

THE COTTAGES

SPECIFIC PLAN DISTRICT HANDBOOK

SEPTEMBER 2003

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ORDINANCE NUMBER 5516
ORDINANCE NUMBER 5517

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SECTION 1. PROJECT DESCRIPTION

STATEMENT OF PURPOSE

The project proposed is The Cottages; this Specific Plan District Handbook shall govern the development of this project.

This project is an infill development directly supported by the the following Regional Plan's Planning Principles and Policies,

"To minimize sprawl and optimize infrastructure efficiency, the Regional Plan will give priority to infill development within Centers and TOD Corridors, and within McCarran Blvd (page.II.B.6). To conform with the Regional Plan, Local Governments Master Plans must include appropriate incentives, strategies, programs or policies to promote infill within the McCarran Blvd. ring road. These may include, but are not limited to: 1) Allowing higher density development - especially transit oriented development- along TOD Corridors and in other designated infill locations *by right* when implemented with development and design standards that provide compatibility with existing neighborhoods along adjacent to the TOD Corridor or infill area." (page.II.B.15).

In order to accomodate design and configuration of compatible uses in an integrated fashion, this SPD is being requested. The property fulfills the criteria established by the Regional Plan for an infill site. The project will enhance the neighborhood and provide compatibility with the existing multi-family, commercial, and industrial land uses surrounding the site. Although not residing in an official TOD, the project site is located in an area of high transit, with bus routes, a major arterial roadway, and the airport all in close proximity. The goal of this development is to attract the first time homebuyer, with a price range of \$130,000 to \$160,000, The Cottages is well below the City of Reno average of \$224,000.

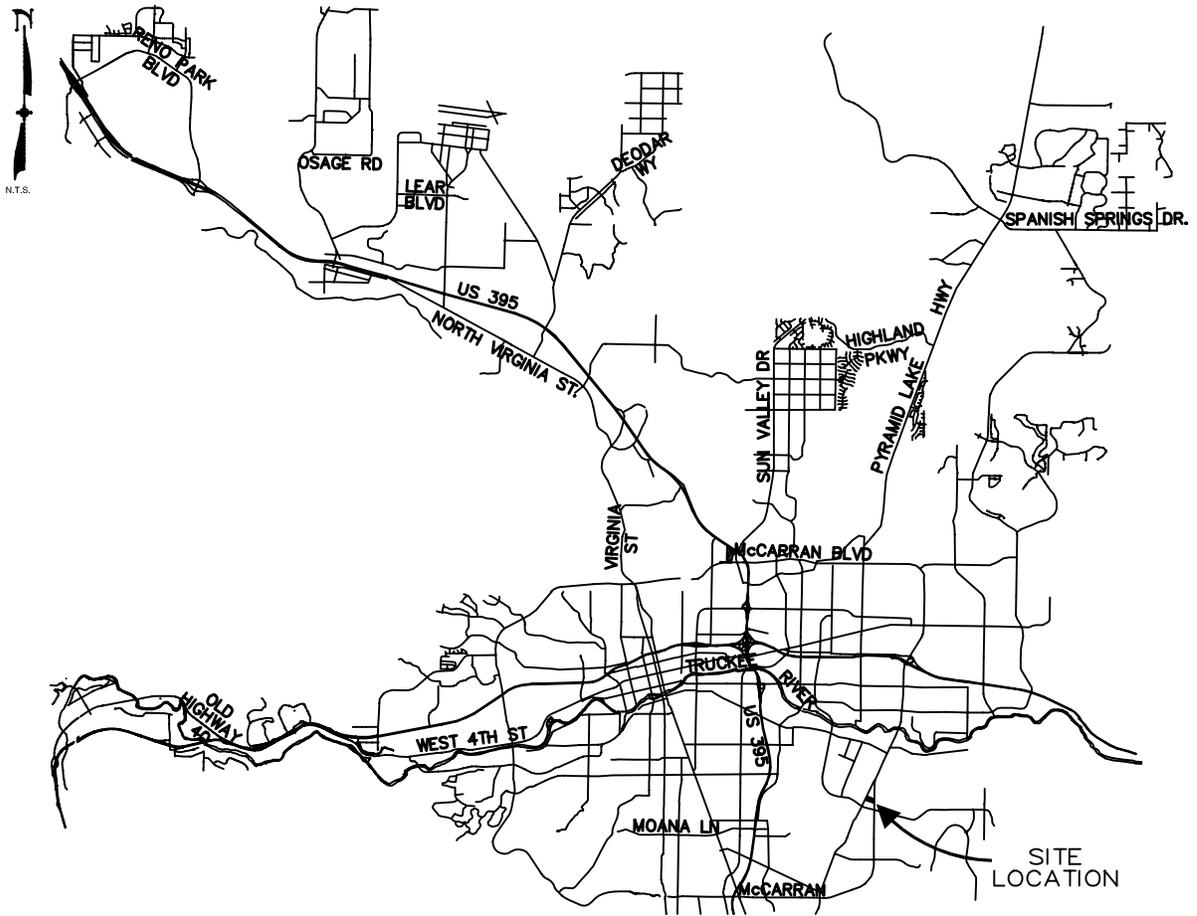
PERMITTED USES

The Cottages will be a 109 single family attached dwelling units on 9.72 acres. The units will be two stories and range in size from 1,076 square feet to 1,726 square feet on an average lot size of 2,798 square feet.

PROJECT LOCATION

The project site is located northwest of the intersection of South McCarran Blvd. and Rock Blvd. (APN 021-042-01 and 02.) The project site is bordered by multi-family to the north, neighborhood commercial to the south, Longley Lane to the west, and McCarran Blvd. to the east. (See Figure 1-1, Vicinity Map.

FIGURE 1-1 VICINITY MAP



VICINITY MAP

FIGURE I-2 SITE PLAN

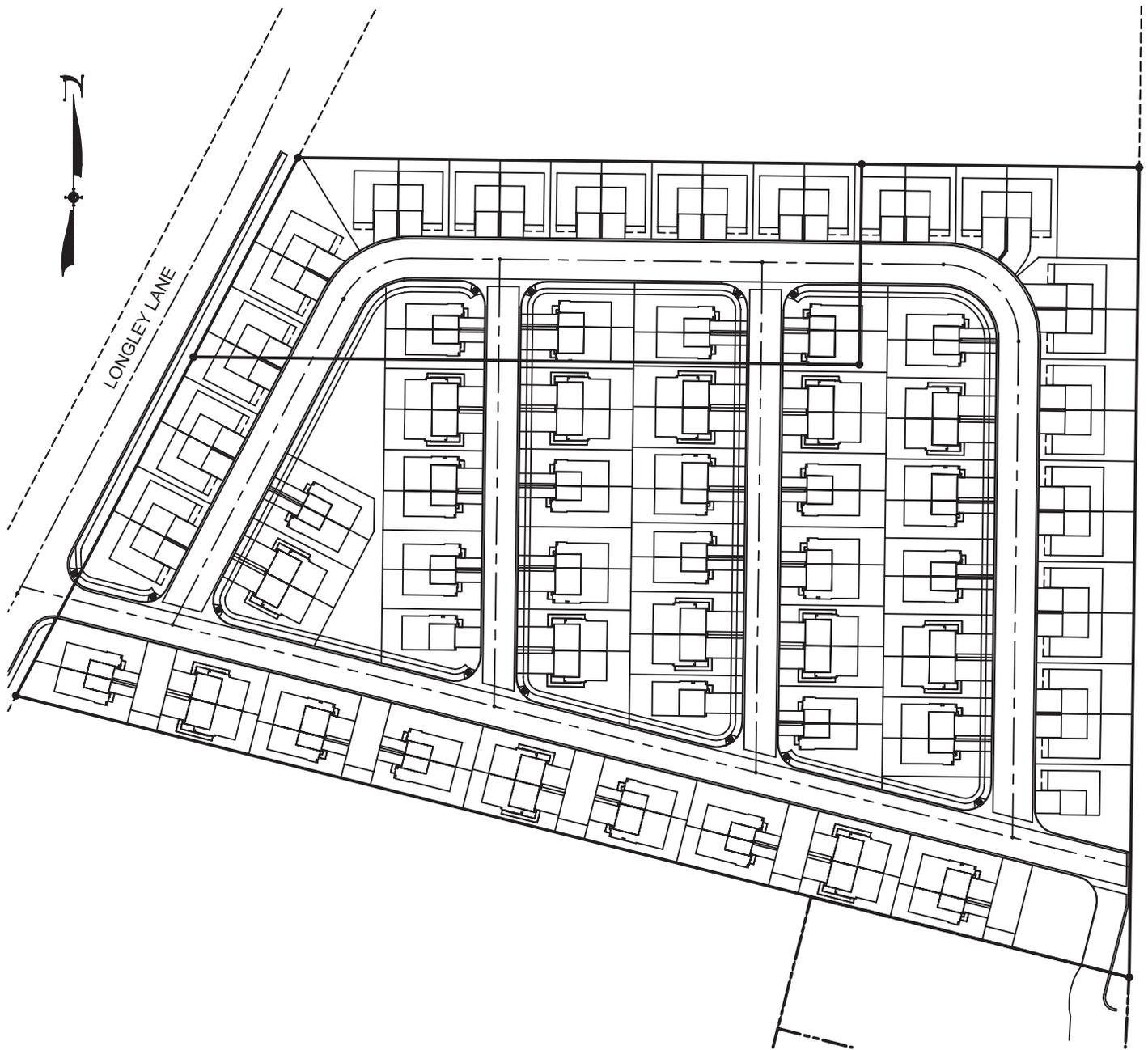
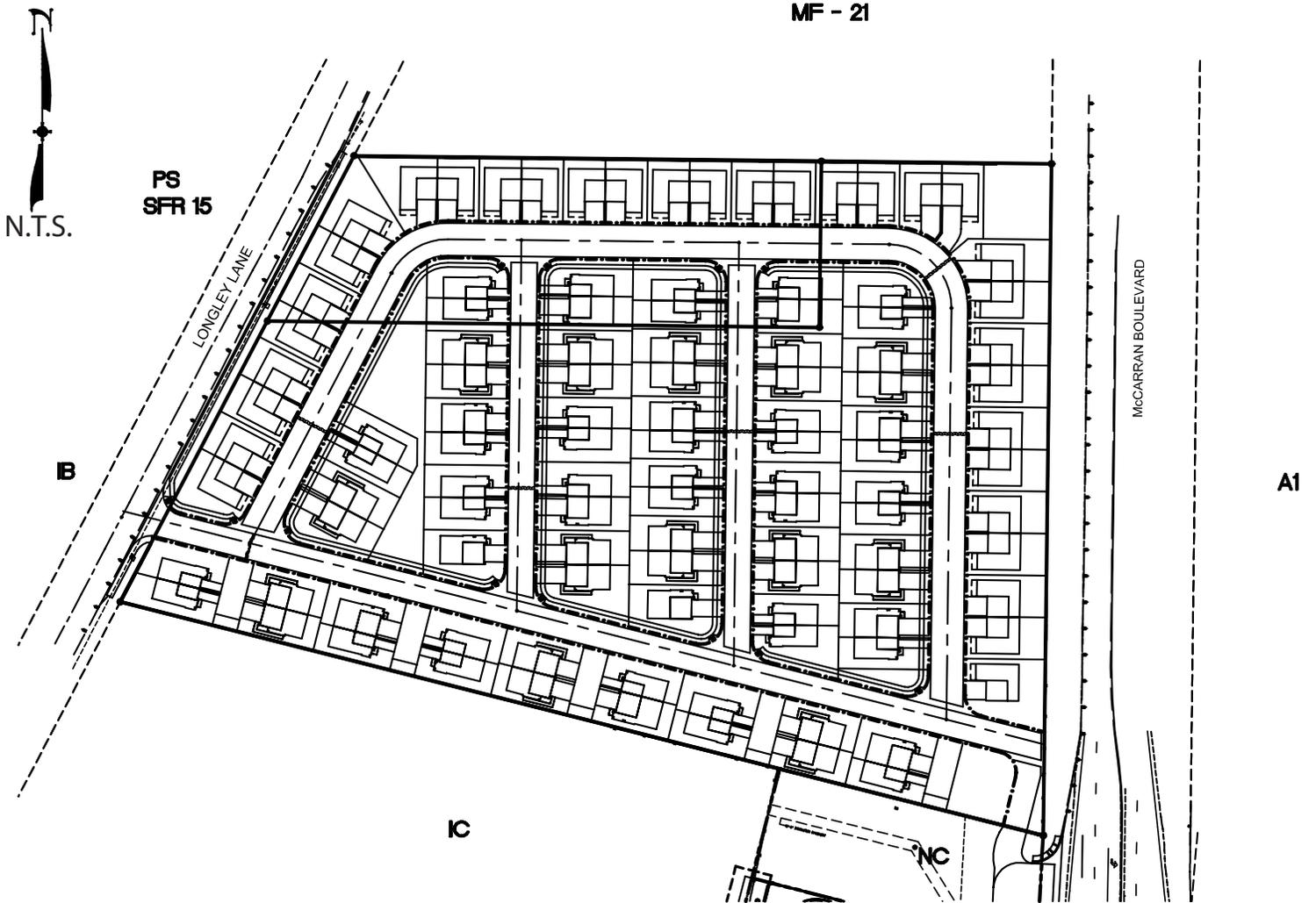


FIGURE 1-3 ZONING MAP



SECTION 2. DEVELOPMENTAL SUMMARY

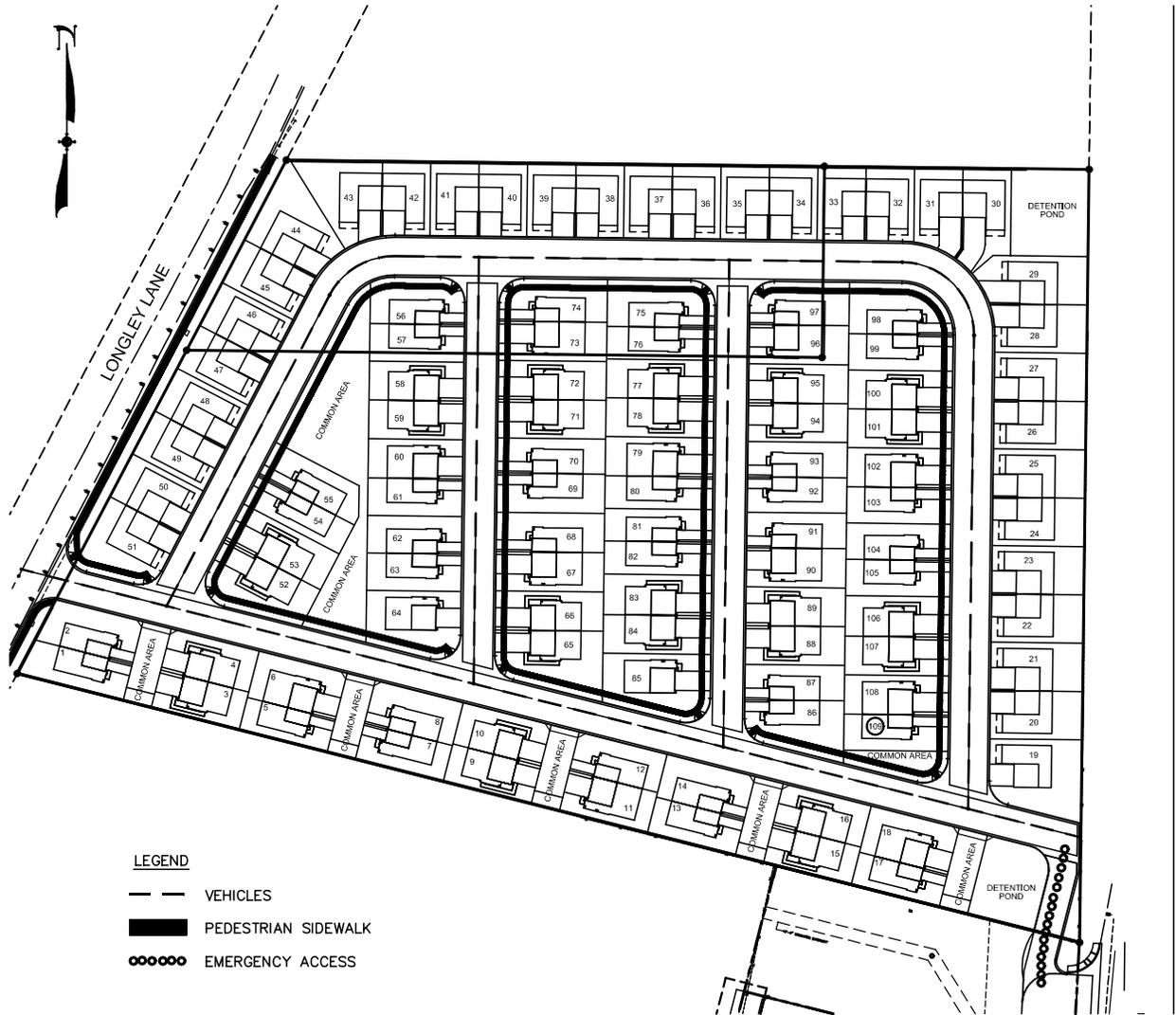
TABLE 2-1 DEVELOPMENTAL STATISTICS

Master Plan Designation	Mixed Residential
Zoning	SPD - Specific Plan District
Allowed Uses	Single Family Attached Units
Total Site Area	9.72 Acres
Total Units	109
Total Right-of-Way	2.11 Acres
Common Area / Courtyard Driveway	
Common Area	18,658 square feet / 8,040 square feet
Average Lot Size	2,798 square feet
Gross Density	11.21 units/acre
Net Density	11.96 units/acre

CIRCULATION & ACCESS

Access to the Cottages will be off Longley Lane. The circulation plan consists of roadways for vehicles, a pedestrian sidewalk, and emergency access. The main roadway will form a loop, courtyard driveways extend south off the main road, and two less congested streets will run north and south through the middle of the development. All sidewalks will be in the heart of the development. Additional gated emergency access will be located at the southeast corner of the site. (See Figure 2-1, Circulation Plan.)

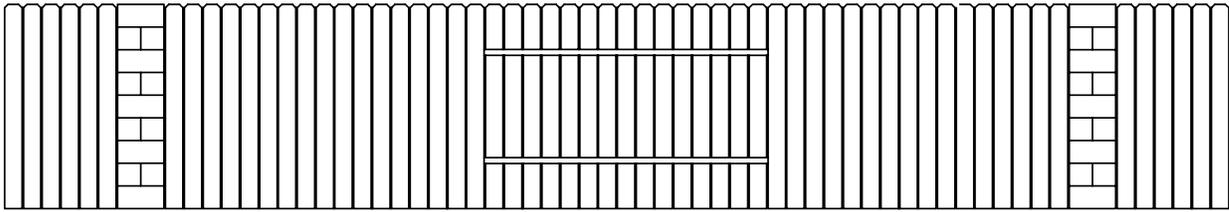
FIGURE 2-1 CIRCULATION PLAN



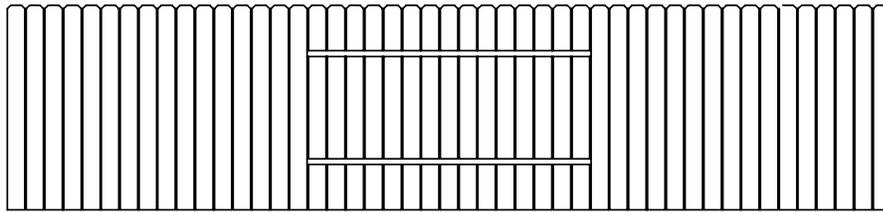
SCREENING

Screening for the site will consist of the existing masonry wall to the north wall, the eastern boundary will be screened by a decorative masonry wall with pilasters (McCarran Blvd). A decorative fence with pilasters will screen both the western boundary (Longley Lane) and the southern boundary. Fencing on southern boundary will be installed only if masonry wall is not installed by southern property owner. Fencing will be installed per Title 18 Regulations.

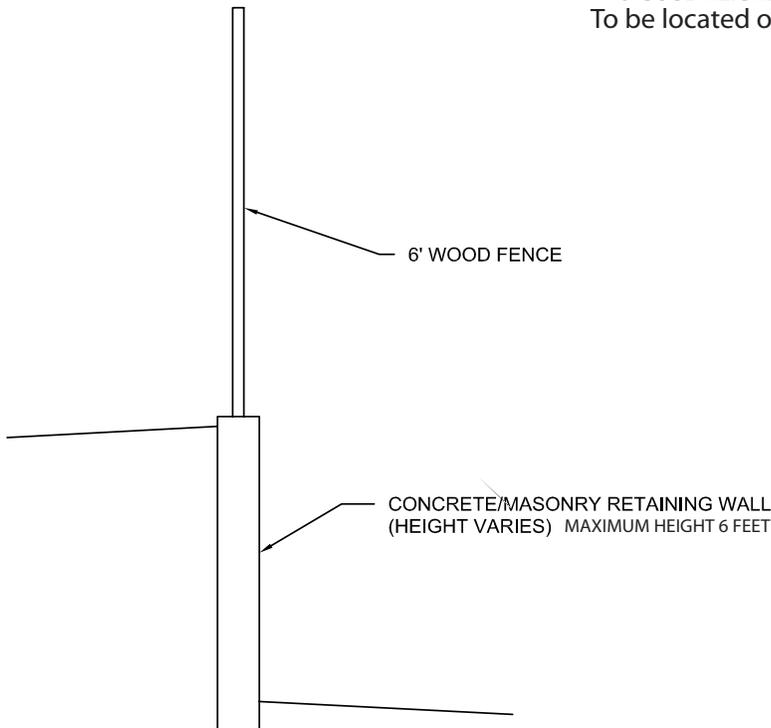
FIGURE 2-2 FENCE DETAILS



6' GOOD NEIGHBOR FENCE WITH DECORATIVE PILASTERS @ 30' O.C.
To be located adjacent to Longley Lane and along southern property line.



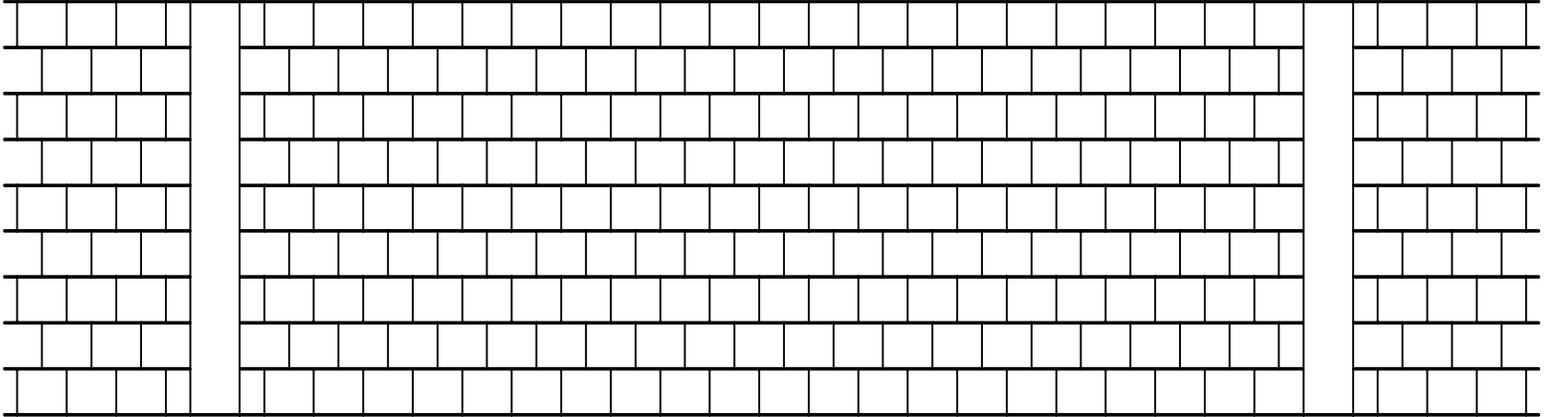
6' GOOD NEIGHBOR FENCE
To be located on interior lots.



RETAINING WALL/FENCE COMBINATION

Retaining wall/Fence combination will be located on the southern property line. Final grading will determine if wall/fence combo is required.

FIGURE 2-3 DECORATIVE MASONRY WALL



MASONRY WALL WITH DECORATIVE PILASTERS @ 30' O.C.

To be located along McCarran Blvd.

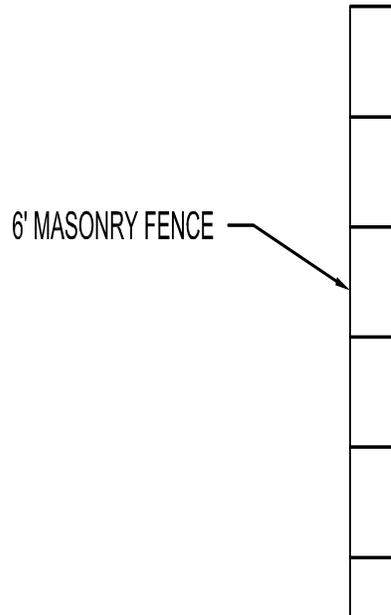
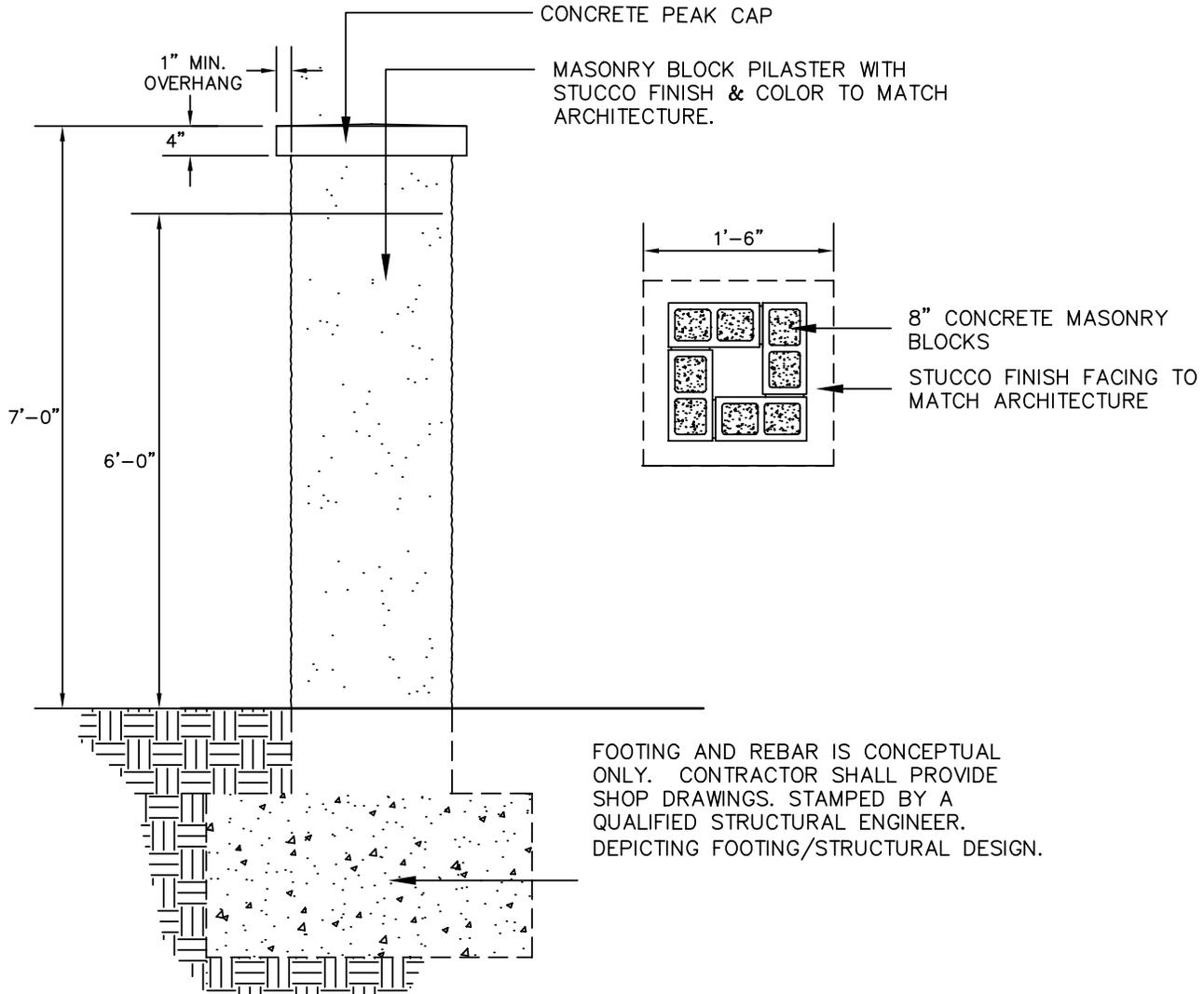


FIGURE 2-4 PILASTER DETAIL



1
L-7

PILASTER DETAIL

NOT TO SCALE

SECTION 3. ARCHITECTURE

This project consists of six unit types combined into six building types, with three different building elevations. The overall theme of the elevations is a Craftsman style, with three distinct elevations within that theme. The units will be attached single family homes with Type V non-rated construction and two one-hour walls at the property line. The project has two product types, large and small. The larger structures will be located on the exterior loop street and the smaller structures will be located both in the center of the project and the southern courtyards. The placement of the units will conform to RMC 18.06.502.25 preventing repetition of residential facades. (See Figure 3-3 through 3-21 for elevations and floor plans.)

UNIT FEATURES

The units range in size from 1,076 square feet to 1,726 square feet consisting of two, three, and four bedrooms with two and a half and three baths. All units have one or two car garages, with one car garage limited to the two bedroom units. Each unit has a laundry facility within, as well as a modern kitchen with dishwasher.

BUILDING MATERIALS

All buildings are elevated in a Craftsman style, with the various elevations having different siding styles and trim details. The color palette will consist of warm earth tones and a composition shingle roof. Each elevation style within a building has differing massing, roof forms, and wall plate breaks. Siding materials include: lap siding, board and batt over resawn hardboard, shingle style, and optional stone veneer on some elevations. Window trims will vary by elevation style with some windows having plaster shelf details.

TABLE 3-1 UNIT AREAS (SQUARE FEET)

Unit Number	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6
1st Floor sq. ft.	521	482	577	650	712	950
2nd Floor sq. ft.	555	743	803	880	957	776
Total sq. ft.	1,076	1,225	1,380	1,530	1,669	1,726

BUILDING HEIGHTS

Building A

Elevation A	27 feet
Elevation B	27 feet
Elevation C	27 feet 6 inches

Building B

Elevation A	28 feet
Elevation B	26 feet 6 inches
Elevation C	29 feet 6 inches

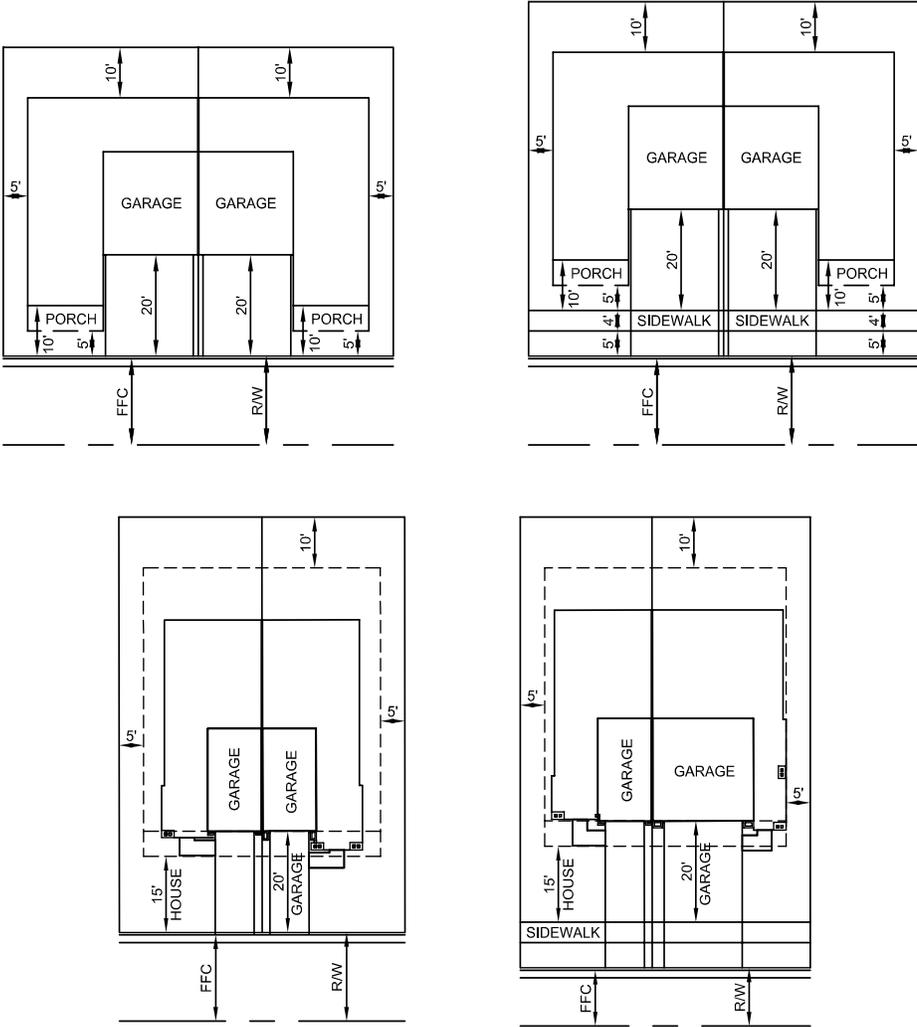
Building C

Elevation A	28 feet
Elevation B	28 feet
Elevation C	30 feet

MINIMUM BUILDING SETBACKS (SEE FIGURES 3-1 & 3-2)

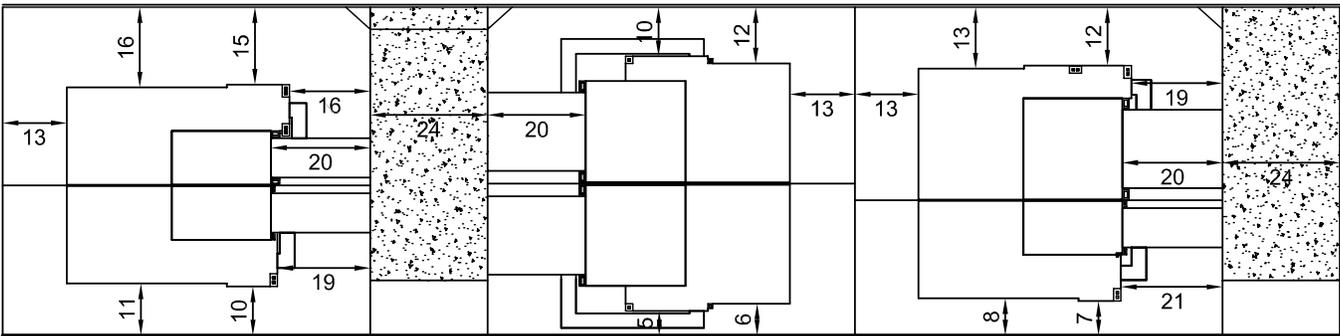
Front	
Garage	20 feet
House	10 feet
Porch	5 feet
Rear Yard	10 feet
Side Yard	0, 5 feet

FIGURE 3-1 TYPICAL SETBACKS



NOTE:
THE REAR YARD SETBACK ADJACENT TO LONGLEY LANE SHALL BE 15'.
THE REAR YARD SETBACK ADJACENT TO MCCARRAN BLVD. SHALL BE 25'.

FIGURE 3-2 TYPICAL COURTYARD SETBACKS



South Property Line

FIGURE 3-3 BUILDINGS A, B, & C STREETScape



FIGURE 3-4 BUILDINGS D, E & F STREETScape

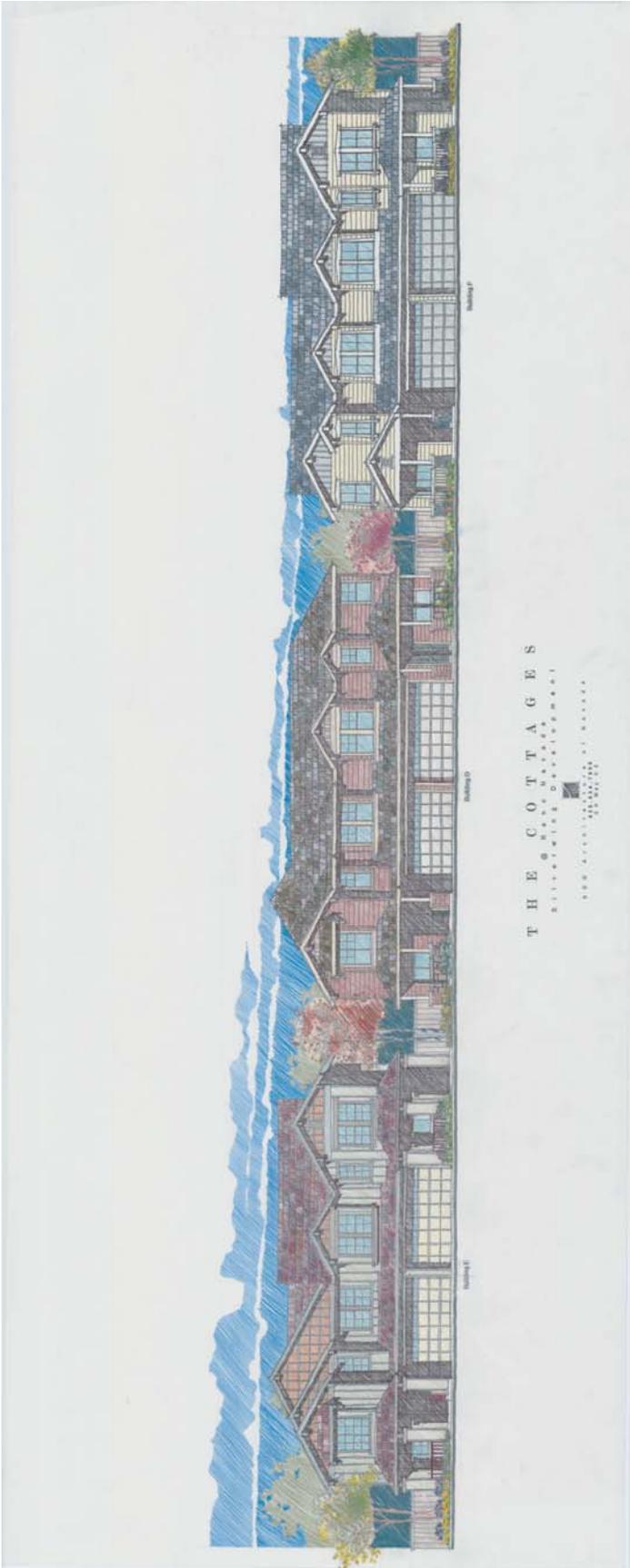
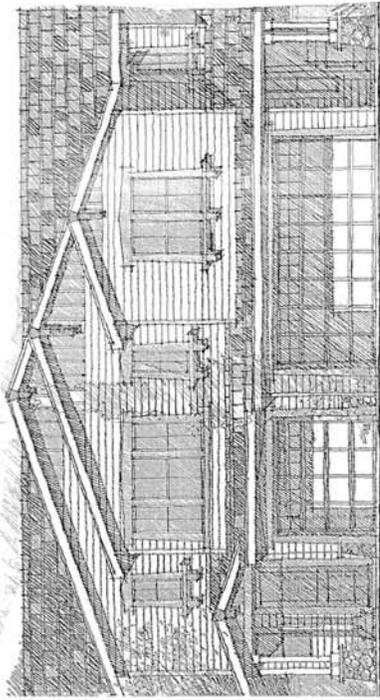
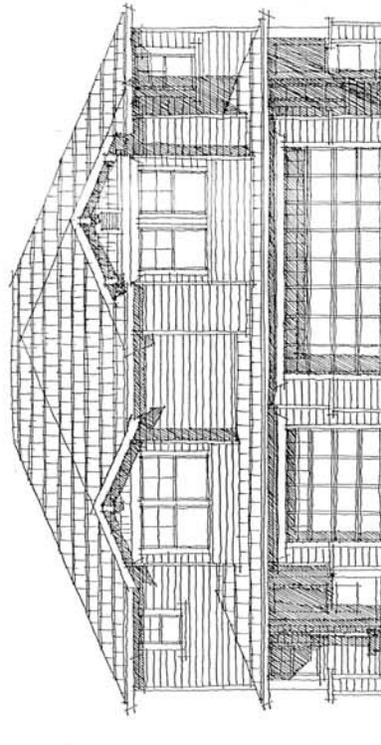


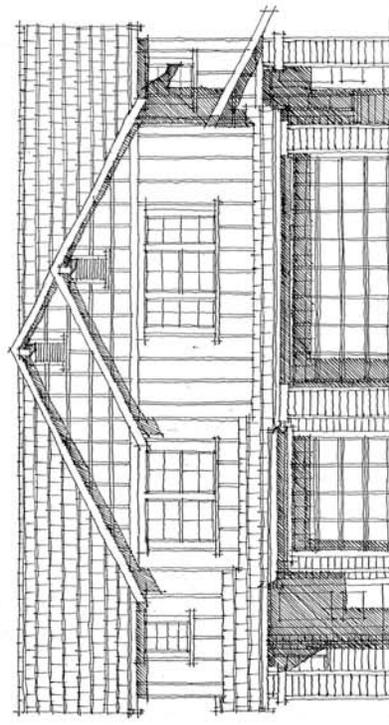
FIGURE 3-5 BUILDING A ELEVATIONS



Elevation 'A'



Elevation 'B'



Elevation 'C'

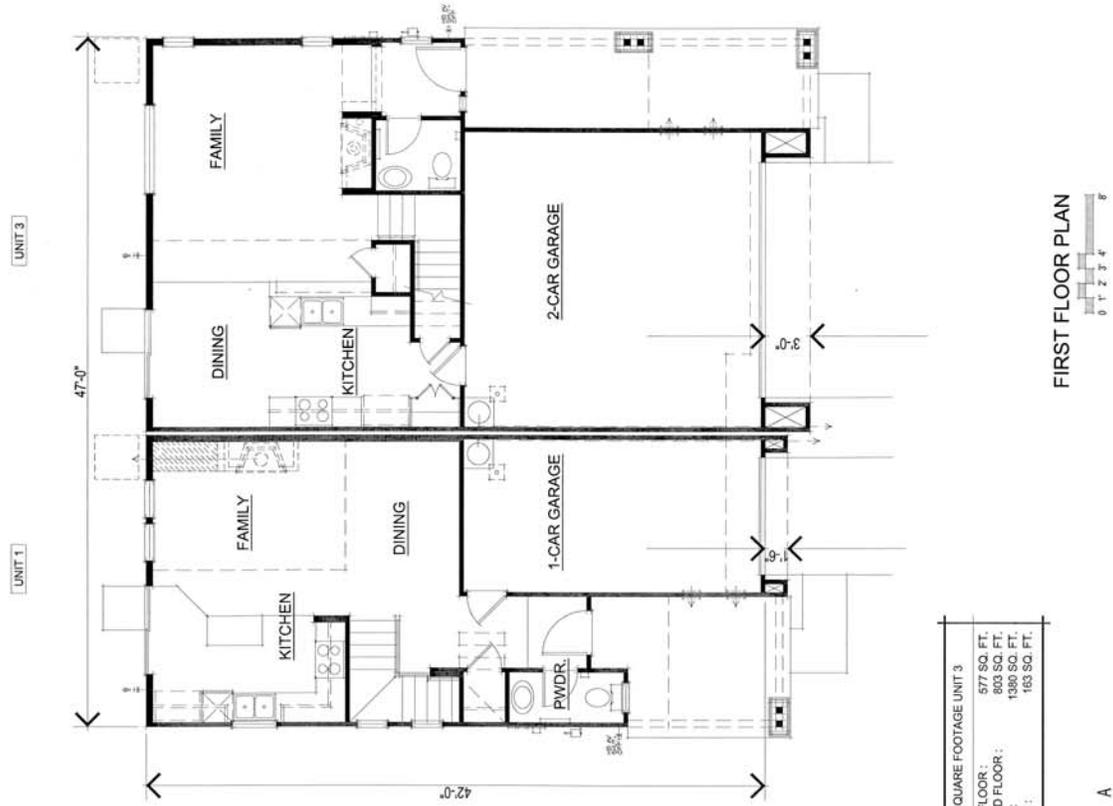
BUILDING A
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FIGURE 3-6 BUILDING A FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SQUARE FOOTAGE UNIT 3

FIRST FLOOR:	577 SQ. FT.
SECOND FLOOR:	863 SQ. FT.
TOTAL:	1380 SQ. FT.
PORCH:	163 SQ. FT.

SQUARE FOOTAGE UNIT 1

FIRST FLOOR:	527 SQ. FT.
SECOND FLOOR:	555 SQ. FT.
TOTAL:	1076 SQ. FT.
PORCH:	118 SQ. FT.

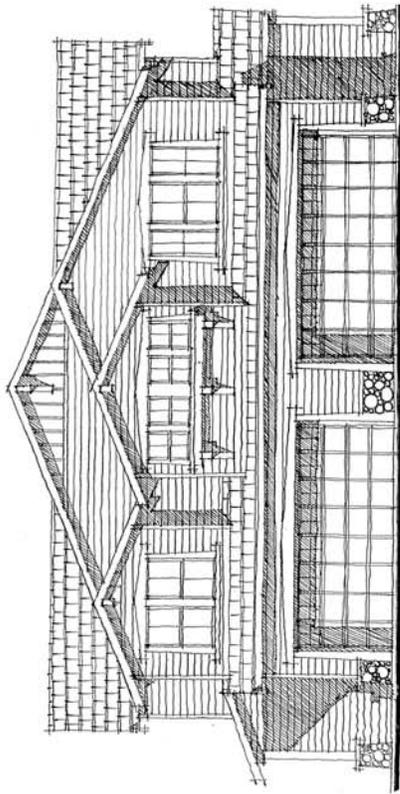
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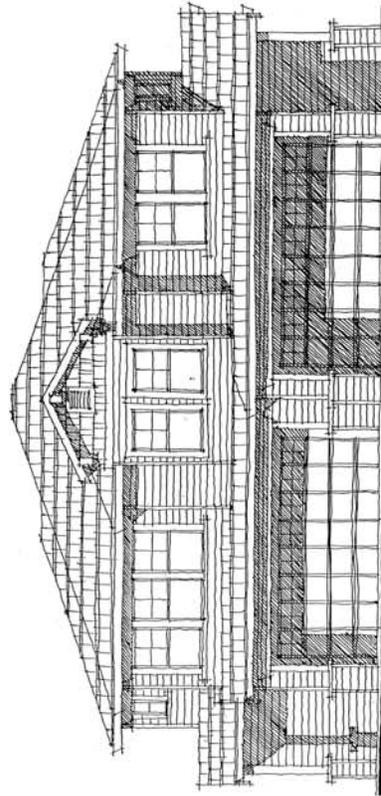


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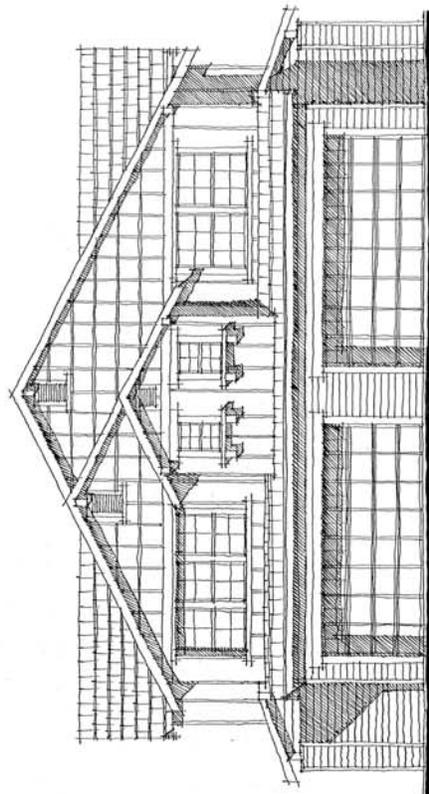
FIGURE 3-7 BUILDING B ELEVATIONS



ELEVATION 'A'



ELEVATION 'B'



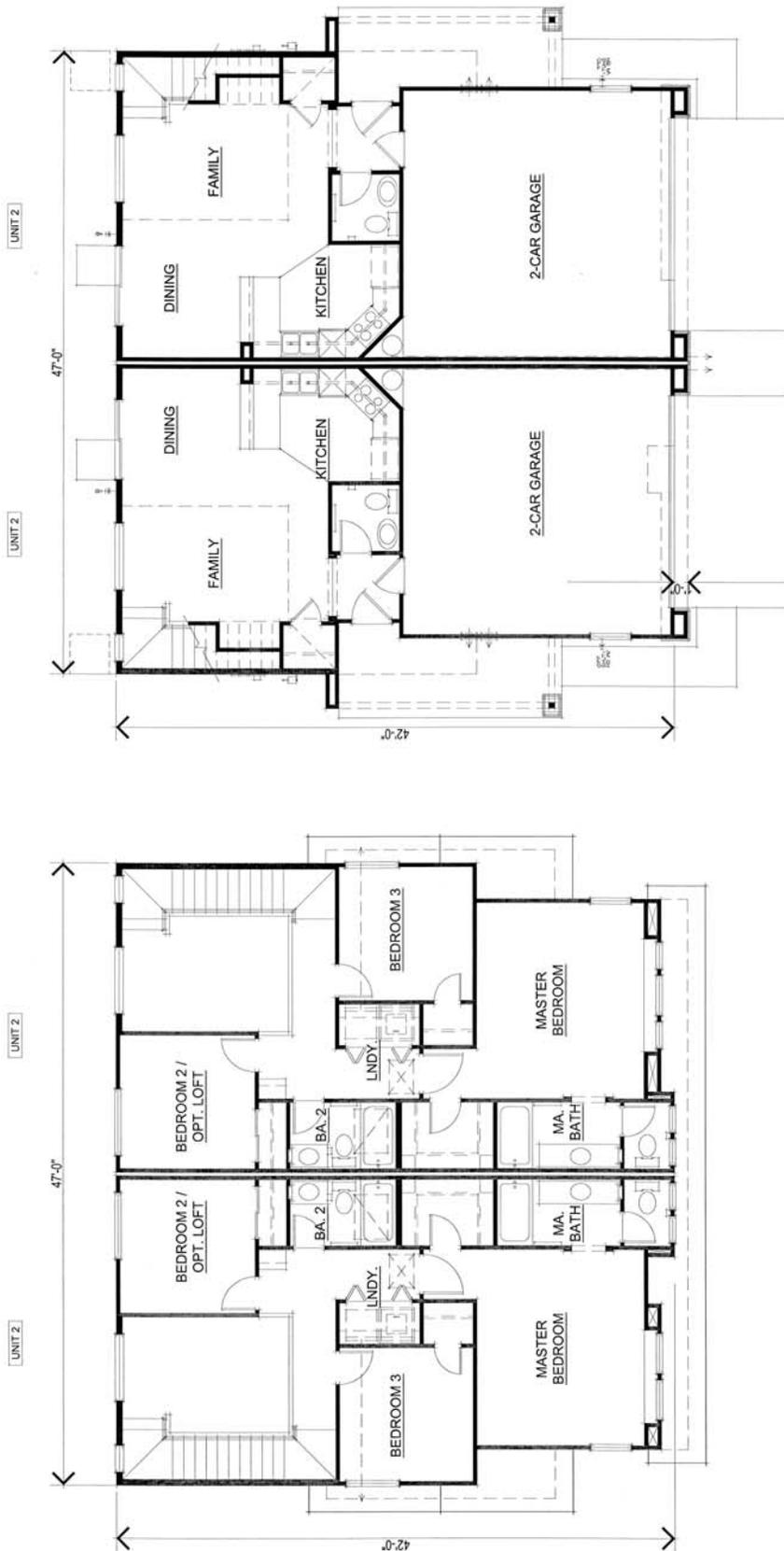
ELEVATION 'C'

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FIGURE 3-8 BUILDING B FLOOR PLAN



FIRST FLOOR PLAN

SECOND FLOOR PLAN

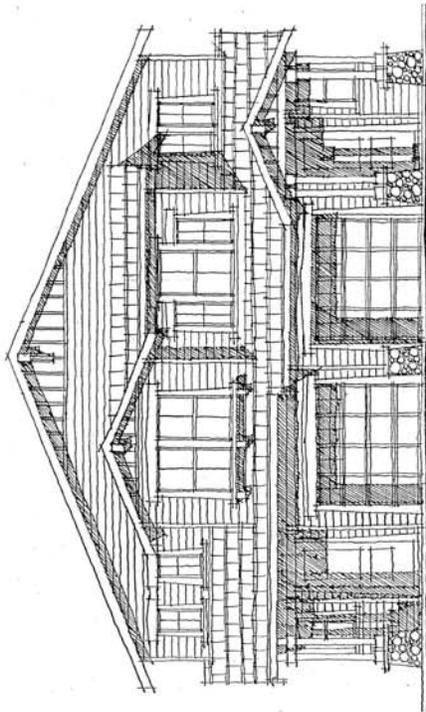
SQUARE FOOTAGE UNIT 2	
FIRST FLOOR:	482 SQ. FT.
SECOND FLOOR:	743 SQ. FT.
TOTAL:	1225 SQ. FT.
PORCH:	106 SQ. FT.

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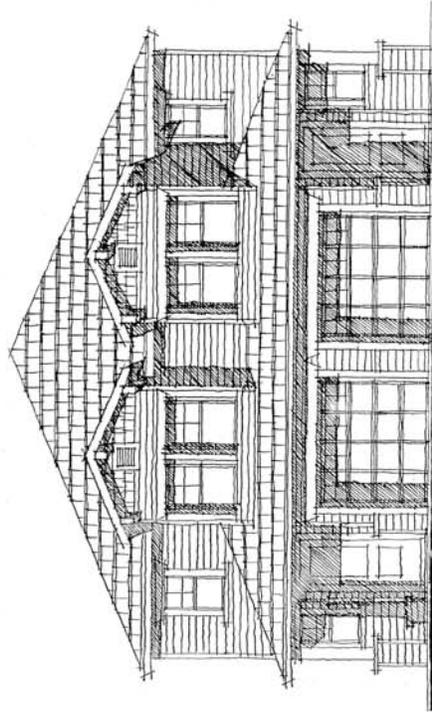


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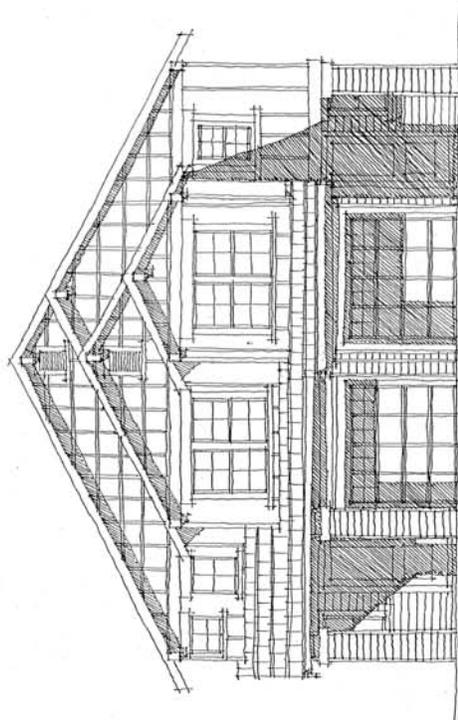
FIGURE 3-9 BUILDING C ELEVATION



Elevation 'A'



Elevation 'B'



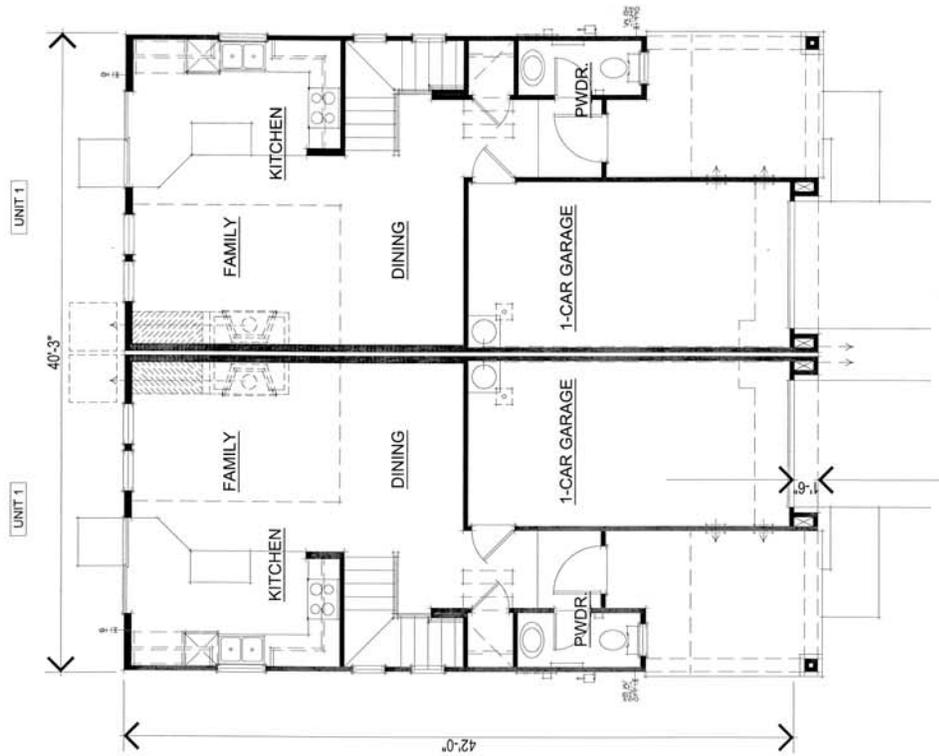
Elevation 'C'

BUILDING C
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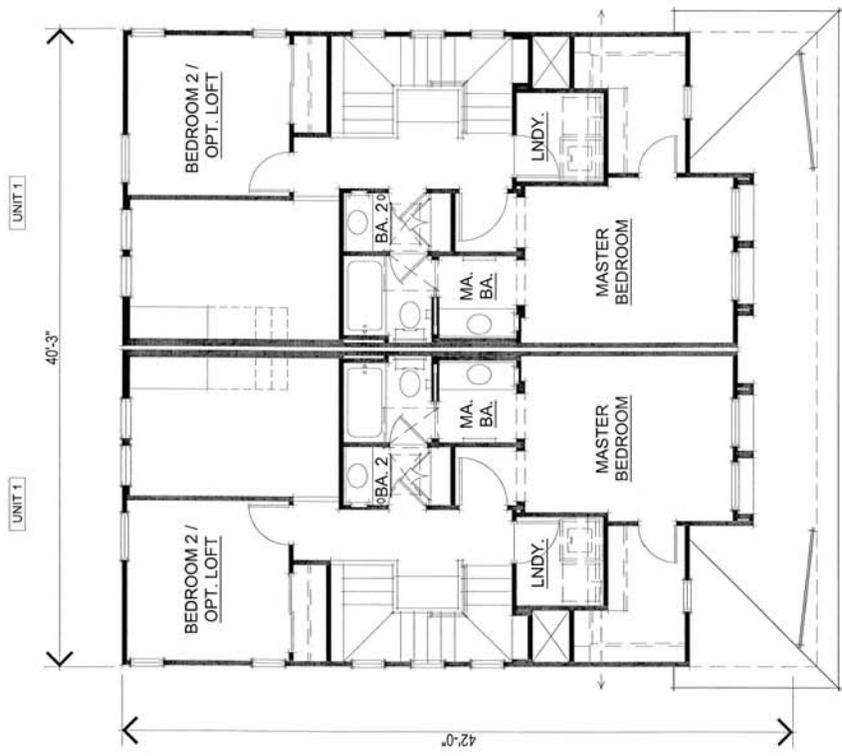


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FIGURE 3-10 BUILDING C FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SQUARE FOOTAGE UNIT 1	
FIRST FLOOR:	521 SQ. FT.
SECOND FLOOR:	555 SQ. FT.
TOTAL:	1076 SQ. FT.
PORCH:	114 SQ. FT.

T H E C O T T A G E S

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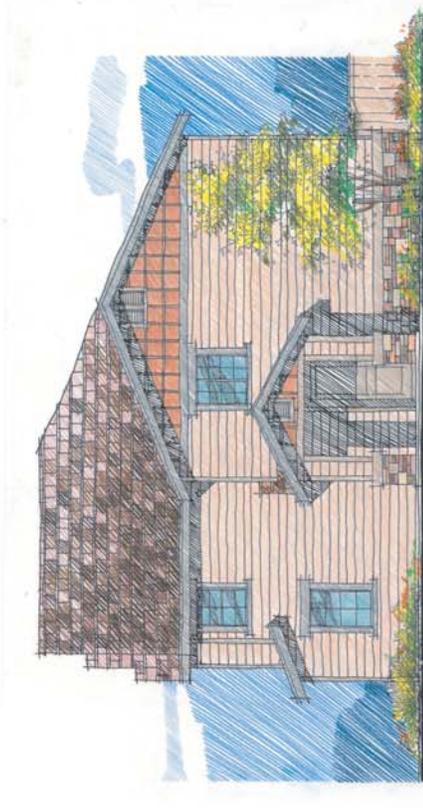
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FIGURE 3-11 SIDE ELEVATION 1 - BUILDING B

Enhanced side elevations will be used on the street facing courtyard units.



FARMHOUSE
ENHANCED SIDE ELEVATION



CRAFTSMAN
ENHANCED SIDE ELEVATION



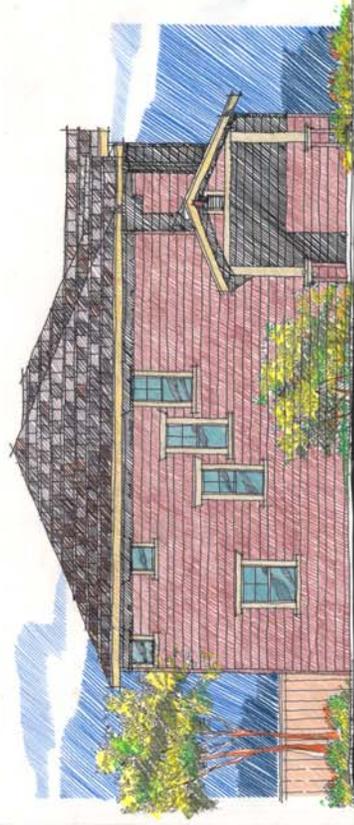
BUNGALOW
ENHANCED SIDE ELEVATION

BUILDING B - UNIT 2
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FIGURE 3-12 SIDE ELEVATION 2 - BUILDING A AND C

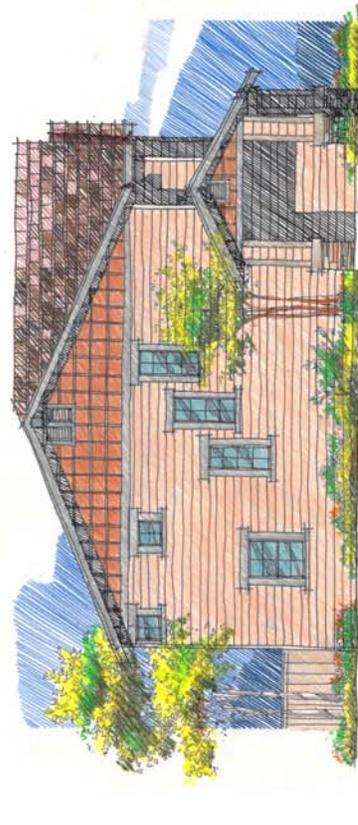
Enhanced side elevations will be used on the street facing courtyard units.



FARMHOUSE ENHANCED SIDE ELEVATION



BUNGALOW ENHANCED SIDE ELEVATION



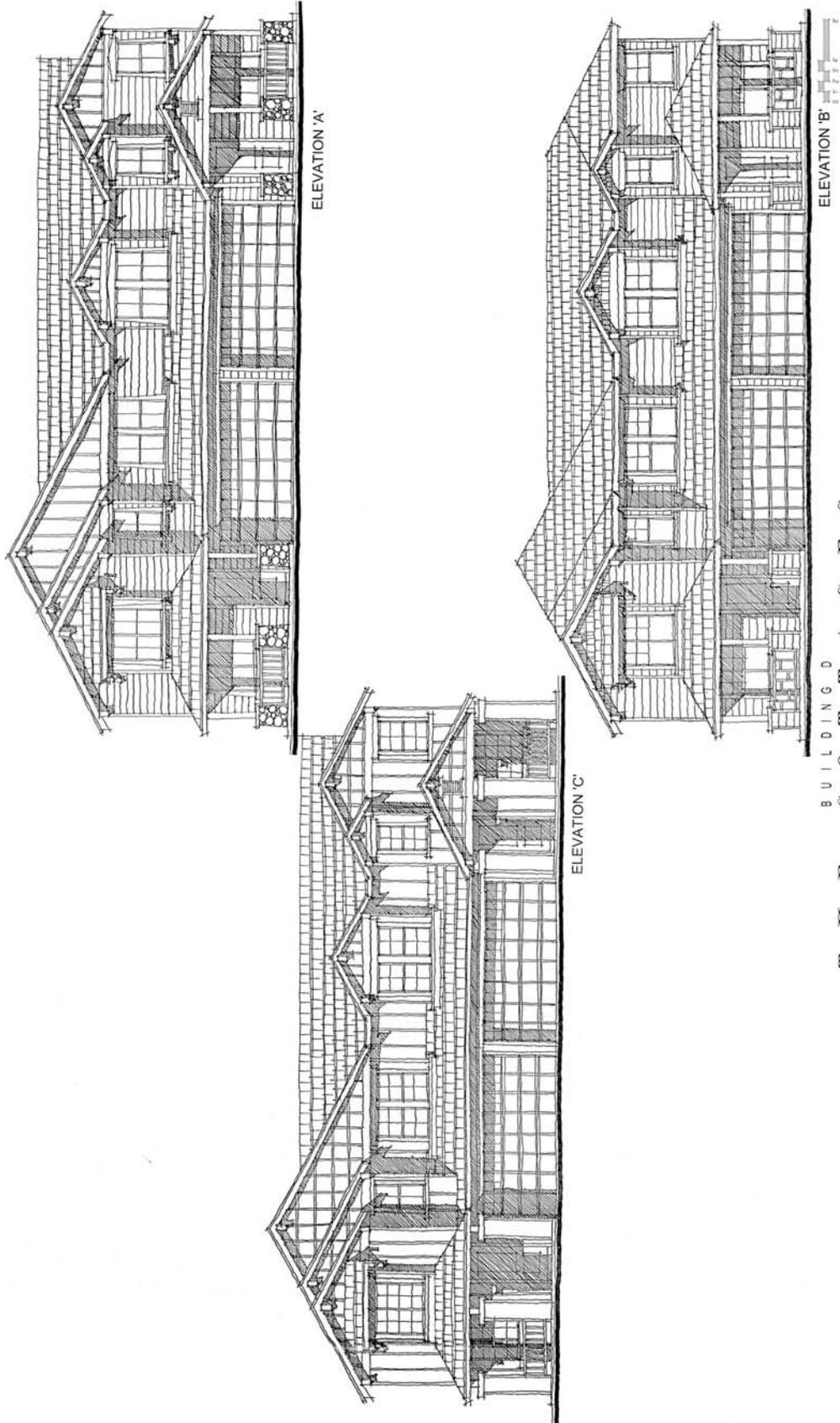
CRAFTSMAN ENHANCED SIDE ELEVATION

BUILDINGS A & C - UNIT 1
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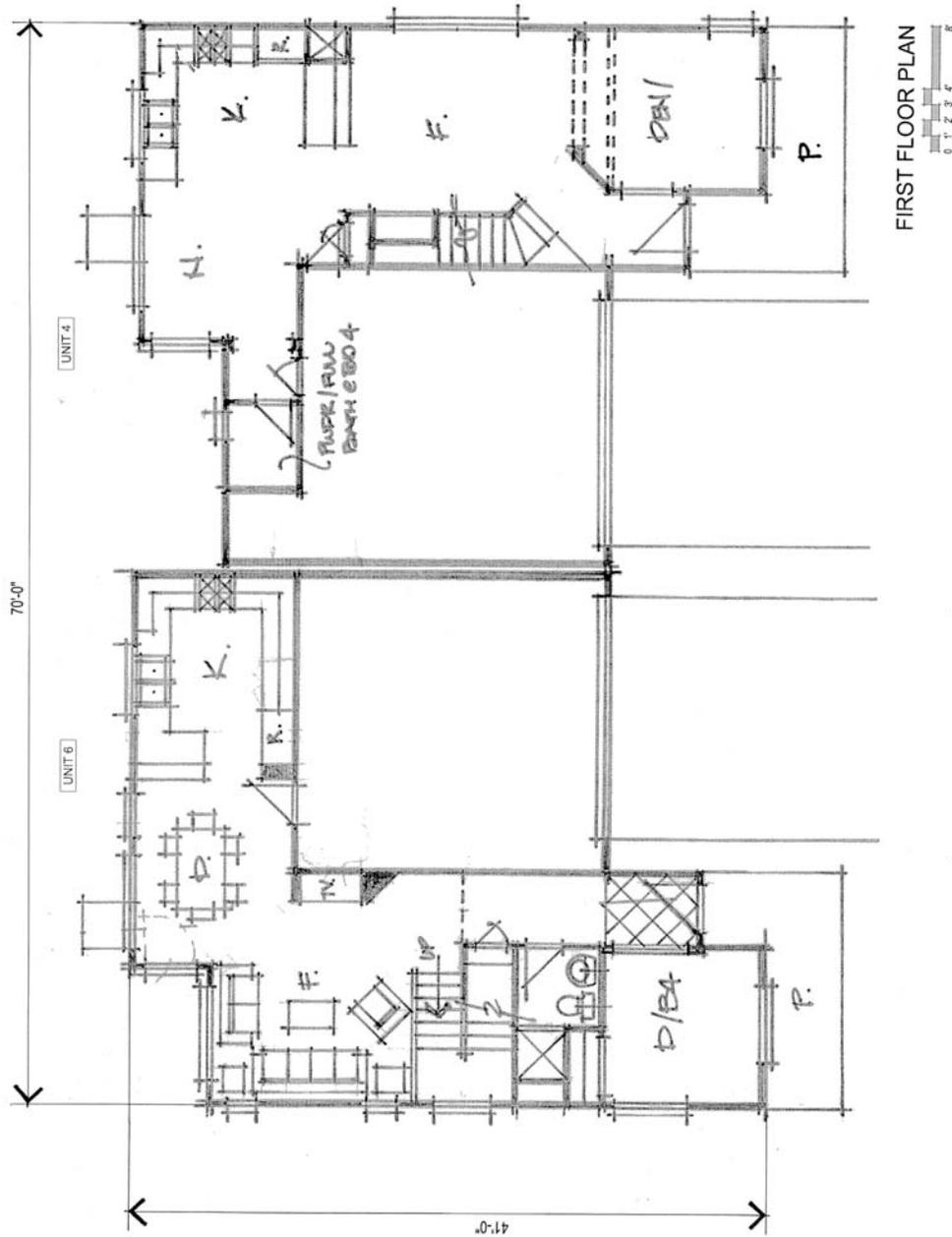
FIGURE 3-13 BUILDING D ELEVATIONS



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FIGURE 3-14 BUILDING D FLOOR PLAN (1 OF 2)



FIRST FLOOR PLAN

SQUARE FOOTAGE UNIT 4	
FIRST FLOOR:	650 SQ. FT.
SECOND FLOOR:	880 SQ. FT.
TOTAL:	1530 SQ. FT.
PORCH:	102 SQ. FT.

SQUARE FOOTAGE UNIT 6	
FIRST FLOOR:	650 SQ. FT.
SECOND FLOOR:	776 SQ. FT.
TOTAL:	1726 SQ. FT.
PORCH:	91 SQ. FT.

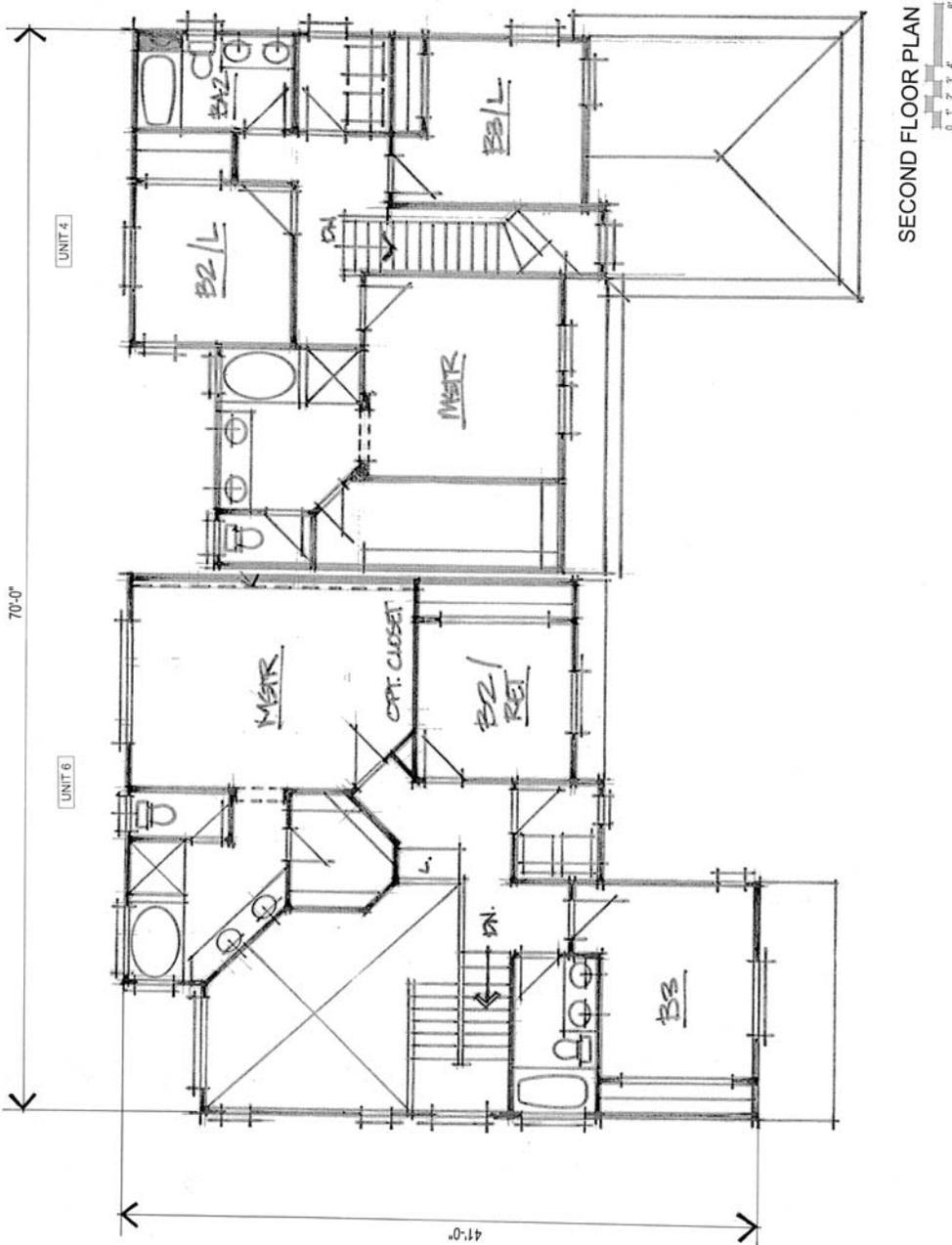
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FIGURE 3-15 BUILDING D FLOOR PLAN (2 OF 2)



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FIGURE 3-16 BUILDING E ELEVATIONS

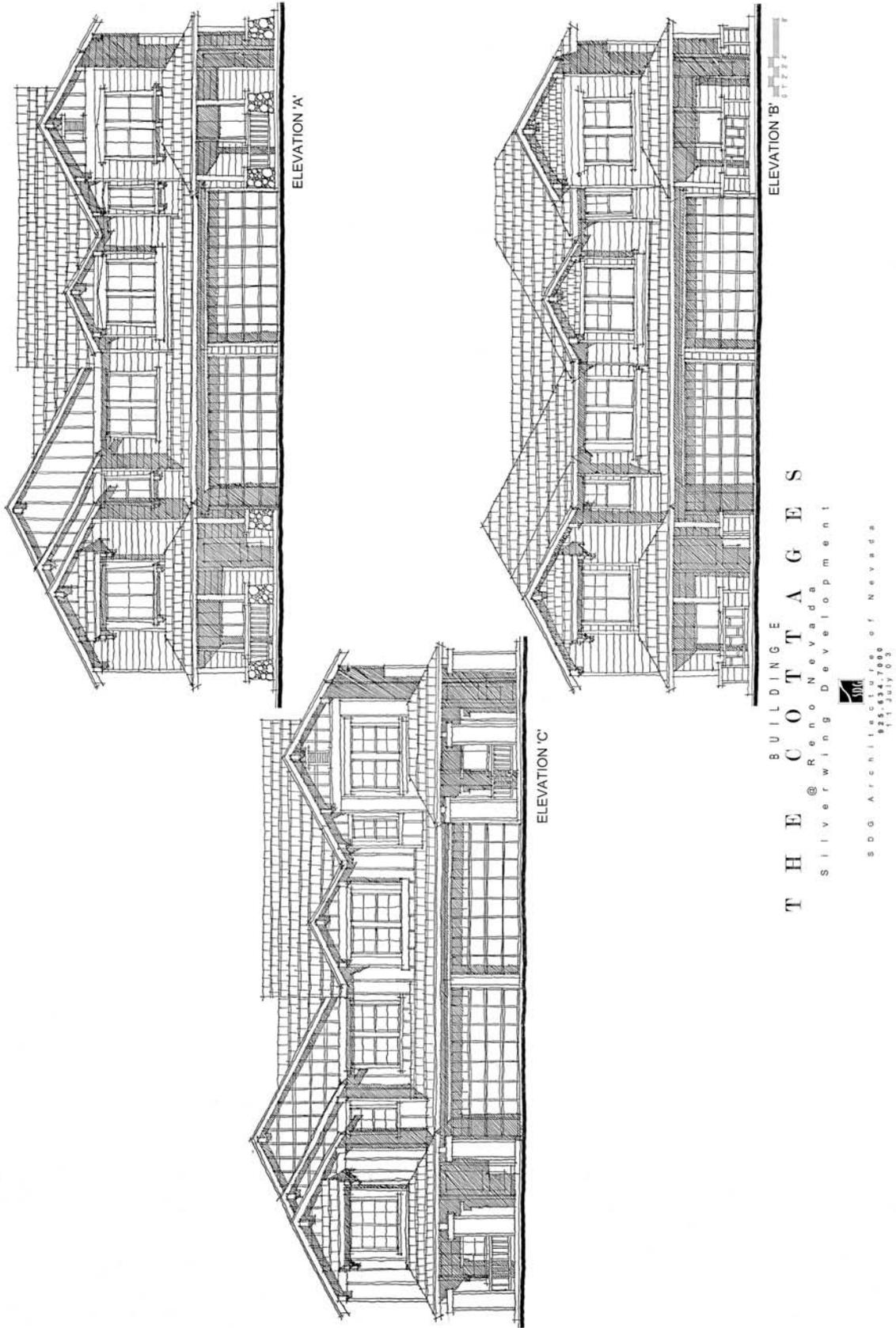
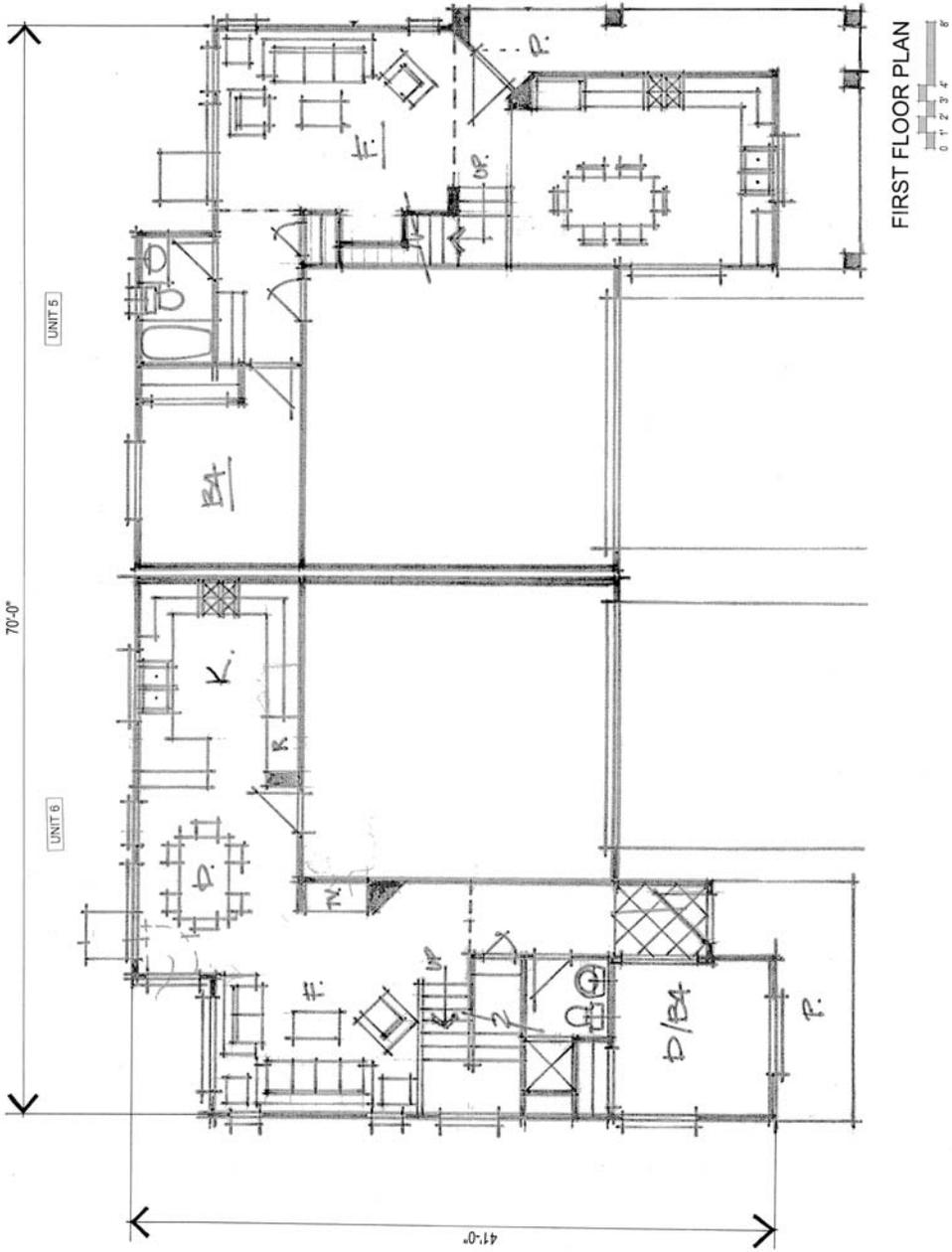


FIGURE 3-17 BUILDING E FLOOR PLAN (1 OF 2)



FIRST FLOOR PLAN

SQUARE FOOTAGE UNIT 5	
FIRST FLOOR:	712 SQ. FT.
SECOND FLOOR:	957 SQ. FT.
TOTAL:	1669 SQ. FT.
PORCH:	161 SQ. FT.

SQUARE FOOTAGE UNIT 6	
FIRST FLOOR:	950 SQ. FT.
SECOND FLOOR:	776 SQ. FT.
TOTAL:	1726 SQ. FT.
PORCH:	97 SQ. FT.

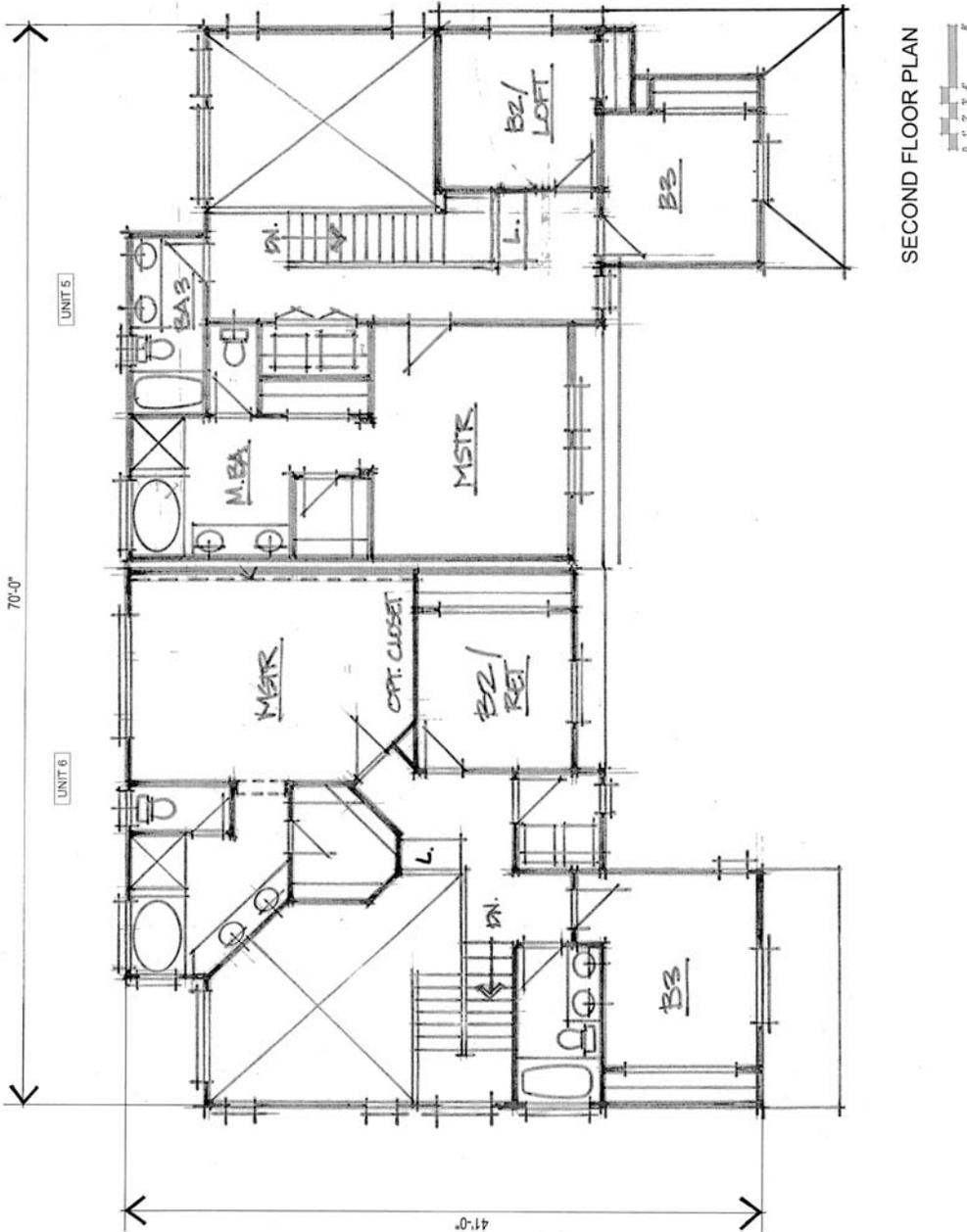
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FIGURE 3-18 BUILDING E FLOOR PLAN (2 OF 2)



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FIGURE 3-19 FIGURE F ELEVATIONS

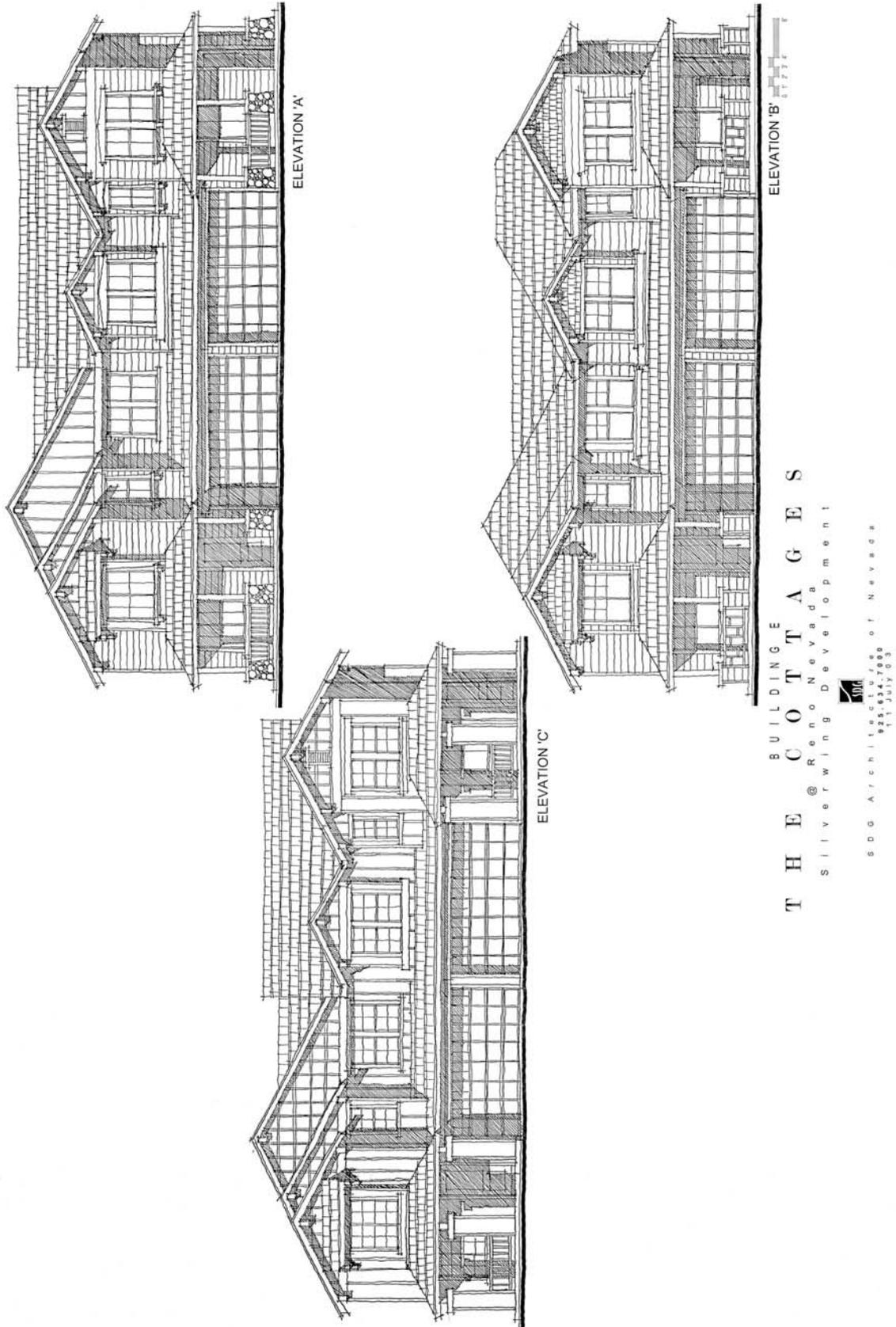
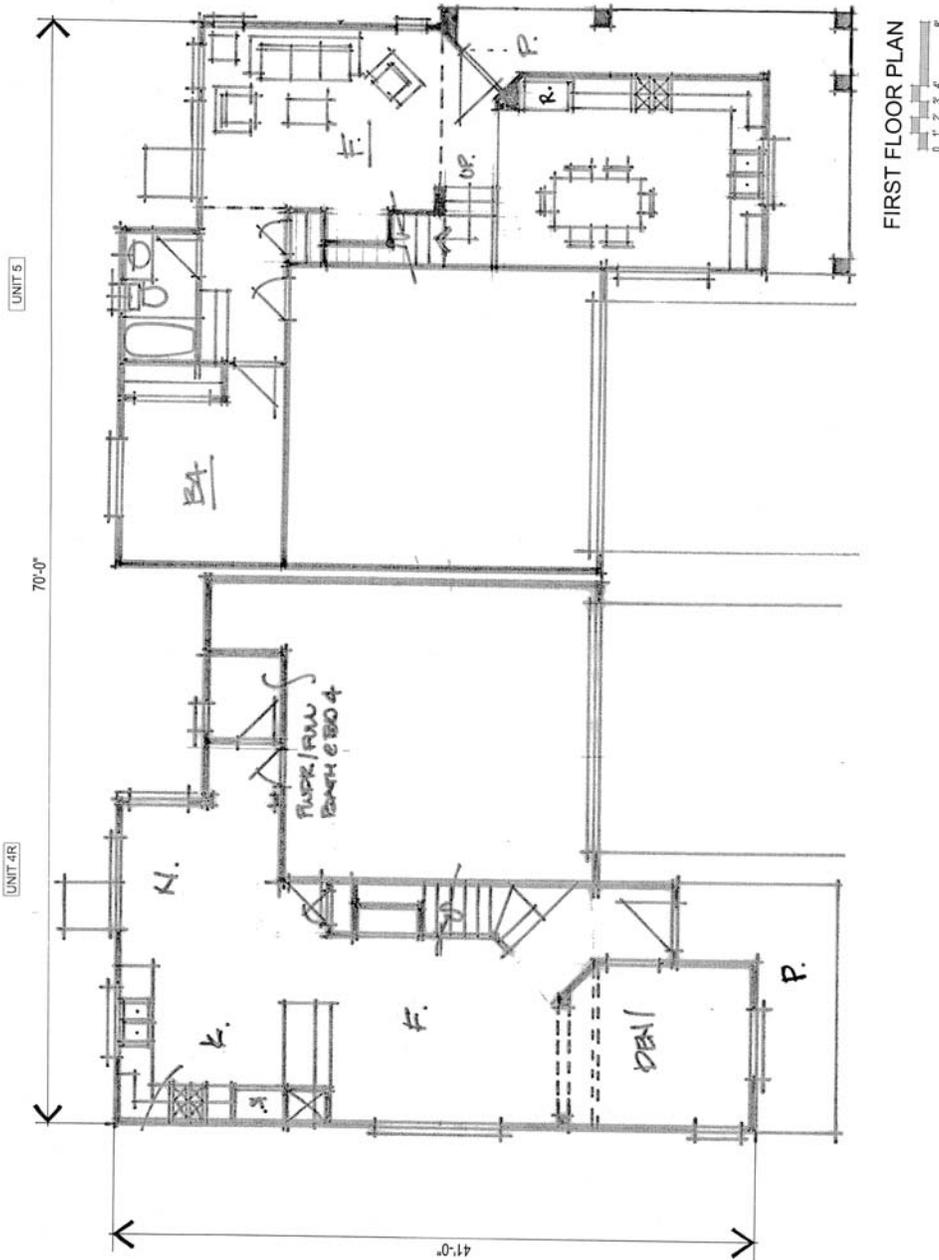


FIGURE 3-20 BUILDING F FLOOR PLAN (1 OF 2)



SQUARE FOOTAGE UNIT 5	
FIRST FLOOR:	712 SQ. FT.
SECOND FLOOR:	157 SQ. FT.
TOTAL:	1669 SQ. FT.
PORCH:	161 SQ. FT.

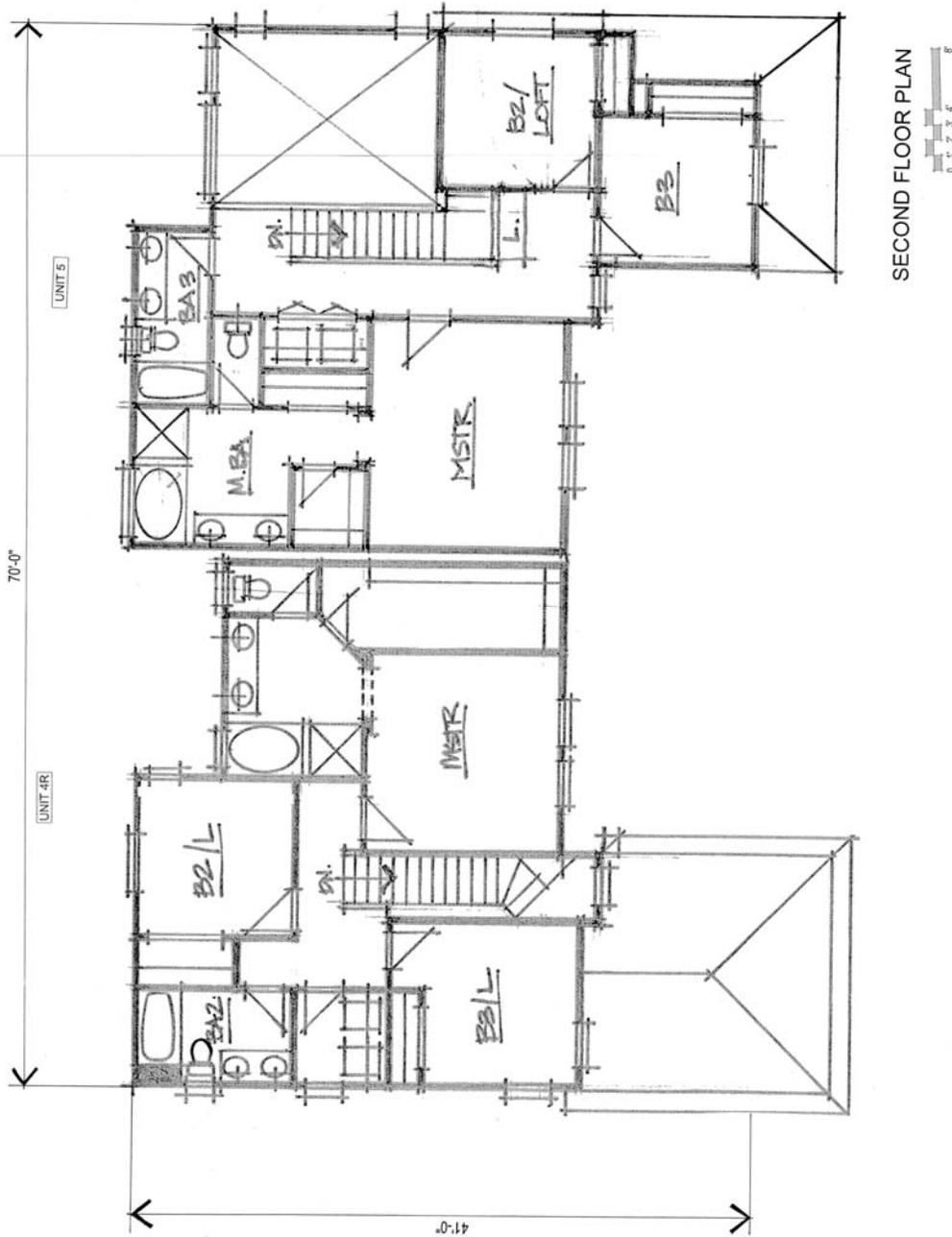
SQUARE FOOTAGE UNIT 4R	
FIRST FLOOR:	650 SQ. FT.
SECOND FLOOR:	880 SQ. FT.
TOTAL:	1530 SQ. FT.
PORCH:	102 SQ. FT.

BUILDING F
THE COTTAGES
 @ Reno Nevada
 Silverwing Development



SDG Architecture of Nevada
 925.634.7000
 11 July 03

FIGURE 3-21 BUILDING F FLOOR PLAN (2 OF 2)



SECOND FLOOR PLAN

BUILDING F
THE COTTAGES
@ Reno Nevada
Silverwing Development



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SECTION 4. LANDSCAPE ARCHITECTURE

FIGURE 4-1 LANDSCAPE PLAN

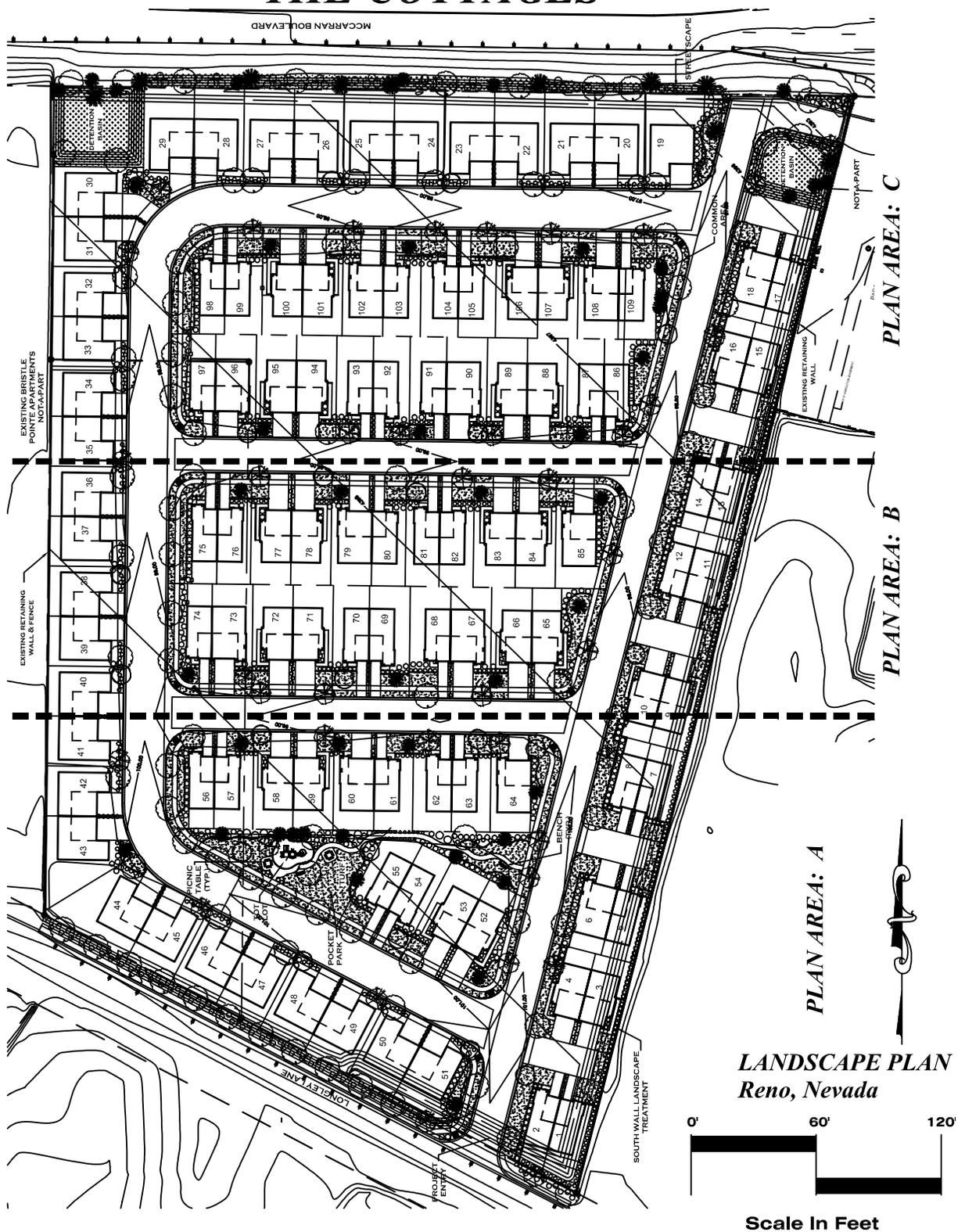
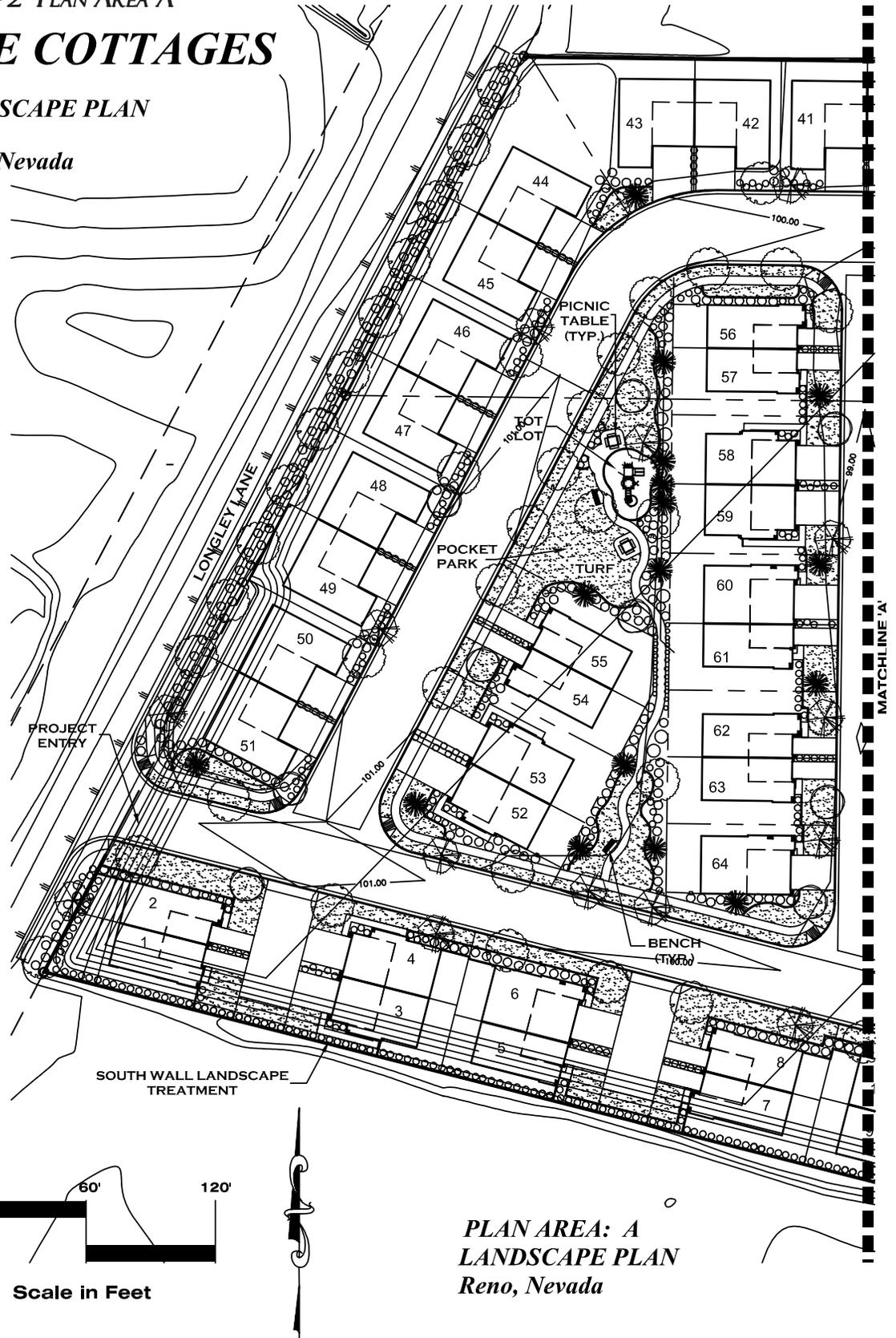


FIGURE 4-2 PLAN AREA A

THE COTTAGES

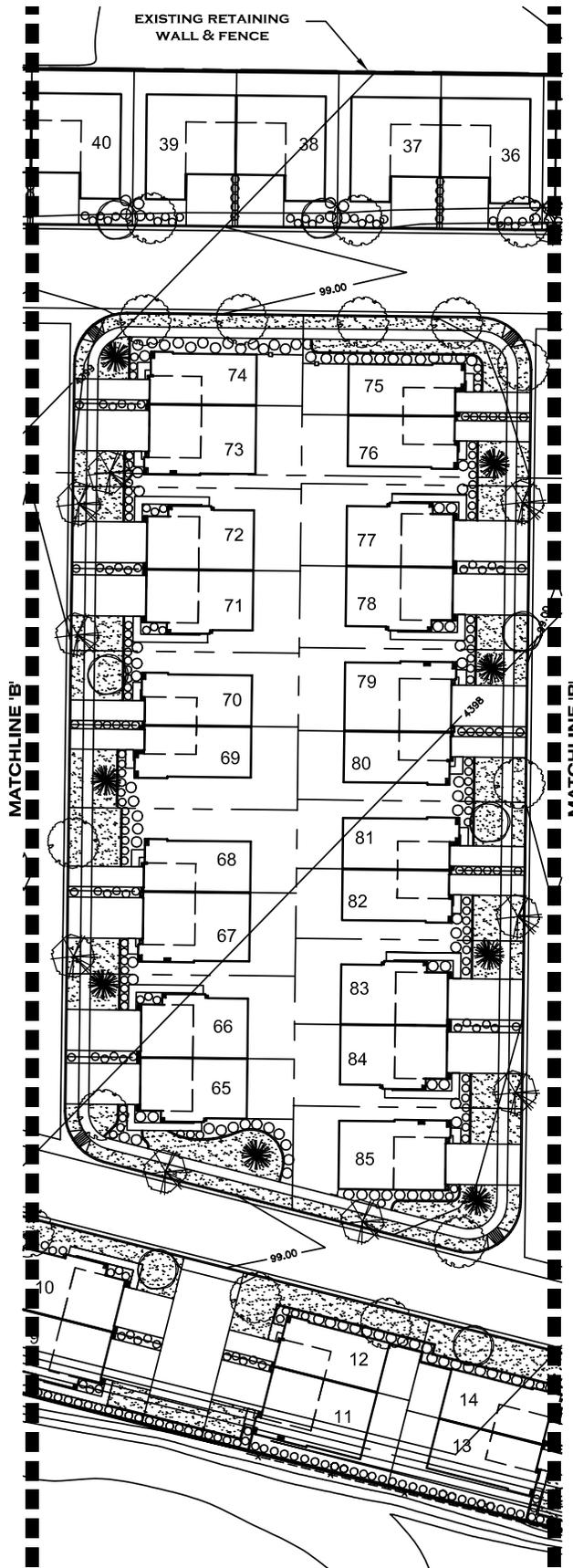
LANDSCAPE PLAN

Reno, Nevada



PLAN AREA: A
LANDSCAPE PLAN
Reno, Nevada

FIGURE 4-3 PLAN AREA B



PLANT LEGEND

Note: Plant Material type and quantities shown are preliminary, subject to revision during development of final landscape construction documents. Final specie selection may vary upon development of the final construction documents.

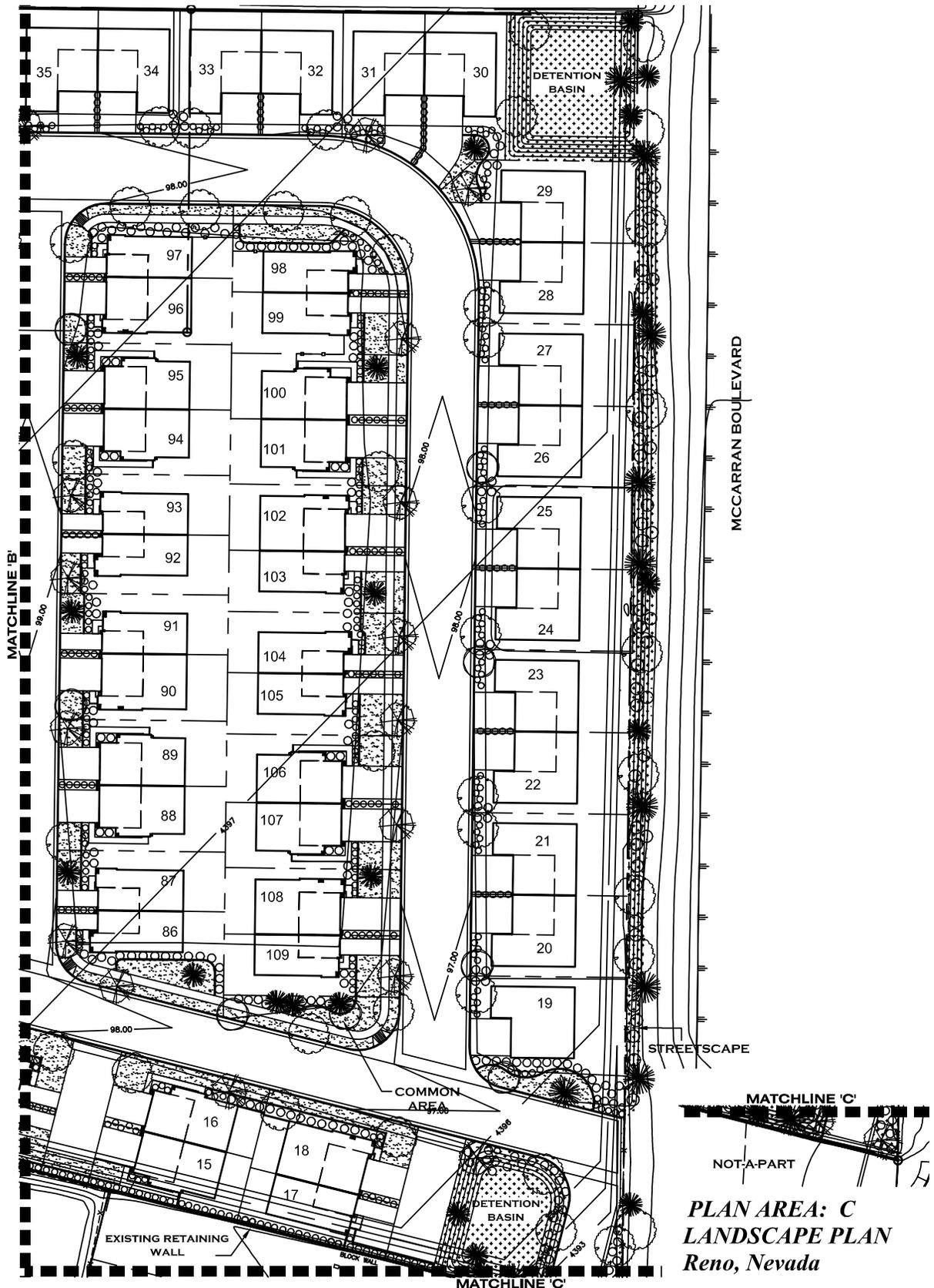
-  **DECIDUOUS TREE**
-  **EVERGREEN TREE**
-  **MIXED SHRUB BED**
(60% - 5 Gal., 40% - 1 Gal.)
-  **TURF GRASS**

GENERAL NOTES

- 1) ALL PLANTING, TREE SIZE, AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- 2) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).
- 3) ALL SHRUB BEDS WILL RECEIVE 4" DEPTH APPROVED MULCH.
- 4) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. TURF GRASS WILL BE IRRIGATED USING LOW ANGLE SPRAY, ROTARY, AND/OR IMPACT HEADS TO REDUCE WIND DRIFT. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. THE IRRIGATION SYSTEM WILL BE DESIGNED TO ALLOW FULL IRRIGATION OF THE SITE ON A TWICE-A-WEEK WATERING BASIS. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.

PLAN AREA: B
LANDSCAPE PLAN
Reno, Nevada

FIGURE 4-4 PLAN AREA



PLAN AREA: C
LANDSCAPE PLAN
Reno, Nevada

FIGURE 4-5 McCARRAN BLVD. STREETSCAPE PLAN

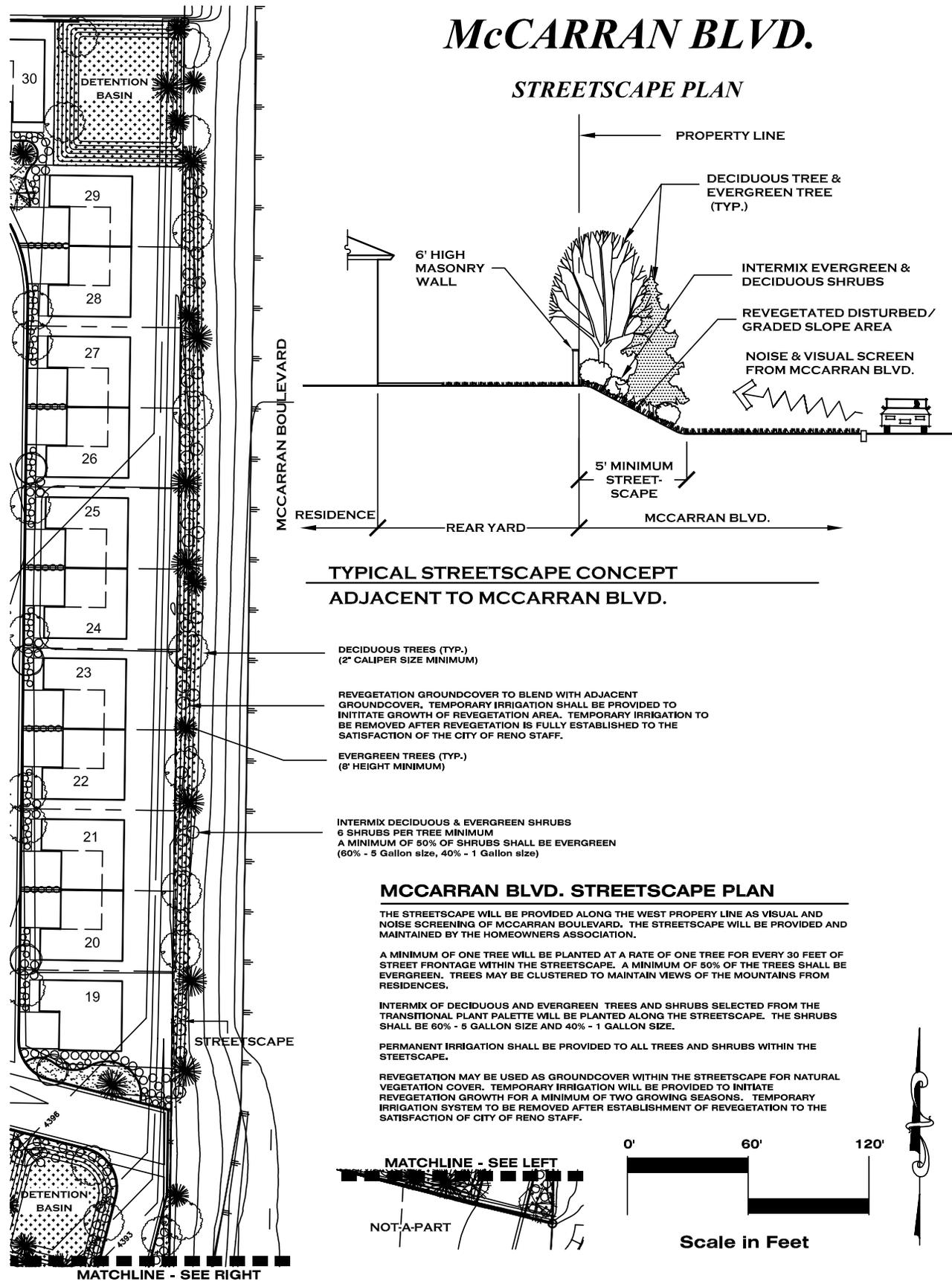
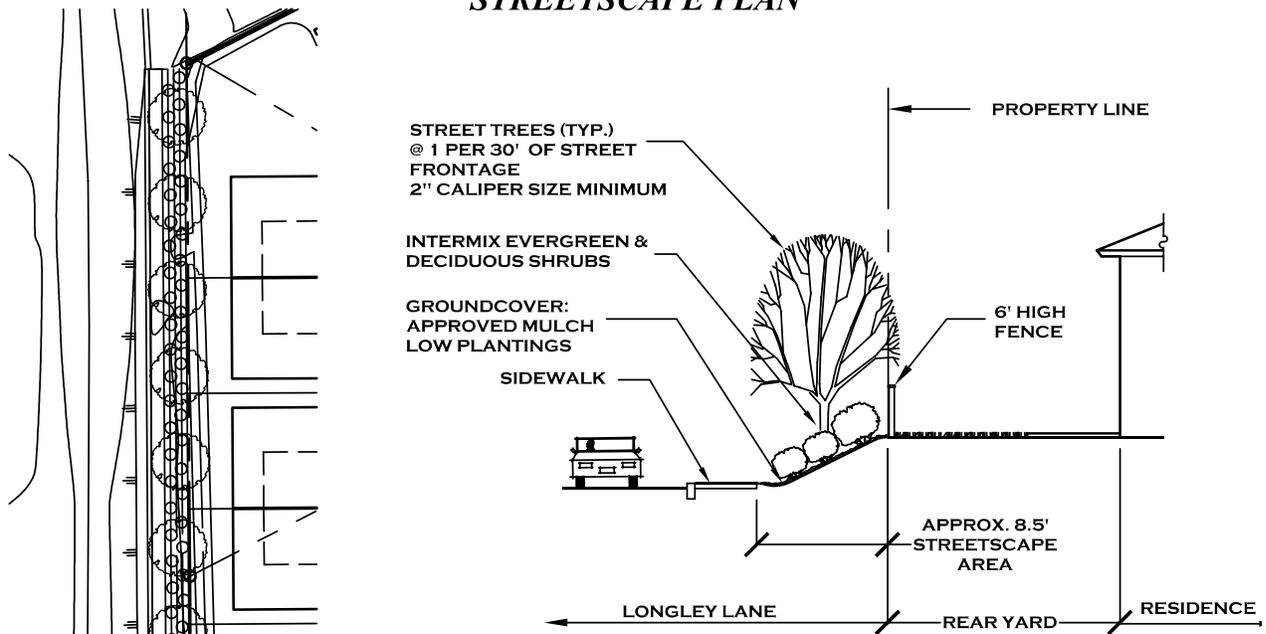


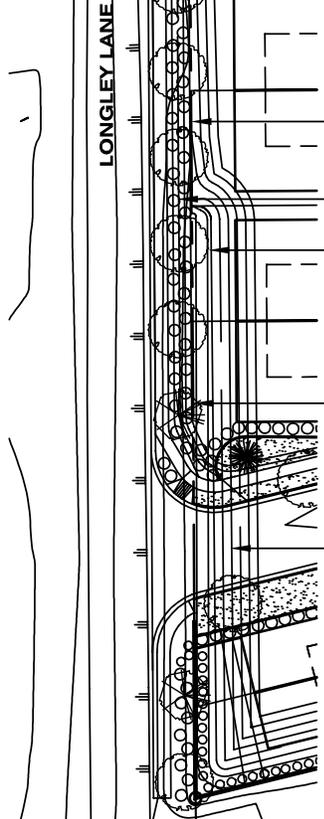
FIGURE 4-6 LONGLEY LANE STREETScape PLAN

LONGLEY LANE

STREETScape PLAN



TYPICAL STREETScape CONCEPT LONGLEY LANE



- PROPERTY LINE
- INTERMIX DECIDUOUS & EVERGREEN SHRUBS
6 SHRUBS PER TREE MINIMUM
A MINIMUM OF 50% OF SHRUBS SHALL BE EVERGREEN
(60% - 5 Gallon size, 40% - 1 Gallon size)
- STREET TREES (TYP.)
1 TREE PER 30' OF STREET FRONTAGE
(2" CALIPER SIZE MINIMUM)
- ENTRY ACCENT STREET TREES (TYP.)
PROVIDED FOR ENTRY IDENTITY
(2" CALIPER SIZE MINIMUM)

LONGLEY LANE STREETScape

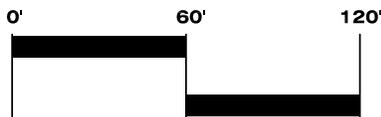
THE STREETScape ALONG LONGLEY LANE WILL BE SELECTED FROM THE TRANSITIONAL PLANT PALETTE.

ONE STREET TREE WITH A MINIMUM OF 2" CALIPER SIZE WILL BE PLANTED AT A RATE OF ONE TREE FOR EVERY 30 FEET OF STREET FRONTAGE.

INTERMIX OF DECIDUOUS AND EVERGREEN SHRUBS SELECTED FROM THE TRANSITIONAL PLANT PALETTE WILL BE PLANTED IN THE STREETScape AREA. THE SHRUBS SHALL BE 60% - 5 GALLON SIZE AND 40% - 1 GALLON SIZE.

PERMANENT IRRIGATION SHALL BE PROVIDED TO ALL TREES AND SHRUBS WITHIN THE STREETScape

NOTE: STREET TREES WILL BE FROM THE URBAN FORESTRY COMMISSIONS APPROVED STREET TREE LIST.

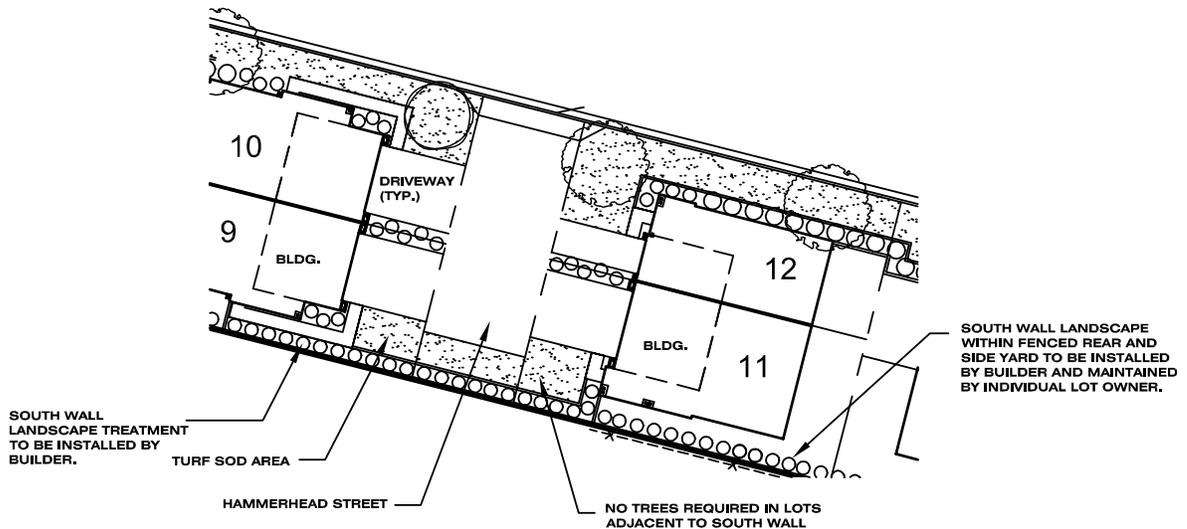


Scale in Feet

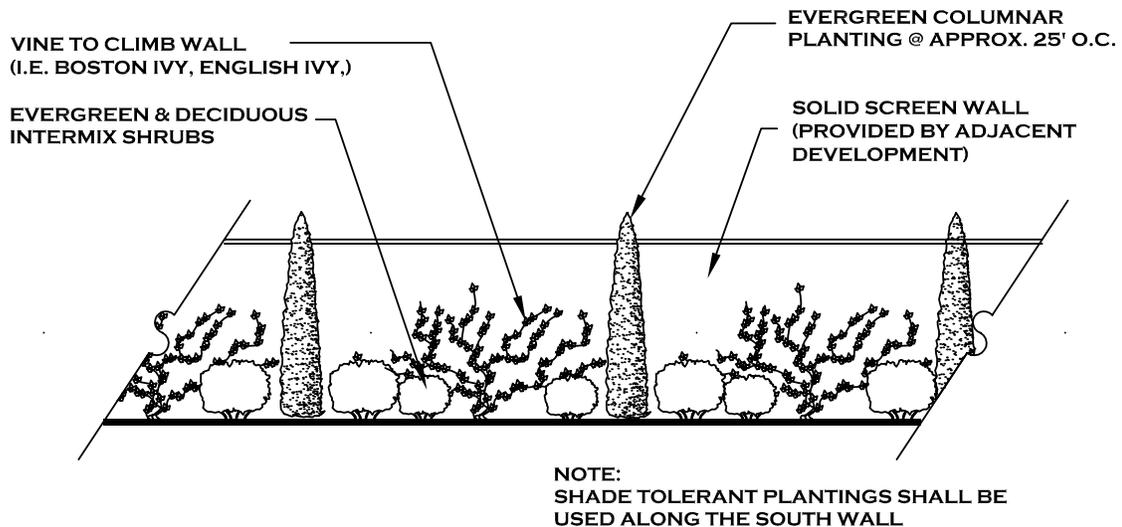
FIGURE 4-7 SOUTH WALL

SOUTH WALL

LANDSCAPE TREATMENT



SOUTH WALL LANDSCAPE TREATMENT PLAN VIEW



**TYPICAL SOUTH WALL
LANDSCAPE TREATMENT CONCEPT**

SOUTH WALL LANDSCAPE TREATMENT

SHADE TOLERANT PLANTINGS CONSISTING OF COLUMNAR EVERGREEN PLANTINGS, IVY, AND AN INTERMIX OF EVERGREEN AND DECIDUOUS SHRUBS SHALL BE PROVIDED TO SOFTEN THE LARGE SCREEN WALL ALONG THE SOUTH PROPERTY LINE.

SOUTH WALL LANDSCAPING AND IRRIGATION EQUIPMENT TO BE INSTALLED BY BUILDER. LANDSCAPING WITHIN HAMMERHEAD STREET/COMMON AREA AND FRONT YARD TO BE MAINTAINED BY HOMEOWNER ASSOCIATION. SOUTH WALL LANDSCAPING WITHIN INDIVIDUAL FENCED REAR AND SIDE YARDS TO BE MAINTAINED BY INDIVIDUAL LOT OWNER.

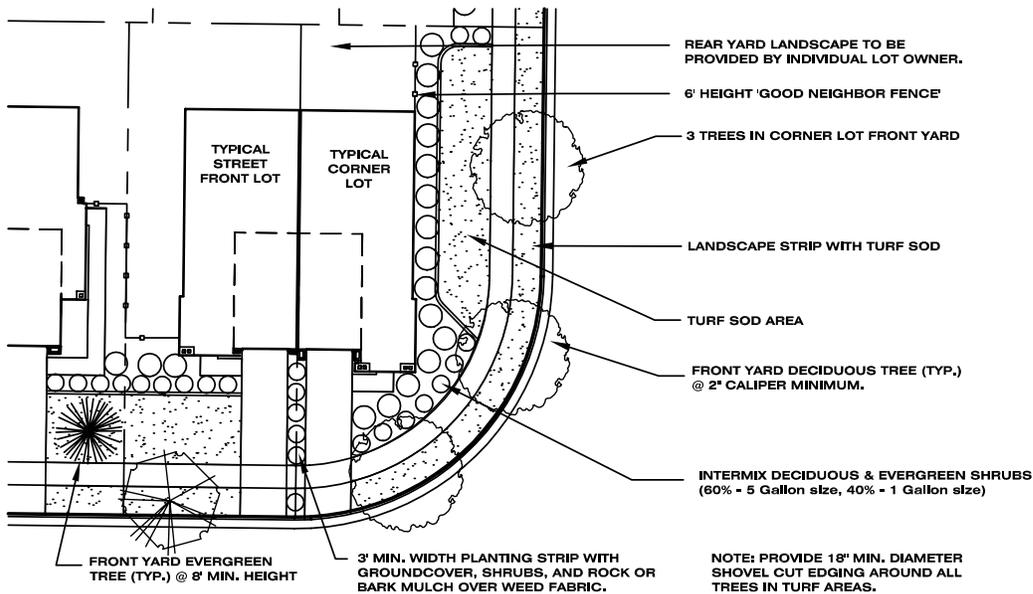
FIGURE 4-8 TYPICAL FRONT YARD

TYPICAL FRONT YARD

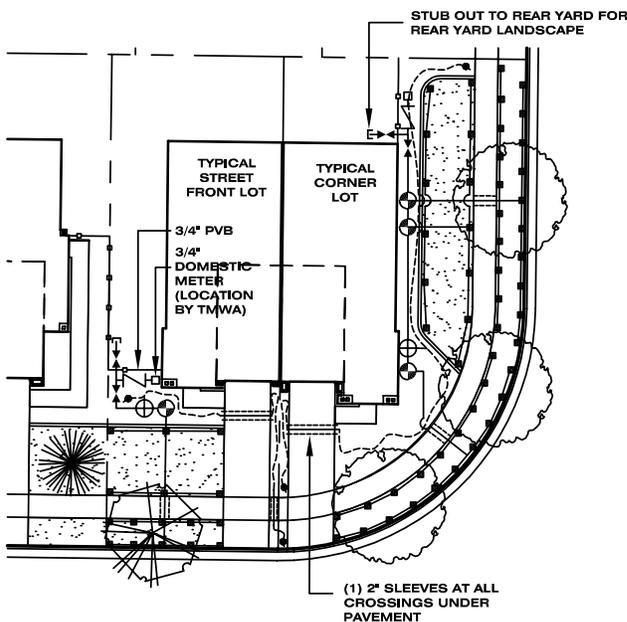
RESIDENTIAL LANDSCAPE AREA

The Residential Landscape will be selected from the Developed/Ornamental Landscape Plant Palette to maintain the distinct character of The Cottages.

- Front Yard Landscaping and Irrigation equipment will be installed by the builder and maintained by the Homeowners Association.
- Front Yard Deciduous Trees will be a minimum of 2" caliper size, measured 6" above the rootball, at the time of planting.
- Front Yard Evergreen Trees will be a minimum of 8' height at the time of planting.
- One Tree will be planted in front yard per lot and three trees in front yard per corner lot.
- Rear yard and side landscaping is to be installed and maintained by Individual Lot Owner.



LANDSCAPE PLAN



IRRIGATION PLAN

IRRIGATION LEGEND

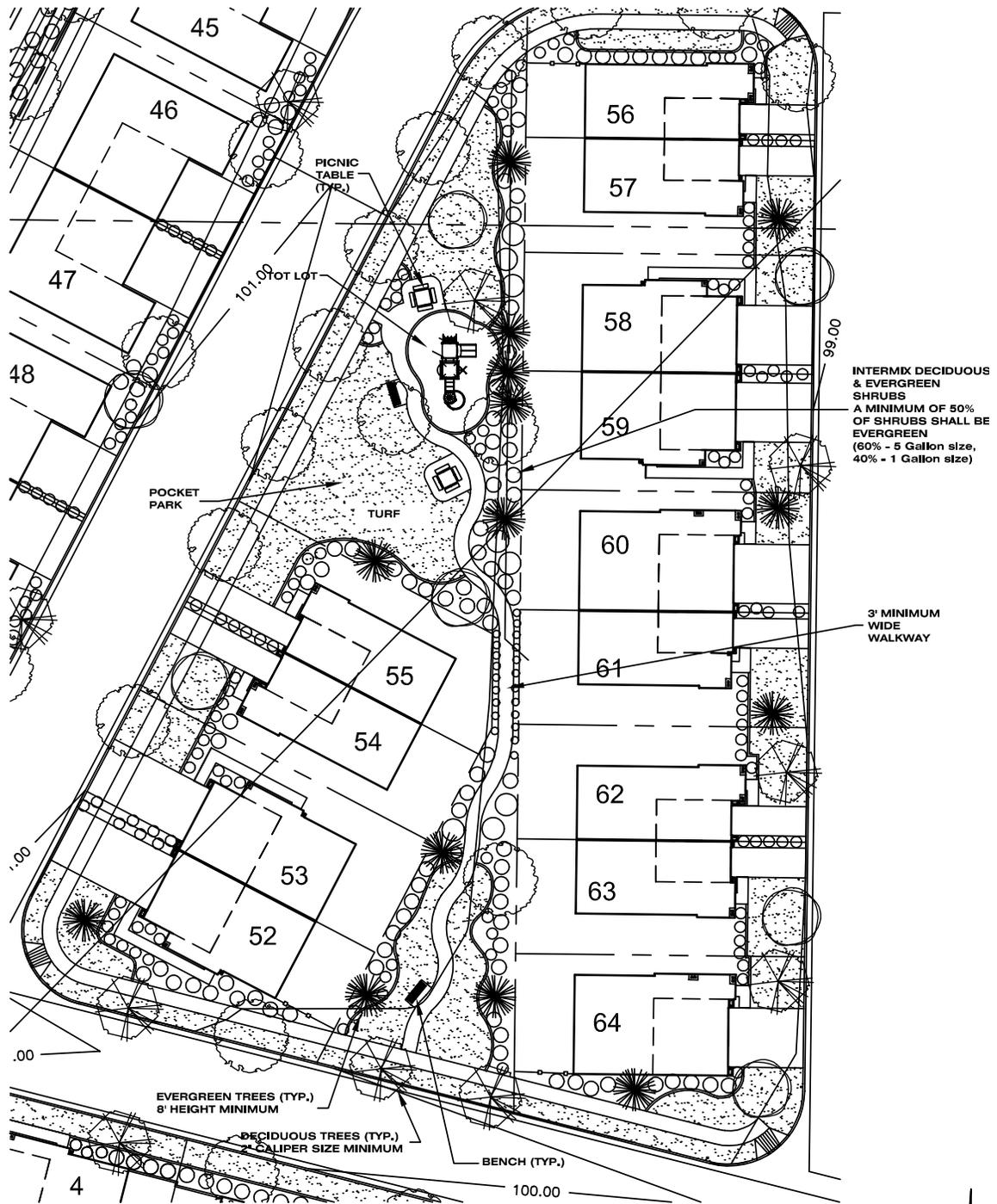
- IRRIGATION CONTROLLER: (6) STATION CONTROLLER TO BE WALL MOUNTED INSIDE GARAGE
- 3/4" PRESSURE VACUUM BREAKER
- ISOLATION VALVE
- SPRAY VALVE ASSEMBLY: 3/4" RAIN BIRD DV SERIES (O.A.E.)
- DRIP VALVE ASSEMBLY: 3/4" RAIN BIRD XCZ-075 (O.A.E.)
- VALVE I.D. - STATION #, VALVE SIZE, AND APPROX. G.P.M.
SIZE 0 1/2 GPM
- 1" SCH. 40 PVC MAINLINE - MIN. 24" DEPTH
- SCH. 40 PVC LATERAL - MIN 18" DEPTH:
1/2" = 4 GPM
3/4" = 8 GPM
1" = 12 GPM
- 1/2" PEPCO POLY IRRIGATION TUBE W/ FLUSHING END PLUG
- RAINBIRD 1800 SERIES MATCHED PRECIPITATION POP-UP SPRAYHEAD
SPRAY HEAD RADII AND ARC TO FIT TURF AREA TO BE IRRIGATED.

EMITTER SCHEDULE

- TREES: (4) RAIN BIRD XERI-BUG 2 GPH EMITTERS
- SHRUBS: (2) RAIN BIRD XERI-BUG 1 GPH EMITTERS

FIGURE 4-9 POCKET PARK

POCKET PARK



POCKET PARK - (APPROX. 10,340 SF)

THE POCKET PARK WILL FEATURE A TURF AREA WITH TOT LOT, MEANDERING WALKWAYS, PICNIC TABLES AND BENCHES LOCATED AT PLEASANT SHADY SPOTS.

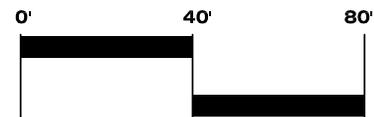
ONE STREET TREE WITH A MINIMUM OF 2" CALIPER SIZE WILL BE PLANTED AT A RATE OF ONE TREE FOR EVERY 30 FEET OF STREET FRONTAGE.

INTERMIX OF DECIDUOUS AND EVERGREEN SHRUBS SELECTED FROM THE DEVELOPED/ORNAMENTAL PLANT PALETTE WILL BE PLANTED IN THE POCKET PARK AREA. THE SHRUBS SHALL BE 60% - 5 GALLON SIZE AND 40% - 1 GALLON SIZE.

PERMANENT IRRIGATION SHALL BE PROVIDED TO ALL TREES AND SHRUBS WITHIN THE STREETScape AND POCKET PARK.

A 3' MINIMUM WIDE WALKWAY WILL BE PROVIDED WITHIN THE POCKET PARK.

PARK LIGHTING WILL BE PROVIDED PER CITY OF RENO CODE.

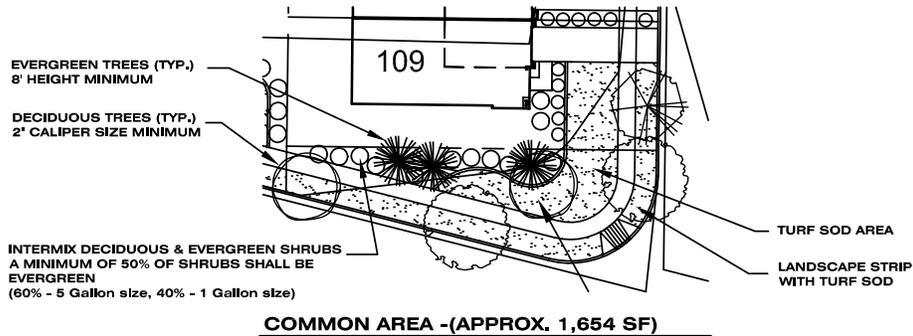


Scale in Feet

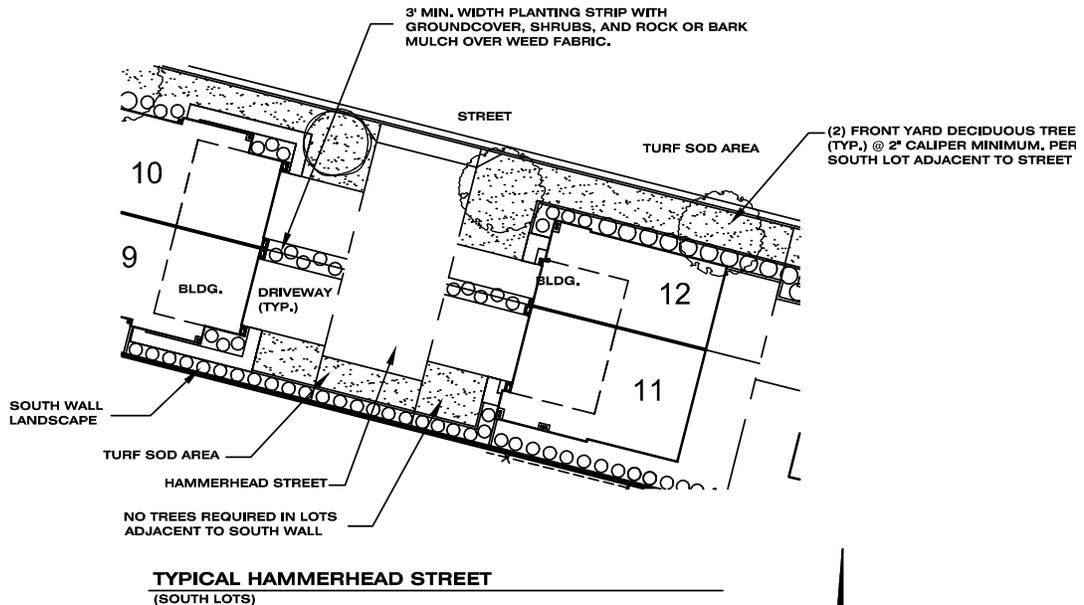
FIGURE 4-10 COMMON AREA

COMMON AREA

LANDSCAPE PLAN



NOTE: PROVIDE 18" MIN. DIAMETER SHOVEL CUT EDGING AROUND ALL TREES IN TURF AREAS.



COMMON AREA

ALL COMMON AREAS LANDSCAPE AND IRRIGATION EQUIPMENT TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

TREES AND SHRUBS WILL BE SELECTED FROM THE DEVELOPED PLANT PALETTE WITHIN THE COMMON AREA.

PERMANENT IRRIGATION SHALL BE PROVIDED TO ALL TREES, SHRUBS, AND TURF AREAS WITHIN THE COMMON AREA.

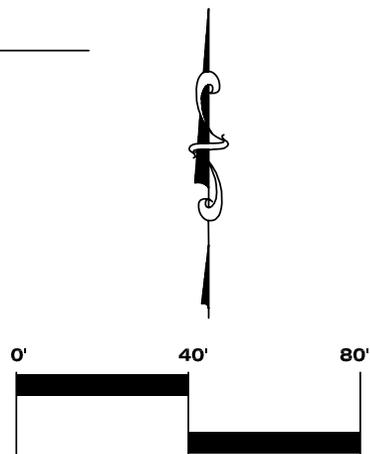
HAMMERHEAD STREET:

ALL HAMMERHEAD STREET / COMMON AREA LANDSCAPE AND IRRIGATION EQUIPMENT TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

FRONT YARD LANDSCAPING AND IRRIGATION EQUIPMENT WILL BE INSTALLED BY THE BUILDER AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

TWO TREES WILL PLANTED IN FRONT YARD IN SOUTH LOTS ADJACENT TO STREET

NO TREE IS REQUIRED IN FRONT YARD IN SOUTH LOTS ADJACENT TO SOUTH WALL

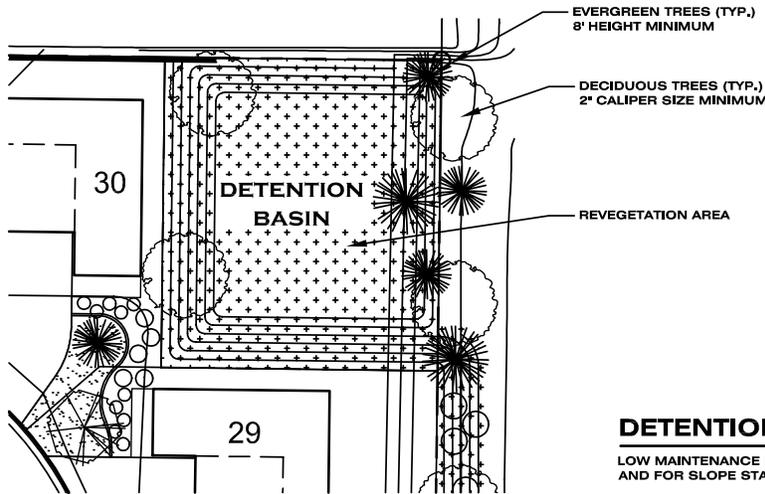


Scale In Feet

FIGURE 4-11 DETENTION BASINS

DETENTION BASIN

LANDSCAPE PLAN



DETENTION BASIN #1 - (APPROX. 4,643 SF)

DETENTION BASIN LANDSCAPE

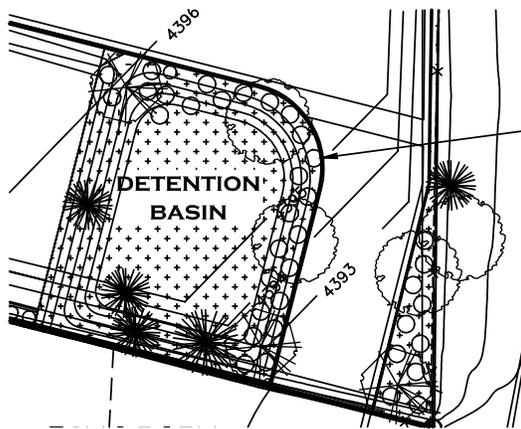
LOW MAINTENANCE LANDSCAPING WILL BE PROVIDED WITHIN THE DETENTION BASIN AND FOR SLOPE STABILIZATION.

TREES AND SHRUBS SELECTED FROM THE TRANSITIONAL PLANT PALETTE WILL BE PLANTED ALONG THE EDGE OF THE DETENTION BASIN.

PERMANENT IRRIGATION SHALL BE PROVIDED TO ALL TREES AND SHRUBS WITHIN THE DETENTION BASIN AREA.

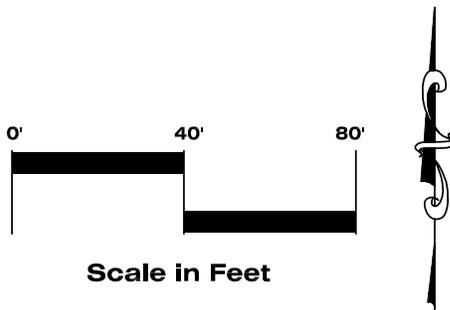
AN APPROVED REVEGETATION SEED BLEND WILL BE USED WITHIN THE DETENTION BASIN FOR NATURAL VEGETATION COVER. TEMPORARY IRRIGATION WILL BE PROVIDED TO INITIATE REVEGETATION GROWTH FOR A MINIMUM OF TWO GROWING SEASONS. TEMPORARY IRRIGATION SYSTEM TO BE REMOVED AFTER ESTABLISHMENT OF REVEGETATION TO THE SATISFACTION OF CITY OF RENO STAFF.

THE OWNER/DEVELOPER SHALL DEPOSIT WITH THE CITY OF RENO A REVEGETATION BOND OR LETTER OF CREDIT IN THE AMOUNT DETERMINED BY THE APPLICANT AND APPROVED BY THE CITY TO ASSURE THAT THE REVEGETATION WILL BE PERMANENTLY ESTABLISHED.



DETENTION BASIN #2 - (APPROX. 3,692 SF)

INTERMIX DECIDUOUS & EVERGREEN SHRUBS
A MINIMUM OF 50% OF SHRUBS SHALL BE
EVERGREEN
(60% - 5 Gallon size, 40% - 1 Gallon size)



LANDSCAPE BREAKDOWN

Total Landscaped Area	Approx. 156,166 square feet	37% of Site Area
Common Landscaped Area	Approx. 10,440 square feet	37% of Common Area
Lot Landscaped Area	Approx. 104,502 square feet	45% of Lot Area

TREES PROVIDED

Front Yard	212	1 per lot / 2 per lot adjacent to streets / 3 per corner lots
Longley Lane Buffer	14	1 per 30 feet frontage
McCarran Blvd. Buffer	21	1 per 30 feet frontage
Common Area	44	varied locations

LANDSCAPE PLANT PALETTE

DEVELOPED/ORNAMENTAL PLANT PALETTE

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

Large Deciduous Trees

- Acer platanoides sp./Norway Maple
- Acer rubrum sp./Red Maple
- Fraxinus sp./Autumn Purple, Ash
- Platanoides acerifolia/London Plane Tree
- Robina ambigua 'idahoensis'/Idaho Locust

Small Deciduous Trees

- Malus 'Spring Snow'/Spring Snow Flowering Crabapple
- Prunus cistena/Flowering Plum
- Pyrus calleryana sp./Flowering Pear

Evergreen Trees

- Cedrus atlantica/Atlas Cedar
- Picea pungens 'glauca'/Colorado Blue Spruce
- Pinus sp./Pine

Deciduous Shrubs

- Berberis sp./Barberry
- Buddleia davidii/Butterfly Bush
- Cornus stolonifera sp./Redtwig Dogwood

Euonymus alatus/Winged Burning Bush
 Hibiscus syriacus/Rose of Sharon
 Ligustrum sp./Privet
 Potentilla sp./Cinquefoil
 Prunus besseyi/Sand Cherry
 Rosa sp./Roses
 Spiraea sp./Spirea
 Viburnum sp./Viburnum

Evergreen Shrubs

Cotoneaster sp./Cotoneaster
 Genista sp./Dwarf Broom
 Juniperus sp./Juniper
 Mahonia aquifolium/Oregon Grape
 Photinia fraseri/Photinia
 Pinus mugo/Mugho Pine
 Thuja occidentalis sp./Arborvitae

Groundcover/Vines

Ajuga reptans/Ajuga
 Clematis sp./Clematis
 Cotoneaster sp./Cotoneaster
 Juniperus sp./Juniper
 Lonicera japonica/Honeysuckle
 Parthenocissus quinquefolia/Virginia Creeper
 Polygonum aubertii/Silver Lace Vine
 Vinca major/Periwinkle
 Vinca minor/Dwarf Periwinkle
 Wisteria chinensis/Chinese Wisteria

Perennials

Any perennials that are hard to Sunset Zone 3 are approved for use in the Developed/Ornamental Plant Palette.

Turf/Ornamental Grass

Calmagrostis x acutiflora/Feather Reed Grass
 Festuca arundinaceous/Tall Fescue
 Festuca glauca/Blue Fescue
 Helictotrichon sempervirens/Blue Oat Grass
 Poa pratensis/Kentucky Bluegrass

TRANSITIONAL PLANT PALETTE

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

Large Deciduous Trees

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

Small Deciduous Trees

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

Evergreen Trees

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

Deciduous Shrubs

Berberis sp./Barberry
Caragana sp./Siberian Peashrub
Cotinus coggygria/Smoke Tree
Cotoneaster acutifolius/Peking Cotoneaster
Cotoneaster divaricatus/Spreading Cotoneaster
Perovskia atriplicifolia/Russian Sage
Potentilla fruticosa/Cinquefoil
Rhus sp./Sumac
Rosa rugosa/Copper Rose
Rosa woodsii/Woods Rose

Evergreen Shrubs

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

Groundcover/Vines

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

Perennials

Any perennials that are hard to Sunset Zone 3 are approved for use in the Developed/Ornamental Plant Palette.

Turf/Ornamental Grass

Calamagrostis x acutiflora/Feather Reed Grass
Festuca arundinaceous/Tall Fescue
Festuca glauca/Blue Fescue
Helictotrichon sempervirens/Blue Oat Grass
Poa pratensis/Kentucky Bluegrass
Miscanthus sinensis 'Gracillimus'/Maiden Grass
Panicum vergatum/Switch Grass
Pennisetum alopecuroides sp./Fountain Grass

SECTION 5. DEVELOPMENTAL STANDARDS

SIGNAGE

Currently no extra signage is being requested. Silverwing Development would like to reserve the right to propose an entry sign at a later date. If in the future an entry sign is proposed, it will comply with City of Reno sign standards, RMC 18.06.900 (Single Family Residential Zoning Sign Requirements).

PARKING

Parking standards will be minimum one (1) space per bedroom plus on street parking. All two (2) bedroom units will have two (2) spaces per unit plus on street parking. All three (3) bedroom units will have four (4) spaces per unit plus on street parking.

EXTERIOR LIGHTING

Streets located within the project will be public and all courtyard access will be included as common area. Exterior lighting will be typical per City Code for public streets and parks. Currently there will be no other lighting requested. Silverwing Development would like to request the right to add indirect lighting to an entry sign if one is proposed at a later date in accordance with RMC 18.06.908 (Single Family Residential Zoning Sign Requirements). All other exterior lighting will comply with City of Reno lighting standards.

TREATMENT OF MECHANICAL EQUIPMENT

Any equipment, whether on the roof, side of building, or ground, shall be screened from adjacent streets. The method of screening shall be architecturally integrated in terms of material, color, shape, and size. The screening design shall blend with the building design. Where individual equipment is provided, a continuous screen is required.

REFUSE COLLECTION

Reno Disposal will provide refuse collection for the project site. Individual units will be responsible for their trash collection. There will be no extra trash enclosure.

HOME OWNER'S ASSOCIATION

A Home Owner's Association (HOA) will be implemented to maintain, 1) all exterior painting of residences, 2) roofs, 3) mailboxes, 4) termite infestation (firewall only), 5) landscaping including all front yards, common areas, and streetscapes (although the developer will provide landscape screening for lots adjacent to the southern property line, the HOA will not be responsible for maintaining this landscaping), and 6) the lift station and sanitary sewer. The HOA will be in place before the first home is sold. The HOA will also add a disclosure to all lots adjacent to common areas indicating hours of operation and nature of uses allowed in common areas.