

Exhibit 2 – StoneGate As recommended to the Reno City Council by the Planning Commission on September 20, 2017

Engineering Conditions of Approval

1. Prior to the certification of the Planned Unit Development Handbook (PUD HB), the street sections (pages 80-97) shall be modified to meet the City's Public Works Design Manual (PWDM) standards. Specifically, the public streets will be designed with a crown-slope cross section; include curb and gutter; and eliminate open drainage channels within the public right-of-way. Any portion of an open drainage channel within the public right-of-way shall be adequately protected in accordance with the American Association of State Highway Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets publication and to the approval of the Community Development and Public Works Departments. *(The Planning Commission voted to accept the applicant's proposed street sections with additional requirements that include enhanced landscaping along the arterial and commercial roadways and a front yard planting list for residential front yards. The Street Sections have been modified in the PUD HB and the residential front yard planting list is included in Appendix H)*
2. All sanitary sewer manholes shall be constructed to meet the City of Reno PWDM standards for finish grade surface requirements unless an engineering design exception request is made and approved by the City Engineer. *(– This Condition has been addressed on Page 23 of the PUD Handbook Dated October 30, 2017)*
- ~~3. Prior to the approval of the first development proposal within each phase, the Master Developer shall provide a traffic analysis that demonstrates that the anticipated highway and regional roadway infrastructure improvements outlined in Exhibit C have been constructed. (The Planning Commission voted to remove this condition from the project.)~~
4. Prior to the issuance of the first certificate of occupancy within Phase 2, the Master Developer shall be responsible to construct multimodal connection(s) between the north (Town Center Phase) and the south (Phase 1 through 5) of the PUD. This connection shall provide access to the StoneGate Trail System as shown in Figure 23, page 58 of the PUD HB. *(– This Condition has been addressed on Page 23 of the PUD Handbook Dated October 30, 2017)*
5. Prior to the issuance of any permits associated with Phase 1, the Master Developer shall have plans approved by Nevada Department of Transportation (NDOT) and the City of Reno Community Development Department that include a phasing plan for the realignment and relocation of the frontage roadway. The phasing plan shall provide for continuous circulation through and connectivity between the interchange at White Lake Parkway and properties located to the north of Phase 5. *(– This*

Condition has been addressed on Page 15 of the PUD Handbook Dated October 30, 2017 that requires continuous circulation and connectivity between White Lake Parkway and the existing residences located to the northwest of Phase 5.)