish a program that informs buyers about the projects natural resources and to create a resource ethic among residents.

Somersett's Wildlife Management Standards establish measures to protect and enhance wildlife habitat, particularly that of the mule deer, within this master-planned community, while allowing for harmonious, quality development. Hundreds of acres of private land will be allocated and dedicated for wildlife enhancement and "public" open space by the recordation of conservation easements and/or other documents per the approval of Nevada Department of Wildlife and other applicable regulatory agencies in accordance with the Phasing/Implementation Program.

WILDLIFE CORRIDOR

There will be a 200 foot buffer zone that shall function as a wildlife habitat to the north of Somersett Parkway along Drainageway 11 and a portion of 12. South of Somersett Parkway there shall be a wildlife habitat of 100 feet for Drainageway 10. The measurement shall be taken from the low flow line in horizontal (lineal) feet.

WILDLIFE HABITAT BUFFERS

- The Nevada Department of Wildlife has approved the following design standards / requirements. See letter in Book 2, Appendix O.
- A habitat buffer of native trees and shrubs will be planted on the wildlife interface periphery of all "Villages" and "Limited Rural Estate" areas. This buffer is intended to shield deer and other wildlife from developed areas and may include backyard areas. The buffer is subject to the fuel modification zone requirements listed below. As long as the 50-foot buffer is provided, it can occur on either the lot or the common area, or a combination of both. See Figure 2-43A, Wildlife Habitat Buffer.

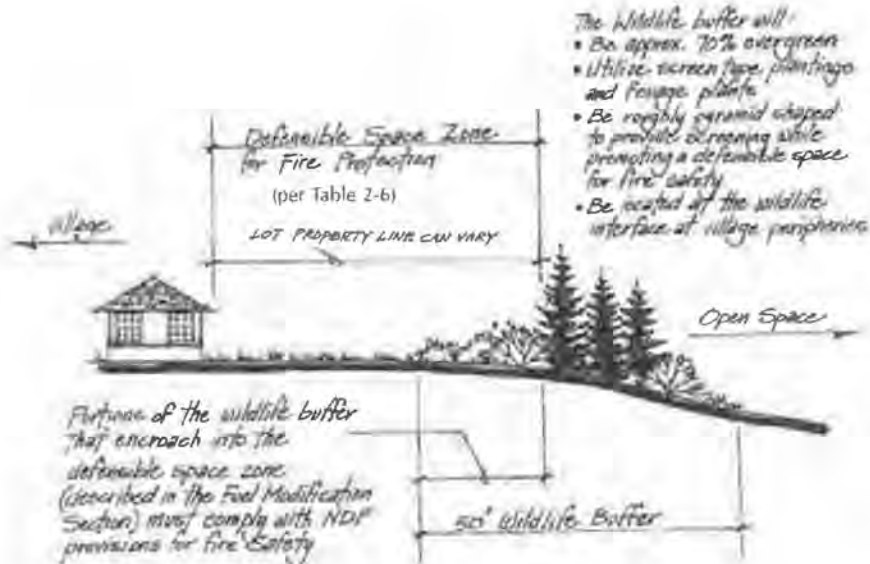


Figure 2-43A Wildlife Habitat Buffer

- The plant composition of the wildlife buffer is contained in Book 2, Appendix J.
- Where seed will be used to introduce wildlife forage, the seed mix will be per the Wildlife Seed Mix in Book 2, Appendix J or as approved in writing by the Nevada Division of Wildlife.

REGULATION/ENFORCEMENT

- The Owner's Association (OA) manager or equivalent entity will be the point-of contact for residents with wildlife concerns or questions. Wildlife issues will be handled by the OA with input as appropriate by wildlife/natural resource agencies.
- The OA will:
 - Circulate ongoing newsletters that provide information to Somerset residents about habitat improvements, critical times of the year when residents need to be acutely considerate of wildlife needs, community/volunteer groups that participate in enhancement or public awareness projects and other community/wildlife issues.
 - Serve as the "alerting and enforcement" entity during critical times of the year or during critical years, when wildlife needs are at their greatest. During these times, Somerset residents will be asked to take extra care in avoiding sensitive areas, controlling their pets and educating others to do likewise.
 - Be responsible for placement and maintenance of signs throughout Somerset informing the public of environmental/habitat conditions and possible seasonal exclusion areas, and providing educational opportunities.

SIGNS

- Critical wildlife areas within Somerset will be designated "off-limits" to the public during "sensitive periods" as defined by the Nevada Division of Wildlife. Pets will be strictly regulated at all times. Informational signs designating the area, as wildlife habitat will be placed at all trail heads leading into open space at Somerset. See Wildlife Management Signs on Figure 2-56 for additional information on wildlife signs.

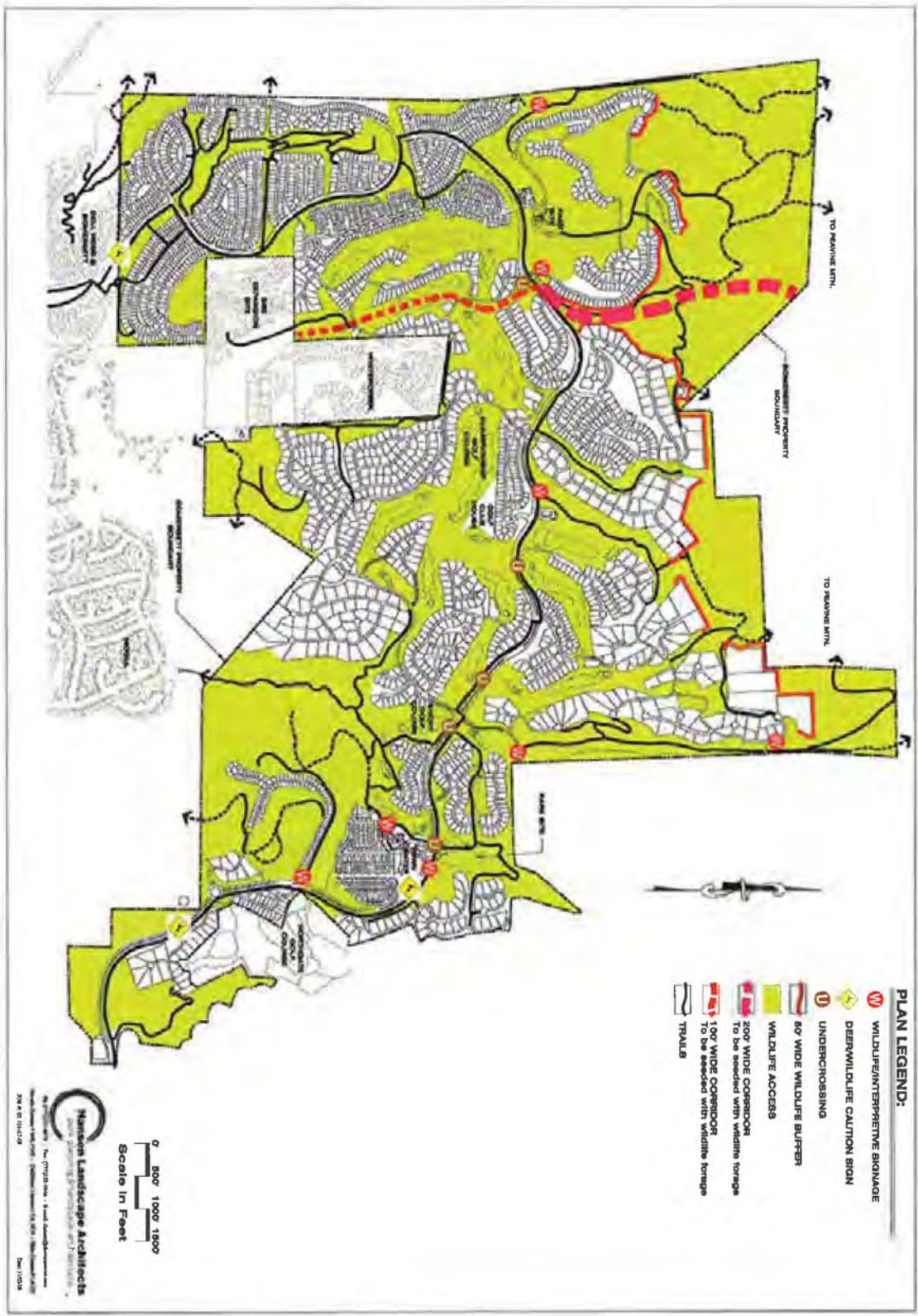


Figure 2-43B Wildlife Management Plan

PHASING/IMPLEMENTATION

Somerset will be developed in phases that are anticipated to generally progress from east to west. Determined levels of development will trigger new phases of wildlife enhancement. Table 2-5 shows a general approach for the phasing of wildlife enhancement measures, as proposed by the Nevada Division of Wildlife. The Master Developer has maintained a Wildlife Enhancement Plan including conservation easements or other related documents that has been reviewed by NDOW. As updates occur, they will be provided to the City of Reno.

Table 2-5 Somerset Wildlife Enhancement Phasing Concept

DEVELOPMENT STATUS	WILDLIFE ENHANCEMENT STATUS
40% of Housing Complete	10% Wildlife Enhancement Complete
60% of Housing Complete	50% Wildlife Enhancement Complete
75% of Housing Complete	75% Wildlife Enhancement Complete
90% of Housing Complete	100% Wildlife Enhancement Complete

DRAINAGEWAYS/DETENTION/WETLAND AREAS

DRAINAGEWAYS

A number of drainageways occur within Somerset, which convey runoff and form the backbone of the open space plan. Detention areas have been incorporated into the design as needed to manage runoff.

The drainageways denoted on Figure 2-44 are major drainageways if they meet the CFS criteria of natural drainageway categories. The Major Drainageways all fall into the "Natural Drainageway" category in their existing state.

Figure 2-44 Major Drainageways illustrates the four proposed types of drainageway treatments:

- Landscaped Drainageway: will be improved with landscaping and may include turf or non-native plant species. These are designed to address aesthetics, water quality, stormwater management, recreation functions (golf course) and grading per the Major Drainageways Ordinance.
- Natural Drainageway: remains undisturbed in the existing condition.
- Natural Drainageway/Habitat Enhancement: receives enhancement of vegetation to higher utilization levels to benefit wildlife.
- Landscaped/Disturbed: occurs when filling and/or grading alters its natural state and it is landscaped in its final state.

* With the exception of drainageway #3, no major drainageways will be relocated

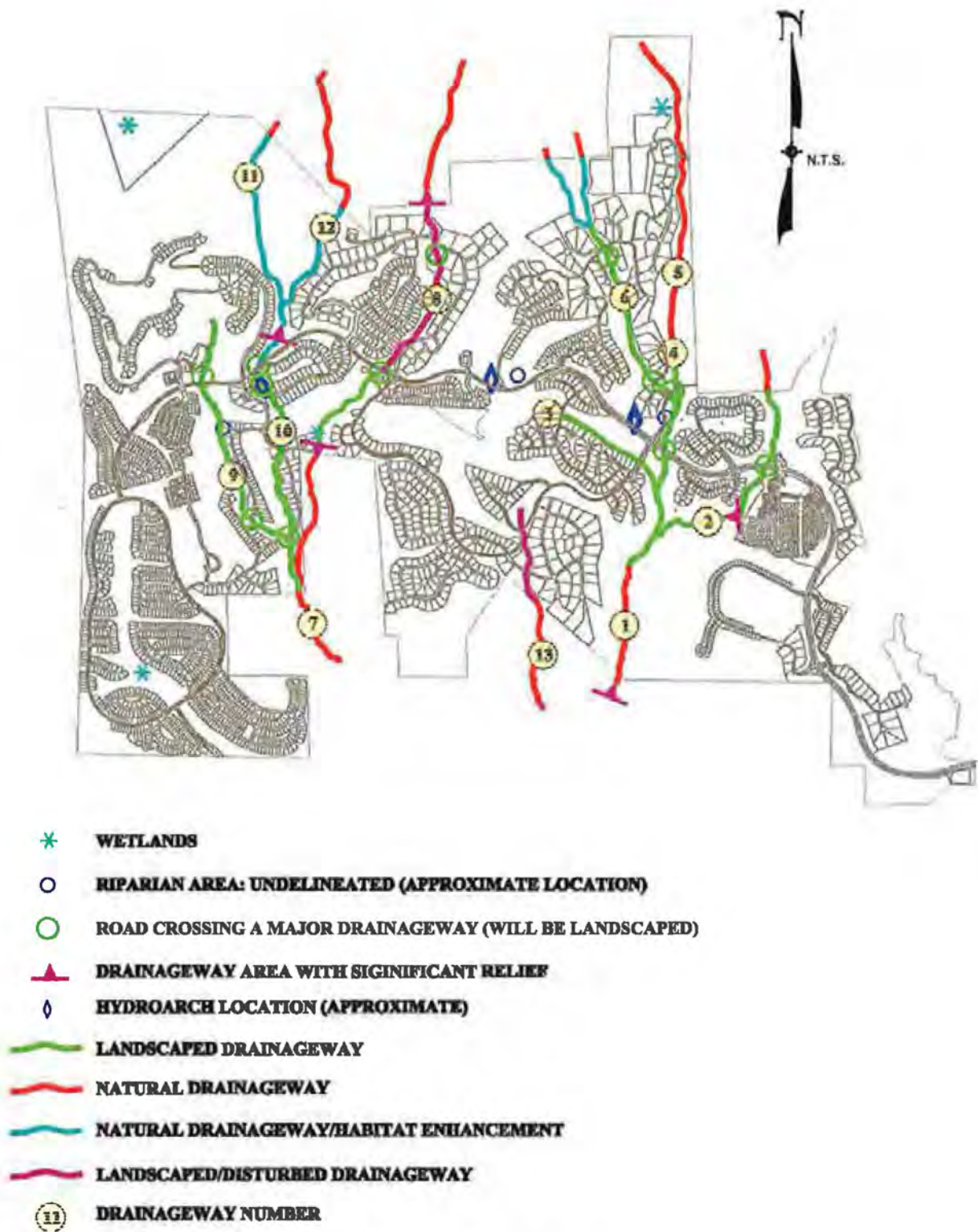


Figure 2-44 Major Drainageways

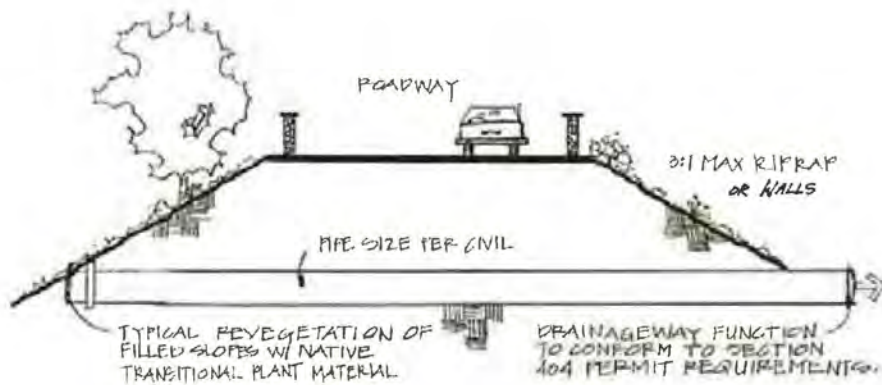


Figure 2-45 Typical Major Drainageway Crossing Cross Section

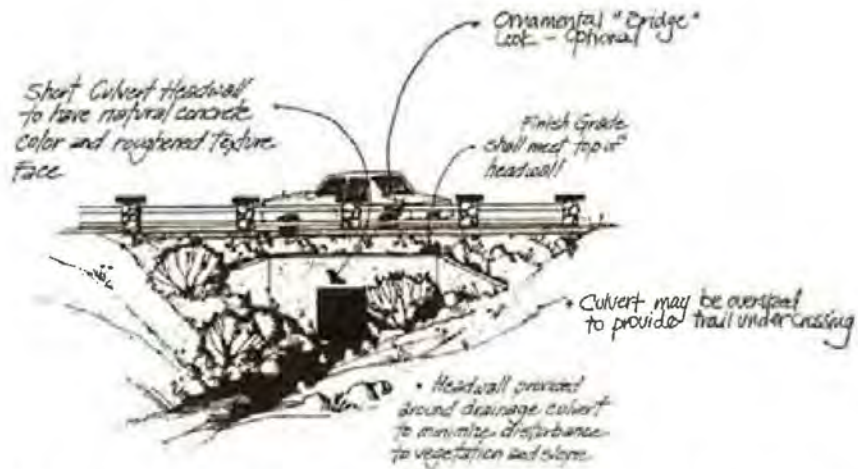


Figure 2-46 Vertical Culvert End Treatment at Major Drainageway Crossing Cross Section



Figure 2-46A Hydro-Arch Cart Tunnel

When the Major Drainageway Plan was adopted by the City of Reno, it was recognized that, from a recreation perspective, enhanced/landscaped drainageways can be more environmentally, aesthetically, and functionally beneficial than natural drainageways.

The golf course will be routed adjacent to and crossing drainageways in some areas. In general, it is desirable to have as little disturbance to the major drainageways, including the 15' setback, as possible. Grading and landscaping of the golf course will be evaluated at the Special Use Permit phase considering the desirability of proposed grading, slope surface treatments, plant material, and the end result of the design from an environmental and recreational perspective. Typical treatments and relationships of this condition are shown in Figures 2-48 and 2-49.

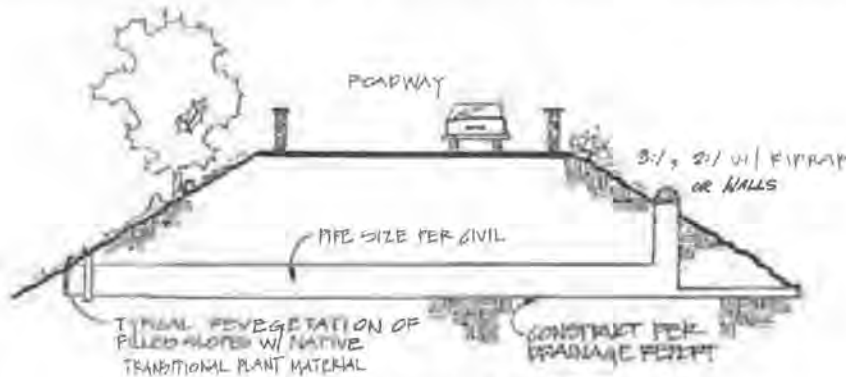


Figure 2-47 Typical Detention Basin Configuration

The report dated 1999 called "Survey of Wetlands, Stream Environment Zones and Waters of the United States" by Western Botanical Services includes an analysis of the major drainageways as required by the City's Major Drainageways ordinance.

- Detention areas will be approved by the City of Reno and in compliance with the City's Major Drainageway Plan prior to implementation.
- Major Drainageways may contain trail or golf cart path in accordance with the Army Corp of Engineers 404 permit.
- Lots will not extend into the Major Drainageways including the 15' setbacks.
- Any proposed channel modifications, landscape enhancements and/or golf course grading within a major drainageway (including the 15' setback) and its 100-year floodplain shall be addressed in the golf course and/or major drainageways S.U.P.
- Any proposed landscape and grading within the 100 year flow line should be designed for a character similar to the existing condition, or an improvement, but will allow for the golf course use.
- Natural rock check dams will be constructed in key drainage locations approved by both the City and the Nevada Department of Wildlife to create naturalistic water features and moisture retention for enhanced riparian growth/wildlife habitat. These dams will also act as sediment traps, improve slope stabilization/erosion control, and increase ground water recharge.
- Roadways crossing major drainageways will be aesthetically treated with rock, which may be stained to match the surrounding landscape. Landscaping and grading will be designed to blend and transition to the surrounding channel and banks. Channel bottom landscaping shall be designed to equal or improve the adjacent drainage vegetation.
- Drainageways requiring crossing by either roads or other features requiring fill material or the piping of the drainageway shall conform to the intent illustrated in Figures 2-44 through 2-46.

- Selected crossings at Somerset Parkway will be provided with hydro-arch tunnels or equivalent.
- Detention area locations will be coordinated with necessary crossings of the major drainageways.
- Where appropriate, the culvert/box headwall treatment proposed in Figure 2-46 provides a method to limit the fills needed to place a roadway over a drainageway. With the headwall approach to design, existing vegetation and slopes can be retained and preserved. Additionally, the culvert can be sized to accommodate both drainage and trail access where needed. Where limited disturbance occurs, new landscaping and ground surface design will be prepared to look like the surrounding landscape character, or improved.
- The Owner's Association will be responsible for maintenance of check dams.
- Existing/natural drainage ways north of the villages and areas of designated open space disturbed during construction of road, trail, and utility crossings will be enhanced/revegetated with plantings to increase deer and wildlife habitat value. Undisturbed drainageways and common area will be maintained in their natural state.
- All disturbances and/or improvements located/constructed within the major drainageways designated on Figure 2-44 if they meet the CFS criteria of natural drainageway categories shall require approval of a Special Use Permit and shall comply with the City of Reno Major Drainageway Policy.

WETLANDS

Wetlands will be avoided or enhanced during development of Somerset. These wetlands have been delineated and their locations confirmed by the U.S. Army Corps of Engineers. All wetlands depicted on Figure 2-44 are described in greater detail in the "Survey of Wetlands, Stream Environment Zones, and Waters of the U.S. Somerset Master Plan," by Western Botanical Services, Inc. April 1998 within Book 2, Appendix N. There shall be no net loss of wetlands, stream environments, playas, spring fed stands of riparian vegetation, and non-404 wetlands, in terms of both acreage and value. This no net loss shall be achieved in one or more of the following ways: designation of lands for resource or open space use, avoidance of these areas, mitigation of impacts on site, mitigation off site. All wetlands shall comply with all City of Reno ordinances prior to approval of each Final Map or building permit as applicable.

WETLANDS, SPRINGS, AND DRAINAGE DELINEATION SCHEDULE

Wetlands, Springs, and Drainages located within the Somerset Property have been delineated under the requirements of "Section 404 of the Federal Clean Water Act," the City of Reno's "Major Drainageways Plan" and "Wetland and Stream Environment Policy". A map of all wetlands, springs, and drainages, completed in May 1998, was submitted to the City of Reno and the U.S. Army Corps of Engineers for review and confirmation. This approval was granted in 2003.

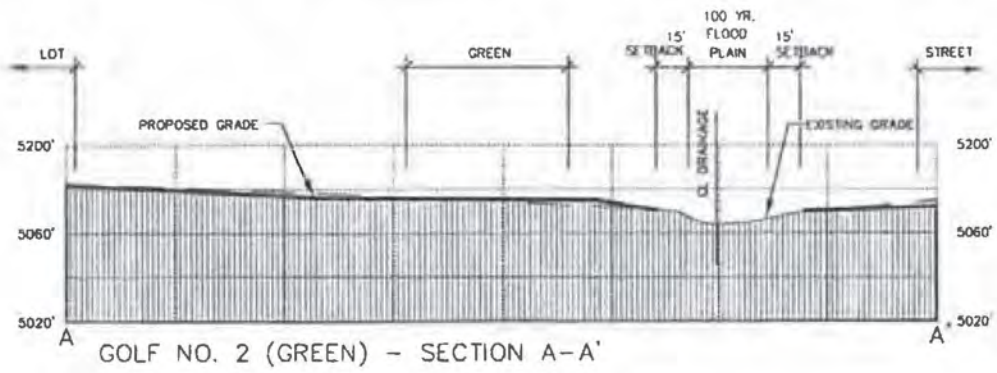


Figure 2-48 Fairway 2

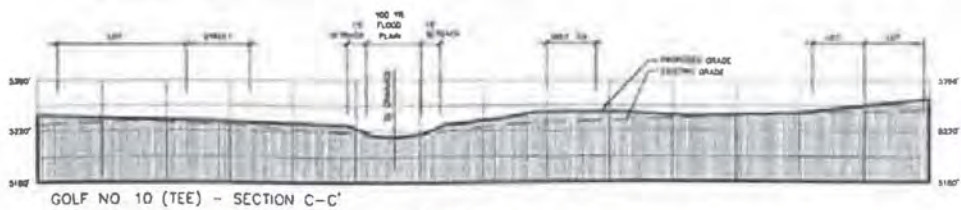
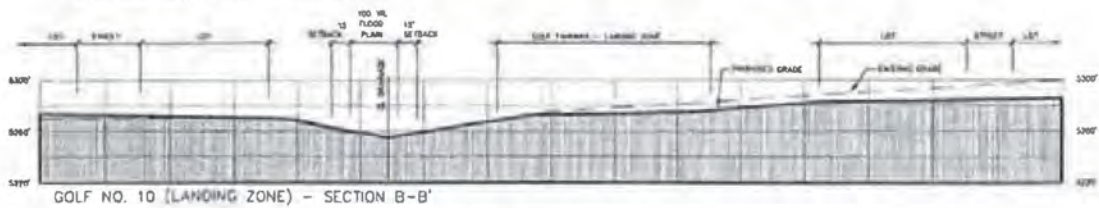
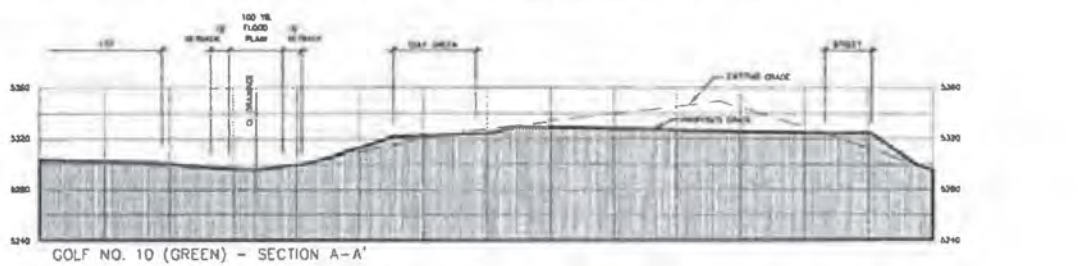


Figure 2-49 Fairway 10

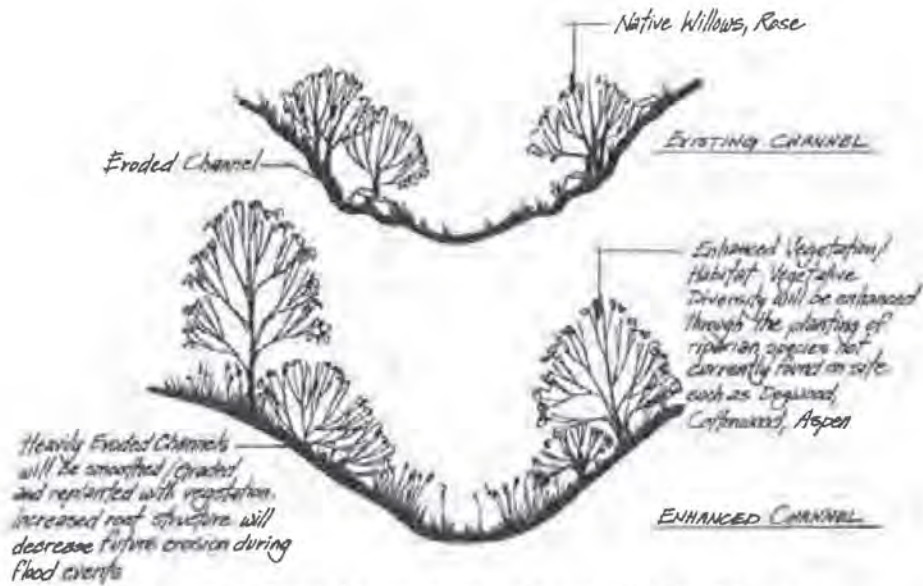


Figure 2-50 Typical Cross Section Riparian Wetland Channel

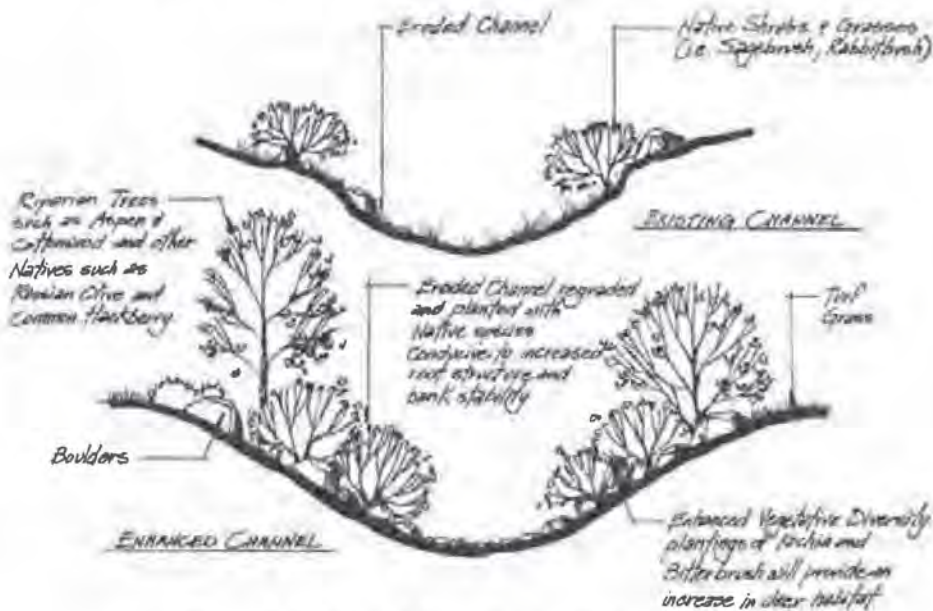


Figure 2-51 Typical Cross Section Upland Channel

Upon approval of the delineation by both regulatory agencies, Somerset will prepare a detailed map depicting proposed mitigation and enhancement for all anticipated impacts to wetlands, spring, and/or drainageways. Currently the majority of wetlands on Somerset appear to be extremely small (as little as 100 sq. ft.) isolated wetlands. Many of the drainages are heavily incised and eroded, with the dominant vegetation being sagebrush, rabbitbrush, and native grasses.

The intent of Somerset is to enhance the functions and values of wetlands and drainages within the project area through the use of grading, revegetation, and vegetation enhancement. Highly eroded and/or incised drainages will be re-graded and planted with native riparian and/or upland plant species conducive to an increase in root structure and bank stability, and which are related to the function they are intended to provide (i.e. erosion control, riparian enhancement, etc., as

detected in the field). An increase in wildlife habitat value, water quality protection, and flood protection will be key elements of the mitigation/enhancement plan.

The anticipated schedule for wetland/drainageway mitigation/enhancement within Somerset is as follows:

WETLAND/DRAINAGEWAY APPROVALS

TASK	DATE COMPLETED OR ESTIMATED COMPLETION DATE
Delineation of Wetlands, Springs, and Drainageways as required under "Section 404 of the Federal Clean Water Act", and the City of Reno's "Major Drainageways Plan" and "Wetland and Stream Environment Policy".	Completed 1998
Pre-application Meeting with the Corps and the City of Reno.	Completed 1998
Confirmation of the Delineation by the U.S. Army Corps of Engineers (Corps) and the City of Reno.	Completed 1998
Preparation of a Detailed Wetland and Drainageways Mitigation/Enhancement Plan for Review by the Corps and City of Reno.	Completed 1998
Incorporation of Agency (Corps, City of Reno, Fish and Wildlife) requirements.	Completed 1998
Obtain Army Corps of Engineer 404 permit to regulate Mitigation/Enhancement Measures	Completed October 2003 Corps Reference # 200225057
Updated delineation and amended permitting of wetlands, springs and drainageways incorporating the additional annexed land and revised site plan under "Section 404 of the Federal Clean Water Act.	Amendment 1 Completed April 2004 Amendment 2 Completed May 2005 Revised Mitigation Approved May 2007

This schedule is subject to change due to the complex nature of wetland/drainageway regulations and the number of agencies involved.

FUEL MODIFICATION ZONES/DEFENSIBLE SPACE

Somerset is located in a Sagebrush Steppe community, the driest and most widespread vegetative community in this region. Big sagebrush (*Artemisia tridentata*) is the most characteristic species. The risk of wild land fires in the Sagebrush Steppe community has increased since an exotic plant called cheat grass (*Bromus tectorum*), has become dominant. Cheat grass grows fast and then dries up creating perfect tinder for fires ignited by lightning.

With extensive acreage in Somerset being devoted to open space, there is a potential threat of wildfires on the surrounding hillsides. As a defense against wildfires within Somerset, parcels containing or abutting natural open space will be required to establish fuel modification zones as required by the Reno Fire Department prior to approval of a Final Map or building permit. Defensible space refers to a zone surrounding structures that is managed to reduce fire hazard. Within the defensible space, fuel modification measures, such as reducing fuel load and increasing the moisture content of the vegetation will be used to promote fire safe buffers. This

zone serves as a physical barrier reducing the threat of wildfire and provides a visual transition between developed areas and open space.

STANDARDS

- A landscape maintenance program will be established by the Master Developer, incorporated into the CC&R's, and implemented/enforced by the OA. The program shall be incorporated into the CC&R's and recorded with the first Final Map. The purpose of the program shall be to remove dried and dead fuel and any other combustible debris from the perimeter of any inhabited building per Table 2-6. See Figure 2-52, Defensible Space Concept.

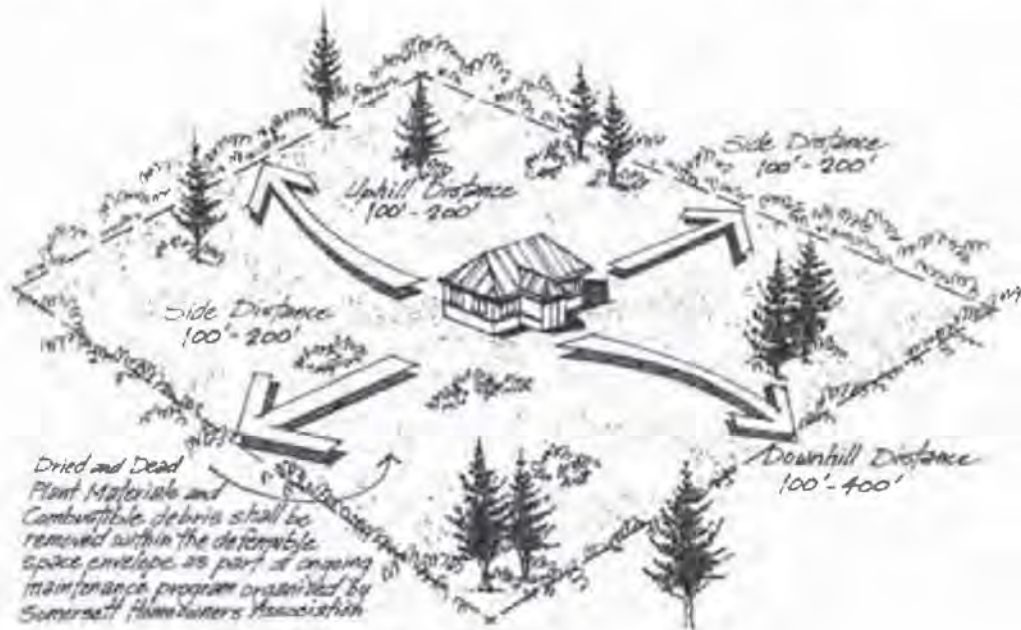


Figure 2-52 Defensible Space Concept

- An irrigation system will be used to increase moisture content of the living vegetation within fifty (50') feet of any structure or parking area. See Figure 2-53, Fuel Modification Zones.
- Paved parking areas can provide the required fuel buffer to buildings, although in most cases the siting of parking areas should be such that they do not interfere with views from buildings into open space.

Table 2-6 Defensible Space Distance Percentage

PERCENT SLOPE	UPHILL	SIDES	DOWNHILL
Level to 20%	100 Feet	100 Feet	100 Feet
21% to 40%	150 Feet	150 Feet	200 Feet
41% to 60%	200 Feet	200 Feet	400 Feet

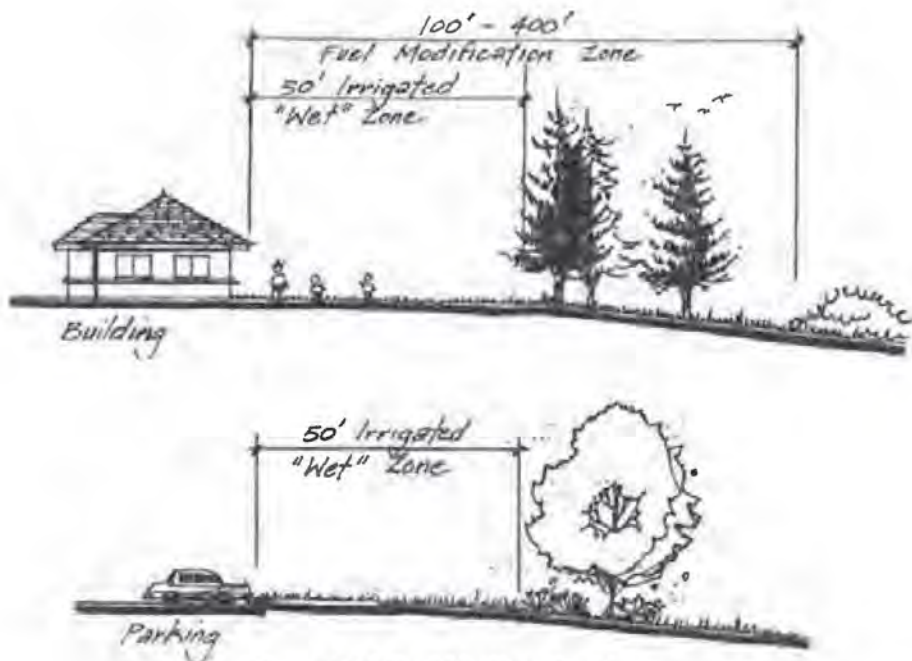


Figure 2-53 Fuel Modification Zones

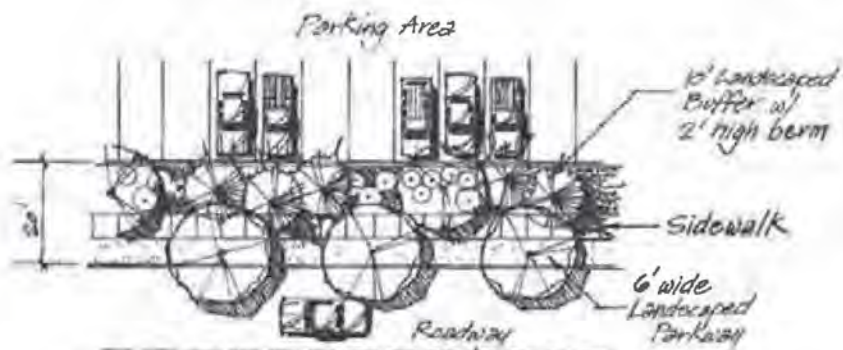


Figure 2-54 Landscaped Separation of Parking and Streets

COMMERCIAL AREAS

TOWN CENTER COMMERCIAL STANDARDS

- A minimum of 15% of the site will be landscaped.
- One tree is required per 300 square feet of required landscaped area.
- At least 25% of the required trees will be evergreen.
- Deciduous trees will be installed with the following size mix: 50% at 1-1/2" minimum caliper, measured 6" above rootball, 50% at 3" minimum caliper.
- Evergreen trees will be installed with the following height mix: 40% at 6' minimum height, 40% at 8' minimum height, and 20% minimum 10' height.

- Plant materials will be selected from the Developed Plant Palette, described in Book 2, Appendix J.
- Parking lot trees are required as follows. Parking lot trees will count towards the total number of trees required within a parcel.
 - One tree is required for every 8 parking spaces provided.
 - A minimum of 50% of the required parking lot trees will be located in islands within the parking lot.
- Commercial loading areas will be completely screened from adjacent streets and abutting properties.
- Parking lots will be separated from adjacent streets and buildings by a minimum 10' width landscaped area including a two-foot minimum height berm. This area will count towards the total landscaped area required within a parcel. See Figure 2-54, Landscaped Separation of Parking and Streets.
- A mix of trees, shrubs, groundcovers, perennials, and annuals will be selected from the Developed Plant Palette, described in Book 2, Appendix J, to achieve a look consistent with the goals and policies of this Handbook, to the satisfaction of the AGC.

NEIGHBORHOOD COMMERCIAL STANDARDS

The following standards apply to the neighborhood commercial areas provided near the project entrance and at the optional clubhouse community center or elementary school/park site in Carrington Village.

- A minimum of 20% of the site will be landscaped.
- One tree is required per 300 square feet of required landscaped area.
- At least 50% of the required trees will be evergreen.
- Deciduous trees will be installed with the following size mix: 50% at 1" minimum caliper, measured 6" above rootball, 50% at 2" minimum caliper.
- Evergreen trees will be installed with the following height mix: 40% at 6' minimum height, 40% at 8' minimum height, and 20% minimum 10' height.
- Plant materials will be selected from the Developed Plant Palette, described in Book 2, Appendix J.
- Parking lot trees are required as follows. Parking lot trees will count towards the total number of trees required within a parcel.
 - One tree is required for every 10 parking spaces provided.
 - A minimum of 50% of the required parking lot trees will be located in islands within the parking lot.
- Commercial loading areas will be completely screened from adjacent streets and abutting properties.
- Parking lots will be separated from adjacent streets and buildings by a minimum 10' width landscaped area with a two-foot minimum height berm. This area will count towards the total landscaped area within a parcel.

- A mix of trees, shrubs, groundcovers, perennials, and annuals will be selected from the Developed Plant Palette, described in Book 2, Appendix J, to achieve a look consistent with the goals and policies of this Handbook, to the satisfaction of the AGC.

RESIDENTIAL AREAS

The Residential home products are defined in Chapter 2, Land Use Designation/Design Standards. At a minimum, all disturbed or graded areas within Somerset shall be landscaped/revegetated in accordance with the native High Desert Plant Palette detailed in Book 2, Appendix J. Property owners can request from the OA to replace turf with xeriscape palette in the front yard area and replace the turf in the parkway strip in between the back of curb and sidewalk with an approved low-growing evergreen juniper.

PATIO HOME STANDARDS

- Front yard landscaping and irrigation equipment will be installed by the builder, prior to issuance of the Certificate of Occupancy for said home.
- Front yard plant material will be selected from the Developed Plant Palette (See Book 2, Appendix J).
- Prototypical front yard landscaping plan(s) will be submitted with Final Mapping.
- All landscaping plans will be subject to approval by the AGC. All plans must be stamped for approval by the AGC before being submitted to the City of Reno.

VILLAGE HOME STANDARDS

- Front yard landscaping and irrigation equipment will be installed by the builder, prior to issuance of the Certificate of Occupancy for said home.
- Front yard plant material will be selected from the Developed Plant Palette (See Book 2, Appendix J).
- Prototypical front yard landscaping plan(s) will be submitted with Final Mapping.
- All landscaping plans will be subject to approval by the AGC. All plans must be stamped for approval by the AGC before being submitted to the City of Reno.

EXECUTIVE HOME STANDARDS

- Front yard landscaping and irrigation equipment will be installed by the builder, prior to issuance of the Certificate of Occupancy for said home.
- Landscaping of all remaining disturbed areas will be installed by the owner within 6 months of close of escrow for said home.
- Front yard plant material will be selected from the Developed Plant Palette (See Book 2, Appendix J).
- Prototypical front yard landscaping plan(s) will be submitted with Final Mapping.
- All landscaping plans will be subject to approval by the AGC. All plans must be stamped for approval by the AGC before being submitted to the City of Reno.

ESTATE HOME STANDARDS

- Landscaping and irrigation will be installed by the owner within 8 months of close of escrow for said home.

- Front yard plant material will be selected from the Developed Plant Palette in Book 2, Appendix J (Transitional or Developed) used for adjacent streetscaping.
- All landscaping plans will be subject to approval by the AGC. All plans must be stamped for approval by the AGC before being submitted to the City of Reno.

TOWN CENTER MULTI-FAMILY STANDARDS

- Landscaping for multi-family units that are incorporated into professional or commercial buildings will be provided per the commercial landscaping standards.

APARTMENTS/TOWNHOME/CONDOMINIUM/MULTI-FAMILY STANDARDS

- A minimum of 25% of the total site area will be landscaped (except in the Town Center).
- A minimum of one tree per 300 square feet of required landscape area will be provided.
- Required trees will be installed with the following size mixes:
 - Deciduous Trees: 50% minimum 1-1/2" caliper, 50% minimum 2" caliper, measured 6" above rootball.
 - Evergreen Trees: 40% minimum 6' height, 40% minimum 8' height, and 20% minimum 10' height.
- A minimum of 25% of the required landscaped area for family-oriented projects will be lawn.
- The maximum slope for required lawn area for family-oriented projects is 5%.
- Parking lots will be separated from buildings and adjacent streets by a minimum 10' wide landscape area.
- A minimum of one tree will be required for every 10 parking spaces provided. Parking lot trees will count towards the total number of required trees.
- A minimum of 50% of the required parking lot trees will be located in islands located within the parking lot.
- Plant materials will be selected from the Developed Plant Palette, described in Book 2, Appendix J.
- All landscaping plans will be subject to approval by the AGC. All plans must be stamped for approval by the AGC before being submitted to the City of Reno.

HARDSCAPE

Somerset's hardscape palette includes signs, paving, site furnishings, lighting, walls, and fences. These elements will strengthen project identity by establishing a cohesive look, reflecting circulation hierarchies, and creating focal points within the community. The hardscape palette will work with the project landscaping to reinforce Somerset's fit and complementary contrast with its natural site.

Two levels of treatment are defined for hardscaping. The first level, the Core Treatment, prescribes specific designs to be used for all hardscaping elements that are located within parkway and collector street rights-of-way and common open space. The second level, the Complementary Treatment applies to all hardscaping not located in core areas, i.e., individual villages, residential streets, and land to be dedicated to public entities, commercial areas, and private parcels. Hardscaping in these areas is required to match or coordinate with the styles, materials and colors of the Core Treatment. This approach permits the establishment of unique yet related identities for distinct areas within Somerset. See Figure 2-55, Hardscape Core/Complementary Treatment Location Map.

SIGNS

The sign standards provide for a cohesive, coordinated means to promote community image and identity, and to provide direction.

GENERAL SIGN STANDARDS

All signs will comply with the following standards. All signs, including LED, must be approved by the AGC. All plans must be stamped for approval by the AGC before being submitted to the City of Reno. Sign standards specific to different treatment areas within the Community are described later. A uniform common area graphic and signs system will be designed for all signs related to major entries and identification, public common areas and the path/trail system with the approval of the first Final Map. See Lighting Standards, for lighting information relating to signs.

- Where specific standards are not found here, signs will comply with any City Sign Code and RTC sign requirements.
- The following signs are prohibited in addition to those prohibited by City Code:
 - Any revolving beacon, flashing and/or rotating sign, any sign with intermittent lighting (with the exception of flashing school crossing signs or temporary construction, directional or other safety signs). Decorative holiday lighting may be used on Somerset Parkway.
 - Any sign, which extends above the roofline or parapet, whichever is higher.
 - Any billboard.
- Signs will comply with the provisions of Table 2-7.
- Signs will not obstruct the visibility of traffic directional signs, or traffic control devices.
- Signs will not interfere with traffic visibility triangles.

Special community event signs will be permitted sixty (60) days prior to and seven (7) days following the event.

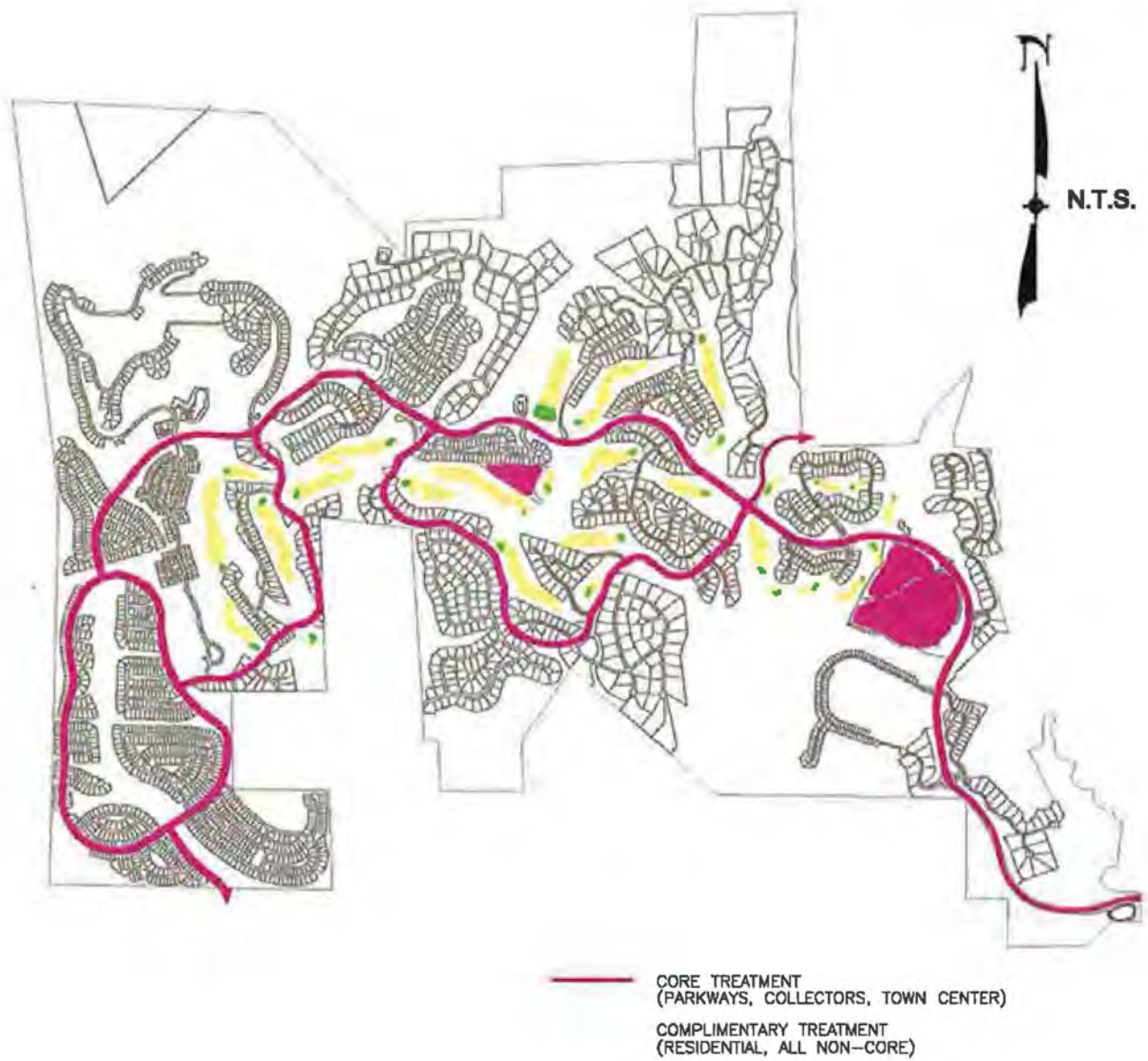


Figure 2-55 Hardscape Core/Complimentary Treatment Location Map



Figure 2-56 Sign Location Map

- Signs and sign structures will be maintained at all times in good repair, with supports and fastenings free from deterioration, rust or loosening. Signs will be designed to withstand wind pressures in the area in which they are located.

CORE TREATMENT SIGN STANDARDS

The Core Treatment includes the community entry, Town Center, and village entry signs, vehicular signs, pedestrian signs, and wildlife enhancement signs. See Figure 2-56, Sign Location Map. A uniform graphic system, subject to the approval of the Community Development Department and the AGC will be designed prior to the approval of a Final Map or prior to the first building permit for a nonresidential project and will be made a supplement to the Handbook (See Minor Plan Amendment Process).

- Signs selected from the Core treatment will be used within all street rights-of-way and common areas.
- Signs will comply with Table 2-7.

COMMUNITY ENTRY

The community entry will incorporate monument type signs, with elements such as boulder grouping and outcropping. It will identify Somerset with regular focal points and create opportunities for individual identity by varying the complementary materials and colors.

- The community entry materials may be:
 - Monument: A structure using natural stone or stone veneer, wood timbers, and/or stucco walls to coordinate with community architecture.
 - Lettering/Logo: Ornamental iron treated with muriatic acid to achieve a rust-brown patina, or alternate metal lettering/logotypes.
- The community entry monuments will be located within the common area near the project boundaries, outside of any traffic visibility triangles.
- The community entry monument will be integrated into the entry landscaping.
- Lighting will be incorporated into the project entry, per the Lighting section.

TOWN CENTER AND VILLAGE ENTRIES

- The Town Center and Village entries will establish a distinct image, using more refined materials and rich detailing, to distinguish this area from surrounding portions of the project. See Figure 2-57, Town/Village Entry Monuments.
- The entry monument materials may be:
 - Monument: Concrete, wood, stone, or concrete block wall faced with stucco.

Lettering/Logo: Ornamental iron treated with muriatic acid to achieve a rusty brown patina or alternate metal lettering/logotypes.

- Pilasters: Concrete, wood, stone, or concrete block faced with natural stone.
- Wall Ends: Complementary pilasters or natural boulders, 3' - 5' height.

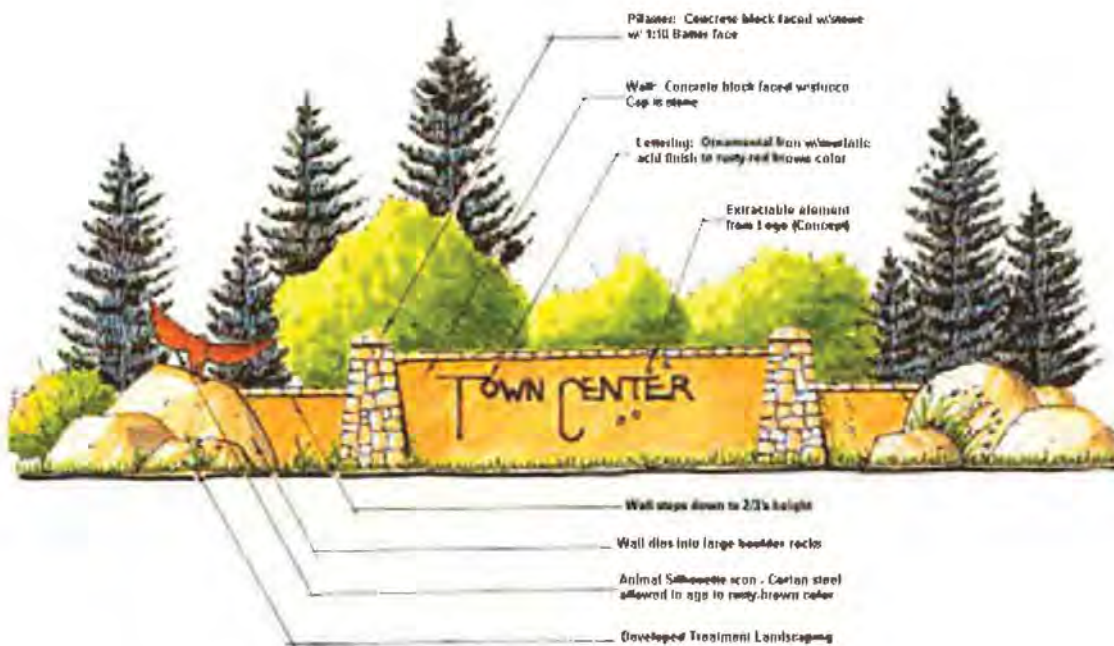


Figure 2-57 Town/Village Entry Monument Sign Concept

- Signs will be located in common area and will be located outside of any visibility triangles.

WILDLIFE MANAGEMENT SIGNS

- Wildlife management signs will comply with the uniform graphics package to be developed prior to approval of the first Final Map.
- Wildlife management signs will be located at all trail heads and access points into wildlife enhancement areas. See Figure 2-56, Sign Location Map.
- Wildlife management signage will include signs that describe restrictions to open space use that protect wildlife and informative/interpretive signs. See Figure 2-59, Wildlife Management Signs.
- Wildlife management sign materials will be:
 - Post and Frame: Wood (Redwood or Treated Wood) or Metal
 - Sign Face: To be developed as part of uniform graphics system.

DIRECTIONAL/INFORMATIONAL SIGNS

Vehicular signs include street signs, traffic signs, and directional signs that control vehicular traffic and/or are intended to be viewed from a vehicle.

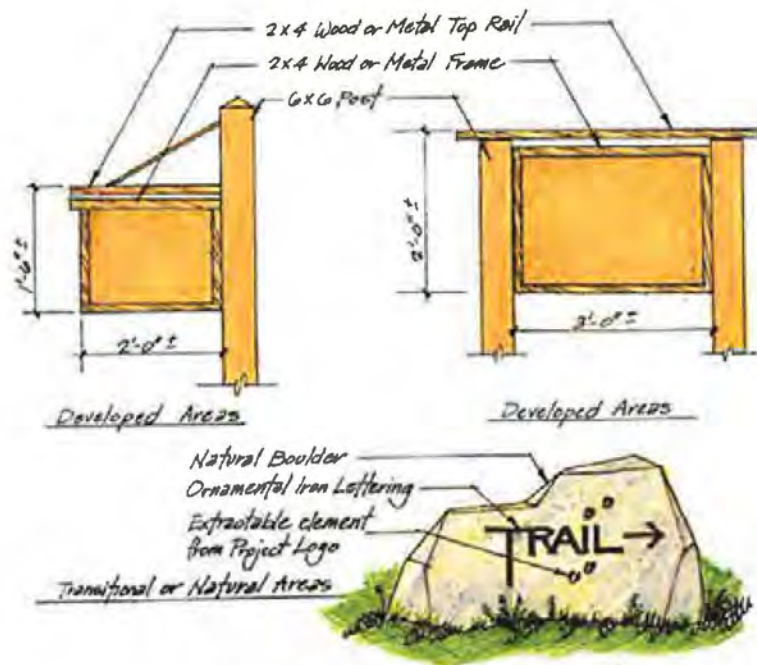


Figure 2-58 Core Pedestrian Signs

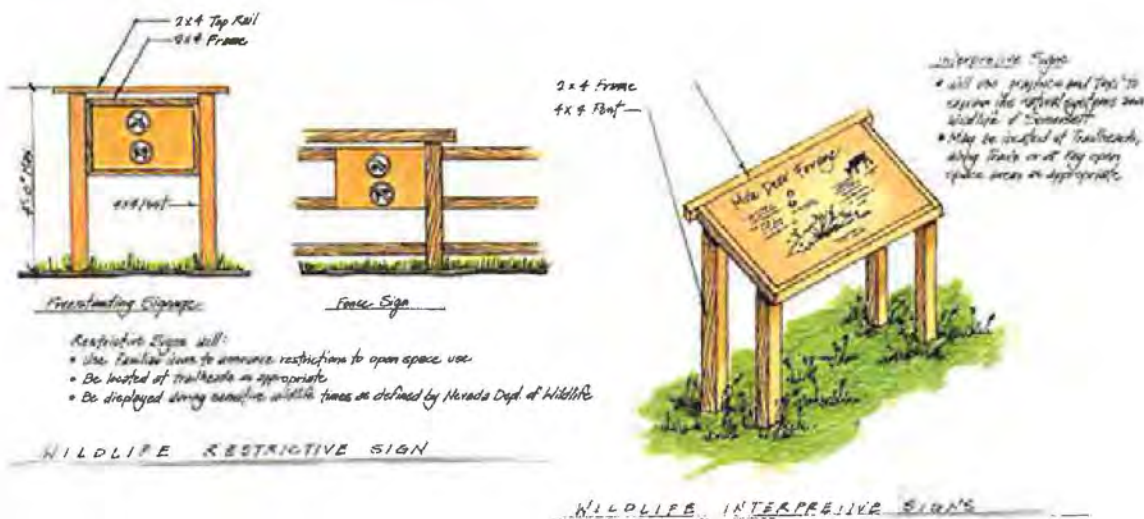


Figure 2-59 Wildlife Management Signs



Figure 2-59A Street Name Signs



Figure 2-59B Regulatory Signs

- All public street/traffic safety signs will comply with City and MUTCD standards and will be installed per the Orange Book.
- Non-traffic regulatory vehicular signs will comply with the uniform graphics package to be developed during Final Mapping.

PEDESTRIAN SIGNS

Pedestrian sign materials will be:

- Developed Areas:
 - Post and Frame: Square tubular steel painted to match lights or other material approved by the AGC.
- Transitional Areas:
 - Post and Frame: Square tubular steel, painted to match lights or other material.
- Sign Face:
 - To be developed as part of uniform graphics system.

Pedestrian signs will comply with the uniform graphics package to be developed prior to approval of Final Mapping. See Figure 2-58, Core Pedestrian Signs.

COMPLEMENTARY TREATMENT SIGN STANDARDS

The Complementary Treatment includes builder project signs, signs located on private or commercial property, and signs on property to be dedicated to public entities. See Sign Location Map, Figure 2-56.

- Complementary signs will match or coordinate with the style, colors, and materials of the Core signs, subject to the approval of the Architectural Control Committee and the Community Development Department, and will comply with the uniform graphics system to be developed during Final Mapping.
- Complementary signs will comply with Table 2-7.

BUILDER PROJECT SIGNS

- Project entry signs will be monument type signs that identify the residential project name, or an individual non-residential project.
- Builder Project signs must match or coordinate with the style, colors, and materials of the Town Center entry signs, subject to the approval of the Community Development Department and the Architectural Control Committee.
- Signs will include the Somerset logo or an approved extractable element of the logo.
- Signs will be smaller than the Community and Town/Village entry signs. See Table 2-7 for size restrictions.
- Project wildlife icons may be incorporated into Builder Project entries.
- Lighting may be incorporated into Builder Project entries, per the Lighting section.
- Temporary sales or directional signs are allowed to direct traffic to project and community facilities during construction and sales in compliance with City Code (refer to Table 2-7).

Table 2-7 Sign Standards (Including Both Core and Complimentary Signs)

SIGN TYPE	MAX #	ALLOWED INFORMATION	MAX HEIGHT	MAX SF SIGN FACE	LIGHTING	NOTE
COMMUNITY ENTRY SIGNS						
Community Entry Monument	2	Project Name 60" Max Letter Height Project Logo	15'	300 sf	Per Lighting Section and City Code	Comply w/ Core Treatment Requirements
TOWN/VILLAGE ENTRY SIGNS						
Village and Town Center Entry Monument	2 ea	Town Center/Village Name Project Logo 48" Max. Letter Height	10'	150 sf	Per Lighting Section and City Code	Comply w/ Core Treatment Requirements
BUILDER/PROJECT SIGNS						
Residential Project Entry / Commercial Center Entry Monument	2 at Each Point of Entry	Project Logo 36" Max. Letter Height	8'	80 sf	Per Lighting Section and City Code	Comply w/ Complimentary Core Treatment Requirements
WILDLIFE MANAGEMENT SIGNS						
Wildlife Enhancement	As Needed	Project Logo, Restrictive, Informational, Interpretive Information or Icons	8'	10 sf	Per Lighting Section and City Code	Comply w/ Project Uniform Graphics System.
DIRECTIONAL/INFORMATIONAL SIGNS						
Vehicular Signs	As Needed	Traffic Regulatory & Directional Information, Street Names	Per MUTCD	Per MUTCD	None	Non-Standard Signs to Comply w/ Project Uniform Graphics System
Pedestrian Sign	As Needed	Project Logo Pedestrian Orientation / Directional Information	8'	10 sf	None	Comply w/ Project Uniform Graphics System
COMMERCIAL SIGNS						
Commercial Buildings Mounted / Street Frontage	One Per Street Frontage	Business Name/ Logo 36" Max. Letter Height	N/A	1.5 sf per LF of Building Street Frontage	Per Lighting Section and City Code	Comply with Project Uniform Graphics System
Commercial Building Mounted / Parking Lot Frontage	One Per Parking Lot Frontage	Business Name/ Logo 24" Max. Letter Height	N/A	1 sf Per LF Parking Lot & Street Frontage	Per Lighting Section and City Code	Comply with Project Uniform Graphics System
Commercial Free Standing +/- 1 Acre	One Per Pad	Center Name (30" Max. Letter Height) Business Name(s)	15'	120 sf	Per Lighting Section and City Code	Comply with Project Uniform Graphics

Parcel		(24" Max. Letter Height				System
Commercial Free Standing +/- 1 Acre Parcel	One Per Pad	Center Name (30" Max. Letter Height) Business Name(s) (24" Max. Letter Height	7'	80'	Per Lighting Section and City Code	Comply with Project Uniform Graphics System
SALES/CONSTRUCTION/TEMPORARY SIGNS						
Off-Site Sales (not within a project, but within Somerset, i.e. Somerset Blvd.)	One Per Village	Product Name Builder's Name Price	8'	24 sf	None	Comply with Project Uniform Graphics System. Remove within 15 Days of Final Model Home Sale
On-Site Sales (within each Village Rotary)	One Per Model Home Complex	Product Name / Builder's Name / Prices	6'	12 sf	None	Comply with Project Uniform Graphics System. Remove within 15 Days of Final Model Home Sale
On-Site Directional	As Needed	Traffic Regulatory & Directional with Project / Village	N/A	4 sf	None	Comply with Project Uniform Graphics System. Remove within 15 Days of Final Model Home Sale
Custom Home	2 Per Home	Builder's Name, Architect, Realtor, Owner, Marketing Info.	6'	6 sf	None	Comply with Project Uniform Graphics System. Remove within 10 Days of Final Model Home Sale
Model Home Sign (directional; within individual subdivisions)	2 Per Complex	Subdivision Name "Model Homes"	6'	6 sf	None	Comply with Project Uniform Graphics System. Remove when final home is occupied.

COMMERCIAL SIGNS

- Building signs will be integrated into building architecture and composed of materials compatible with or complementary to the materials of the building. The colors and materials of signs will complement the associated buildings.
- Freestanding signs will be integrated into landscaping and architecture.

- Signs will identify, locate, and add character rather than merely advertise and sell.
- All applications for sign permits shall be accompanied by an approval letter from the AGC.

PAVING

The suggested project-wide paving palette described in Table 2-8 unifies Somerset while allowing for creation of special areas and focal points. Paving will range from very simple approaches to related, yet richly detailed treatments for use in limited areas. All paving, except paving located on individual single-family residential lots, must comply with these paving standards and City Code.

Table 2-8 Paving Palette Options

PAVING DESCRIPTION	DESCRIPTION	USE AREA
Vehicular Paving	A.C. Paving Over Engineered Aggregate Base and Subgrade	All Project Roadways & Bicycle Paths
Pedestrian Paving A	Unimproved Dirt	Existing Trails to Remain
Pedestrian Paving B	Decomposed Granite Over Engineered Aggregate Base	New Pedestrian Trails
Pedestrian Paving C	Uncolored Concrete, Sacked with Smooth Trowel Edge. Hand-tooled Score Joints at 8' Maximum Spacing	Sidewalks, Parks and Schools
Pedestrian Paving D	Integrally-Colored Concrete with Contrasting Colors and/or Finishes	Commercial Areas, Crosswalks, Plazas, Village Entries
Pedestrian Paving E	Unit Pavers Over Concrete Sub-Slab, with Contrasting Concrete Bands/Accents	Town Center, Special Event Areas, Plazas, Entries

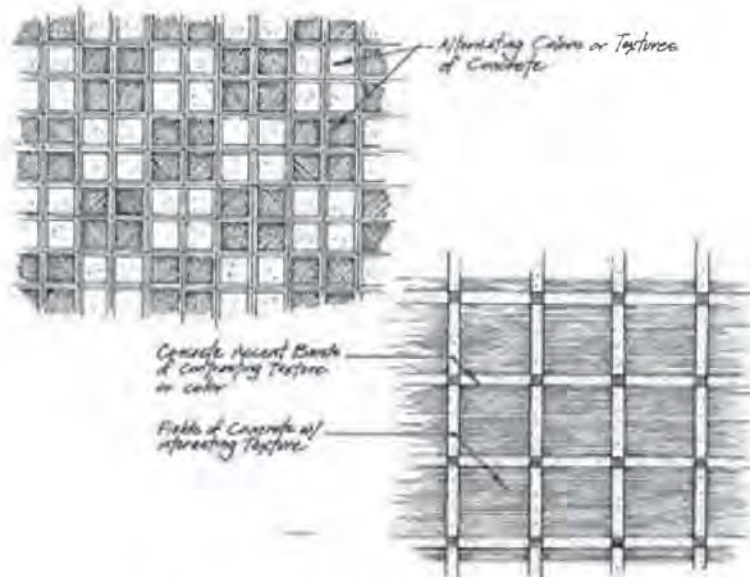


Figure 2-60 Pedestrian Paving Concept D

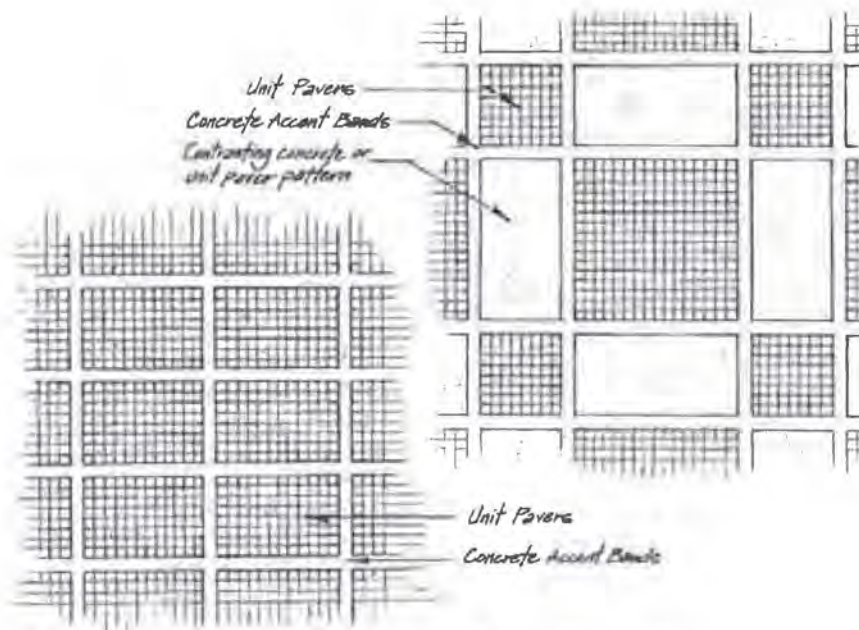


Figure 2-61 Pedestrian Paving Concept E

SITE FURNISHINGS

Site furnishings include benches, trash receptacles, bicycle racks, bus shelters (to be provided as needed based on City of Reno Engineering and TRC standard requirements), picnic tables.

CORE TREATMENT SITE FURNISHING STANDARDS

The Core Treatment includes furnishings that range from urbane, detailed pieces for use in the Town Center to simpler pieces for open spaces and recreation areas. This approach creates a hierarchy of style that will augment the sense of arrival into the Town Center.

- Furnishings selected from the Core Treatment will be used within all parkway and collector street rights-of-way and common areas. See Figure 2-66 for examples of the character of typical Core Treatment Site Furnishings.
- Site furnishings will:
 - Be constructed of durable, readily maintained materials
 - Be designed to discourage vandalism and skateboard "riding"
 - Be located to facilitate maintenance

Be located to coordinate with adjacent paving, architecture, landscaping, and other amenities

- At a minimum, site furnishings will be provided at trailhead parks, bus waiting areas upon RTC activation, within the Town Center streetscape, in public plazas, and along pedestrian routes.



Figure 2-62 Core Treatment Site Furnishing Concepts

COMPLEMENTARY TREATMENT SITE FURNISHING STANDARDS

- Furnishings used in all non-core areas must match or coordinate with the style, colors, and materials of the Core Treatment package, subject to the approval of the Community Development Department and the AGC.
- Site furnishings located within the Town Center will feature a higher level of detailing and style than those located in outlying areas.
- Cluster mailboxes are required and will be located on the side yard of corner lots or placed so as not to interfere with front/side yard landscaping or utilities.
- Mailboxes must meet with the approval of the postal service.

LIGHTING

Somerset's lighting enhances safety and function while promoting aesthetics. The lighting package is a related family of fixtures that coordinates with the Site Furnishings package to strengthen the project image. Lighting will vary from larger scale roadway lighting to more intimate pedestrian scale lighting. Lighting will be used to create mood and reinforce the

character of distinct areas within the project. Lighting will also be designed to be minimal, from the perspective of nurturing "dark sky" in most project areas.

GENERAL LIGHT STANDARDS

All lighting will comply with the following standards. Standards that apply to specific treatment areas are described later.

- Lighting levels should be limited to effect "dark skies"
- Unless otherwise specified herein, lighting will comply with City Code
- Fixture scale and illumination levels will be consistent with the specific use.
- Lighting will not extend beyond its tasks. Fixtures will employ cut-off features, refractors, or housing shields to eliminate lighting spillover onto adjoining uses where the light would be a nuisance.
- Use energy efficient lighting design.

LANDSCAPE LIGHTING

- Landscape lighting will be used where appropriate to create mood and to accent focal points.
- When used, landscape lighting will be soft and unobtrusive. Light will be directed and/or shielded to prevent glare.
- Existing and manmade boulder grouping, outcropping, etc. may be accented by low voltage lighting across the surfaces, in a manner not posing a nuisance to adjacent properties. The light source will be concealed mechanically or with plant materials or smaller rock groupings.

SIGN LIGHTING

- Where sign lighting is provided, it will be unobtrusive and will relate to the design and character of the sign.
- Sign lighting will be shaded, shielded, or directed to prevent the light from adversely affecting surrounding or facing properties or adversely affecting safe vision of pedestrians or operations of moving vehicles.
- Recessed lights will have rock guards to prevent injury to pedestrians touching hot glass and to minimize vandalism. For directional light cut off and glare control, half shields will be used on above grade fixtures where adjacent land uses or motorists could be affected.

CORE TREATMENT LIGHT STANDARDS

The Core Treatment includes street lighting. As with the site-furnishing package, different levels of detailing are provided to reflect the different levels of development in the community. See Figure 2-63A and 2-63B - Outdoor Decorative Lighting.

- Light fixtures located within street rights of way and common areas will be selected from the Core Treatment package. See Figure 2-64 - Lighting Location Map.

STREETLIGHTS

Locate streetlights to provide safe illumination of roadways and to minimize glare. At a minimum, streetlights will be located at all intersections, pedestrian crossings, bus stops, and traffic circles.

- The scale and spacing of streetlights will reflect the street hierarchy.

- Care will be taken to ensure the project's street lighting is unobtrusive and optimized to afford views of the night sky.
- Streetlights will be submitted for approval and inclusion in the NV Energy streetlight program prior to approval of the first Final Map.
- Streetlights will have individual photo control units.

PEDESTRIAN LIGHTS

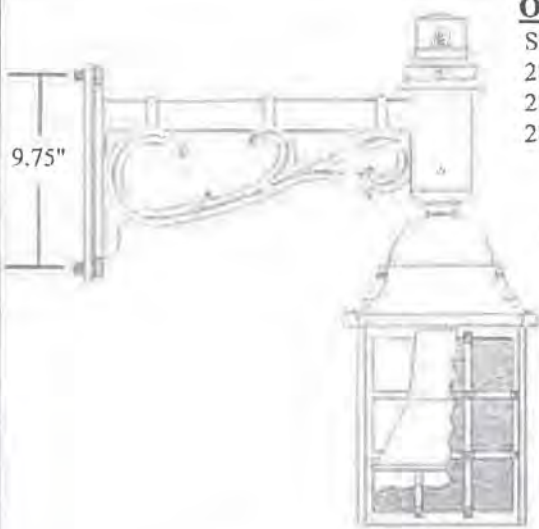
- Pedestrian lighting will reflect the level of activity intended for the specific area. Higher light levels are appropriate in intensive use areas such as shopping district or plazas. Low light levels are appropriate in more natural areas. Where little or no light will be provided in adjacent areas, low lighting levels will be used to prevent "blind spots" at the interface between lit and unlit areas.
- When bollard lights are used along pathways, they will generally be located on a single side of the path rather than staggered on both sides of the path.

COMPLEMENTARY TREATMENT LIGHT STANDARDS

- Lighting used in all non-core areas must match or coordinate with the style, colors, and materials of the Core Treatment package, subject to the approval of the Community Development Department and the AGC. Lighting on private residential property is excluded from this standard.

COMMERCIAL LIGHTING STANDARDS

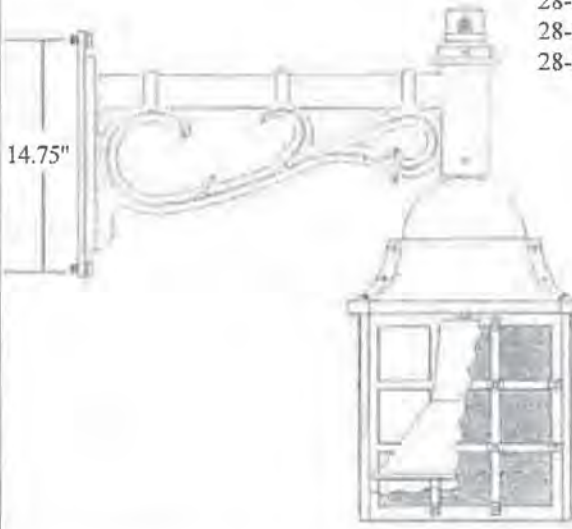
- Commercial area lighting will coordinate with the associated building architecture.
- Building lighting will clarify pedestrian routes and highlight building entries.
- At a minimum, commercial areas will provide parking lot lighting and lighting at all pedestrian routes.
- Building lighting will be integrated with the architectural design of the building with no exposed bulbs.
- Building illumination and architectural lighting will be indirect in character. Overhead down lighting or interior illumination, which spills outside is encouraged. Architectural lighting will accent and animate the building in addition to providing functional lighting for safety.



ODL84U: 100W HPS 120V Lantern Fixture

STOCK #	QTY	DESCRIPTION
28-0380	1.0	Lamp 100W HPS Medium Base
28-0240	1.0	Photo Control Multi Volt
28-0495	1.0	Luminaire Decorative Lantern Style Single Side Mount 100W HPS

NOTE: Use in conjunction with ODL80U,
Monterrey 14' pole stk# 28-0785
Photo control mounted on top of
Monterrey pole



ODL82U: 150W HPS 120V Lantern Fixture

STOCK #	QTY	DESCRIPTION
28-0386	1.0	Lamp 150W Sodium Vapor 16000
28-0240	1.0	Photo Control Multi Volt
28-0492	1.0	Luminaire Decorative Lantern Style Single Side Mount 150W HPS

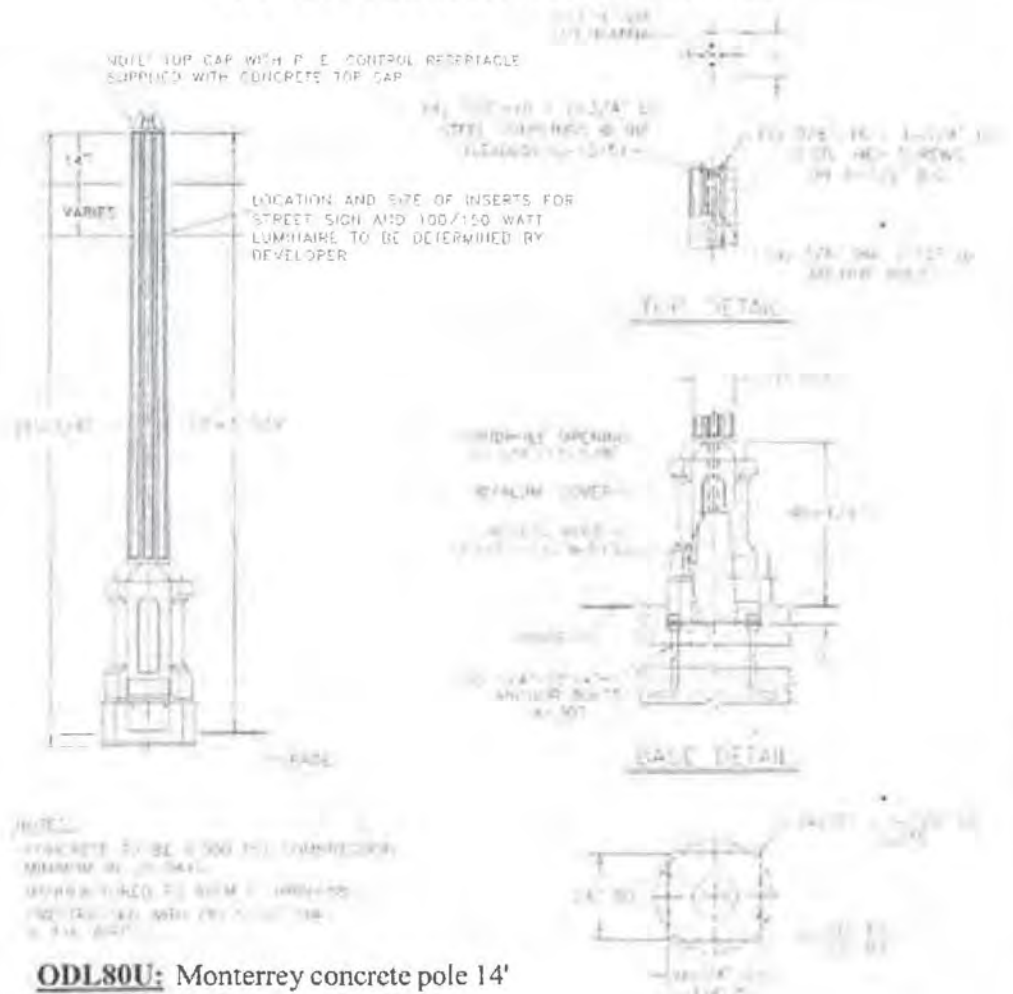
NOTE: Use in conjunction with
ODL80U Monterrey 14' pole 28-0785
or ODL99U Square 21'3" 28-0750

Photo control mounted on top
of Monterrey pole

					ENGINEERING & CONSTRUCTION STANDARD		SHEET 1 OF 2	
					OUTDOOR DECORATIVE LIGHTING		VOLUME 5	
DRAWING NUMBER								
ODL80U ODL82U ODL84U								
DRAWN	DESIGN	SUPR	DATE	REV				
JV	JV	CR	8/01	2				

Figure 2-63A Outdoor Decorative Lighting

14' MONTERREY BOLTED BASE POLE



ODL80U: Monterrey concrete pole 14'

STOCK #	QTY	DESCRIPTION
28-0785	1.0	Pole Concrete Street Light Bolted Base 14 Ft. Monterrey Style
17-0170	40'	Wire #10 19 STR CU THHN 600V Black
17-0180	40'	Wire #10 19 STR CU THHN 600V White
28-0240	1.0	Control Photo Electronic Multi-Volt Blue

Field Determined Items: Add as additional stock item or structure

51-0060	10'	3/4" water pipe
SRT02U	1.0	N-9 box with 4 way URD connectors

					ENGINEERING & CONSTRUCTION STANDARD	SHEET <u>2</u> OF <u>2</u>
OUTDOOR DECORATIVE LIGHTING					VOLUME 5	
DRAWN	DESIGN	SUPR	DATE	REV	DRAWING NUMBER	
JV	JV	CR	8/01	2	ODL80U ODL82U ODL84U	

Figure 2-63B Outdoor Decorative Lighting

Notes:

- Light design concepts shown are based on LUMES Lighting Candela Series Lights
- Light Poles, Arms, and Brackets to be Cast or extruded aluminum or steel
- All exposed metal to be powder coated. Color(s) to be determined during first final mapping



Bollards

Figure 2-63C Bollard Lighting

- Service area lighting will be contained within the service area boundaries and enclosure walls.
- Locate lighting fixtures to reduce shadow or interference from trees and other objects in the landscape.

Parking lot lights will clarify vehicular and pedestrian circulation routes.

- Parking lot light standards will not exceed 25' in height.
- A lighting plan is required adjacent to residential areas showing pole height and locations, fixture type, and photometrics at ground level.

RESIDENTIAL LIGHTING STANDARDS

- Exterior fixtures mounted on buildings will be no higher than the line of the first story eave or, where no eave exists, no higher than 12 feet above finished grade.
- Building lights will be shielded to prevent light spillage onto adjacent property or streets.

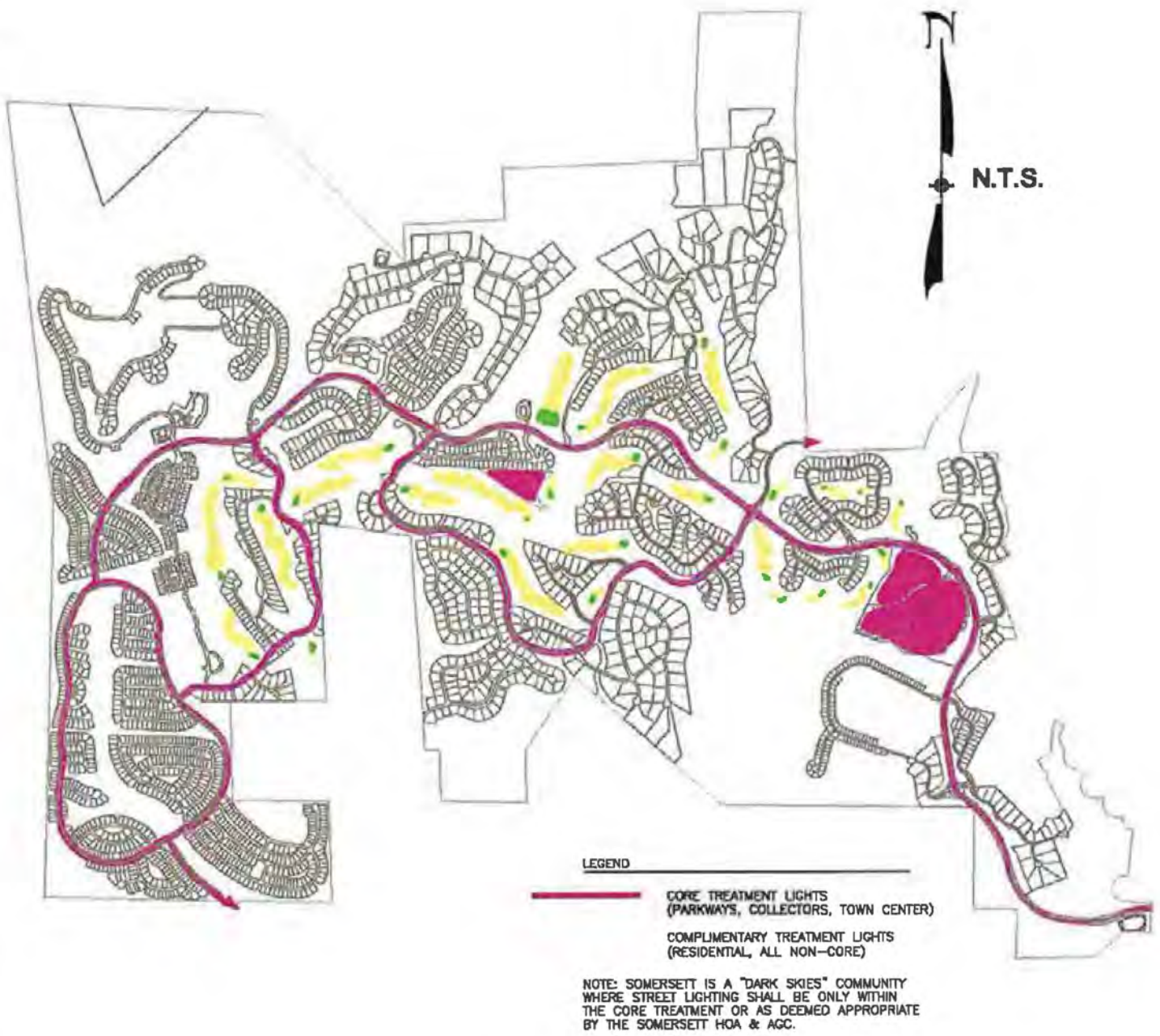


Figure 2-64 Lighting Location Map

FENCES AND WALLS

Somerset's fences and walls will reinforce the project's image and provide buffering, enclosure, and separation of uses. It is not practical or realistic to provide an overall fencing/wall plan because this sort of thing is strongly related to individual building/project design. Appropriate plans will be provided with subdivision maps and building permit plans. See Figure 2-55, Hardscape Core/Complementary Treatment Location Map, for treatment locations.

GENERAL FENCE AND WALL STANDARDS

All fences and walls will comply with the following standards. Standards that apply to specific treatment areas are described later. All residential and commercial fencing and wall plans will require the approval of the AGC.

- All site triangles at intersections will be maintained. Adequate sight distances will be maintained along roadways and intersections according to City Code, accepted engineering practices and roadway design speeds.
- Fences/walls will not exceed six feet in height, except where necessary to accommodate grade change. The maximum height at grade changes is 7'-6". Pilasters may not exceed eight feet in height except where wall height is increased to accommodate grade change. See Figure 2-65 Fences/Walls on Slopes.
- Fences/walls will not abut sidewalks. A minimum three-foot landscaped separation is required between fences/walls and sidewalks. Five or more feet of separation is preferred. The minimum three-foot separation is only allowed where necessary for other considerations to the approval of City Staff. See Figure 2-66 Landscape Separation at Fences/Walls.

Retaining walls will match the Core Treatment walls described below or will be constructed of natural stone. Wood retaining walls are not permitted. All retaining walls must meet City Code height requirements.

- To maximize views, no fencing or transparent fencing is preferred over opaque fencing. Fencing and walls will be used to reinforce the project image, define boundaries, provide privacy or retain graded slopes (ie.: for lots that abut open space/drainage ways, open fencing is required adjacent to said areas).

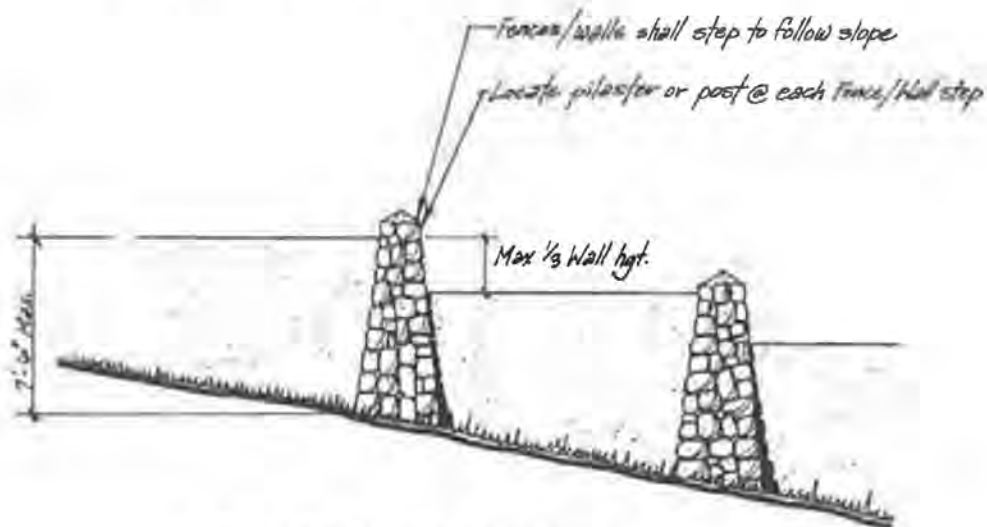


Figure 2-65 Fences/Walls on Slopes

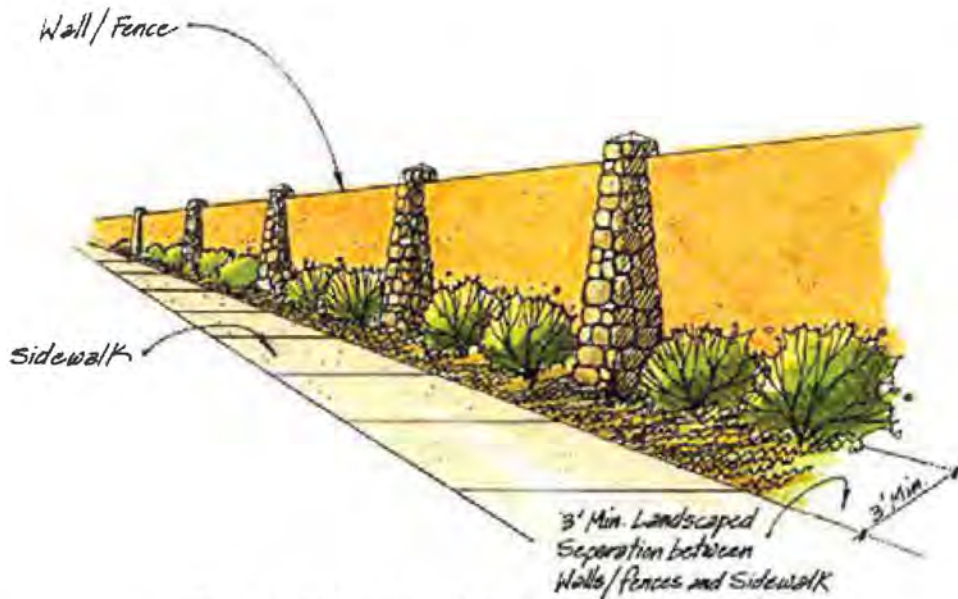


Figure 2-66 Landscaped Separation at Fences/Walls

CORE TREATMENT FENCE AND WALL STANDARDS

- Fences/walls in project and village entries, and parkway and collector streetscapes will conform to the Core Treatment Fence/Wall standards. See Figure 2-67A through 2-67D Core Treatment Fences/Walls.
- Wall materials may be:
 - Wall: Concrete or concrete block faced with stucco.
 - Pilasters: Concrete or concrete block faced with stucco and/or natural stone. Maximum pilaster spacing is 40 feet.
 - Cap: Natural stone.

6' CAPPED CEDAR FENCE

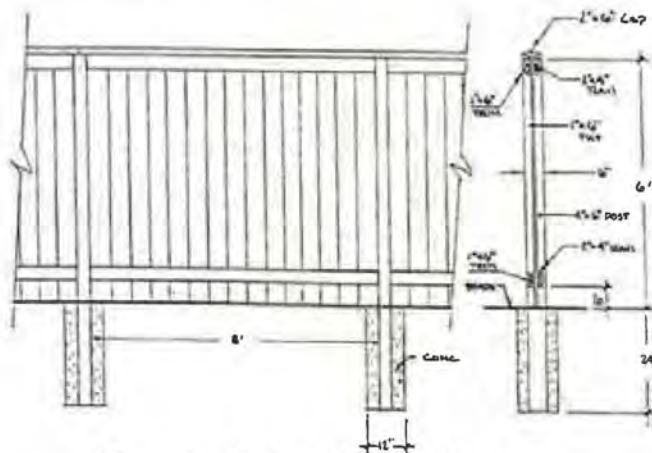


Figure 2-67A Capped Cedar Fence

2 - RAIL SPLIT RAIL FENCE

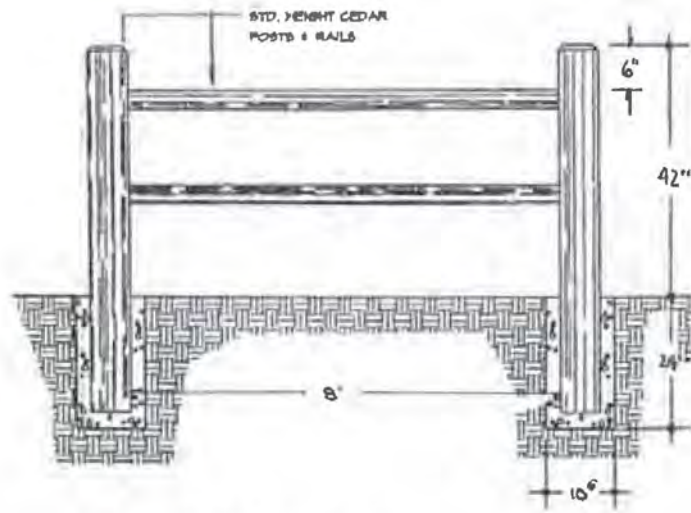


Figure 2- 67B Split Rail Fence

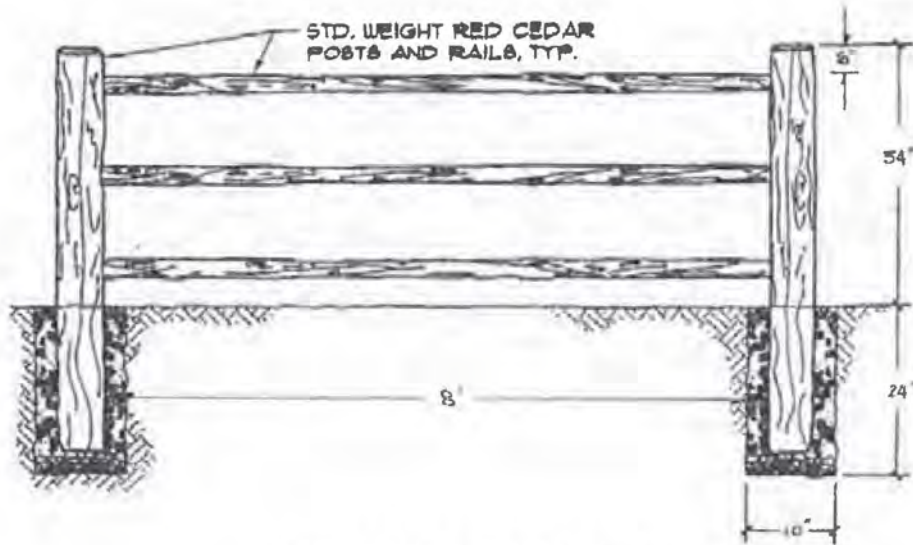


Figure 2-67C 3 Rail Split Fence

WELDED WIRE (10 ga) Green Vinyl (2"x 2 1/2")

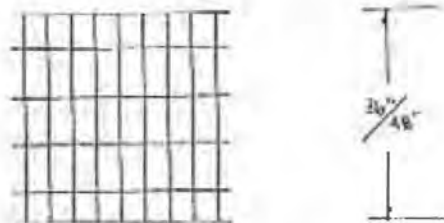


Figure 2-67D Vinyl Coated Welded Wire Containment Fencing



* Natural vegetation area may vary depending on the configuration and size of the lot

Figure 2-67E Fencing Detail for Village 6

- Fence materials may be:
 - Railings/Pickets: Wood in board and batten style or dimensional lumber rails.
 - Pilasters: Concrete or concrete block faced with stucco and/or natural stone (40 ft. maximum spacing).
- Fences and walls will step, rather than slope, to accommodate grade changes. Pilasters will be used at steps.

COMPLEMENTARY TREATMENT FENCE AND WALL STANDARDS

NEIGHBORHOOD FENCES AND WALLS

Neighborhood fences/walls are those used within individual builder villages. They will relate to the Core Treatment fences/walls while creating distinct project identities.

- A consistent fencing/wall program is required within each project, to be submitted at the time of the first Final Map within a project.
- Neighborhood fences and walls will coordinate with the styling, detailing, materials, and colors of the Core Treatment, fences/walls per the approval of the AGC and the Community Development Department.
- Pilasters will match or complement those used for Core Treatment walls and fences.
- Maximum pilaster spacing is 80 feet.

- Fences/walls will relate directly to the project architecture.
- Solid Fences and walls will step, rather than slope, to accommodate grade changes. Opaque fence shall be informally aligned to follow topography so that it blends into the landscape and reflects traditional ranch fencing.

HOME FENCES

Home fences may define individual lots and provide security, privacy, and enclosure.

- Rear and/or side yard fences adjacent to parkway and collector streets will be designed per the Core Treatment standards.
- Fence supports, such as pilasters and posts, will be well defined and in scale with the purpose and context of the fence. They will be coordinated in design and materials with neighborhood fences/walls.
- When used, pilasters will match or complement those used for Core Treatment walls and fences.
- Fences will be finished consistently/attractive from both sides.
- No fencing is allowed in front yard areas.
- No fencing may be erected on talus or rock slopes and/or slopes greater than 3:1. Where rear yards slope away from the house, the fence shall be located at the top of slope; where rear yard areas slope towards the house, the fence shall be located at the bottom of slope.
- Rear yard fencing for Area 6 will be open/wildlife fencing.

Capped Cedar Fence

- Capped Cedar fencing may be a maximum of six feet in height to provide privacy between houses. In the case of corner lots where side yards face a street, or when abutting the golf courses, parks, trails or common area, the three rail split fencing is required except in Morgan Pointe where two rail split fence is required. Privacy fence must be built of #2 western red cedar or better and left natural or stained with the approval of the AGC and use of Somersett full-body stain specified for your neighborhood. (refer to Figure 2-67A)

Standard Grade Split Rail Fence

- This fence is a low, 48-inch high three rail fence to be used along rear property lines, side yards which face the street, golf course area, park, trail or common area and in side yards to connect from privacy fence to rear fence. This fence shall be informally aligned to follow the topography so that it blends into the landscape and reflects traditional ranch fencing. This fence may not be stained or sealed, but should be allowed to age to a rustic color to blend with the landscaping. Split rail fence must be standard grade. Pony or jumbo grade is prohibited. Standard grade two-rail (42") split rail may be allowed in some neighborhoods with prior approval of Somersett Aesthetic Design Committee. (refer to Figure 2-67B and 2-67C)

Placement of Fencing

- Solid fencing may be built generally along side property lines from a point 5 feet back of the front façade of the building, extending to the rear setback line of the Building envelope unless the side yard faces a street. At the rear setback line, the fence may transition to the split rail fence according to the following criteria.

- The solid fence shall step down to a height of 4 feet, a minimum of 8 feet back of the rear setback line. Based on usage of a 6-foot high section of fence, the transition to a 4-foot high section at the rear setback line must be achieved by first stepping down to an intermediate 5-foot high section, continuing for a minimum of 8 linear feet. At the rear setback line, the fence may transition to (split rail) and generally follow the side and rear property lines provided that it follows the terrain.
- Fence shall incorporate both horizontal and vertical offsets to avoid long straight lines in the landscape. Fencing shall not slope with the terrain, but step with the grade. The maximum run of fence (without offsets) shall be 24 feet. When incorporating an offset, a minimum of a 20-foot offset shall be used. The minimum length of a stepped section of fence shall be 6 feet, and the minimum vertical offset shall be 12 inches, as illustrated in Figure 2.10 - Fence Details.
- Fences shall transition at gate locations and at property corners by utilizing a 4" x 6" post as described in Figure 2.10 - Fence Details.

COMMUNICATION FACILITIES

The purpose of the following standards is to treat telecommunication providers equitably, promote community aesthetics and to protect residential districts, public parks, schools, and commercial daycare centers. Communication facilities (a.k.a. telecommunication facilities) include satellite, microwave, cellular telephone, and other radio transmission devices.

Telecommunication facilities shall meet the following criteria:

- a. A primary use on the parcel must be established.
- b. The mechanical equipment is buried, integrated into the primary building by virtue of its location inside the building or as an addition to the structure unless an alternate means such as landscaping, camouflage and/or screening is proposed to the satisfaction of the AGC and Community Development staff. Additions shall be architecturally compatible with the primary building utilizing the same siding (color and materials), roof covering and similar rooflines;
- c. The antenna(s) may be open mesh, whip steel, or panel. Panel antennas may be located on a triangular platform measuring 14' or less per side;
- d. Antenna(s) are attached to the building or located on a monopole or monotower whose support is entirely within a building footprint and installed on or near the highest point of the roof of the primary structure. When camouflaged, antenna(s) may be located on existing poles used for lighting or power, or on an architecturally compatible pole;
- e. All poles are designed to be integrated into their surroundings;
- f. The pole and antennas shall be setback 4' for every 1' in overall height from residentially zoned property, school, parks, or commercial daycare centers;
- g. Overall antenna and pole height shall not exceed 55', except for antennas which are attached to a building, existing poles, or tower and do not increase building, pole, or tower height;
- h. All towers installed at grade shall be non-climbable or fenced for security;
- i. All antennas and towers shall meet applicable requirements of the FAA, the FCC, and other agencies of the county, state, or federal government with the authority to

regulate towers and antennas. If such requirements are changed, then the owners of the towers and antennas governed by this ordinance shall bring such towers or antennas into compliance with such revised standards and regulations with the compliance schedule mandated by the controlling agency. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense. No more than sixty (60) days after the compliance period has elapsed, the owner or operator of the tower or antenna shall send a letter to the AGC certifying that changes have been made to bring the tower or antenna into compliance;

- j. All towers constructed under these provisions shall allow collocation with other providers. If collocation at existing and applied for telecommunications facilities sites would result in less visual impact than the visual impact of a proposed facility, applications must justify why such collocation is not being proposed.
- k. Exceptions. Communication facilities in the Somerset Town Center are not required to meet (a), (d), and (g) above. Communication facilities located on top of a 3 or more story building are not required to meet (a), (d), or (e) above.

Applicants must identify all available telecommunication facilities sites within the proposed coverage area, including applications currently on file with the City of Reno Community Development Department. If the proposed site is in a residential district and there are alternate sites in commercial and/or industrial districts within the proposed coverage area, applicants must justify why those alternate sites have not been proposed.

Each commercial telecommunication facility site will be clearly marked with signs, which indicate the use of the facility and an emergency contact name(s) and telephone number(s).

A telecommunication tower that is not operated for a continuous twelve (12) month period shall be considered abandoned; and the owner of such facility shall remove the same, at the expense of the owner, within 60 days of receipt of notice from the AGC and the City of Reno.

The applicant shall submit written documentation demonstrating that emissions from the proposed project are within the limits set by the FCC.

Telecommunication facilities shall be reviewed and approved by the zoning administrator prior to construction.

ARCHITECTURE

ARCHITECTURAL THEME / ELEMENTS

The intent of the architectural design character of Somerset is to provide a unique contrast between neighborhoods with a traditional feel and the site's natural endowments.

Ornamentation is not necessary. Simplicity in shape, composition and utilization of materials is desired. The shape and composition is of primary importance. Proper composition of building massing can create depth and interesting shadow lines. For this reason there is no limitation on type or style of roof (simple gable or otherwise). A simple gable roof is acceptable if it is integrated into a house that shows thoughtful composition and details. Porches, extended overhangs, pergolas, trellises, and balconies are elements that are encouraged. They create outdoor spaces symbolic of a turn of the century vernacular homes. In addition they strengthen composition and create long and interesting shadow patterns.



Figure 2-68 Porches

In the past, before we had the means of copying (faux) or transporting architectural materials and designs from afar (i.e. French Country) the designer and builder had to utilize materials within their grasp or rather from the land around them. With this concept in mind; stone, stucco, and timber are the primary material sources. Other materials acceptable are:

- Horizontal wood and wood product siding
- Board and batten vertical siding (or the look of)
- Exposed timber framed posts and bracing
- Concrete roof tiles
- Dimensional asphalt shingle roofs in Town Center, 5B and commercial areas
- Standing seam metal roofs

Detailing of the residences should reflect the construction of the home and not be ornamental like the "Victorian" style.



Figure 2-69 Roofs

Ideas for detailing may include:

- Upsizing rafter tails and exposing rafters at the fascia edge.
- Heavy timber posts and diagonal bracing at porches, decks and extended eaves.
- Windows in stucco wall to be recessed, creating a shadow line and giving the appearance of a thick adobe wall.
- Mixing stucco and wood siding (horizontal or shingles; subject to Fire Department approval) on the same elevation or on different masses of the residence.
- Grouping windows instead of individual placement.
- Attention to window grid patterns.
- Cantilever upper floor mass over lower floor.
- Banding clerestory windows to create a divide between materials.
- Massing ideas: turn garage away from street or locate garage in rear of lot to de-emphasize the automobile.



Figure 2-70 Architectural Details

RESIDENTIAL CHARACTER

Four distinct single-family housing products are provided within Somerset. Although architecture with traditional character will be used, several specific architectural features will be incorporated into the project to provide a unique architectural style. An architectural checklist and architectural vocabulary is incorporated into the Development Standards Handbook as Book 2, Appendix K. Each application for building permit must contain AGC approval, including a statement from the AGC explaining how the building complies with requirements.

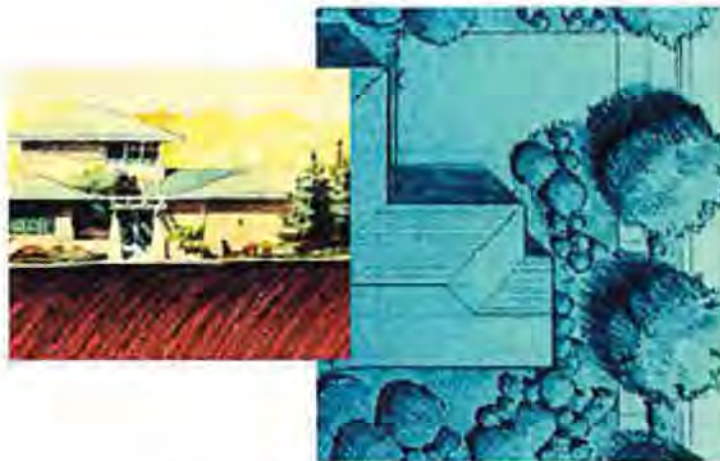


Figure 2-71 Architectural Details

The first housing type is "Estate" homes, which will be custom homes situated on 10,000 sq. ft. minimum size lots. The second housing type will be "executive" homes with a minimum lot size of 6,000 sq. ft. These will be high-end merchant built homes. The third type of housing product will be "village" homes with a minimum lot size of 5,000 sq. ft. Finally, "patio" homes will be constructed on minimum lot sizes of 2,500 sq. ft. Prior to approval of the first final map for any patio or village homes, house plans, and exterior elevations consistent with the checklist and vocabulary referenced in the above paragraph and these PUD standards. Homes on village and patio lots will be "designed to the lot", with the architectural theme, including rooflines and fenestration provided on all four sides to eliminate blank walls.

GENERAL REQUIREMENTS (RESIDENTIAL)

- Site and floor plans for estate homes (10,000 sq. ft. minimum lots) will respond to the individual orientation, access, views, and privacy requirements of adjacent lots.
- All building colors will be reviewed by the AGC. Colors must relate to the selected architectural style. Bright colors such as pink, lavender, and purple are not allowed. Bright blues, yellows, and reds (except brick homes) shall only be allowed as accent colors. Subtle variation in colors shall be a requirement throughout the residential portion of the development.
- Final approval of architectural elevation plans for each house shall have AGC approval and must be consistent with the PUD architectural standards checklist and vocabulary to the satisfaction of City Staff prior to the issuance of a building permit.
- The final architectural features shall be used for homes constructed within Somerset
 - Two or more distinct roof masses shall be used.
 - Covered porches, recessed entry ways, or projecting steps with architectural elements such as columns, archways, or pergolas shall be used on a minimum of 75% of the homes within each phase of the development, with one item selected from the following list:

Covered Front Yard Porch	Recessed Entryway	Arches/Archways
Columns/Pilasters		Pergola
- One of the items from the following list is required. Note that no exposed aluminum colored windows are allowed.

Bay Windows
Clerestory Windows

Paned Windows

Shed Dormers

- Stucco should not be highly textured and should use a desert color.
- Garages that project out in front of the main structure are only allowed in up to 40% of the units constructed in a phase, unless the garage doors do not face the street (eg. side-loaded garages) and they are architecturally treated to complement the main structure's rooflines and fenestration. The remaining 60% of the units will include walled patios or courtyards with a minimum height of 31 inches or covered porches that are at the same plane or forward of the garage.
- In addition to the above-requirements, a minimum of one of the following architectural elements will be incorporated into one-half of the homes within each phase.

Exposed rafter tails
Lattice work

Horizontal Wood Siding
Native or Cultured Stone
Work

Shingle Siding
Courtyard

Balcony

Extended Eaves

Stucco

- Exterior Siding: Appropriate materials include: Horizontally or vertically applied wood boards or wood products, wood shingles, stucco, masonry, brick, or similar materials. Composite and vinyl siding are not allowed.
- Roofing-appropriate materials that will be required for the Estate homes include: clay tile, concrete tile, slate or simulated slate, metal standing seam roofs, slate, or tile. High definition composition architectural shingles may be allowed on multi-family product.
- Warm colors will be favored. Production housing color palettes shall be submitted with each building permit.
- The use of traditional materials such as rough-hewn beams, stone, wood, and adobe or stucco will be required for accent materials. Cultured stone or brick will need to be approved by the AGC.

DESIGN GUIDELINES (RESIDENTIAL)

The following items provide specific illustrations and guidelines regarding building materials, colors, and design elements expressive of the Somerset architectural design theme. Both appropriate and inappropriate examples are given. The ideas presented are not meant to be absolutes or exhaustive.

- Exterior elements and materials shall be limited in number and be compatible with one another, while being in scale with the building. Care should be taken so that materials do not detract from the building's overall appearance or become visually complicated.
- Siding materials shall be continued down close to finished grade on any elevation visible from public areas to eliminate large areas of exposed foundation, or foundation may be covered with stone, brick, rubble or similar materials.
- A mix of 3 to 4 models each having three elevations and material change variations is required for the Executive, Village, and Patio homes. Estate homes will be custom or semi-custom built. Building elevations, setback variation, and setback requirements are discussed in detail under lot standards.

- Detailing of fascia and eaves can provide richness to the architectural composition. Extended eaves and exposed oversized rafter tails are encouraged. All of these features shall be considered in the final design.
- Interior walls, fences, and the courtyards they create shall be considered in the final design. The colors and materials should match or complement the finishes of the adjoining buildings. Patios and front yard porches should be an extension of the interior spaces. Creating courtyards in lieu of garage driveways is encouraged. These features shall be considered in the final design.
- Roof form and building massing provide variety and texture to a project 's overall appearance.
- Trellises and Pergolas cannot have a solid roof and shall be constructed of materials and colors to match or complement the main structure and may extend a maximum of two feet into a required setback.

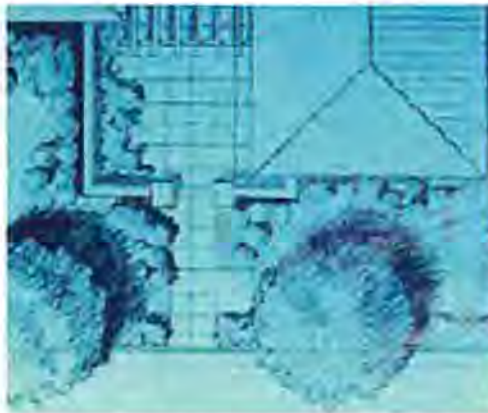


FIGURE 2-72 - COURTYARDS

ATTACHED HOUSING/TOWNHOME STANDARDS

All multiple family units will be designed with an architectural style that is compatible with the residential requirements with respect to roof pitch, materials (including composite), colors, and basic design elements. Projects with more than 100 housing units (more than 50 units in the Town Center) will require a site plan review. Multi-family units for sale will require a tentative map approval for any number above four units.

COMMERCIAL DESIGN STANDARDS

- The overall goal within the commercial area is to create a high quality development.
- All buildings must incorporate a unified architectural design theme.
- All building materials and colors shall be reviewed and approved by the AGC and City Staff prior to issuance of building permit. Colors must relate to the architectural style.
- An architectural checklist is incorporated within the final PUD Handbook to ensure that proper and consistent architecture is achieved with construction of each commercial building.
- Final approval of architectural elevations for each structure must be consistent within the PUD architectural standards checklist and vocabulary to the satisfaction of City Staff prior to the issuance of a building permit. This must be provided with each building permit application to determine conformance with these standards.

- Exterior Materials: Same as residential. Walls facing residential property to the south shall use non-reflectorized glass to avoid the creation of glare.
- Roofing-appropriate materials include: standing seam metal, clay tile, high definition dimensional composition roofs, concrete tile, or slate in warm, neutral earthtone colors (ie.: beiges, greens, and grays).
- Exterior elements and materials shall be limited in number and be compatible with one another, while being in scale with the building. Care should be taken so that materials do not detract from the building 's overall appearance or become visually complicated.
- Siding materials/glass shall be continued down close to finished grade on any elevation visible from public areas to eliminate large areas of exposed foundation.
- Varied building heights and roof massing are required.
- Detailing of fascia and eaves can provide richness to the architectural composition. Said detailing shall be considered in the final design.
- Site landscaping, walls, fences, sidewalks, and pathways can play an integral role in design. Colors and materials should match the finishes of the adjoining buildings. Said detailing shall be considered in the final design.
- Roof form and building massing provide variety and texture to a project's overall appearance. Said detailing shall be considered in the final design.
- Sections on individual lot standards should be consulted regarding various commercial requirements. Said detailing shall be considered in the final design.
- Each application for building permit must contain AGC approval, including a statement from the AGC explaining how the building complies with requirements.

**ROOFS AND ROOFTOP SCREENING/UTILITY SCREENING STANDARDS
(APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL)**

- All mechanical and electrical equipment, air conditioning units, and meters shall be integrated into the building and screened from public view with landscaping or walls that are an extension of the building.
- No appurtenances without appropriate screening (air conditioning/heating units, etc.) except solar units may be mounted upon or attached to any roof structure except for chimneys, vents, flues, and structural elements of the building.
- Roof mounted solar panels and equipment shall match the roof in color and appearance. Panels shall be an integrated part of the roof design and mounted directly to the roof plane.



Figure 2-73 Elevations

- Passive solar heating is highly encouraged in Somerset where lot size, topography, and orientation allow.
- Roof-mounted hot water storage systems shall not be visible from neighboring property or public right-of-way, unless architecturally integrated into the design.

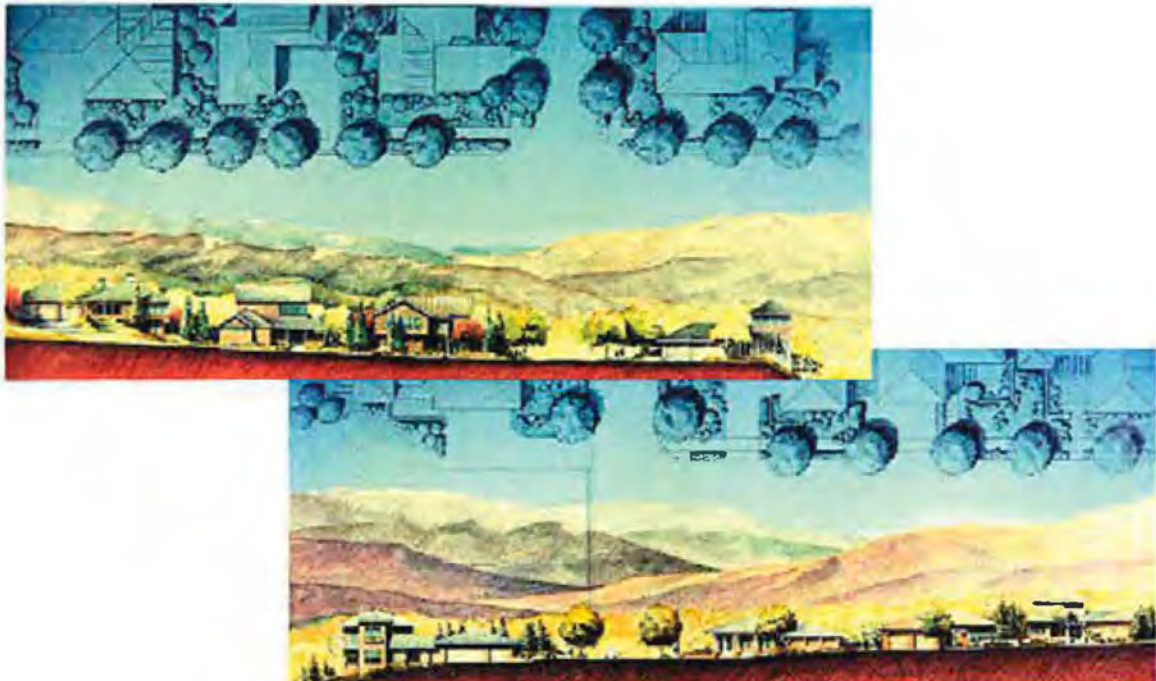


Figure 2-74 Elevations

MINOR PLAN AMENDMENT PROCESS

If the final location or design of a project affects the distribution of acreage or units from one project to another, the units or density in a village area may be redistributed to or from another village. The total maximum number of units proposed for Somerset will, however, remain the same (3,062 dwelling units). Unit yield adjustments will be limited to less than ten percent of the total units allowed in the village(s) that is/are receiving the redistributed units. Any unit yield adjustments between different property owners within the Somerset project must be agreed upon in writing and must be reviewed and approved as part of the tentative map, special use permit or site plan review process. Note that areas, which are immediately adjacent to the edges of Somerset, may not receive any redistributed units without providing adequate buffers or transitionals through the Special Use Permit or Tentative Map process.

Additional administrative variances limited to less than 10% to the Development Standards Handbook may be granted by the administrator, when in the opinion of the administrator, the variance does not impact the health, safety, and welfare of the general public, that site circumstances or site topography would constitute undue hardship to the applicant if the variance is not granted, that the intent of the development standards handbook is still met with approval of the variance, that granting of the variance does not violate City Codes and ordinances. All changes to the Handbook shall be reviewed by Engineering. No standard that affects engineering concerns shall be changed without Engineering approval.

Additions or supplements to the Development Standards Handbook as required herein shall be added as an appendix to the Handbook and recorded as such. Any minor changes or additions to the Appendices which are in substantial conformance with the standards contained in this P.U.D. may be approved administratively by staff. Any substantial change to the Development Standards Handbook or Appendices will require approval of an Amendment as determined by the administrator.

All maps in the PUD must reflect current approvals, including trails and trailheads, landscaping, house type, or the Tentative Map must be amended to reflect changes.

EXHIBIT A

Forest Service Bull Ranch Road Access Letter



United States
Department of
Agriculture

Forest
Service

Humboldt-Toiyabe
National Forest

Carson Ranger District
1536 S. Carson Street
Carson City, NV 89701
(775) 882-2766 Fax (775) 884-8199

2002 DEC 12 PM
File Code: 5460

Date: December 6, 2002

Cheryl D. Ryan, AICP
Senior Planner
Community Development, City of Reno
P.O. Box 1900
Reno, NV 89505

Marni Bonesteel

Dear Cheryl:

I am responding to Somerset Planned Unit Development November 1, 2002 proposal prepared by Summit Engineering. The proposed development is near National Forest System (NFS) land on Peavine Mountain. Forest Development Road 669, the Bull Ranch Creek Road, bisects the development and is used for accessing NFS land on the west slopes of Peavine and the Mitchell Canyon area in Sierra County in California. Forest Development Road 670 is another important emergency fire access road in the area. Both routes were identified as important routes in our Peavine transportation strategy and are recognized as portal access from Somerset. Both routes are critical routes for emergency fire suppression and recreation use. These routes supply the only quick access to the west slopes of Peavine Mountain.

It is critical that the Bull Ranch Road access route to NFS land through the Somerset PUD be a dedicated public access managed by a public road agency. The Bull Ranch Road must be designed to allow passage of our critical design vehicle. Our critical design vehicle is a tractor low-boy combination pulling a D-8 dozer. The critical design vehicle for the 670 Road is a 2-wheel drive brush engine. I am also requesting that you require motor vehicle access and a staging area large enough in size for turnaround of the critical design vehicle and parking for recreation use.

These requirements are needed to allow for future and continuing use of NFS lands by the recreating public. They will also help us in administration of these lands for public enjoyment and use.

Thanks for giving me the opportunity to be involved with your review process. Please direct any questions you may have to Ed DeCarlo, of my staff.

Sincerely,

GARY SCHIFF
District Ranger

EXHIBIT A



EXHIBIT B

Reno City Council Amendments, dated February 25, 2003

(FEB. 25, 2003 PENNSYLVANIA COUNCIL MEETING)

SOMERSETT AGREEMENT

- There will be seven trail heads. The trailheads will provide access points to roads and trails, and five will be in locations as shown on the map and will be non-motorized. The other two trails include the Bull Creek Run off road access, and a new trail location in the northeast for off road access that will connect to trails and a dirt road. There will be a total of 60 overall parking spaces, with a minimum of 4 spaces at each access. Parking spaces will be allocated according to terrain and estimated trail use with the endorsement of Planning Staff. The developer will be responsible for completion of all trails and access points. The construction of trails and access points will be phased so that people do not walk through construction sites. The developer will leave existing access points ungated until construction begins. The design, signage and access are all agreed on. Any reasonable missing links from the map agreed upon in previous meetings will be put back on the PUD map.
- Two off road access points from Somerset to Peavine Peak will be maintained/installed. For the west side road (Bull Run Creek) a 50 foot buffer between the property lot line to the edge of the road will be incorporated. Alternatives that may be considered during the tentative map process include vertical breaks in grade, natural slopes that offer barriers, or mechanized berming. The road will comply with the requirements of the Carson Ranger District as stated in Gary Schiff's letter of December 6, 2002, attached to the Planning Commission staff report. The developer will explore the possibility of conveying title to this portion of Bull Creek Road to the Forest Service.
- There will be a 200 foot buffer zone that shall function as a wildlife habitat to the north of Somerset Parkway along Drainageway 11 and a portion of 12. South of Somerset Parkway there shall be a wildlife habitat of 100 feet for Drainageway 10. The measurement shall be taken from the low flow line in horizontal (lineal) feet.
- The "Lookout Point" in the southeastern quadrant will be moved to the highest point in the area.
- The fencing standards discussed in the meeting and the graphic attached to this agreement will be incorporated into the PUD.
- The Wildlife Buffer line shown in the PUD submitted to staff after Planning Commission approval and attached to this agreement is agreed upon.
- No Major Drainageways will be relocated.

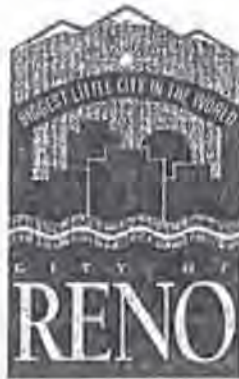
EXHIBIT B

- Safe pedestrian access to the park from the north and south of Somerset Parkway will be installed.
- Half of the Wildlife Buffer Zone will be calculated as part of the open space to the north. The changes to the map that include the relocation of some lots, a minor adjustment to the buffer alignment in the northeast, and the new fencing standards that require an overall 40% of the estate lots to remain as private open space is agreed upon. The acreage will be measured and put into the PUD as a guideline, but does not affect the above changes.

EXHIBIT C

Final Clerk's Letter

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



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

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

March 4, 2003

Somerset Development Co., LLC
100 W. Liberty #900
Reno, NV 89501

FILED THIS DATE
3/18/03
BY: [Signature]
CITY CLERK

RE: Case No. LDC03-00032 (Somerset PUD Amendment)

Dear Applicant:

At a regular meeting held February 25, 2003, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for the following, by ordinance, and subject to the agreement reached between the developer and the interested parties:

1. Add ±300 acres of land to the Somerset PUD (which is within the Sphere of Influence and will have a zoning designation of PUD) to the ±2,372 acre site zoned PUD (Planned Unit Development) and located along the west side of the Northgate Golf Course, north of Mogul and east of Verdi;
2. Increase dwelling units by 80, totaling 2,648;
3. Increase responsibilities of the Aesthetic Guideline Committee;
4. Change setbacks;
5. Modify PUD Handbook to update items to reflect current approvals as follows: (a) change tables and maps; (b) delete outdated information; (c) change references and descriptions of the villages; and (d) change northeast property line to reflect a boundary line adjustment;
6. Modify review procedures;

Somerset Development Co., LLC
Case No. LDC03-00032 (Somerset PUD Amendment)
March 4, 2003
Page 2

7. Change land use definitions/designations;
8. Modify design standards;
9. Modify roadway and access plan; and
10. Change the phasing plan.

Attachments are as follows:

Attachment 1 - Changes to the conditions of approval.

Attachment 2 - Somerset agreement .

Attachment 3 – Tables A, B and C.

Sincerely,



Lynnette R. Jones
City Clerk

LRJ:cdg

xc: Development Services
Traffic Design Engineer
Ed Schenk, Parks, Recreation & Community Services
Julee Olander, Regional Transportation Commission
Bill Thomas, Summit Engineering

Attachment 1

Recommended conditions of approval as amended by the Planning Commission January 15, 2003:

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, and plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports and materials and City codes, City codes in effect at the time the building permit is applied for, shall prevail.
2. All modifications to the PUD are limited to the items highlighted in the text unless modified by the recommendations in the table in the staff report for LDC03-00032. The recommendations in the table are final unless modified by the Planning Commission and the City Council. Any other changes to the document not highlighted in the text or included in the table are not approved. This excludes references to the page numbers or numbers for figures and tables in the PUD, since Planning Commission and City Council modifications may alter these. Prior to the City Council meeting, Book 2 shall have any text revisions to any section highlighted in blue for staff review. Only changes highlighted in blue in Book 2 will be approved unless modified by the City Council. The final Clerk's Letter and the table (including any amendments made by the Planning Commission and City Council) shall be included in the back of Book 1 of the PUD for reference.
3. The final PUD document shall have all graphics, references, and text printed in a manner that can be easily read. This includes enlarging graphics, eliminating blurred text, and correcting typographical and grammatical errors.
4. All maps in the PUD must reflect current approvals, including trails and trail heads, landscaping, house type (i.e. Morgan Pointe, and wildlife buffer for Elmhurst and Holloway), or the Tentative Maps must be amended to reflect changes.
5. The Cityside subdivision may have Casita's and a reduced rear yard from 20 feet to 10 feet to provide for the alternative housing product. A description of this shall be included in the PUD under the residential section.
6. Parking, and a minimum 6 foot parkway section with sidewalks on both sides of the street, shall be provided for all street sections except for single loaded streets, and the newly proposed connector section. Single loaded streets shall have sidewalk paralleling homes with a standard parkway, and a landscaping strip of six feet for the other side of the street. The connector section may only be used in areas of extreme topography (slopes 20% or greater) to connect estate development pods to other pods for access. Use of the connector section shall be determined through the tentative map process, and its

final design requires approval of Engineering, Fire and Planning staff. Where the connector is utilized, a trail reasonably aligned with the road shall be required for pedestrian access. Final alignment and materials for the trail shall be determined by Community Development and Parks and Recreation staff.

7. Appendix J (approved plant palette) shall be re-inserted into Book 2.
8. The conceptual trails map will show asphalt trails around the higher density development pods, particularly in the southwest (optional active adult area) of the project. This area shall also have a loop trail that connects by moving a row of lots along the east side property line further to the west. The trails around the estate lots may remain natural. Strike the words "parcel development" from the "Note" in the box on the map, since realignment of trails may only occur during a public review process such as the special use permit, tentative map or site plan review process. There will be seven trail head parking areas, each with 10 spaces (excepting that by Cityside, which shall have six spaces as previously approved). The "Typical Trailhead Layout Concept" graphic shall be amended to show the 10 spaces and eliminate the word "optional" for picnic table. The final trails map and all supplemental graphics depicting design elements must be reviewed by Community Development and Parks and Recreation staff prior to certification of the handbook.
9. A signed disclosure notice shall be required alerting future residents to the public trails system, and that all trails, trail heads, and their access are to remain public at all times with no restrictions, including gates. For the future residents abutting the "Bull Creek Run" jeep trail on the west perimeter, the disclosure notice shall indicate that this road will have 24 hour unobstructed access by vehicles and shall not be gated as specified by the USFS for fire fighting capabilities and public recreation purposes. This same note shall be put on the plat map that gets recorded and shall be included on all title reports so that the note will run with the land.
10. The increase in the Architectural Guideline Committee responsibilities prior to City staff review in the Handbook does not eliminate the City of Reno's review procedures, or transfer the City's police powers. All requirements of applicable codes and standard reviewing procedures for special use permits (hillside development, cuts and fills, major drainageway disturbance, etc.), tentative maps, site plan review, building permits, etc., still apply.
11. In accordance with the letter in Exhibit B, unobstructed public access for the Bull Ranch Road access and the Forest Development Road 670 shall be continued. A staging area shall be provided as requested in the letter at a location satisfactory to the USFS, and shall include an area large enough to provide for the turning radius of the USFS heavy equipment trucks. The staging area shall include 10 parking spaces for trail access, and shall be subject to the design standards in Exhibit D, as long as they do not conflict with USFS access requirements. The trail head furthest to the west on Somersett Parkway may be used for this requirement only if it is determined as satisfactory by the USFS staff, otherwise an additional area may be designated.

12. The second park identified in Carrington Village in the July 24, 2001 PUD shall not be eliminated. Its final location, acreage, and amenity package shall be determined in the forthcoming agreement with the Parks and Recreation Department. The parks shall be public and be located as close to the Neighborhood Commercial Center or the Recreation Center as possible.
13. If requested by the Washoe County School District, a school site shall be shown on the maps and located next to the park on the west side of Somerset by the Community Center. The site shall be approved by the Washoe County School District and text shall clarify the circumstances under which it will be provided.
14. The optional active adult area to the west of the PUD shall be planted with the "transitional palette". The focus of the plantings will be in alignment with the trails system wherever possible. Other areas may use a blend of the "native high desert palette" and the "natural landscape".
15. Engineering conditions are listed in Exhibit M. The handbook shall be modified to incorporate the conditions listed in the Exhibit, or an amendment to the PUD is required.
16. Within two (2) months of the date of City Council approval, the applicant shall incorporate all revisions made to Exhibit N, the PUD handbook, attached to the December 15, 2002 Planning Commission report, and any revisions made by the Planning commission and City Council at their respective public hearings into the standards to the satisfaction of staff, have the zoning ordinance approved; and the revised handbook certified by City Council, and recorded. Failure to comply with this time limit shall render this approval null and void.
17. Permanent access with easement will be provided to all inlet and outlet structures. Twelve Foot wide access roads for inlets 24" or larger will be construction of 6" - 8" cobble laid to be a "drivable" surface to the satisfaction of the City with hammerhead vehicle turnarounds. A backhoe must be able to scrape off the trash racks. Jeep Wrangler, or equivalent, access will be provided for inlets and outlets less than 24". In this case the access road will be 6' in width and constructed of "drivable" 6" - 8" cobble. Somerset will provide a Jeep Wrangler, or equivalent, to the City of Reno upon the permitting of the final phase of Somerset Parkway. Footpaths as permanent access will be allowed only for secondary overflow outlets in detention structures.
18. Public street access to the adjacent parcel APN 032-370-20 shall be as follows (based on City staff review of a tentative map application for the parcel - reference Wintercreek, LDC03-00256) subject to terrain practicality;
 - a. From development area 2G, and
 - b. from the southerly portion of development area 2F, or from development area 2E if streets in 2E are not gated, and

- c. from development area 2H subject to negotiation between the property owners and the tentative map process (dependent upon the street pattern for the tentative map, access from development area 2H is not absolutely necessary and City staff has identified a street pattern for Wintercreek that does not require this access).
19. Nevada Division of Wildlife and staff will get together to formulate plans for the open space buffer and undercrossings.
20. There will be no gate placed between Dakota Ridge and Northgate 1 to limit vehicle access.
21. Gating of any subdivisions shall be evaluated at the time of the tentative map.
22. Submission of any tentative map along the west property line shall incorporate appropriate buffers between the residents and the adjoining USFS access road. The buffer shall address noise, dust and light generated by 24 hour recreational use of the road.
23. Bull Creek Road will be maintained; a parking area and turnaround will be constructed with adjacent subdivision development.
24. Prior to the certification of the handbook, Summit Engineering shall provide a map of the undercrossings presented to the Planning Commission.

ATTACHMENT 2

SOMERSETT AGREEMENT

- There will be seven trail heads. The trailheads will provide access points to roads and trails, and five will be in locations as shown on the map and will be non-motorized. The other two trails include the Bull Creek Run off road access, and a new trail location in the northeast for off road access that will connect to trails and a dirt road. There will be a total of 60 overall parking spaces, with a minimum of 4 spaces at each access. Parking spaces will be allocated according to terrain and estimated trail use with the endorsement of Planning Staff. The developer will be responsible for completion of all trails and access points. The construction of trails and access points will be phased so that people do not walk through construction sites. The developer will leave existing access points ungated until construction begins. The design, signage and access are all agreed on. Any reasonable missing links from the map agreed upon in previous meetings will be put back on the PUD map.
- Two off road access points from Somerset to Peavine Peak will be maintained/installed. For the west side road (Bull Run Creek) a 50 foot buffer between the property lot line to the edge of the road will be incorporated. Alternatives that may be considered during the tentative map process include vertical breaks in grade, natural slopes that offer barriers, or mechanized berming. The road will comply with the requirements of the Carson Ranger District as stated in Gary Schiff's letter of December 6, 2002, attached to the Planning Commission staff report. The developer will explore the possibility of conveying title to this portion of Bull Creek Road to the Forest Service.
- There will be a 200 foot buffer zone that shall function as a wildlife habitat to the north of Somerset Parkway along Drainageway 11 and a portion of 12. South of Somerset Parkway there shall be a wildlife habitat of 100 feet for Drainageway 10. The measurement shall be taken from the low flow line in horizontal (lineal) feet.
- The "Lookout Point" in the southeastern quadrant will be moved to the highest point in the area.
- The fencing standards discussed in the meeting and the graphic attached to this agreement will be incorporated into the PUD.
- The Wildlife Buffer line shown in the PUD submitted to staff after Planning Commission approval and attached to this agreement is agreed upon.
- No Major Drainageways will be relocated.

- Safe pedestrian access to the park from the north and south of Somerset Parkway will be installed.
- Half of the Wildlife Buffer Zone will be calculated as part of the open space to the north. The changes to the map that include the relocation of some lots, a minor adjustment to the buffer alignment in the northeast, and the new fencing standards that require an overall 40% of the estate lots to remain as private open space is agreed upon. The acreage will be measured and put into the PUD as a guideline, but does not affect the above changes.

ATTACHMENT 3

TABLE A – NEWLY INITIATED CHANGES BY THE APPLICANT

Page # Section	Comments:	Staff Recommendation
CHAPTER 1		
Page 1-7 "Plan Refinements"	Item 15 – Master Developer shall be responsible for the ultimate construction of all trails.	Change
Page 1-30 "Village 5"	Last ¶ - Reference to "Neighborhood Center" shall be clarified. Is this the Recreation Center or the Community Center? No other additional center is permitted since none is shown on the site plan.	Clarify or change
CHAPTER 2		
Page 2-2 "Patio Home Setbacks"	Sixth bullet under "Setbacks" – Language for minimum yard area shall stay the same, but new sentence permitting a reduction with an SUP/TM for the Town Center area only may be permitted.	Change
Page 2-14 "Yard definitions and setbacks"	All newly changed setbacks are approved, with the exception of the front yard setback to 6 feet. This setback shall be no less than 10 feet unless standards are developed to reduce the tunnel effect.	Change
Page 2-16 "Table of Uses"	Multi Family and Townhomes may be over retail <i>and office</i> . Add "office" to the sentence. Drive Through facilities may not be permitted without an SUP since residential is permitted within its boundaries. Strike new language. Strike last bullet on page to conform to requirement in above box. Change the "thru" to "through".	Change
Page 2-17 "Parking Requirements for Town Center"	Reduction in parking for Townhouse, Detached and Attached Single Family on zero lot line from one space per room to 2.5 parking spaces per dwelling unit on and off street. Common parking lots limited to 5 spaces unless separated by landscaping. However landscaping areas are not defined.	Submit evidence from a nationally recognized source that this amount of parking is adequate.
Page 2-26 "Table of Uses"	Strike new language for drive-through facilities due to residential adjacency. Drive-throughs require an SUP. Change "thru" to "through".	Change
Page 2-27 "Parking"	"Retail, Personal Service, Commercial, Auto and Business Services" section is new language – highlight in green. Change Food and Beverage "low volume" to 1 per 88, and change "high volume" to 1 per 66.	Change
Pages 2-41 through 2-43	All changes in green regarding streets shall be approved by the Engineering Division.	Note

Page # Section	Comments:	Staff Recommendation
Page 2-48 "Parkway Sections"	The 20 foot width for Somerset Parkway may only be reduced through the SUP process and only in areas of severe terrain.	Change by added text
Page 2-60 "Second Park"	New language regarding second park shall be approved by the Parks and Recreation Dept. The park and school should be shown on the maps as "tentative location".	Note and change
Page 2-69 "Building/Siting Envelopes"	New strike in blue – this should be in green. Do not strike language requiring the provision of building envelopes due to topography, or language for view protection. Eliminate "for Estate Lots", since all of Somerset has slopes.	Change

TABLE B – CHANGES NOT MADE BUT REQUIRED IN THE TABLE OF THE DECEMBER 18, 2002 STAFF REPORT:

Page # Section	Comments:	Staff Recommendation
CHAPTER 1		
Page 1-7 "Plan Refinements"	Item 8 – strike "will be" and put "may be" for clustering trees. Trees may only be clustered to accommodate utilities and improvements as necessary.	Change
Page 1-20 "Single Family Homes"	¶ one - Identify the "Central community Space". This item has not been provided for anywhere in the development at this time, and therefore should be shown on the PUD maps for the tentative maps that have already been processed. ¶ two – requires playground, active and passive recreation, and tot lots. However, new language changes the provision of these from "the first homes" to "prior to the issuance of the Certificate of Occupancy for the last ten homes". Staff recommends the provision of these items to satisfy the "Central Community Space" requirement for all maps approved and those pending, such as Map 2A.	Add for areas already developed and phase in with future map
CHAPTER 2		
Page 2-22 "On street parking"	Item number 2 – Staff does not support increasing the road width from 24 feet to 28 feet for hillside development.	Change back
Page 2-24 "Table of Uses"	Cap the Recreation Complex to 50,000 square feet like other uses in Neighborhood Commercial due to residential adjacency.	Change
Page 2-26 "Drive Throughs"	Delete drive-throughs under permitted uses. All drive-throughs, especially for Neighborhood Commercial centers shall require an SUP because of residential adjacency.	Strike
Page 2-34 "Plant Palette Location Map"	The Wildlife Buffer was not expanded to include Elmhurst and Holloway subdivisions. There is a condition of approval that the buffer go around these two maps. If the buffer isn't provided, then these maps need to be amended to eliminate the condition.	Add
Page 2-39 "Developed and Res. Streetscaping standards"	The requirement to plant trees in formal rows within the parkways for arterials, collectors and neighborhood streets is deleted. After discussion with the applicant, flexibility is desired in cases of extreme topography or for placement of utilities. This item was to be clarified in the manner, yet the language is still struck.	Change

Page # Section	Comments:	Staff Recommendation
Page 2-59 "Trails Map"	The Trails Map in the PUD is the same copy provided to staff the day before the December 18 th PC meeting. Therefore the comments in the Dec. 18 th staff report still apply. Internal loops are not made, but instead trails hook up to sidewalk (trails are not suppose to overlap sidewalks in subdivisions, but are to be separate from them), and asphalt has been significantly reduced around the development pods. A new supporting graphic for the trail head design has not yet been submitted. The old one is designed with six spaces instead of ten. In addition, the new "Riverside" development pod must be relocated n a manner that maintains the original trails shown on the recorded map, including the lookout trail, or the map must be amended.	Change
Page 2-58 "Trails"	Applicant is still showing elimination of the timing requirements for trails, and the elimination of the Master Developer as having the primary responsibility for the completion of trails if the merchant builder does not complete them.	Change back, but with new village names
Page 2-63 "Site Grading Principles"	Staff does not support limiting cutting buildings into hillsides for estate lots only since all of Somerset is hillside. This eliminates staff and the PC's ability to require conditions of approval for areas with sensitive topography for the majority of the Somerset property.	Change
Page 2-71 "Wildlife Habitat Buffer"	The Nevada Division of Wildlife comments do not support the changes to the site plan in general, or the language changes to the Wildlife Plan. Therefore staff recommends striking the new language "Wildlife enhancements will be installed where the edge of adjacent development is known".	Change
Page 2-77 "Major Drainageways"	Do not strike language in the last bullet that requires all drainageway disturbances to comply with the City's Major Drainageway Plan. The language requires an SUP, but staff must be able to review the SUP to established criteria.	Change
Page 2-130 "Minor Amendment Process"	Areas adjacent to the edges of the Somerset boundaries may not receive redistributed units even with buffers or transitionals (these are not defined anyway). This does not provide due process to adjacent property owners, and therefore is not meet NRS guidelines for noticing requirements.	Change

Page # Section	Comments:	Staff Recommendation
	Change sentence in 1 st ¶ to "Unit yield adjustments will be limited to a maximum of less than 10%, since stature prohibits administrative waivers from 10 percent or greater.	

TABLE C – TYPOGRAPHICAL OR FORMATTING ERRORS

Page # Section	Comments:	Staff Recommendation
CHAPTER 1		
Pages 1-5 and 1-6 “maps”	Please use a sharper contrast between the two blue colors.	Change
Page 2-26 “Lot Characteristics”	Under Maximum Building Height, it calls out 2 stories, but has a Maximum Building Separation of 35 (it was 20 but this was struck). This isn’t clear.	Clarify
Page 2-61 “Trails”	Do not strike the requirement for 10 parking spaces per trail head.	Put back in
Page 2-62 “Golf Courses”	Changed “opened” to “open” in first sentence.	Change
Page 2-72 “Drainageways”	Last sentence – do not strike the word “No”.	Change
Page 2-74 “Major Drainageways Map”	The symbols for significant relief, road crossings of major drainageways, and a wetland (non delineated) symbol are missing. Put on map.	Change
Page 2-99 to 2-101 “Sign Standards”	Eliminate line going through the last column of the table	Change
Page 2-118 “Split Rail Fence”	Figure 2-67C – Change “spilt” to “split”	Change

EXHIBIT D

Planning Commission Staff Report, dated February 25, 2003

Agenda Item No. _____
Ward No. 5

Department Approval _____

PLANNING COMMISSION REPORT
February 25, 2003

To: Mayor and City Council
Through: Charles E. McNeely, City Manager
From: Laura Tuttle, AICP, Planning Manager
Re: **LDC03-00032 (Somerset PUD Amendment #2)**
Date: February 13, 2003

Summary: The applicant is requesting to: (1) add ±300 acres of land to the Somerset PUD; (2) increase dwelling units by 80, totaling 2,648; (3) increase responsibilities of the Aesthetic Guideline Committee; (4) change setbacks; (5) modify PUD Handbook to update items to reflect current approvals as follows: (a) change tables and maps; (b) delete outdated information; (c) change references and descriptions of the villages; and (d) change northeast property line to reflect a boundary line adjustment; (6) modify review procedures; (7) change land use definitions/designations; (8) modify design standards; (9) modify roadway and access plan; and (10) change the phasing plan. The ±300 acres of land to be added to the Somerset PUD is within the Sphere of Influence and will have a zoning designation of PUD. The ±2,372 acre site is zoned PUD (Planned Unit Development) and is located along the west side of the Northgate Golf Course, north of Mogul and east of Verdi.

The Planning Commission recommends approval of the requested PUD amendments by ordinance. Changes to the conditions of approval are included as Attachment 1.

Their decision was appealed by a citizen group. See Attachment 2.

Background/Discussion: At the January 15, 2003, Planning Commission public hearing, the applicant summarized their proposal. Fourteen persons spoke in opposition citing concerns with the proposal to gate access through Dakota Ridge, loss of open space and wildlife buffer on the north side of the PUD, need for trails and trailheads further north, need to buffer future homes from the USFS dirt access road along the west property line, a perception that Beaumont Parkway is dangerous in winter and the amendments are not in conformance with the spirit of the original approval. Another 29 persons submitted cards in opposition, but did not speak.

After significant discussion, the Planning Commission approved the project with modified conditions. These conditions drive changes in the PUD Handbook. Once the handbook is in final form, it will be forwarded to the City Council for certification.

Staff Report - February 25, 2003
LDC03-00032 (Somerset PUD Amendment #2)
Page 2

Advisory Commission Vote: Seven (7) in favor; none (0) opposed; none (0) absent.

Recommendation: The Planning Commission recommends approval of the requested PUD amendments by ordinance.

Proposed Motion: I move to uphold the recommendation of the Planning Commission.

Zoning Map Amendment

First Reading: I move to refer Bill No. _____ to the Committee of the Whole.

EXPLANATION: *Matter in italics is new*; Matter in brackets [] is material to be omitted.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING", BY REZONING A ±300 ACRE SITE LOCATED ALONG THE WEST SIDE OF THE NORTHGATE GOLF COURSE, NORTH OF MOGUL AND EAST OF VERDI FROM SPD (SPECIFIC PLAN DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT) AND AMENDING ORDINANCE 5,000 TO AMEND THE PUD HANDBOOK TO: (1) ADD ±300 ACRES; (2) INCREASE DWELLING UNITS BY 80; (3) INCREASE RESPONSIBILITIES OF THE AESTHETIC GUIDELINE COMMITTEE; (4) CHANGE SETBACKS; (5) MODIFY PUD HANDBOOK TO UPDATE ITEMS TO REFLECT CURRENT APPROVALS; (6) MODIFY REVIEW PROCEDURES; (7) CHANGE LAND USE DEFINITIONS/DESIGNATIONS; (8) MODIFY DESIGN STANDARDS; (9) MODIFY ROADWAY AND ACCESS PLAN; AND (10) CHANGE THE PHASING PLAN; 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 18.06 of the Reno Municipal Code is hereby amended by adding thereto a new section to be known as Section 18.06.201(b).1000 relating to a ±300 acre site located along the west side of the Northgate Golf Course, north of Mogul and east of Verdi and more particularly described in the attached "Exhibit A" and rezoning said 300 acres from SPD (Specific Plan District) to PUD (Planned Unit Development) and amend ordinance 5,000 to amend the standards contained in the PUD (Planned Unit Development) handbook as contained in "Exhibit B" to: (1) add ±300 acres; (2) increase dwelling units by 80; (3) increase responsibilities of the Aesthetic Guideline Committee; (4) change setbacks; (5) modify PUD Handbook to update items to reflect current approvals; (6) modify review procedures; (7) change land use definitions/designations; (8) modify design standards; (9) modify roadway and access plan; and (10) change the phasing plan. The ±2,372 acre site is zoned PUD (Planned Unit Development) and is located along the west side of the Northgate Golf Course, north of Mogul and east of Verdi), the same to read as follows:

Sec. 18.06.201(b).1000. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC03-00032, thereby changing the use of land indicated therein, relating to relating to a ±300 acre site located along the west side of the Northgate Golf Course, north of Mogul and east of Verdi and more particularly described in the attached "Exhibit A" and rezoning said 300 acres from SPD (Specific Plan District) to PUD (Planned Unit Development) and amending the standards contained in the PUD handbook as contained in "Exhibit B" to: (1) add ±300 acres; (2) increase dwelling units by 80; (3) increase responsibilities of the Aesthetic Guideline Committee; (4) change setbacks; (5) modify PUD Handbook to update items to reflect current approvals; (6) modify review procedures; (7) change land use definitions/designations; (8) modify design standards; (9) modify roadway and access plan; and (10) change the phasing plan. The ±2,372 acre site is zoned PUD (Planned Unit Development) and is located along the west side of the Northgate Golf Course, north of Mogul and east of Verdi as contained in "Exhibit B".

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 ____ day of _____, ____, by the following vote of the Council:

AYES: _____

NAYS: _____

ABSTAIN: _____ ABSENT: _____

APPROVED this ____ day of _____, ____.

MAYOR OF THE CITY OF RENO

ATTEST:

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

EFFECTIVE DATE:

Attachment 1

Recommended conditions of approval as amended by the Planning Commission January 15, 2003:

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, and plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports and materials and City codes, City codes in effect at the time the building permit is applied for, shall prevail.
2. All modifications to the PUD are limited to the items highlighted in the text unless modified by the recommendations in the table in the staff report for LDC03-00032. The recommendations in the table are final unless modified by the Planning Commission and the City Council. Any other changes to the document not highlighted in the text or included in the table are not approved. This excludes references to the page numbers or numbers for figures and tables in the PUD, since Planning Commission and City Council modifications may alter these. Prior to the City Council meeting, Book 2 shall have any text revisions to any section highlighted in blue for staff review. Only changes highlighted in blue in Book 2 will be approved unless modified by the City Council. The final Clerk's Letter and the table (including any amendments made by the Planning Commission and City Council) shall be included in the back of Book 1 of the PUD for reference.
3. The final PUD document shall have all graphics, references, and text printed in a manner that can be easily read. This includes enlarging graphics, eliminating blurred text, and correcting typographical and grammatical errors.
4. All maps in the PUD must reflect current approvals, including trails and trail heads, landscaping, house type (i.e. Morgan Pointe, and wildlife buffer for Elmhurst and Holloway), or the Tentative Maps must be amended to reflect changes.
5. The Cityside subdivision may have Casita's and a reduced rear yard from 20 feet to 10 feet to provide for the alternative housing product. A description of this shall be included in the PUD under the residential section.
6. Parking, and a minimum 6 foot parkway section with sidewalks on both sides of the street, shall be provided for all street sections except for single loaded streets, and the newly proposed connector section. Single loaded streets shall have sidewalk paralleling homes with a standard parkway, and a landscaping strip of six feet for the other side of the street. The connector section may only

be used in areas of extreme topography (slopes 20% or greater) to connect estate development pods to other pods for access. Use of the connector section shall be determined through the tentative map process, and its final design requires approval of Engineering, Fire and Planning staff. Where the connector is utilized, a trail reasonably aligned with the road shall be required for pedestrian access. Final alignment and materials for the trail shall be determined by Community Development and Parks and Recreation staff.

7. Appendix J (approved plant palette) shall be re-inserted into Book 2.
8. The conceptual trails map will show asphalt trails around the higher density development pods, particularly in the southwest (optional active adult area) of the project. This area shall also have a loop trail that connects by moving a row of lots along the east side property line further to the west. The trails around the estate lots may remain natural. Strike the words "parcel development" from the "Note" in the box on the map, since realignment of trails may only occur during a public review process such as the special use permit, tentative map or site plan review process. There will be seven trail head parking areas, each with 10 spaces (excepting that by Cityside, which shall have six spaces as previously approved). The "Typical Trailhead Layout Concept" graphic shall be amended to show the 10 spaces and eliminate the word "optional" for picnic table. The final trails map and all supplemental graphics depicting design elements must be reviewed by Community Development and Parks and Recreation staff prior to certification of the handbook.
9. A signed disclosure notice shall be required alerting future residents to the public trails system, and that all trails, trail heads, and their access are to remain public at all times with no restrictions, including gates. For the future residents abutting the "Bull Creek Run" jeep trail on the west perimeter, the disclosure notice shall indicate that this road will have 24 hour unobstructed access by vehicles and shall not be gated as specified by the USFS for fire fighting capabilities and public recreation purposes. This same note shall be put on the plat map that gets recorded and shall be included on all title reports so that the note will run with the land.
10. The increase in the Architectural Guideline Committee responsibilities prior to City staff review in the Handbook does not eliminate the City of Reno's review procedures, or transfer the City's police powers. All requirements of applicable codes and standard reviewing procedures for special use permits (hillside development, cuts and fills, major drainageway disturbance, etc.), tentative maps, site plan review, building permits, etc., still apply.
11. In accordance with the letter in Exhibit B, unobstructed public access for the Bull Ranch Road access and the Forest Development Road 670 shall be continued. A staging area shall be provided as requested in the letter at a location satisfactory to the USFS, and shall include an area large enough to provide for the turning radius of the USFS heavy equipment trucks. The staging area shall

include 10 parking spaces for trail access, and shall be subject to the design standards in Exhibit D, as long as they do not conflict with USFS access requirements. The trail head furthest to the west on Somerset Parkway may be used for this requirement only if it is determined as satisfactory by the USFS staff, otherwise an additional area may be designated.

12. The second park identified in Carrington Village in the July 24, 2001 PUD shall not be eliminated. Its final location, acreage, and amenity package shall be determined in the forthcoming agreement with the Parks and Recreation Department. The park shall be public and be located as close to the Neighborhood Commercial Center or the Recreation Center as possible.
13. If requested by the Washoe County School District, a school site shall be shown on the maps and located next to the park on the west side of Somerset by the Community Center. The site shall be approved by the Washoe County School District and text shall clarify the circumstances under which it will be provided.
14. The optional active adult area to the west of the PUD shall be planted with the "transitional palette". The focus of the plantings will be in alignment with the trails system wherever possible. Other areas may use a blend of the "native high desert palette" and the "natural landscape".
15. Engineering conditions are listed in Exhibit M. The handbook shall be modified to incorporate the conditions listed in the Exhibit, or an amendment to the PUD is required.
16. Within two (2) months of the date of City Council approval, the applicant shall incorporate all revisions made to Exhibit N, the PUD handbook, attached to the December 15, 2002 Planning Commission report, and any revisions made by the Planning commission and City Council at their respective public hearings into the standards to the satisfaction of staff, have the zoning ordinance approved; and the revised handbook certified by City Council, and recorded. Failure to comply with this time limit shall render this approval null and void.
17. Permanent access with easement will be provided to all inlet and outlet structures. Twelve Foot wide access roads for inlets 24" or large will be construction of 6" - 8" cobble laid to be a "drivable" surface to the satisfaction of the City with hammerhead vehicle turnarounds. A backhoe must be able to scrape off the trash racks. Jeep Wrangler, or equivalent, access will be provided for inlets and outlets less than 24". In this case the access road will be 6' in width and constructed of "drivable" 6" - 8" cobble. Somerset will provide a Jeep Wrangler, or equivalent, to the City of Reno upon the permitting of the final phase of Somerset Parkway. Footpaths as permanent access will be allowed only for secondary overflow outlets in detention structures.

18. Public street access to the adjacent parcel APN 032-370-20 shall be as follows (based on City staff review of a tentative map application for the parcel - reference Wintercreek, LDC03-00256) subject to terrain practicality;
 - a. From development area 2G, and
 - b. from the southerly portion of development area 2F, or from development area 2E if streets in 2E are not gated, and
 - c. from development area 2H subject to negotiation between the property owners and the tentative map process (dependent upon the street pattern for the tentative map, access from development area 2H is not absolutely necessary and City staff has identified a street pattern for Wintercreek that does not require this access).
19. Nevada Division of Wildlife and staff will get together to formulate plans for the open space buffer and undercrossings.
20. There will be no gate placed between Dakota Ridge and Northgate 1 to limit vehicle access.
21. Gating of any subdivisions shall be evaluated at the time of the tentative map.
22. Submission of any tentative map along the west property line shall incorporate appropriate buffers between the residents and the adjoining USFS access road. The buffer shall address noise, dust and light generated by 24 hour recreational use of the road.
23. Bull Creek Road will be maintained; a parking area and turnaround will be constructed with adjacent subdivision development.
24. Prior to the certification of the handbook, Summit Engineering shall provide a map of the undercrossings presented to the Planning Commission.

EXHIBIT E

Planning Commission Staff Report, dated December 18, 2002



CITY OF RENO
Planning Commission
December 18, 2002
Staff Report

Agenda #
<u>VIII-6</u>
Ward #
<u>5</u>

CASE NO.: LDC03-00032 (Somerset PUD Amendment #2)

APPLICANT: Somerset Development Co. LLC

REQUEST:

- (1) Annex ±300 acres of land to be included within the Somerset PUD (the ±300 acres of land proposed to be added to the Somerset PUD is within the Sphere of Influence and will have a zoning designation of PUD):
- (2) Increase the dwelling units by 80, totaling 2,648;
- (3) Increase the responsibilities of the Architectural Guideline Committee;
- (4) Change setbacks;
- (5) Modify the PUD Handbook to update certain items to reflect current approvals as follows: (a) change the tables and maps defining the project; (b) delete outdated information; (c) change the references and descriptions of the various villages; and (d) change the northeast property line to reflect a recent boundary line adjustment;
- (6) Modify review procedures;
- (7) Change land use definitions/designations;
- (8) Modify design standards; and
- (9) Modify the roadway and access plan

LOCATION: The ±2,376 acre site is zoned PUD (Planned Unit Development) and SPD (300 acres) and is generally located along the west side of the Northgate Golf Course, north of Mogul and east of Verdi.

PROPOSED MOTION: Based upon compliance with the applicable findings, I move to approve the annexation, rezone 300 acres from SPD to PUD,

6. Parking, and a minimum 6 foot parkway section with sidewalks on both sides of the street, shall be provided for all street sections except for single loaded streets, and the newly proposed connector section. Single loaded streets shall have sidewalk paralleling homes with a standard parkway, and a landscaping strip of six feet for the other side of the street. The connector section may only be used in areas of extreme topography (slopes 20% or greater) to connect estate development pods to other pods for access. Use of the connector section shall be determined through the tentative map process, and its final design requires approval of Engineering, Fire and Planning staff. Where the connector is utilized, a trail reasonably aligned with the road shall be required for pedestrian access. Final alignment and materials for the trail shall be determined by Community Development and Parks and Recreation staff.
7. Appendix J (approved plant palette) shall be re-inserted into Book 2.
8. The conceptual trails map will show asphalt trails around the higher density development pods, particularly in the southwest (optional active adult area) of the project. This area shall also have a loop trail that connects by moving a row of lots along the east side property line further to the west. The trails around the estate lots may remain natural. Strike the words "parcel development" from the "Note" in the box on the map, since realignment of trails may only occur during a public review process such as the special use permit, tentative map or site plan review process. There will be seven trail head parking areas, each with 10 spaces (excepting that by Cityside, which shall have six spaces as previously approved). The "Typical Trailhead Layout Concept" graphic shall be amended to show the 10 spaces and eliminate the word "optional" for picnic table. The final trails map and all supplemental graphics depicting design elements must be reviewed by Community Development and Parks and Recreation staff prior to certification of the handbook.
9. A signed disclosure notice shall be required alerting future residents to the public trails system, and that all trails, trail heads, and their access are to remain public at all times with no restrictions, including gates. For the future residents abutting the "Bull Creek Run" jeep trail on the west perimeter, the disclosure notice shall indicate that this road will have 24 hour unobstructed access by vehicles and shall not be gated as specified by the USFS for fire fighting capabilities and public recreation purposes.
10. The increase in the Architectural Guideline Committee responsibilities prior to City staff review in the Handbook does not eliminate the City of Reno's review procedures, or transfer the City's police powers. All requirements of applicable codes and standard reviewing procedures for special use permits (hillside development, cuts and fills, major

BACKGROUND:

Somerset is located north and west of the intersection of Mae Anne Avenue and Somerset Parkway/Sharlands Drive. The ±300 acres to be added to Somerset is immediately contiguous to the present southern boundary of the Somerset project. This property was annexed under Case No. LDC01-00489 (Mortensen et al) and was the subject of a settlement agreement associated with the Washoe County and Sun Valley General Improvement District vs. Washoe County Regional Planning Governing Board lawsuit. The settlement agreement allows the annexation approved by the Reno City Council to become effective.

The original Somerset Planned Unit Development (PUD) was approved by the Reno City Council on December 15, 1998. The PUD was subsequently revised and became effective July 24, 2001.

Various approvals have been granted for specific developments within the project. These include:

- Special Use Permits for the construction of the majority of Somerset Parkway (Somerset Parkway Phases 1 through 3)
- Tentative Maps for 268 lots. (Ridgeway 21 lots, Cityside 22 lots, Riverside 7 lots, Willow Ranch 98 lots, Autumn Ridge 79 lots and Morgan Pointe 41 lots)
- A Special Use Permit for the construction of an 18 hole championship golf course and 9 hole short course.

ANALYSIS:

The staff report format for the review of the Somerset handbook has been modified because of the scope of the changes. A table was used to list all the amendments on each page of the handbook (below). The items listed include text, graphic and table changes, as well as any typographical errors. For this reason, staff has highlighted the items in the table that require discussion in the body of the report. Any other items the Planning Commission, City Council, or the applicant wish to address can be identified at the respective public hearings. A condition of approval has been added that requires the staff recommendations be followed unless otherwise modified by the Planning Commission or City Council. Please note that the Architectural Guideline Committee is referred to as the "AGC" in the table.

SOMERSETT PUD BOOK 1 – REVIEW AND RECOMMENDATIONS

	Delete notation below table "open space may vary by 5%".	Delete
Page 1-15	Change legend to include the following: (1) a better color contrast for estate homes and commercial; (2) a green color to identify both Rec Center's (i.e. the one in the Town Center; (3) a different color to identify the Fire Station; (4), a different color to identify the Community Center as Neighborhood Commercial; (5) a different color to identify the parks; and (6) a different color to identify the Golf Club House (staff recommends it be the same color as the rec centers). The large map at the front of the book should also include these changes and show the Neighborhood Commercial node at the entrance.	Change
	Development pods have spread out into adjacent open space and the north side of Somerset parkway has intensified.	See staff report discussion for recommendations.
	Town Center commercial reduction.	
	Need paragraph discussing the provision of schools and their location should active adult not be chosen.	Add
Page 1-17	New village graphic and Table 1-2 Housing Mix	Approve
Page 1-19	Because much of the open space is being removed between villages the first paragraph should be changed to reflect this – natural separations between the Villages no longer exist as originally proposed	Change
	The higher density pods have been shifted to the west and are no longer focused around the Town Center. Therefore the second paragraph is no longer accurate. Discussion is offered in staff report	Change See staff report discussion
Page 1-20	(1 st ¶) Clarify the "Central Community Space". This item has not been provided for anywhere in the development at this time, and therefore should be shown on the PUD maps for the tentative maps that have already been processed. Paragraph two requires playgrounds, active and passive recreation, and tot lots. Staff recommends the provision of these items to satisfy the "Central Community Space" requirement.	Add for areas already developed, and phase in with future maps.

Page 1-31 continued	If active adult is utilized, then the elementary school goes away. Residential uses may replace the school site as stated in the new language, but no new units may be added beyond the 80 requested for the PUD.	Clarification only
	Under "Hydrology", the reference to the Major Drainageways Figure is wrong. Please change to "Figure 2-44".	Change
Page 1-34	Show overlay of units/development pods in final PUD	Add
Page 1-35	Do not delete "Existing Conditions". Add annexed properties and any features.	Do not strike. Add features.
Pages 1-36 to 1-37	Staff recommends approval of the deletion of the cross sections since they are not utilized for review purposes.	Approve
Page 1-38	Existing typo – Minor Plan Amendment Process is not in Chapter III. See third sentence, fourth paragraph	Change
Page 1-41	Amend the Trails Table, but do not strike	Amend. Do not Strike
Page 1-42	Change the heading for 3 rd ¶ "Architectural Control Committee" to "Aesthetic Guideline Committee" to work with text below it.	Change
Page 1-43, Table 1-12 and 1-13	Staff recommends approval of the deletion of the off site sewer alternatives since this study has been conducted last year.	Already approved
	Table 1-12 "Sewer Line Flow Rates" is unreadable.	Change
	Table 1-13 should be in blue since it is amended. Please change for Council meeting. Under commercial uses it estimates 6.5 acres, and not the 14 proposed. This may need to change based on discussion in staff report.	
CHAPTER 2		
Page 2-1	(Second bullet) Patio home minimum lot size reduced from 3,200 to 2,500 square feet.	Approve
Page 2-4 & 2-5	Put space between "Allowed Uses" heading & bullet below it. Same for "Architecture" heading on 2-5.	Change
Page 2-11	Move the heading "Attached Housing/Townhomes" to next page.	Move

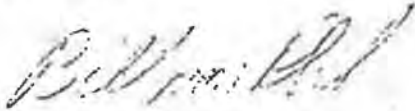
	<p>Staff recommends approval of the changes in the Permitted Uses list for the Neighborhood Commercial pods with parameters. Noteworthy changes are: (a) single uses going from a maximum of 15,000 s.f. to 60,000 s.f. GLA; (b) the addition of a recreation and health club facility with no cap on square footage, and (c) the addition of a bar for restaurants with restricted gaming. Staff does not recommend approval of drive through facilities nor a health club without the 50,000 square foot cap. It should be noted that the already built and occupied Northgate Subdivision Unit 16-G is across the street. Also both NC pods allow residential. Therefore staff recommends that the setbacks include the residential adjacency standards in the development code, and that the height, while limited to two stories in the PUD, also include a 35 foot height maximum for the protection of existing and future residents.</p>	<p>Modified approval See report</p>
<p>Page 2-24, 2-25 and 2-26; Tables</p>	<p>Enlarge Tables and make print more readable. Explain purpose of blue line under table on 2-26.</p>	<p>Change</p>
<p>Page 2-27</p>	<p>GLA (gross leasable area) for Town Center hasn't changed from the first amendment (435,000 s.f.) but overall commercial acreage has decreased significantly.</p>	<p>Change See report</p>
<p>Page 2-29 and 2-30; Tables</p>	<p>Wildlife Habitat buffer developed and transitional landscaping palette significantly reduced. The buffer must be expanded to include the previous approvals for Elmhurst and Holloway subdivision condition to plant the forage materials around these subdivision edges, or the Tentative Maps must be amended.</p>	<p>See report Add</p>
<p>Page 2-35</p>	<p>The requirement to plant trees in formal rows within the parkways for arterials, collectors and neighborhood streets is deleted. After discussion with the applicant, flexibility is desired in cases of extreme topography, or for the placement of utilities. Staff supports this request, but only in these instances. Therefore staff recommends approval when these circumstances come up and can be demonstrated, but recommends the original standard remain.</p>	<p>Modified approval</p>

	approved subdivisions have been designed for equestrian use nor the recreation amenities and rec centers..	
Page 2-51	Insert the "Multi-Purpose" trail section back in the PUD	Insert
Pages 2-53 and 2-54, Trail Figure	The original trails plan is struck. While staff recognizes that with the reconfiguration of the villages the trails will realign, the amended map in the PUD shows a significant reduction in the lineal footage of trails and staff does not support this. However, this issue was discussed at length at the last PC meeting and the applicants submitted a new map for review. The new map shows the four trail heads with 10 parking spaces approved with extension of Somerset Pkwy. Asphalt trails have been reduced significantly. Also, the new Riverside development pod must be relocated in a manner that maintains the original trails shown on the recorded map, including the lookout or it must be amended. Trails may not overlap sidewalks in subdivisions and shall be separate from developed pods and shall have public access at all times.	Recommendation pending review of the new amended map. Also see conditions of approval
	Last sentence on page requires 100 percent RCT refund. (Typo – change RTC to RCT). This is not legal under NRS and City ordinance statutes. The 50% threshold must be put back in.	Strike and insert original language
Page 2-55 pocket parks	See discussion on parks in staff report. Pocket parks are not subject to RCT credits.	See discussion
Page 2-56	(1 st bullet) Staff supports the relocation of the trail heads, since their location logically relates to the proposed changes in development. This recommendation is contingent upon showing the four trail heads that have 10 spaces that were recently approved along the extension of Somerset Parkway and the pending new trails map. In addition the trail head in the optional active adult must be open to the public at all times (no trail heads may be gated since they are designed for public use). The pending plan shows each trailhead with 10 spaces so strike reduction from 10 to 5.	Strike

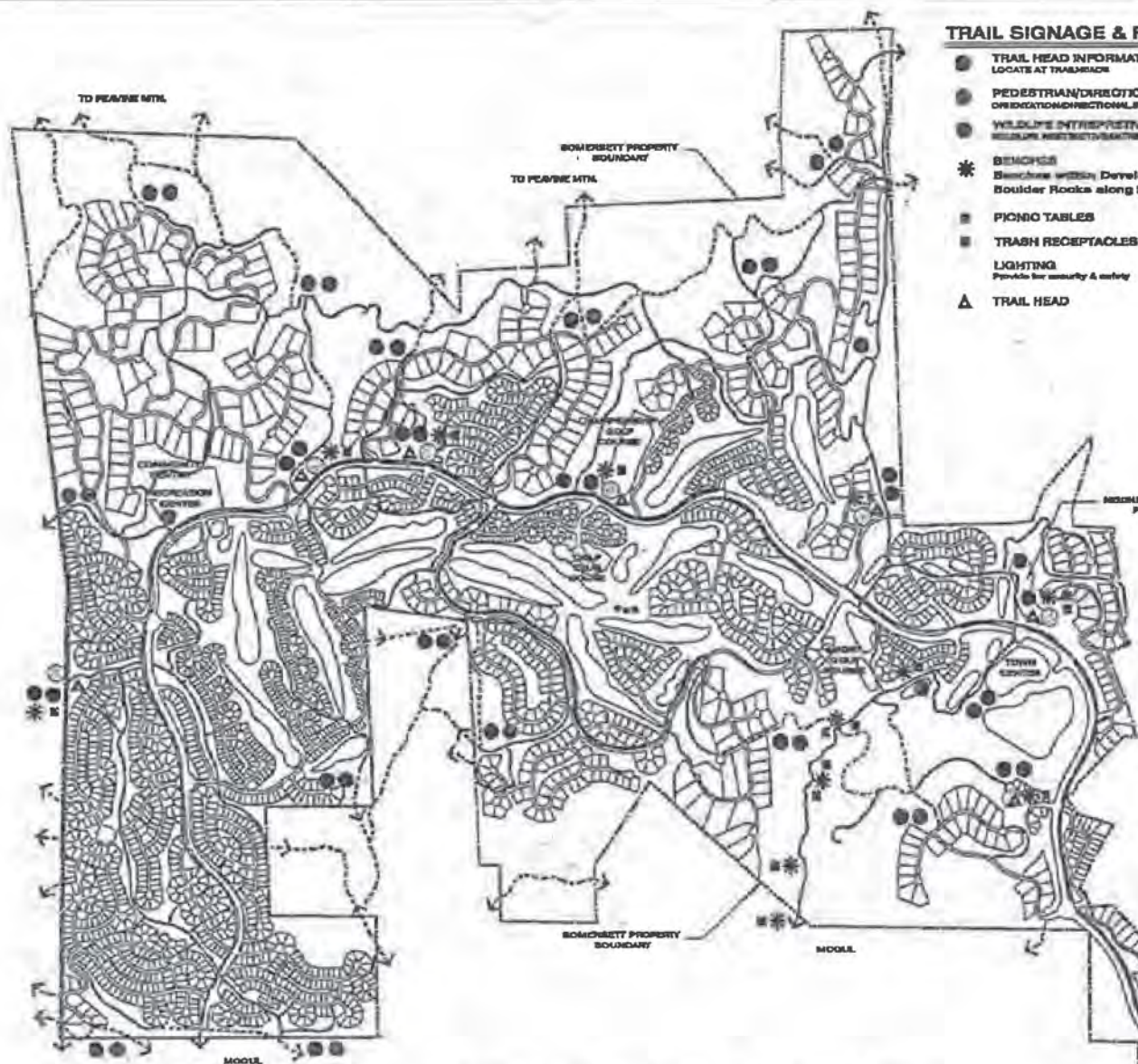
7. We want to affirm that the proposed grading practices are being implemented as shown in the grading concept sketches in figures 2-34, 2-35, 2-352-38, 2-39. Sensitive grading on the hillsides is very important for visual and ecological reasons.

These deficits should not be allowed to occur in a community professing to offer citizens a high quality of life. Please keep in mind that recreation trails and access to open space are becoming more important to citizens. People do care about developmental impact on the wild places so dear to us. Thank you for your time and we would like you to include this letter in your staff report handout.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bill von Phul".

Mr. Bill von Phul, President
Truckee Meadow Trails Association



TRAIL SIGNAGE & FURNISHING:

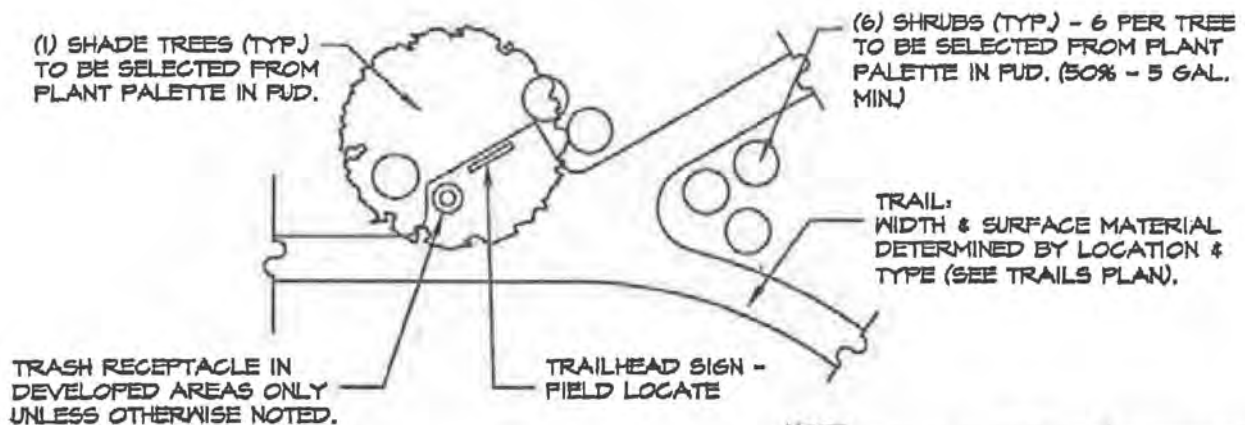
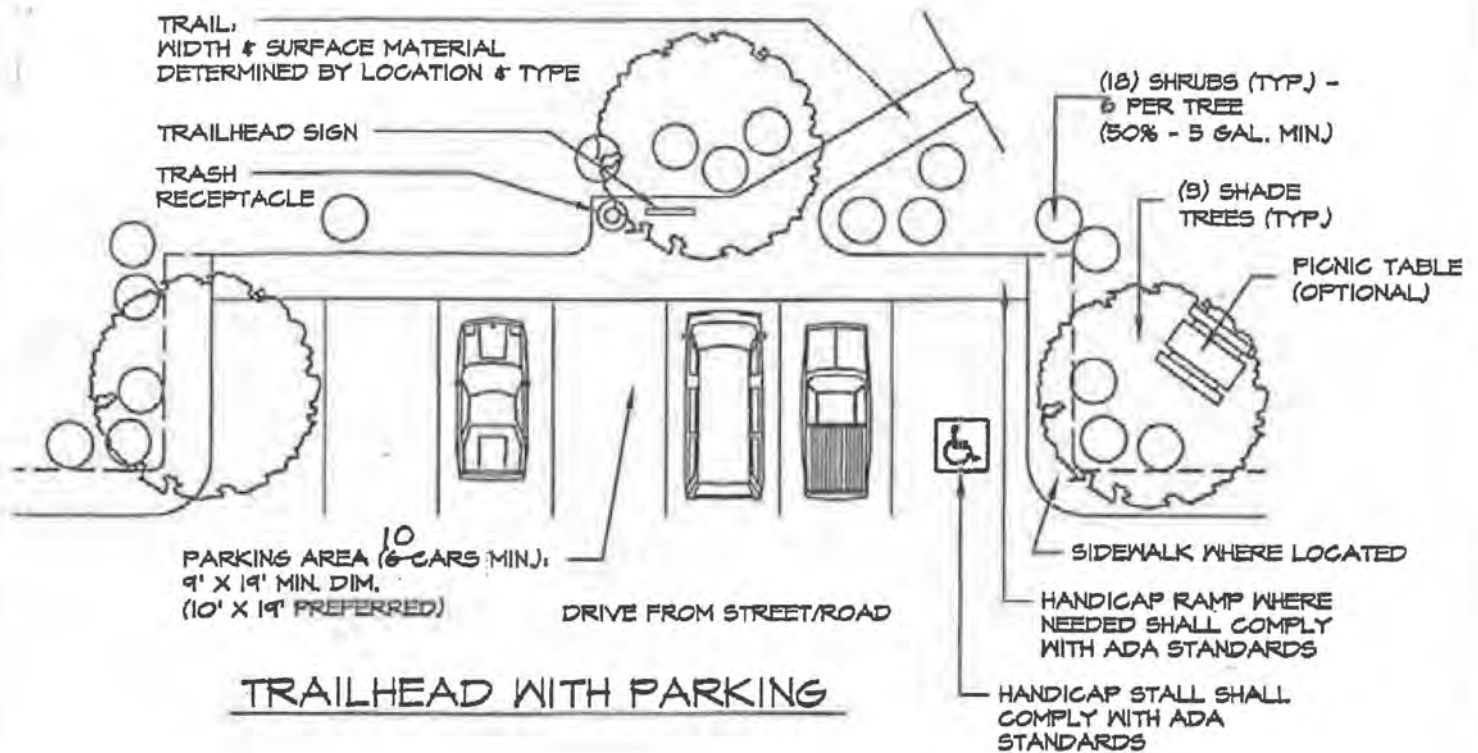
- TRAIL HEAD INFORMATION
LOCATE AT TRANSITION
- PEDESTRIAN/DIRECTIONAL SIGN
OR DIRECTION/DIRECTIONAL INFORMATION
- WILDLIFE INTER/DIRECTIONAL/RESPONSIVE SIGN
REGULATORY INTER/DIRECTIONAL/RESPONSIVE INFORMATION
- * BENCHES
BENCHES WITHIN DEVELOPED/TRANSITIONAL AREAS
BOULDER ROCKS ALONG NATURAL TRAILS
- PICNIC TABLES
- TRASH RECEPTACLES
- LIGHTING
Provide for security & safety
- ▲ TRAIL HEAD

NOTE:
FINAL TRAIL LAYOUT ARE SUBJECT TO CHANGE
BASED ON PARCEL DEVELOPMENT, APPROVAL OF
TENTATIVE MAP, AND/OR SITE PLAN REVIEW.



SOMERSETT TRAIL SIGNAGE LOCATION MAP

HANSEN LANDSCAPE ARCHITECTS, INC.
Full Planning, Design and Construction Services
10000 10th Street, NW
Seattle, WA 98148
Phone: 206.461.1111
Fax: 206.461.1112

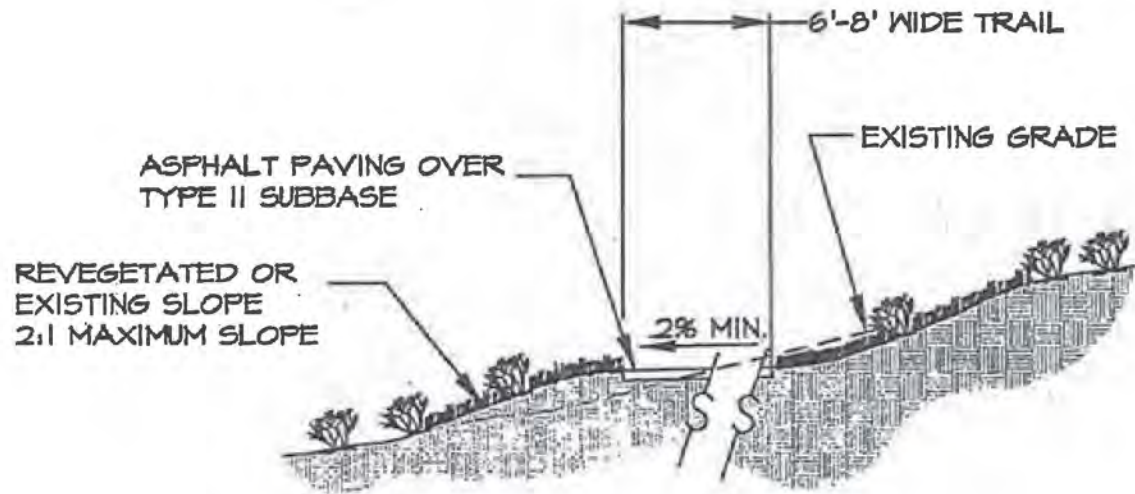


NOTE:

1. ALL DRAINAGE SHALL BE DIRECTED AWAY FROM TRAILHEADS
2. ALL GRADING AND DRAINAGE LAYOUT TO BE PROVIDED BY NEVADA LICENSED ENGINEER.
3. TRAILHEAD LAYOUT MAY BE MODIFIED TO FIT SITE
4. ALL PLANT MATERIALS TO BE IRRIGATED BY AUTOMATIC IRRIGATION SYSTEM.

TYPICAL TRAILHEAD LAYOUT CONCEPT

NOT TO SCALE



ASPHALT TRAIL SECTION

NOT TO SCALE

Cheryl Ryan - Somerset Project Amendments

From: Tina Nappe <tnappe@nvbell.net>
To: <RyanC@ci.reno.nv.us>
Date: 12/11/2002 10:49 AM
Subject: Somerset Project Amendments

It is my understanding that Somerset is proposing to compromise its original proposal by reducing parking and deer habitat, and changing trails in its project. I am requesting that any loss of public access, including parking, or deer habitat be denied. Further that the public amenities be addressed first in the project instead of being postponed and possibly ignored. Somerset was a highly contentious project because it destroyed deer winter range and reduced access to Peavine Mountain. By approving the project the City of Reno in effect guaranteed more people funneling into a limited avenue to access open space.

The city of Reno has an obligation to provide access and wildlife habitat when it incorporates properties which increase the amount of development. Please deny any attempt by Somerset to amend their agreements. This project and its amenities are part of the City of Reno's contribution to the regional open space plan.

Tina Nappe
775 786 1178
tnappe@nvbell.net
615 Robinson Court
Reno, NV 89503

Exhibit E



Parks, Recreation and Community Services

Memorandum

Date: December 10, 2002

To: Cheryl Ryan, Senior Planner

From: Ed Schenk, Park Planning Manager

Subject: Somerset Parks Development

Cheryl I would like to make a few comments on the Planned Unit Development (PUD) at Somerset in regards to future Parks. I do hope in the future that the documents are provided to us with adequate time to review and comment on them. In general at this time, I have the following concerns that should be brought up at the Planning Commission, keeping in mind that I have not had adequate time or even the most recent PUD handbook to review.

1. With high land use densities being transferred to the west it would seem appropriate that there be a 10 acre neighborhood park developed with the elements discussed in the PUD Handbook/s even if the elementary school is not built, and the area turns into active senior units. For the size of this development a minimum of two neighborhood parks should be constructed to meet neighborhood resident's demands even if small pocket parks are developed.
2. The Parks, Recreation and Community services Department feels that the small pocket parks planned may add to the overall beauty and quality of the development but they do not provide any beneficial usage to the residents other than aesthetics and possible minor functionality.
3. The neighborhood park/s ownership and future maintenance responsibilities will be worked out in a future parks agreement that must be developed by the developer and agreed to and approved by City Council. At this point preliminary discussions have started but nothing of substance has been done yet. It is too early in the planning effort to say City will own and/or maintain park/s property.
4. The City at this point is recommending that a 50% refund / reimbursement of all collected Residential Construction Tax dollars within the PUD be returned to the developer upon completion of approved neighborhood park/s that have been through the City of Reno Recreation and Parks Commission and approved as designed. All of the particulars to this issue will be addressed in a future Parks Agreement with

Exhibit G - 2 pages

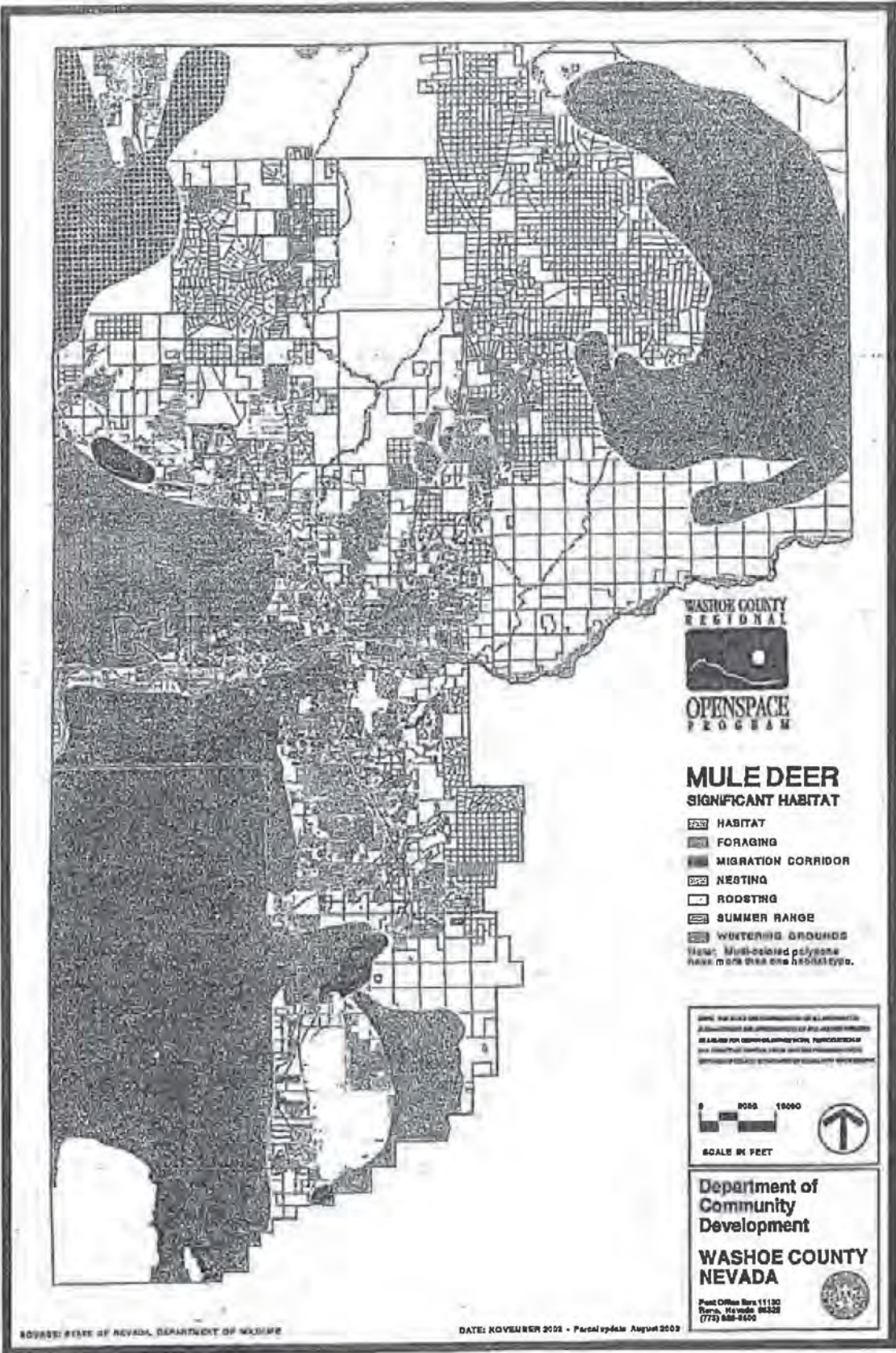
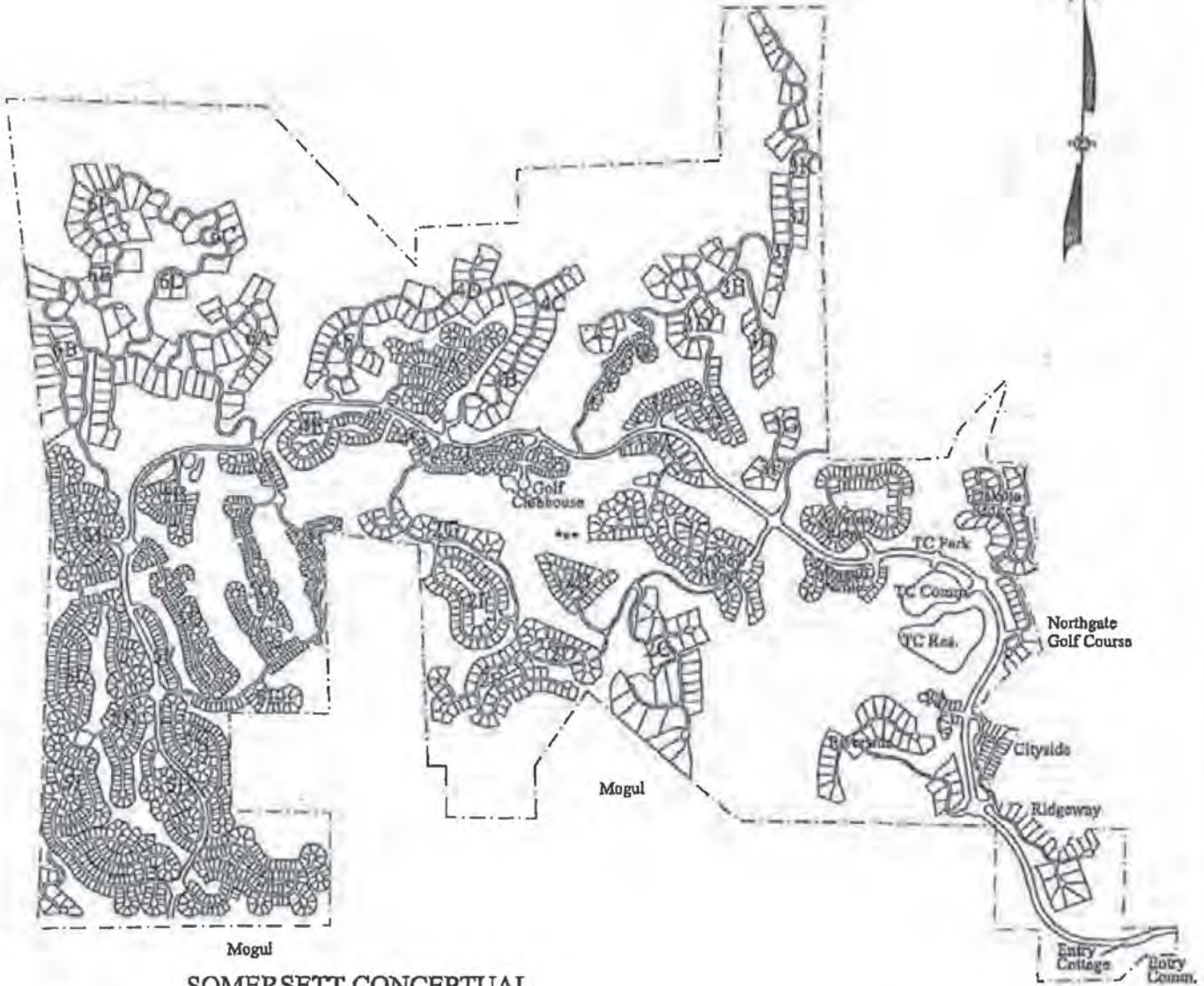


Exhibit H



Mogul
**SOMERSETT CONCEPTUAL
 LAND USE PLAN 12-01-02**

**CONCEPTUAL LAND PLAN
 FOR SOMERSETT
 12/01/02**

1"=2000'

Copyright SUMMIT ENG 2002



SHEET
 1
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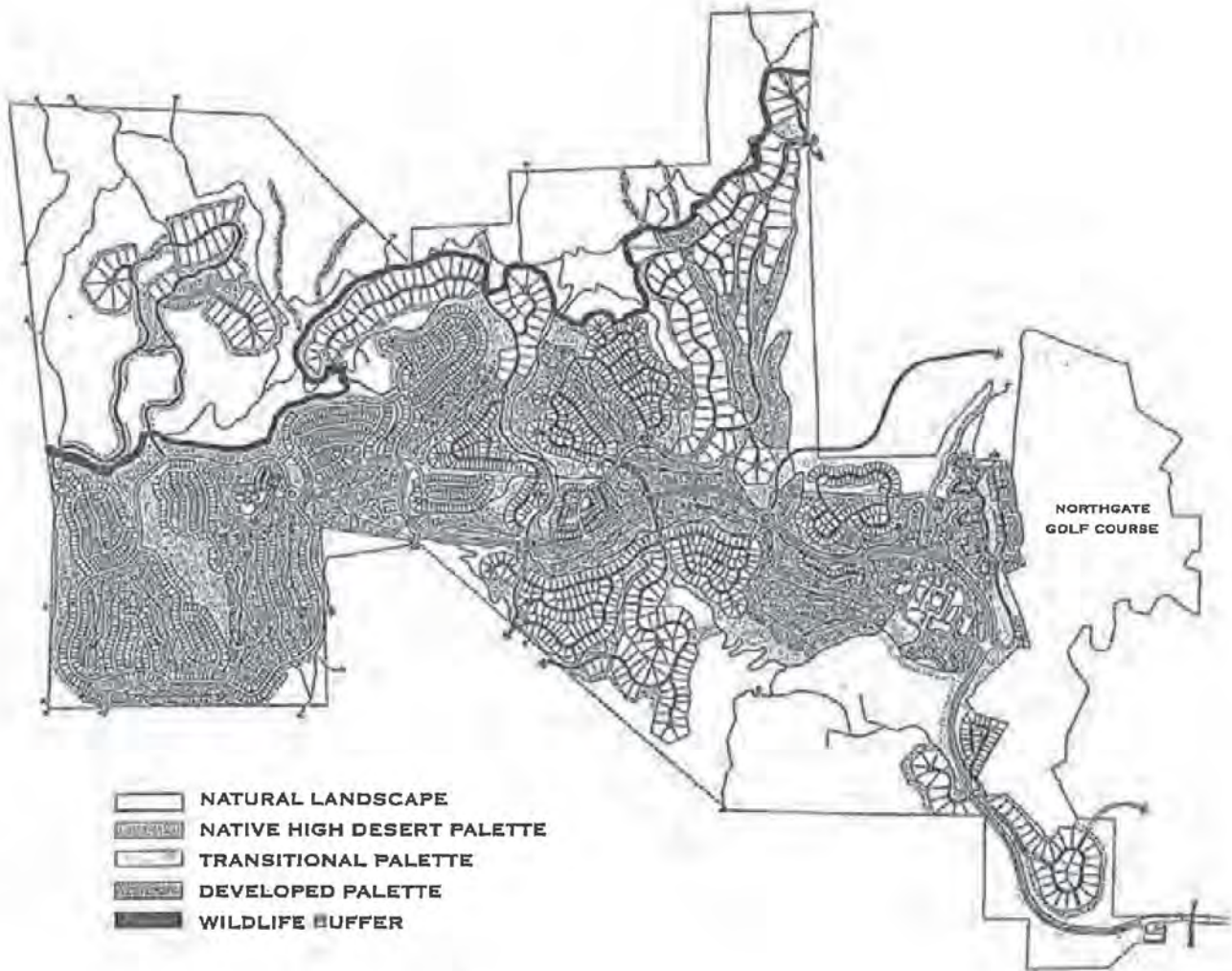
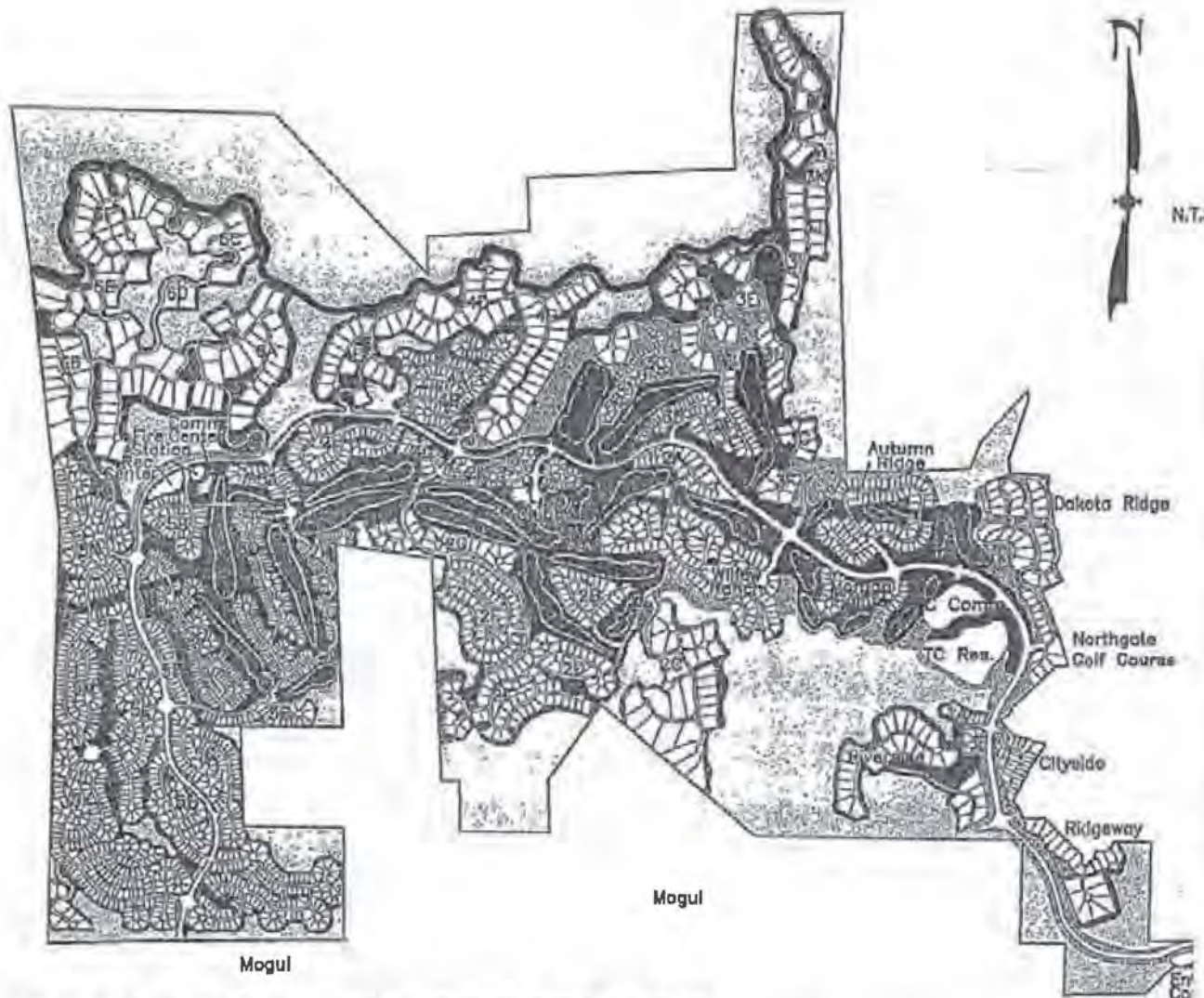


FIGURE 2-8—PLANT PALETTE LOCATION MAP

APPROVED JULY 24, 2001



PLANT PALETTE LOCATION MAP :

- | | | | |
|---|-----------------------------------|---|--------------------------|
|  | NATURAL LANDSCAPE |  | DEVELOPED PALETTE |
|  | NATIVE HIGH DESERT PALETTE |  | WILDLIFE BUFFER |
|  | TRANSITIONAL PALETTE | | |

*Submitted Thursday
December 19, 2002*

City of Reno
December 9th, 2002
Page 2

The success of these efforts can only be guaranteed if disturbance is minimal. Human activity in vacant areas would have to be controlled and road access to higher elevation housing phases would have to incorporate minimal road surface. Additionally, we requested that overland travel on these roads be kept at a low rate of speed. We also acknowledge that Somerset Parkway is now located further to the north. This plan iteration requires us to reassess our original comments. This action, along with the redistribution of village sites will effectively eliminate any potential mitigation value that the original suggestions measures might have had.

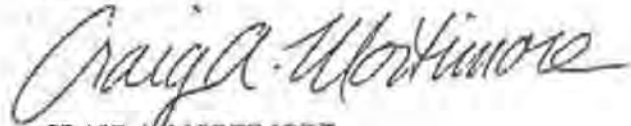
The Division opposed the development of a golf course, citing that landscape vegetation, not the greens and fairways themselves, will attract deer. The playing surfaces will inevitably attract Canada geese. Presence of either species will create a nuisance, and perhaps even a hazard, to community's residents. I recollect that the golf course was dropped from the original concept plan, yet I now see that it is incorporated into the development. The Division may have missed an opportunity to provide input to an amendment at some point in the recent past.

Suffice it to say that our faith in these mitigation measures was then and is now guarded. We believe that the deer herd will respond to the increased human presence as it has elsewhere in the Truckee Meadows and in other similar circumstances throughout the west. The herd will diminish in number. The herd will suffer dramatic losses under severe winter weather when they are can no longer utilize the low elevation, south facing, sagebrush-covered slopes that the site affords, hence its designation as 'critical' winter range. Individual animals will adjust to the human presence and will interact at random, sometimes causing problems for or at the very least eliciting concern from the community's residents. Deer presence always supports the presence of deer predators. Coyotes and mountain lions will be present at current numbers until such time that their primary prey are reduced in number. New human residents will have to adjust to the fact that these animals will always exist along the periphery and will be a threat to persons and property. The threat to the former is only slight while the threat to the latter is highly probable. Efforts to control pets are admirable on paper; however, pets will still end up missing.

In conclusion, the Division believes that the increased amount of acreage subject to development, the redistribution of villages, the realignment of traffic routes and the inclusion of the golf course now render our original input moot.

If I can be of any further assistance, please feel free to contact me.

Sincerely,



CRAIG A. MORTIMORE
Supervising Game Biologist
Western Region

cc: Western Region Habitat Bureau
W. Mandeville
CDFG - J. Holley

PETITION BY CASTLE ROCK (Northgate 8) AND CROWN POINT (Northgate 11) to Northwest Advisory Board, Reno Community Development Department, Reno City Planning Commission, and City Council of Reno regarding Case #LDC03-00081 (Somerset/Dakota Ridge)/Case #LDC03-00032 (Somerset PUD Amendment #2)

very, very short stretch of 10.0%*).

- (2) Somerset Parkway west of the Glen Eagle/Chilton collector has three roundabouts that would slow down movement of fire vehicles to the Hunter Glen/Northgate 12 connection.
- (d) Beaumont Parkway will be considerably more hazardous to movement of fire vehicles, particularly in winter with heavy snow accumulations due to higher elevations and steeper slopes on Beaumont compared to a Glen Eagle/Chilton collector.
- (2) The number of available streets to exit the area in case of an emergency would be reduced from three to two, of which one, Hunter Glen/Northgate 12 would be farther west into the area rather than out of the area to the east. Thus, in effect for Castle Rock, Northgate 12, Crown Point, and parts of the newly proposed Wade Development, the likely choice to exit by most would be one way out, i.e., Beaumont Parkway, which would result in a slow, congested, dangerous departure, particularly in winter.
- (3) The increase in traffic generated on Beaumont Parkway would adversely impact the safety of.
 - (a) Residents (including young children) living in homes facing Beaumont Parkway where speeding is already a problem and may ultimately require speed abatement of some type, such as speed bumps.
 - (b) Residents have to enter Beaumont Parkway from side streets of which some have blind corners.
 - (c) Drivers have to negotiate a curving, step grade with medians creating narrow sections of roadway, which is particularly hazardous in winter requiring a safe descent at about 10 miles per hour (Note: Accidents in which drivers have careened through the medians knocking trees down and spewing rocks across the road occur frequently in all months of the year).
- (4) Ease of access to the planned town center would be denied to the residents in Castle Rock, Crown Point, and Northgate 12, and possibly the proposed subdivision of Wade Development/Canyon Pines consisting of approximately 303 single lot homes to the west of Northgate 12.
- (5) The economic potential for businesses that locate in the town center would be significantly and adversely impacted by denial of ease of access to the residents mentioned in item (4).
- (6) Flow of traffic in a safely distributed manner so as to not overload any one collector and unfairly burden any one subdivision, as presumably intended in the original plan approval, would not occur.
- (7) The impact of traffic using the Glen Eagle/Chilton collector as intended in Somerset's originally, approved development plan would be minimal since the majority of the housing in the Somerset Development is west of this junction.
- (8) Lastly, who benefits from this proposed change to a private gated community. As public servants who represent all of the community of Reno, and in this instance all of the subdivision residents in the area under consideration, and not just the special interest of Somerset, we know that you certainly must have the best interest and safety of all residents of the entire area in mind.

*Calculations based on the streets already graded in the Somerset application.

PETITION BY CASTLE ROCK (Northgate 8) AND CROWN POINT (Northgate 11) to Northwest Advisory Board, Reno Community Development Department, Reno City Planning Commission, and City Council of Reno regarding Case #LDC03-00081 (Somerset/Dakota Ridge)/Case #LDC03-00032 (Somerset PUD Amendment #2)

- Somerset and Northgate 12 for fire emergency access only, and (b) to change the street from a collector to a local street.
- (2) Reaffirm the original plan submitted by Somerset Development and approved by the City Council of Reno on June 11, 2001, that designates a collector extending through Chilton to Northgate 12 between Somerset Parkway and Beaumont Parkway.
 - (3) Direct Somerset Development to change the unauthorized grading in Chilton (Somerset/Dakota Ridge) back to the original plan such that the street is a collector arterial without any barrier, e.g., chain or gate, connected to the collector arterial, Glen Eagle Drive, in Northgate 12 allowing freedom of traffic flow between Somerset Parkway and Beaumont Parkway.
 - (4) Specify that the intersection of Somerset Parkway and the Glen Eagle/Chilton intersection be constructed as originally designed so that a left turn can be made to the East from the Glen Eagle/Chilton thoroughway onto Somerset Parkway.

Respectfully Submitted,

Residents of Castle Rock (Northgate 8) and Crown Point (Northgate 11)

<u>Donald & Elizabeth</u>	<u>11-2-02</u>	<u>PHIL COY</u>	<u>11/2/02</u>
<u>Mary Jella Witt</u>	<u>11-2-02</u>		
<u>2560 Beaumont Parkway</u>		<u>2173. WACFLIDE</u>	
<u>Reno, Nevada 89523</u>		<u>RENO, NV 89523</u>	
City, Zip		City, Zip	

<u>Thomas J Hall</u>	<u>11/2/02</u>	<u>KARL JOSE</u>	<u>11/2/02</u>
<u>2188 Maxwell Dr</u>		<u>2197 Maxwell Dr</u>	
<u>Reno NV 89523</u>		<u>Reno, NV 89523</u>	
City, Zip		City, Zip	

<u>Paul Rabe</u>		<u>James E Tumbull</u>	<u>11/2/02</u>
<u>2205 Marshall</u>		<u>2218.3 Three Word Lane</u>	
<u>Reno, NV 89523</u>		<u>Reno, NV 89523</u>	
City, Zip		City, Zip	

<u>2235 + ...</u>	<u>11/2/02</u>	<u>Alvin B. Jenkins</u>	<u>11/2/02</u>
<u>2235 + ...</u>		<u>2265 Tipton St</u>	
<u>Reno, NV 89523</u>		<u>Reno, NV 89523</u>	
City, Zip		City, Zip	

PETITION BY CASTLE ROCK (Northgate 8) AND CROWN POINT (Northgate 11) to Northwest Advisory Board, Reno Community Development Department, Reno City Planning Commission, and City Council of Reno regarding Case #LDC03-00081 (Somerset/Dakota Ridge)/Case #LDC03-00032 (Somerset PUD Amendment #2)

Debra K Jackins 11-2-02
2265 Titleist Ct
Reno NV 89523
Name Date
Address
City, Zip

Chris M Gorkham 11/2/02
2365 Spalding Ct
Reno NV 89523
Name Date
Address
City, Zip

Lili Troy 11-2-02
2375 Spalding
RENO NV 89523
Name Date
Address
City, Zip

Cathy Gorkham 11/2/02
2365 Spalding Et
Reno NV 89523
Name Date
Address
City, Zip

Eddie Verna 11-02-02
2325 Spalding Ct
Reno NV 89523
Name Date
Address
City, Zip

Carolyn Vergara 11-02-02
2325 Spalding Ct
Reno Nev. 89523
Name Date
Address
City, Zip

Gerald A. Wagner 11-02-02
2385 Pinnacle Ct
Reno
Name Date
Address
City, Zip

Patty Wagner 11/2/02
2385 PINNACLE CT
RENO NV 89523
Name Date
Address
City, Zip

Jeffery Gall 11-2-02
2405 PINNACLE CT.
RENO 89523
Name Date
Address
City, Zip

David Hardy 11-2-02
2420 Sand Wedge Lane
Reno, NV 89523
Name Date
Address
City, Zip

Margaret Elizabeth Hardy 11-2-02
2420 Sand Wedge Ct.
Reno, NV 89523
Name Date
Address
City, Zip

Steve Vogel 11-2-02
2570 Summit Pkwy
Reno NV 89523
Name Date
Address
City, Zip

PETITION BY CASTLE ROCK (Northgate 8) AND CROWN POINT (Northgate 11) to Northwest Advisory Board, Reno Community Development Department, Reno City Planning Commission, and City Council of Reno regarding Case #LDC03-00081 (Somerset/Dakota Ridge)/Case #LDC03-00032 (Somerset PUD Amendment #2)

Diana Vogel
 Name: Diana Vogel Date: 11-7-02
 Address: 2570 Beaumont Pkwy
 City, Zip: Reno, NV 89523

Dale Vitense
 Name: DALE VITENSE Date: 11/02/02
 Address: 2550 BEAUMONT PKWY
 City, Zip: RENO, NV 89523

Tracy Chindarsky
 Name: TRACY CHINDARSKY Date: 11/3/02
 Address: 2525 BEAUMONT PKWY
 City, Zip: RENO, NV 89523

W. J. Hartman
 Name: W. J. HARTMAN Date: 11/3/02
 Address: 2530 BEAUMONT PKWY
 City, Zip: RENO, NV 89523

Ann Chindarsky
 Name: ANN CHINDARSKY Date: 11/3/02
 Address: 2525 Beaumont Pkwy
 City, Zip: Reno NV 89523

Carol Decal
 Name: Carol Decal Date: 11/03/02
 Address: 7132 WINDSTAR DR
 City, Zip: Reno NV 89523

Patricia M. Wilson
 Name: Patricia M. Wilson Date: 11/3/02
 Address: 2590 Beaumont Pkwy
 City, Zip: Reno NV 89523

Jerry Price
 Name: JERRY PRICE Date: 11/2/03
 Address: 7108 HEATHERWOOD DR
 City, Zip: RENO 89523

David S. Wilson
 Name: David S. Wilson Date: 11-3-02
 Address: 2590 Beaumont Pkwy
 City, Zip: Reno NV 89523

Elizabeth F. Brez
 Name: Elizabeth F. Brez Date: 11-3-02
 Address: 7141 Heatherwood Dr.
 City, Zip: Reno NV 89523

Deborah Peterson
 Name: Deborah Peterson Date: 11-3-02
 Address: 7133 Heatherwood Dr
 City, Zip: Reno, NV 89523

Emetilia Flores
 Name: Emetilia Flores Date: 11/3/02
 Address: 7141 Heatherwood Dr
 City, Zip: Reno NV 89523

PETITION BY CASTLE ROCK (Northgate 8) AND CROWN POINT (Northgate 11) to Northwest Advisory Board, Reno Community Development Department, Reno City Planning Commission, and City Council of Reno regarding Case #LDC03-00081 (Somerset/Dakota Ridge)/Case #LDC03-00032 (Somerset PUD Amendment #2)

Wendell Hohmann 11-3-02
Name Date
7124 Heatherwood Dr.
Address
Reno, NV 89523
City, Zip

David Gouette 11-3-02
Name Date
7021 Heatherwood Dr.
Address
Reno, NV 89527
City, Zip

Barbara M. Lacey
Name
7148 Heatherwood
Address
Reno NV 89523
City, Zip

Steve M. Skelton 11/3/02
Name Date
7007 Heatherwood
Address
Reno NV 89523
City, Zip

Helene Chery 11/3/02
Name Date
7157 Heatherwood Dr.
Address
Reno NV 89523
City, Zip

Kathy Skeen 11/3/02
Name Date
7017 Heatherwood Dr
Address
Reno NV 89523
City, Zip

Ray F. Larson 11/3/02
Name Date
7085 Heatherwood Dr.
Address
Reno, NV 89523
City, Zip

Heather O. Grady 11/3/02
Name Date
7073 Heatherwood Dr.
Address
Reno NV 89523
City, Zip

Cindy Magerman 11/3/02
Name Date
7085 Heatherwood Dr
Address
Reno NV 89523
City, Zip

Adista Pasaschi 11/3/02
Name Date
7005 Heatherwood Dr
Address
Reno Nevada 89523
City, Zip

Carol Bennett 11/3/02
Name Date
7053 Heatherwood Dr
Address
Reno, NV 89523
City, Zip

Beverly Stralib 11-3-02
Name Date
7007 Heatherwood Dr
Address
RENO, NV. 89523
City, Zip

DATE: 11-8-02

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PETITION BY CASTLE ROCK (Northgate 8) AND CROWN POINT (Northgate 11) to Northwest Advisory Board, Reno Community Development Department, Reno City Planning Commission, and City Council of Reno regarding Case #LDC03-00081 (Somerset/Dakota Ridge)/Case #LDC03-00032 (Somerset PUD Amendment #2)

<u>Teresa W. Price</u> Teresa W. Price 2675 Antonio Lane Reno, NV 89523 11-3-02	<u>David Brown</u> David Brown 2205 Emerald View Ct Reno, NV 89523 11-3-02
<u>Diane Branson</u> Diane Branson 2205 Emerald View Ct. Reno, NV 89523 11-3-02	<u>Lori Davis</u> Lori Davis 2667 Antonio Lane Reno, NV 89523 11-3-02
<u>Keith R. Davis</u> Keith R. Davis 2667 Antonio Lane Reno, NV 89523 11/3/02	<u>Brian Lattiger</u> Brian Lattiger 2545 Beaumont Parkway Reno, NV 89523 11-04-02
<u>William Vineis</u> William Vineis 2545 Beaumont Parkway Reno, NV 89523 11/4/02	<u>William Vineis</u> William Vineis 2545 Beaumont Parkway Reno, NV 89523 4 Nov 02
<u>Jackie Vineis</u> Jackie Vineis 2545 Beaumont Pkwy Reno, NV 89523 11/4/02	<u>Mrs. C. Fowler</u> Mrs. C. Fowler 2505 Sunline Dr. Reno, NV 89523 11-4-02
<u>Annette Rossi</u> Annette Rossi 2520 Beaumont Pkwy Reno, NV 89523 11/4/02	<u>Tammy Tarbett</u> Tammy Tarbett 2505 Sunline Dr. Reno, NV 89523 11/4/02

DATE: 11-5-02

Page 14 of 16

PETITION BY CASTLE ROCK (Northgate 8) AND CROWN POINT (Northgate 11) to Northwest Advisory Board, Reno Community Development Department, Reno City Planning Commission, and City Council of Reno regarding Case #LDC03-00081 (Somerset/Dakota Ridge)/Case #LDC03-00032 (Somerset PUD Amendment #2)

Bridget McCutcheon 11/5/02
Name Date
2245 Hogan Ct
Address
Reno NV 89523
City, Zip

Candine Carmier
Name
2255 Hogan Dr
Address
Reno 89523
City, Zip

Linda Justus 11-5-02
Name Date
2315 Titterst
Address
Reno, NV 89523
City, Zip

Ken Justus
Name
2315 Titterst Ct.
Address
Reno, NV. 89523
City, Zip

Jim Shaffer 11/5/02
Name Date
2198 Maxfli Dr
Address
Reno, NV 89523
City, Zip

Cheryl Shaffer 11/5/02
Name Date
2198 Maxfli Dr.
Address
Reno, NV 89523
City, Zip

J. Ken Carpenter 11/5/02
Name Date
2181 Maxfli Dr
Address
Reno, NV 89523
City, Zip

Marla Smith 11-5-02
Name Date
2201 Maxfli Dr
Address
Reno 89523
City, Zip

Robert Smith 11-5-02
Name Date
2201 maxfli Dr.
Address
Reno 89523
City, Zip

Joyce Fors 11/5/02
Name Date
2209 MAXFLI DR
Address
RNO NV 89523
City, Zip

Walter Johnson 11-5-02
Name Date
2178 Castle Rock
Address
Reno, NV 89523
City, Zip

Stephanie Wolff 11-5-02
Name Date
2171 Cree Wolf Lane
Address
Reno, NV 89523
City, Zip

J. Smith *11/5/02*

for all affected areas with construction level detail as approved by the City Engineer necessary for the phase(s). This report will include:

- a. Existing and proposed 5-year and 100-year flows for the backbone drainage systems, including downstream detail.
- b. Location and size of all roadway-drainage crossings and parallel channels.
- c. Limits of 100-year flood flows.
- d. Location and final design of any detention facilities needed to mitigate potential downstream impacts for that map or phase.
- e. On-site drainage flows and detail.
- f. The Somerset Development Storm Drainage Master Plan prepared by WRC Nevada, Inc. is hereby incorporated in its entirety with all conclusions, conditions and recommendation required to be implemented.
- g. All off-site upstream development shall be included in pond design as fully developed without detention.
- h. Nimbus Engineers Report dated 4-26-01 has updated the WRC study to reflect the new plan and shall be also incorporated. The latest Nimbus Report is dated July 2002 with this application and shall also be incorporated.

The applicant shall provide plans for the disposition of the 100-year storm waters from the site to either a major drainage facility or a public drainage facility, including any necessary easements. This condition further requires submittal of, phasing and the method to provide financial assurance for, an overall storm drainage facility design method to provide financial assurance for, an overall storm drainage facility design to accommodate required off-site improvements as they relate to individual portions of the property outside of tentative map areas. Downstream problems with existing flooding for the rate of flow as it relates to downstream streets and private property will be addressed in detail and mitigation measures developed. All detention facilities affected by ongoing construction shall be maintained throughout the life of the project by the developer(s). Initial grading shall establish ponds to all times mitigate activities of construction and any increases in flow from impacting downstream property.

[ok]

8. Prior to the issuance of any permit or final map, the applicant shall provide an improvement agreement and security for public improvements in compliance with R.M.C. 18.08.080(c).

[ok]

9. Prior to the issuance of any certificate of occupancy, the applicant shall paint the curb red and place identification markers at all fire hydrant locations, to the approval of the Fire Chief.

[ok]

[ok]

17. Interim grading and drainage plans shall be included with each final map to provide for protection of natural undisturbed canyons and downstream flooding during construction.

[ok]

18. Silt fences shall be erected (and maintained throughout construction) prior to any grading to protect all areas designated as "natural" or "undisturbed" open space. Rock berms shall be installed with siltation ponds at any temporary points of concentration of storm runoff during construction (and maintained throughout construction).

[ok]

19. Right-of-way shall be provided with the final map in the southwest portion of the site toward Mogul as approved by the City Engineer.

[ok]

20. Mae Anne south of Somerset Parkway shall be constructed full width with curb and gutter to the south property line of the fire station site if not already completed prior to issuance of 201st certificate of occupancy. Sidewalk may be deleted as approved by the City Engineer based on timeliness of adjacent development.

[ok]

21. Cut off swales shall be installed on uphill side of all lots as required by staff and shall be appropriately sized to contain the 100-year storm.

[I am requesting that the design parameters outlined in the storm drainage section of the PUD take precedence]

Final Condition is satisfied with a revision to the amended PUD handbook
Cut-off swales shall be installed on uphill side of all lots as required by staff and shall be appropriately sized to contain the 100-year storm. The type of cut-off swale used shall be determined by the following (bullet-point under Storm Drainage on page 2-38):

Concrete	V100 < 4 fps
Rock riprap	4 fps < V100 < 12 fps
Grouted rock riprap	V100 > 12 fps

22. The design or roundabouts shall conform to applicable FHWA, NDOT, or City approved design guidelines.

subdivisions via the 20-foot sewer access road/emergency access or by means of private or public permanent street.

[ok]

30. Primary intersections along the major parkway (Somerset Boulevard) shall be roundabouts. Secondary intersections shall have stop controls on the minor street, with left turns allowed/prohibited on the basis of a location specific traffic operations analysis. Traffic signals at intersections along the major parkway (Somerset Boulevard) are prohibited.

[ok]

31. [REDACTED]
[REDACTED]
[REDACTED]

32. Appropriate signage for reduced radii streets shall be provided.

[ok]

33. Somerset handbook shall include construction detail for rolled curb and driveway to be used for private streets. Liability language for property damage and parking enforcement shall be included in the handbook and all sales disclosures to homeowners.

[ok]

34. Sidewalks shall be required for both public and private streets.

[ok]

Final Condition is satisfied with a revision to the amended PUD handbook
Sidewalks shall be required for both public and private streets unless otherwise approved with Tentative Map or in cul-de-sacs serving less than 10 lots in Estate neighborhoods (ref. bullet-points under Residential Street Standards on page 2-46).

35. The following language relevant to concrete cut-off swales shall be added to the handbook. "Maintenance of rock riprap cut off swales on slopes above homes is very expensive and impractical. Because they are in the common areas, maintained by the homeowners association, the potential for wet rear yards, wet crawl spaces, and sheet flooding is hereby recognized and full liability is accepted homeowners association. For velocities in excess of 4ft./sec. Riprap may be utilized if approved by staff."

CONDITIONS:

1. Prior to the issuance of any permit, the applicant shall have an encroachment permit from N.D.O.T. for any facility encroaching upon state right-of-way and for any drainage disposal on state right-of-way.

[ok]

2. 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".

[ok]

3. Prior to the approval of any final map (for each unit), the applicant shall provide plans for the disposition of the 100-year storm waters from the site to either a major drainage facility or a public drainage facility, including any necessary easements, demonstrating no adverse impact downstream by phase.

[ok]

4. Prior to the recordation of any map, the applicant shall have construction plans approved by the City for the extension of Somerset Parkway full width, from Mae Anne Avenue, and including, its intersection to the necessary access with each phase of each tentative map and along said map's entire frontage subject to City staff review and approval. With development of any final map and prior to the issuance of any certificate of occupancy, the applicant shall construct said approved plans of Somerset Parkway full width. All construction shall be complete along Somerset Parkway, including construction of landscape, prior to issuance of any certificate of occupancy, except model homes.

[ok]

5. Prior to approval of any final map, the applicant shall provide to the City Engineer for review and approval a proposed construction staging plan and truck route for the utilization of any public right-of-way for this project.

[ok]

6. The sanitary sewer system shall be sized to provide service to all areas within its gravity flow basin(s). Improvements through Mogul shall be based on a sewerage plan, including street reconstruction improvements, as required by the City and/or County Engineer.

[ok]

7. Prior to approval of the first final map of each tentative map and for any street dedication and construction plans, the applicant shall prepare a Hydrology Report

November 25, 2002

Mr. Bob Gottsacker
City of Reno
Community Development Department
450 Sinclair Street
Reno, NV 89501

OK
LS03-00032

RE: Somersett PUD

Dear Bob,

The following letter reflects the changes to the proposed conditions of the Somersett amended PUD. The proposed conditions that were revisited after completing the initial review were 21, 24, 28, 31, 34* 35*, 36, 38, 39, 40, and 44. Currently only 35 and 44 remain unresolved, and will be decided by Council, unless an agreement is reached prior.

I have highlighted in red the proposed conditions that need to be removed, and highlighted in yellow the proposed conditions that are unresolved.

Please note that the * by proposed conditions 34 & 35 indicates that these conditions were not discussed in our meeting.

I am requesting that 34 be final as written below, because the additional language added was agreed to verbally between Somersett and yourself.

On behalf of Summit Engineering and Somersett, I am requesting that 35 be removed. You and I have already agreed upon the type of material that the ditches will be constructed out of, both serve the same function equally as well depending on the velocities. The language of the proposed condition does nothing but expose both parties and is unwarranted.

A revised strike-out amended PUD has been provided and is color-coded as follows:

BLUE - Original Strike-Out

GREEN - Somersett Driven Revisions Prior to Staff Applicant

Page 1-7, Page 1-13, Page 1-17, Page 1-23, Page 1-29, Page 1-30, Page 1-39, Page 1-40, Page 2-37, Page 2-38, Page 2-44 (replaced with figures on 2-45), Page 2-46 (replaced with figures on 2-47), Page 2-48 Page 2-52 (replaced with figures

Exhibit M - 11 pages

[I am requesting that not connection be required, on the basis that Code has been met in this aspect]

Final Condition is satisfied with a revision to the amended PUD handbook
Access to APN 032-370-20 from development areas 2C, 2D, and 5D shall be provided if feasible, when developed (#12 under Primary/Secondary Access Plan, Fire Station, and Fire Department Policy on page 2-39).

41. DM-12 item 1, delete.

[ok]

42. Delete parking items 2 and 3 on DS-2.

[ok]

43. Gates on individual subdivisions may be permitted. No gated subdivision shall be permitted to block public streets per the circulation plan.

[ok]

44. ~~Page DM-2, Chapter 2, Section 3, Item #7.~~ Permanent access with easements will be provided to all inlet and outlet structures. Twelve foot wide access roads for inlets 24" or larger will be constructed of 6"-8" cobble laid to be a "drivable" surface to the satisfaction of the city with hammerhead vehicle turnarounds. A backhoe must be able to scrape off the trash racks. ~~ATV~~ access will be allowed for inlets less than 24" and all outlets. The access road will be 6' in width and constructed of "drivable" 6-12 inch cobble. Somersett will provide an ATV with trailer to the City of Reno permitting of Phase IV of Somersett Parkway. Footpaths as permanent access will be allowed only for secondary overflow outlets in detention structures.

[See response to Comment 6]

Final Condition will be decided by Council

*a jeep wrangler
or equivalent*

SOMERSETT PUD
LEGAL DESCRIPTION
PORTION OF APN 038-360-22,23

A parcel of land situate in Section 12, Township 19 North, Range 18 East, M.D.M., Reno, Washoe County, Nevada, and more particularly described as follows:

Beginning at the Southwest corner of Parcel 13 as shown on Record of Survey Map Number 1061, File Number 457245 of the Official Records of Washoe County, Nevada; thence North 87°30'32" East a distance of 1321.88 feet to the Southeast corner of said Parcel 13; thence North 02°02'09" West, along the Easterly line of said Parcel 13, a distance of 161.72 feet; thence North 44°48'05" West a distance of 35.18 feet; thence North 23°56'47" West a distance of 69.12 feet; thence North 37°34'46" West a distance of 86.81 feet; thence North 19°52'16" West a distance of 79.04 feet; thence North 02°50'04" East a distance of 62.34 feet; thence North 08°53'02" West a distance of 143.28 feet; thence North 01°14'30" West a distance of 364.65 feet; thence North 04°45'16" East a distance of 218.71 feet; thence North 11°36'28" East a distance of 143.79 feet; thence North 16°39'25" East a distance of 191.41 feet; thence North 20°14'43" West a distance of 153.07 feet; thence North 00°41'01" East a distance of 188.21 feet; thence North 11°28'10" East a distance of 217.53 feet to a point on the Easterly line of Parcel 17 of said Record of Survey Map Number 1061; thence North 01°55'56" West, along the Easterly line of said Parcel 17, a distance of 606.76 feet to the Northeast corner of said Parcel 17; thence South 87°28'10" West a distance of 1305.39 feet to the Northwest corner of said Parcel 17; thence South 01°36'52" East a distance of 1331.87 feet to the Northwest corner of said Parcel 13; thence South 01°36'52" East a distance of 1323.86 feet to the Point of Beginning.

Said parcel contains an area of approximately 76.45 acres.

BASIS OF BEARINGS: Subdivision Tract Map Number 4056 (NAD 83/94 Nevada West Zone).

J:\WPDATA\LEGALSI\BLASOM.LGL

Description Prepared By
Don M. McHenry, PLS 4787
Summit Engineering Corp.
5405 Mae Anne Ave.
Reno, NV 89523



LEGAL DESCRIPTION

PARCEL 1

APN 038-380-03, 038-380-08, 038-380-09, 038-380-10

July 1, 2002

A portion of Section 10, Township 19 North, Range 18 East, M.D.M., Washo County, Nevada, and being the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of said Section 10 and more particularly described as follows:

Beginning at the Southwest corner of said Section 10; thence South 88°38'25" East a distance of 2545.22 feet to the South 1/4 corner of said Section 10; thence South 89°06'47" East a distance of 1321.41 feet to the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 10; thence North 01°27'14" West a distance of 1364.40 feet to the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 10; thence North 89°41'08" West a distance of 1307.01 feet to the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of said Section 10; thence North 00°51'43" West a distance of 1350.98 feet to the center of said Section 10; thence South 89°45'38" West a distance of 2434.73 feet to the West 1/4 corner of said Section 10; thence South 01°30'17" West a distance of 2631.84 feet to the Point of Beginning.

Said parcel contains an area of approximately 193.331 acres.

BASIS OF BEARINGS: Nevada State Plane Coordinate System West Zone, (NAD 83/94).

Description prepared by:
Don M. McHarg
Summit Engineering Corporation
5405 Mae Anne Ave.
Reno, Nevada 89523

J:\WPDATA\LEGALS\SOMPUD.LGL



OWNER'S CERTIFICATE

BE THE UNDERSIGNED OWNER(S) OF THE ABOVE PARCELS AS SHOWN ON THE MAP TO HERETO ATTACHED

I/WE HAVE EXAMINED THE PLAT AND APPROVE THE INFORMATION CONTAINED THEREIN AND I/WE AGREE TO HOLD THE UNDERSIGNED DEVELOPER(S) HARMLESS FROM ALL CLAIMS AND DAMAGES THAT MAY BE ASSERTED AGAINST THE UNDERSIGNED DEVELOPER(S) BY ANY PERSON OR ENTITY AS A RESULT OF THE UNDERSIGNED DEVELOPER(S) FAILURE TO COMPLY WITH THE REQUIREMENTS OF THE PLAT, RECORDS TO BE FILED, AND ALL OTHER LAWS AND REGULATIONS THAT MAY BE ENACTED OR ADOPTED BY ANY GOVERNMENTAL AGENCY OR ENTITY IN THE FUTURE.

SOMERSETT DEVELOPMENT COMPANY LTD.
A NEVADA LIMITED LIABILITY COMPANY

BY: S. BLAKE SMITH
STATE ATTORNEY GENERAL

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA, ss. COUNTY OF SPENCER, ss. I, _____, Notary Public, do hereby certify that _____, of Somerset Development Company Ltd., a Nevada Limited Liability Company, is the owner of the above described parcels of land in the County of Spencer, State of Nevada.

SECURITY INTEREST HOLDER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SPENCER FINANCIAL, A NEVADA CORPORATION, CONSENTS TO THE PROVISIONS AND RECORDATION OF THIS PLAT.

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA, ss. COUNTY OF SPENCER, ss. I, _____, Notary Public, do hereby certify that _____, of Somerset Development Company Ltd., a Nevada Limited Liability Company, is the owner of the above described parcels of land in the County of Spencer, State of Nevada.

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PAYMENTS DUE ON THE LAND FOR THE YEAR ENDING 2012 HAVE BEEN PAID AND THAT THE TAX MAPS OF ANY DEFERRED PROPERTY TAXES FOR THE DISPOSITION OF THE PROPERTY HAVE BEEN PAID AND THAT THE TAX MAPS HAVE BEEN PAID IN FULL.

CITY OF RENO PLANNING AND DEVELOPMENT

THE UNDERSIGNED CERTIFIES THAT THIS MAP HAS BEEN REVIEWED AND APPROVED BY THE CITY OF RENO PLANNING AND DEVELOPMENT DEPARTMENT.



NO.	BEARING	DISTANCE
1	S 89° 59' 54" W	100.00
2	S 89° 59' 54" W	100.00
3	S 89° 59' 54" W	100.00
4	S 89° 59' 54" W	100.00
5	S 89° 59' 54" W	100.00
6	S 89° 59' 54" W	100.00
7	S 89° 59' 54" W	100.00
8	S 89° 59' 54" W	100.00
9	S 89° 59' 54" W	100.00
10	S 89° 59' 54" W	100.00
11	S 89° 59' 54" W	100.00
12	S 89° 59' 54" W	100.00
13	S 89° 59' 54" W	100.00
14	S 89° 59' 54" W	100.00
15	S 89° 59' 54" W	100.00
16	S 89° 59' 54" W	100.00
17	S 89° 59' 54" W	100.00
18	S 89° 59' 54" W	100.00
19	S 89° 59' 54" W	100.00
20	S 89° 59' 54" W	100.00
21	S 89° 59' 54" W	100.00
22	S 89° 59' 54" W	100.00
23	S 89° 59' 54" W	100.00
24	S 89° 59' 54" W	100.00
25	S 89° 59' 54" W	100.00
26	S 89° 59' 54" W	100.00
27	S 89° 59' 54" W	100.00
28	S 89° 59' 54" W	100.00
29	S 89° 59' 54" W	100.00
30	S 89° 59' 54" W	100.00
31	S 89° 59' 54" W	100.00
32	S 89° 59' 54" W	100.00
33	S 89° 59' 54" W	100.00
34	S 89° 59' 54" W	100.00
35	S 89° 59' 54" W	100.00
36	S 89° 59' 54" W	100.00
37	S 89° 59' 54" W	100.00
38	S 89° 59' 54" W	100.00
39	S 89° 59' 54" W	100.00
40	S 89° 59' 54" W	100.00
41	S 89° 59' 54" W	100.00
42	S 89° 59' 54" W	100.00
43	S 89° 59' 54" W	100.00
44	S 89° 59' 54" W	100.00
45	S 89° 59' 54" W	100.00
46	S 89° 59' 54" W	100.00
47	S 89° 59' 54" W	100.00
48	S 89° 59' 54" W	100.00
49	S 89° 59' 54" W	100.00
50	S 89° 59' 54" W	100.00
51	S 89° 59' 54" W	100.00
52	S 89° 59' 54" W	100.00
53	S 89° 59' 54" W	100.00
54	S 89° 59' 54" W	100.00
55	S 89° 59' 54" W	100.00
56	S 89° 59' 54" W	100.00
57	S 89° 59' 54" W	100.00
58	S 89° 59' 54" W	100.00
59	S 89° 59' 54" W	100.00
60	S 89° 59' 54" W	100.00
61	S 89° 59' 54" W	100.00
62	S 89° 59' 54" W	100.00
63	S 89° 59' 54" W	100.00
64	S 89° 59' 54" W	100.00
65	S 89° 59' 54" W	100.00
66	S 89° 59' 54" W	100.00
67	S 89° 59' 54" W	100.00
68	S 89° 59' 54" W	100.00
69	S 89° 59' 54" W	100.00
70	S 89° 59' 54" W	100.00
71	S 89° 59' 54" W	100.00
72	S 89° 59' 54" W	100.00
73	S 89° 59' 54" W	100.00
74	S 89° 59' 54" W	100.00
75	S 89° 59' 54" W	100.00
76	S 89° 59' 54" W	100.00
77	S 89° 59' 54" W	100.00
78	S 89° 59' 54" W	100.00
79	S 89° 59' 54" W	100.00
80	S 89° 59' 54" W	100.00
81	S 89° 59' 54" W	100.00
82	S 89° 59' 54" W	100.00
83	S 89° 59' 54" W	100.00
84	S 89° 59' 54" W	100.00
85	S 89° 59' 54" W	100.00
86	S 89° 59' 54" W	100.00
87	S 89° 59' 54" W	100.00
88	S 89° 59' 54" W	100.00
89	S 89° 59' 54" W	100.00
90	S 89° 59' 54" W	100.00
91	S 89° 59' 54" W	100.00
92	S 89° 59' 54" W	100.00
93	S 89° 59' 54" W	100.00
94	S 89° 59' 54" W	100.00
95	S 89° 59' 54" W	100.00
96	S 89° 59' 54" W	100.00
97	S 89° 59' 54" W	100.00
98	S 89° 59' 54" W	100.00
99	S 89° 59' 54" W	100.00
100	S 89° 59' 54" W	100.00

- LEGEND:**
- 1/4" PLAIN SECTION CORNER (S. 89° 59' 54" W)
 - 1/4" PL. 1/4" BEARS PER 1/4" (S. 89° 59' 54" W) (NOTED SURVEYOR)
 - 1/4" SET 1/4" BEARS PER 1/4" (S. 89° 59' 54" W) (NOTED SURVEYOR)
 - (1077-27) BEARING SURVEYOR PER 1/4" (S. 89° 59' 54" W)
 - 1/4" (S. 89° 59' 54" W) (NOTED SURVEYOR)

TOTAL AREA = 80.07± ACRES



BASIS OF BEARINGS AND COORDINATES:

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY WAS OBTAINED FROM THE NATIONAL GRID. THE GRID IS A PLANE REPRESENTATION OF THE EARTH'S SURFACE. THE GRID IS A PLANE REPRESENTATION OF THE EARTH'S SURFACE. THE GRID IS A PLANE REPRESENTATION OF THE EARTH'S SURFACE.

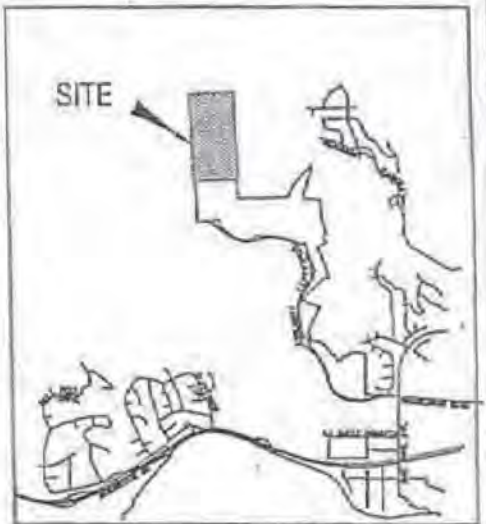
SURVEYOR'S CERTIFICATE:

I, _____, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE PLAT AND APPROVE THE INFORMATION CONTAINED THEREIN AND I AGREE TO HOLD THE UNDERSIGNED DEVELOPER(S) HARMLESS FROM ALL CLAIMS AND DAMAGES THAT MAY BE ASSERTED AGAINST THE UNDERSIGNED DEVELOPER(S) BY ANY PERSON OR ENTITY AS A RESULT OF THE UNDERSIGNED DEVELOPER(S) FAILURE TO COMPLY WITH THE REQUIREMENTS OF THE PLAT, RECORDS TO BE FILED, AND ALL OTHER LAWS AND REGULATIONS THAT MAY BE ENACTED OR ADOPTED BY ANY GOVERNMENTAL AGENCY OR ENTITY IN THE FUTURE.



NOTES:

- THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE LAND DESCRIBED IN THIS PLAT.
- THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE LAND DESCRIBED IN THIS PLAT.
- THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE LAND DESCRIBED IN THIS PLAT.
- THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE LAND DESCRIBED IN THIS PLAT.
- THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE LAND DESCRIBED IN THIS PLAT.



VICINITY MAP
N.T.S.

RECORD OF SURVEY
IN SUPPORT OF A MINORITY LINE ADJUSTMENT FOR
SOMERSETT DEVELOPMENT
COMPANY LTD.
OF PARCELS 10 AND 11 OF A.P.N. 1061
LOCATED WITHIN SECTION 10
TOWNSHIP 18 NORTH, RANGE 18 EAST, NEVADA

BY: S. BLAKE SMITH
STATE ATTORNEY GENERAL

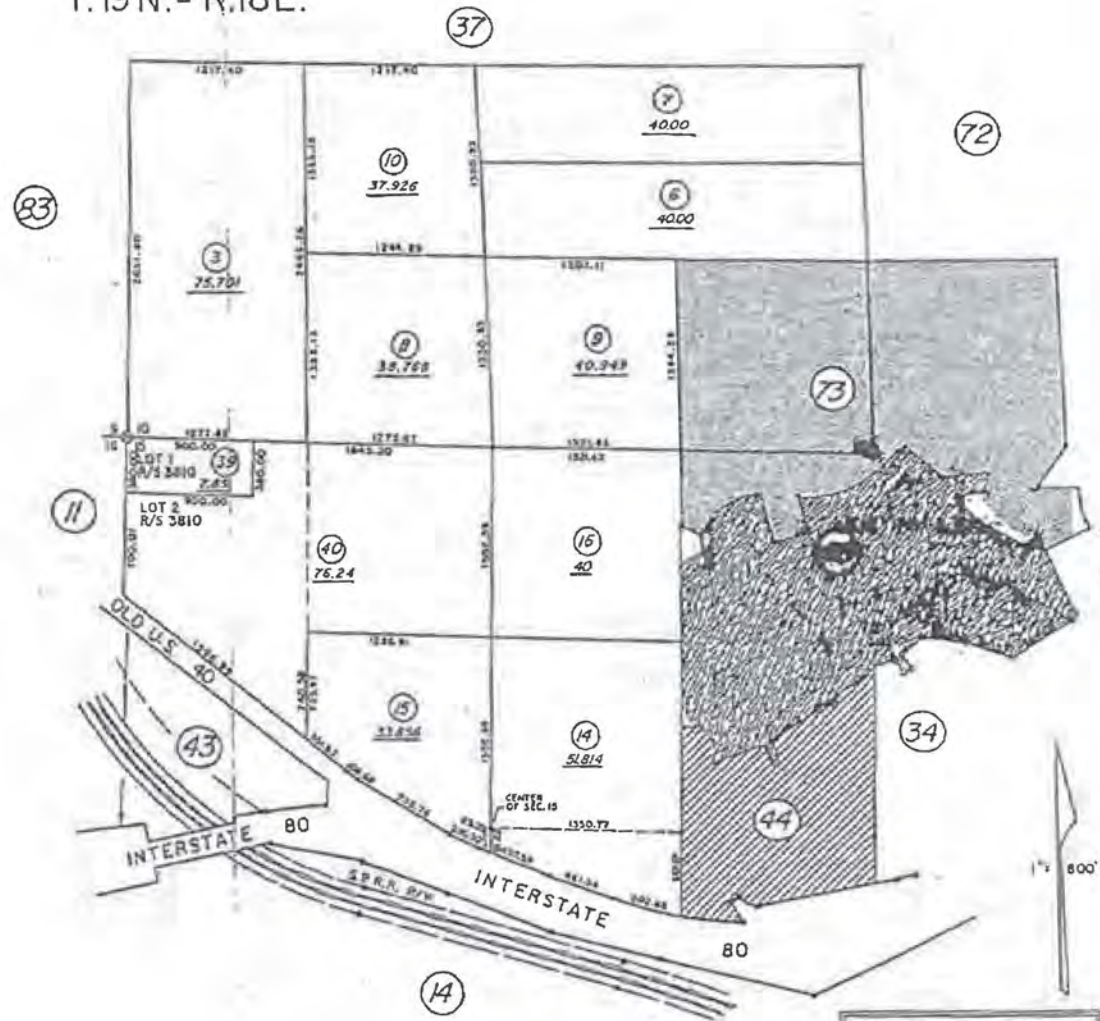
DATE: _____

STATE OF NEVADA
COUNTY OF SPENCER

1

POR. SEC,S 10,11,14 & 15
T.19N.- R.18E.

38-38



NOTE: This Map is prepared for the use of the Washoe County Assessor for Assessment and illustrative purposes only. It does not represent warranty of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

Assessor's Map County of Washoe, Nevada

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

drawn by	M.C.	7/77
checked		
revised	1/27/80	HCLT/12/80
superseded		